

DEDICATION

Know all men by these presents, that Todd Dow, President 48 North Development, as their separate property to be platted, hereby declares this plat and dedicates to the public forever, all easements, other areas intended for public use shown hereon and subject to plat language within this dedication: Said platted land being described as follows to be known as 48 North Final City Short Plat File # Z19-139PSP described as follows:
Lots 7 & 8, Block 100 of Lincoln Heights as per plat recorded in Volume "L" of Plats, Page 36, records of Spokane County, Situated in the City of Spokane, County of Spokane, State of Washington.

Todd Dow - President - 48 North Development.

Only City water and sanitary sewer systems shall serve the plat; the use of individual on-site sanitary waste disposal systems and private wells is prohibited.

Prior to the issuance of any building permits, the lots shall be connected to a functioning public or private water system complying with the requirements of the Engineering Services Department and having adequate pressure domestic and fire uses, as determined by the Water & Hydroelectric Services Department.

Prior to the issuance of any building permits, the lots shall be served by hydrants and shall have and shall have appropriate access streets as determined by the requirements of the city fire department and the Planning & Development Department.

Prior to the issuance of any building permits, the lots shall be connected to a functioning public or private sewer system complying with the requirements of the Planning & Development Department.

Development of the subject property, including grading and filling, are required to follow an erosion/sediment control plan that has been submitted to an accepted by the Planning & Development Department prior to the issuance of any building an/or grading permits.

Slope easements for cut and fill, as deemed necessary by the Planning & Development Department in accordance with the City's Design Standards, are hereby granted to the city of Spokane for the construction and maintenance of public streets adjoining this plat.

All stormwater and surface drainage generated on site must be disposed of on site in accordance with Chapter 17D.060 SMC, Stormwater Facilities, the Spokane Regional Stormwater Manual, and City Design Standards and as per the project Engineer's recommendations, based on the drainage plan accepted for the final plat.

A transportation Impact Fee will be collected prior to the issuance of a building permit for the affected lot.

All parking areas and driveways shall be hard surfaced.

NOTARY PUBLIC CERTIFICATE

State of _____

County of _____

On this _____ day of _____, 20____ before me personally appeared _____

_____, known or identified to me to be the person(s) whose name(s) are subscribed to the within instrument, and acknowledged to me that they executed the same. I have hereunto set my hand and seal the date last above written.

Notary Public for the State of _____

Residing at: _____

My commission expires: _____

CITY OF SPOKANE PLANNING & DEVELOPMENT DEPARTMENT

This plat has been reviewed on this _____ day of _____, and is found to be in full compliance with all the conditions of approval of the Preliminary Short Plat Z19-139PSP.

City of Spokane Planning & Development Director

CITY OF SPOKANE ENGINEER

Approved with the compliance with the survey data, the design of Public Works and provisions made for constructing the improvements and permanent control monuments this _____ day of _____ 20____.

City of Spokane Engineer

SPOKANE COUNTY TREASURER

I do hereby certify that all taxes which have been levied and become chargeable against the land shown within this map have been fully paid the _____ day of _____ 20____.

Spokane County Treasurer

CITY OF SPOKANE TREASURER

I do hereby certify that the land described in this plat, as of the date of this certification, is not subject to any local improvement assessments, examined and approved this _____ day of _____ 20____.

City of Spokane County Treasurer

48 North
Final City Short Plat
File #Z19-139PSP-249 FSP

being a portion of the SE¼ of Section 27
T.25N., R.43E. W.M.

City of Spokane, Spokane County, WA.

RECEIVED

JUN 8 2019

PLANNING & DEVELOPMENT

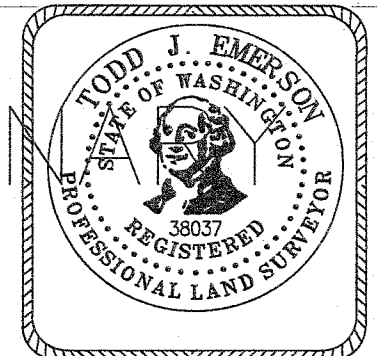
SURVEYOR'S CERTIFICATION

I, Todd J. Emerson, PLS 38037, do hereby certify that this final short plat was surveyed and prepared by me, or under my direct supervision; That this plat is a true and correct representation of the subject land; and that monumentation has been established as required by City standards and consistent with RCW 58.09.

Todd J. Emerson PLS 38037

Date

PRELIMINARY



AUDITOR'S CERTIFICATE

Filed this _____ day of _____, 20____, at _____ o'clock ____m, in Book _____ of Short Plats, page _____ at the request of Emerson Surveying. Auditor's Number _____

County Auditor

by Deputy

	Final Short Plat Z19-139PSP-249 FSP	
	EMERSON SURVEYING 17010 N Tamarac Lane Nine Mile Falls, WA. 99026 (509) 710-3200	PROJECT NUMBER 2019-009 Dow
		SCALE 1" = 30'
		PLOT DATE 06-04-19
		SHEET 1 of 2

LEGEND

- Found monument as noted
- Computed point, not found or set this survey
- ⊙ Set 1/2" rebar & cap PLS 38037 or as noted
- Setback Lines - See Project Data for distances

Vertical Datum = NAVD88
No Elevation data shown hereon



EQUIPMENT & PROCEDURES

This Survey was performed using a GNSS GPS Receiver with RTK methods using the Washington State Reference Network (WSRN) corrections. NAD83-2011 Epoch 2010. Redundant measurement using re-initialization and multiple measurements with error ellipses not greater than .05' was achieved. A Topcon GTS 300 Series Total Station was used for a property corner setting. Methods used comply with State Law including WAC 332-130-90 & WAC 332-130-100.

SURVEY REFERENCES used for analysis

- R1-ROS Bk.153 Pg.39
- R2-Short Plat Bk.22 Pgs. 99-100
- R3-Short Plat Bk.24 Pgs. 70-71
- R4-Short Plat Bk.24 Pgs. 3-4
- R5-Short Plat Bk.25 Pgs. 48-49
- R6-Short Plat Bk.33 Pgs. 11-12

48 North
Final City Short Plat
File #Z19-139PSP 249 FSP

being a portion of the SE 1/4 of Section 27
T.25N., R.43E. W.M.

City of Spokane, Spokane County, WA.

PROJECT DATA:

Owner: Todd Dow PO Box 304 Rathdrum, Idaho 83858
Phone No. 208-966-8088
Assessor's Parcel Nos.: 35274.2032, 35276.2033
Zoning: RSF
Total Area: 26000 Sqft.
Total Lots Proposed: 4
Domestic Water: City of Spokane
Sanitary Sewer: City of Spokane
Front Yard Building Setback: 15 ft.
Side Yard Building Setback: 5 ft.
Rear Yard Building Setback: 25 ft.

NARRATIVE - Boundary Determination

Block 100 was computed from the record plat distances relative to the found street intersections. The found monuments per the Survey references were used for Block Boundaries. Occupation lines match the platted lined in the subject area.

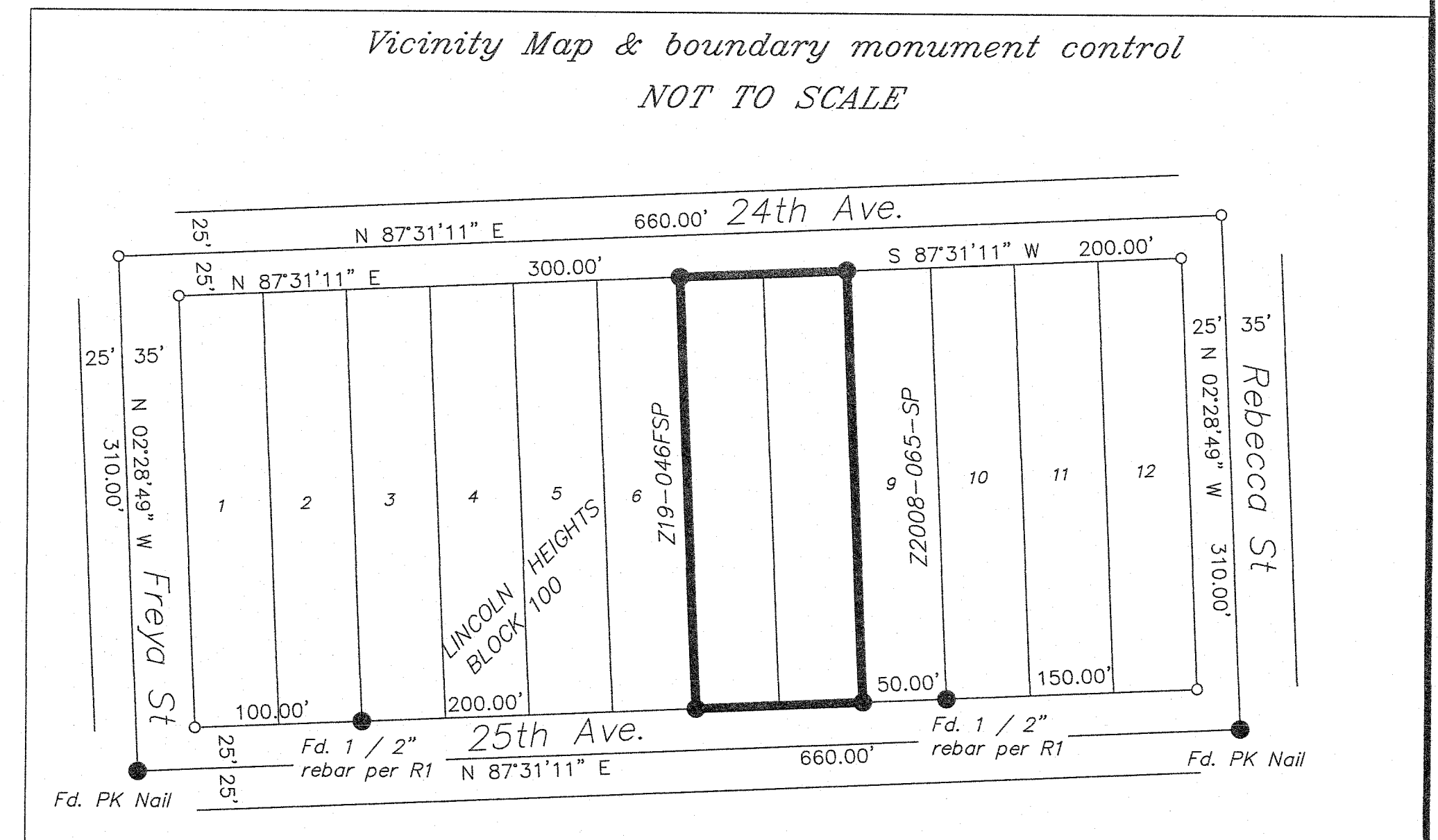
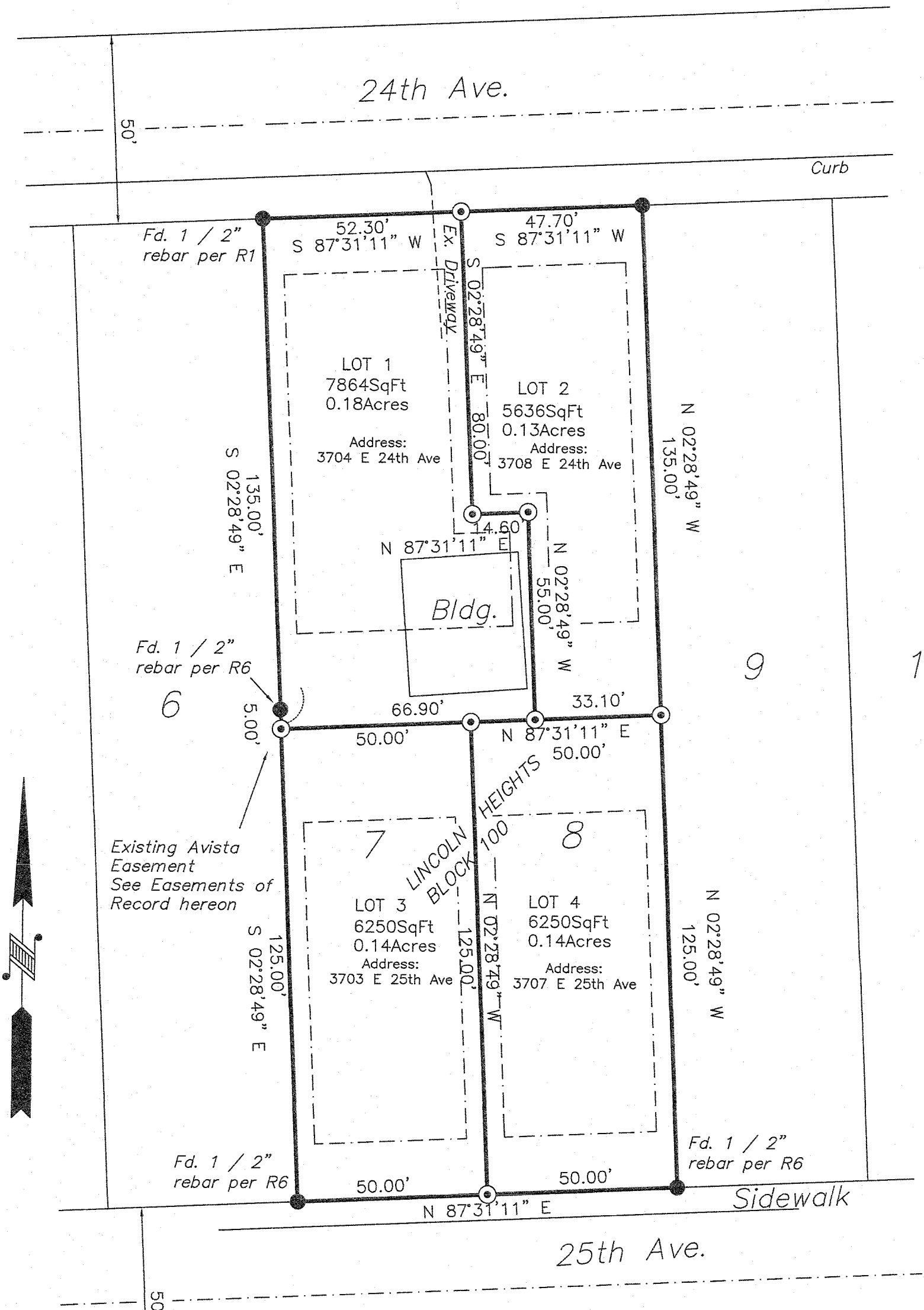
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PLANNING & DEVELOPMENT

LEGAL DESCRIPTION

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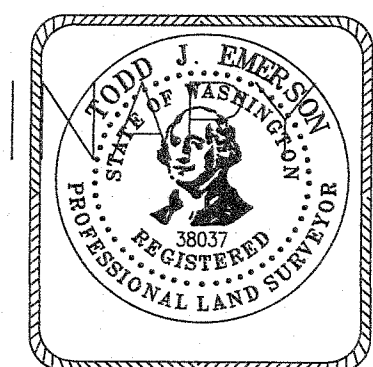


EASEMENTS of RECORD

Washington Water Power (AVISTA) - 88718C 3/4/1965
City of Spokane Sidewalk - 6181984 3/1/2013

PRELIMI

Todd J. Emerson PLS 38037



Date

BASIS OF BEARINGS

Bearings are derived from GPS Grid Bearings. NAD 83 Washington North Zone. The convergence, or difference between Grid North and Geodetic North is 2'39"09.03".

See Equipment and Procedures for more information.

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