DEDICATION

Know all men by these presents, that Todd Dow, President 48 North Development, as their separate property to be platted, hereby declares this plot and dedications to the public forever, all easements, other areas intended for public use shown herein 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 # Z19-130PSP-249 F.

Lots 7 & 8, Block 100 of Lincoln Heights as per plot recorded in Volume "C" of Plots, 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, as determined by the Water & Hydraulics Services Department.

Prior to the issuance of any building permits, the lots shall be served by sewers and shall have and shall have adequate access streets as determined by the Engineering Services Department and 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 and accepted by the Planning & Development Department prior to the issuance of any building or of any permits.

Prior to the issuance of any building or of any permits, City Engineering Services Department shall be 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 within the plat.

All stormwater and surface drainage on site must be disposed of on site in accordance with Chapter 170.080 SRO, 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.

CITY OF SPokane Planning & Development Department

This plat has been reviewed on the day of , and is found to be in full compliance with all the conditions of approval of the Preliminary Short Plat Z19-130PSP.

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

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 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 the day of , 20-

City of Spokane County Treasurer

AUDITOR'S CERTIFICATE

File this day of , 20-, at o'clock m, in Book of Short Plats, page at the request of .

Auditor's Number

County Auditor

by Deputy
**48 North**

**Final City Short Plat**

**File #Z19-139PSP 295 FSP**

being a portion of the SE\(^{1/4}\) of Section 27

T.25N., R.43E. W.M.

City of Spokane, Spokane County, WA.

**SURVEY REFERENCES used for analysis**

- R1-R02 Blk.153 Pg.19
- R9-Short Plat Blk.24 Pgs. 90-100
- R3-Short Plat Blk.24 Pgs. 70-71
- R5-Short Plat Blk.25 Pgs. 49-60
- R6-Short Plat Blk.33 Pgs. 11-12

**PROJECT DATA:**

- **Owner:** Todd Dow PO Box 304 Rathdrum, Idaho 83858
- **Phone No.:** 208-565-8068
- **Assessor's Parcel Nos.:** 35277.2032, 35278.2033
- **Zoning:** RSF
- **Total Area:** 36000 Sqft.
- **Total Lots Proposed:** 4
- **Domestic Water:** City of Spokane
- **Sanitary Sewer:** City of Spokane
- **Front Yard Building Setback:** 0 ft.
- **Side Yard Building Setback:** 0 ft.
- **Rear Yard Building Setback:** 0 ft.

**LEGAL DESCRIPTION**

Lots 7 & 8, Block 100 of Lincoln Heights as per plat recorded in Volume "Z" of Plats, Page 36, records of Spokane County, Situated in the City of Spokane, County of Spokane, State of Washington.

**Vicinity Map & boundary monument control**

**NOT TO SCALE**

**EASEMENTS of RECORD**

- Washington Water Power (AUSTA) - 88718C 3/4/1965
- City of Spokane Sidewalk - 6181184 3/7/2013

**PRELIMINARY**

Todd J. Emerson PLS 38037

**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 ±59°09'34".

See Equipment and Procedures for more information.