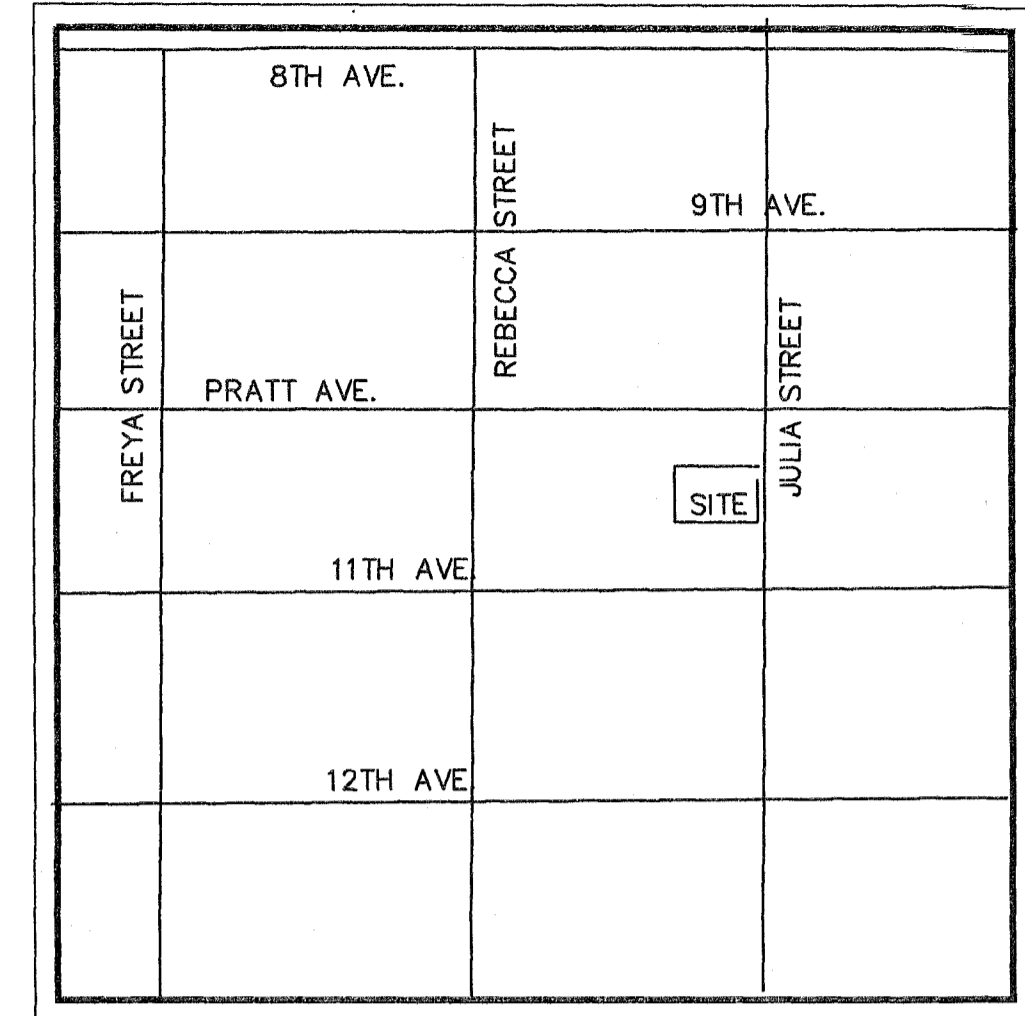
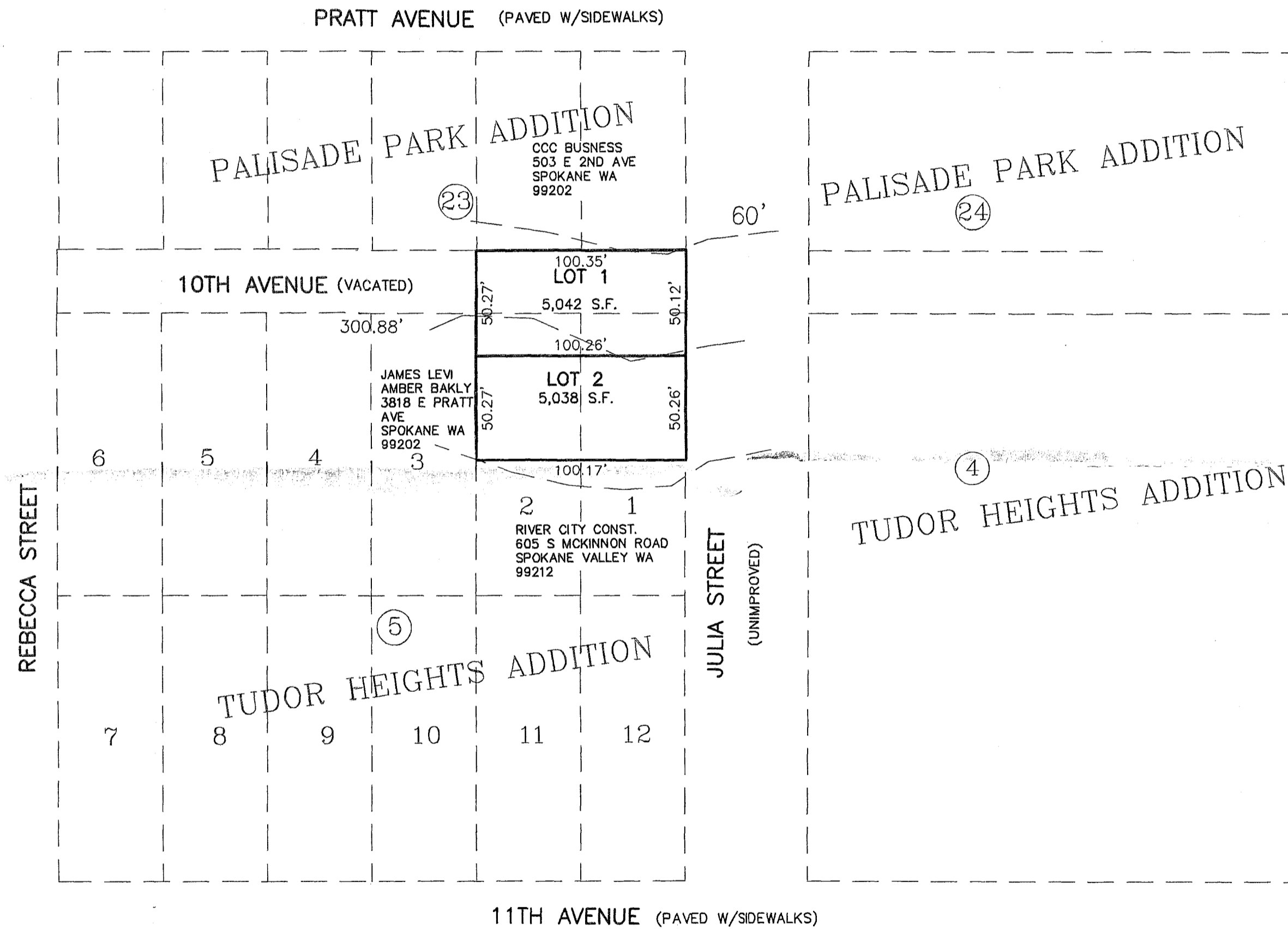


PRELIMINARY SHORT PLAT OF  
**JULIA STREET**  
 REPLAT OF A PORTION OF TUDOR HEIGHTS ADDITION  
 CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON



VICINITY MAP

**SITE DATA:**

TOTAL PLAT AREA	10,080 SQUARE FEET
PROPOSED NUMBER OF LOTS	2
PROPOSED LOT USES	SINGLE FAMILY RESIDENTIAL SUB.
EXISTING ZONING	RSF
METHOD OF SEWER SUPPLY	CITY SEWER
METHOD OF WATER SUPPLY	CITY WATER
DENSITY	8 PER ACRE

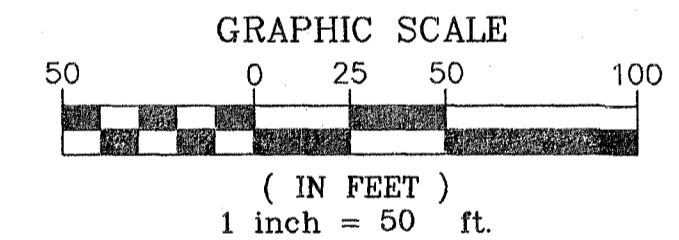
**LEGAL DESCRIPTION**

WARRANTY DEED A.F.N. 6919921  
 LOTS 1 AND 2 IN BLOCK 5 OF TUDOR HEIGHTS ADDITION, AS PER PLAT  
 THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 21;

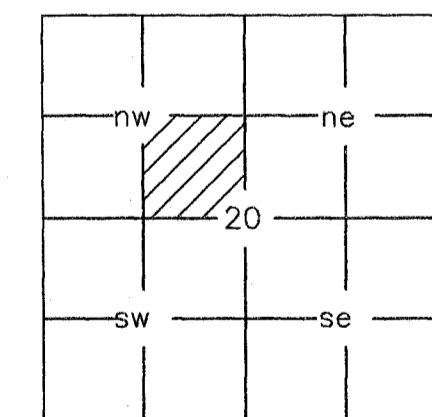
TOGETHER WITH THAT PORTION OF VACATED 10TH AVENUE ADJOINING ON  
 THE NORTH, WHICH UPON VACATION, ATTACHED THERETO BY OPERATION  
 OF LAW;

EXCEPT THE SOUTH 65.10 FEET THEREOF;

SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF  
 WASHINGTON.



**LOCATION**



SW 1/4, SE 1/4 SEC. 22,  
 T.25N., R.43E., W.M.  
**CITY OF SPOKANE**  
**FILE NO. 2020-0000**

DATUM = NAVD 88, CITY OF SPOKANE

**JULY 26, 2020**

**SURVEYORS NOTES:**

- 1) THERE ARE NO SIGNIFICANT DRAINAGE WAYS ON THIS SITE.
- 2) NO BUILDINGS
- 3) NO KNOWN CRITICAL AREAS

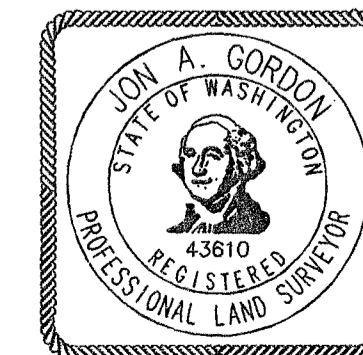
**OWNER:**  
 RUVIM DRAGOMIR  
 RIVER CITY CONSTRUCTION  
 605 S MCKINNON ROAD.  
 SPOKANE VALLEY, WA 99212  
 509-828-0223

**APPLICANT**  
**SURVEYOR/OFFICIAL CONTACT**  
 GORDON LAND SURVEYING & DEV.  
 JON A. GORDON P.L.S.  
 4507 N LARCH ROAD  
 SPOKANE VALLEY, WA 99216  
 1-509-768-5987  
 GORDONSURVEYING@GMAIL.COM

**SURVEYOR'S CERTIFICATE:**

THIS PRELIMINARY PLAT WAS PREPARED BY ME OR  
 UNDER MY SUPERVISION IN CONFORMANCE WITH THE  
 CITY OF SPOKANE SUBDIVISION REGULATIONS

JON A. GORDON PLS 43610



**GORDON LAND**  
**SURVEYING**  
**& DEVELOPMENT**  
 4507 N. LARCH ROAD  
 SPOKANE VALLEY, WA 99216  
 PH: 509-768-5987  
 GORDONSURVEYING@GMAIL.COM

**SHEET**  
**1 OF 1**

**JOB #**  
**20-22**