

"BAIR" FINAL CITY SHORT PLAT

BEING A PORTION OF THE SOUTHEAST QUARTER, SECTION 27,
TOWNSHIP 25 NORTH, RANGE 43 EAST, WILLAMETTE MERIDIAN,
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT DAVID AND ANNA BAIR, US BANK NATIONAL ASSOCIATION AND BANNER BANK NORTHWEST FINANCIAL CORPORATION HAVE CAUSED TO BE PLATTED INTO LOTS THE LANDS SHOWN HEREON, TO BE KNOWN AS "BAIR" FINAL CITY SHORT PLAT, AND DESCRIBED AS FOLLOWS:

LOT 6, BLOCK 100, LINCOLN HEIGHTS, AS PER PLAT RECORDED IN VOLUME "L" OF PLATS, PAGE 36, RECORDS OF SPOKANE COUNTY; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS OF THE LAND SO DIVIDED. THE SIGNATORIES HEREOF HEREBY CERTIFY THAT THEY ARE THE ONLY OWNERS OF, AND THE ONLY PARTIES HAVING ANY INTEREST IN THE LANDS SO DIVIDED, AND THE PROPERTY SHOWN IS NOT ENCUMBERED BY ANY DELINQUENT TAXES OR ASSESSMENTS. THE OWNERS HEREBY ADOPT THE PLAN OF LOTS SHOWN.

IF ANY ARCHEOLOGICAL RESOURCES, INCLUDING SITES, OBJECTS, STRUCTURES, ARTIFACTS AND/OR IMPLEMENTS ARE DISCOVERED ON THE PROJECT SITE, ALL CONSTRUCTION AND/OR SITE DISTURBING ACTIVITIES SHALL CEASE UNTIL APPROPRIATE AUTHORITIES, AGENCIES AND/OR ENTITIES HAVE BEEN NOTIFIED IN ACCORDANCE WITH CHAPTERS 27.44 AND 27.53 RCW.

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 FOR DOMESTIC AND FIRE USES, AS DETERMINED BY THE WATER AND HYDROELECTRIC SERVICES DEPARTMENT.

PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE LOTS SHALL BE SERVED BY HYDRANTS AND SHALL HAVE APPROPRIATE ACCESS TO 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 AND ACCEPTED BY THE PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO THE ISSUANCE OF ANY BUILDING AND/OR GRADING PERMITS.

SLOPE EASEMENTS FOR CUT AND FILL, AS DEEMED NECESSARY BY THE PLANNING AND 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 SHALL BE DISPOSED OF ON-SITE IN ACCORDANCE WITH CHAPTER 170.060 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 MUST BE HARD SURFACED.

ACKNOWLEDGEMENT

IN WITNESS WHEREOF THE SAID OWNERS HAVE HEREUNTO SET THEIR HAND THIS ____ DAY OF _____ 2019.

DAVID BAIR _____ ANNA BAIR _____
STATE OF WASHINGTON)
COUNTY OF SPOKANE) ss

ON THIS DAY PERSONALLY APPEARED BEFORE ME DAVID BAIR AND ANNA BAIR, HUSBAND AND WIFE, KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT _____
MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE

I, MICHAEL P. RHODES, PLS 36830, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THE BAIR FINAL CITY SHORT PLAT, AS SHOWN HEREON, IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED, AND THAT ALL ANGLES, DISTANCES AND COURSES ARE CORRECTLY SHOWN, AND THAT ALL LOT CORNERS ARE SET AS SHOWN ON THE PLAT, IN CONFORMANCE WITH RCW 58.09.

MICHAEL P. RHODES, PLS 36830 _____ DATE _____

SHEET ONE OF TWO

ACKNOWLEDGEMENT

IN WITNESS WHEREOF THE SAID US BANK NATIONAL ASSOCIATION, HAVE HEREUNTO SET THEIR HAND THIS ____ DAY OF _____, 2019.

STATE OF _____)
COUNTY OF _____) ss

ON THIS ____ DAY OF _____, 2019, BEFORE ME PERSONALLY APPEARED _____, A _____ KNOWN TO ME TO BE _____ OF _____, A _____ CORPORATION, THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE/SHE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
RESIDING AT _____
MY COMMISSION EXPIRES _____

ACKNOWLEDGEMENT

IN WITNESS WHEREOF THE SAID BANNER BANK NORTHWEST FINANCIAL CORPORATION, A WASHINGTON CORPORATION, HAVE HEREUNTO SET THEIR HAND THIS ____ DAY OF _____, 2019.

STATE OF _____)
COUNTY OF _____) ss

ON THIS ____ DAY OF _____, 2019, BEFORE ME PERSONALLY APPEARED _____, A _____ KNOWN TO ME TO BE _____ OF _____, A _____ CORPORATION, THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE/SHE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
RESIDING AT _____
MY COMMISSION EXPIRES _____

AUDITOR'S CERTIFICATE

FILED FOR RECORD ON THIS ____ DAY OF _____, 2019, AT _____ M IN BOOK _____ OF SHORT PLATS, AT PAGE(S) _____, RECORDS OF SPOKANE COUNTY, WASHINGTON, AT THE REQUEST OF MICHAEL RHODES LAND SURVEYING.
AUDITOR'S FILE NUMBER _____.

COUNTY AUDITOR BY DEPUTY

SPOKANE COUNTY TREASURER

I HEREBY CERTIFY THAT THE LAND DESCRIBED IN THIS PLAT, AS OF THE DATE OF THIS CERTIFICATION, IS NOT SUBJECT TO ANY OUTSTANDING FEES OR ASSESSMENTS.

DATED THIS ____ DAY OF _____, 2019.

SPOKANE COUNTY TREASURER

CITY OF SPOKANE TREASURER

I 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 _____, 2019.

CITY OF SPOKANE TREASURER

CITY OF SPOKANE PLANNING & DEVELOPMENT DEPT.

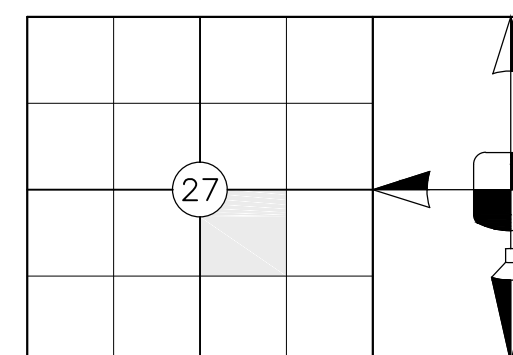
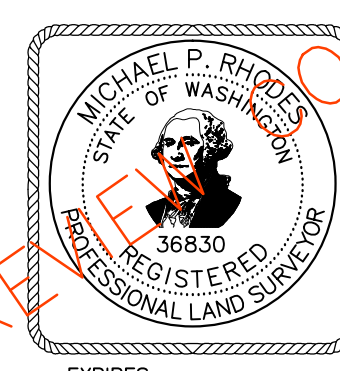
THIS PLAT HAS BEEN REVIEWED ON THIS ____ DAY OF _____, 2019, AND IS FOUND TO BE IN FULL COMPLIANCE WITH ALL THE CONDITIONS OF APPROVAL STIPULATED IN THE HEARING EXAMINER'S/PLANNING DIRECTOR'S APPROVAL OF THE PRELIMINARY SHORT PLAT Z18-929 PSP.

CITY OF SPOKANE PLANNING & DEVELOPMENT DIRECTOR

CITY OF SPOKANE ENGINEER

APPROVED AS TO COMPLIANCE WITH THE SURVEY DATA, THE DESIGN OF PUBLIC WORKS AND PROVISIONS MADE FOR CONSTRUCTING THE IMPROVEMENTS AND PERMANENT CONTROL MONUMENTS THIS ____ DAY OF _____, 2019.

CITY OF SPOKANE ENGINEER

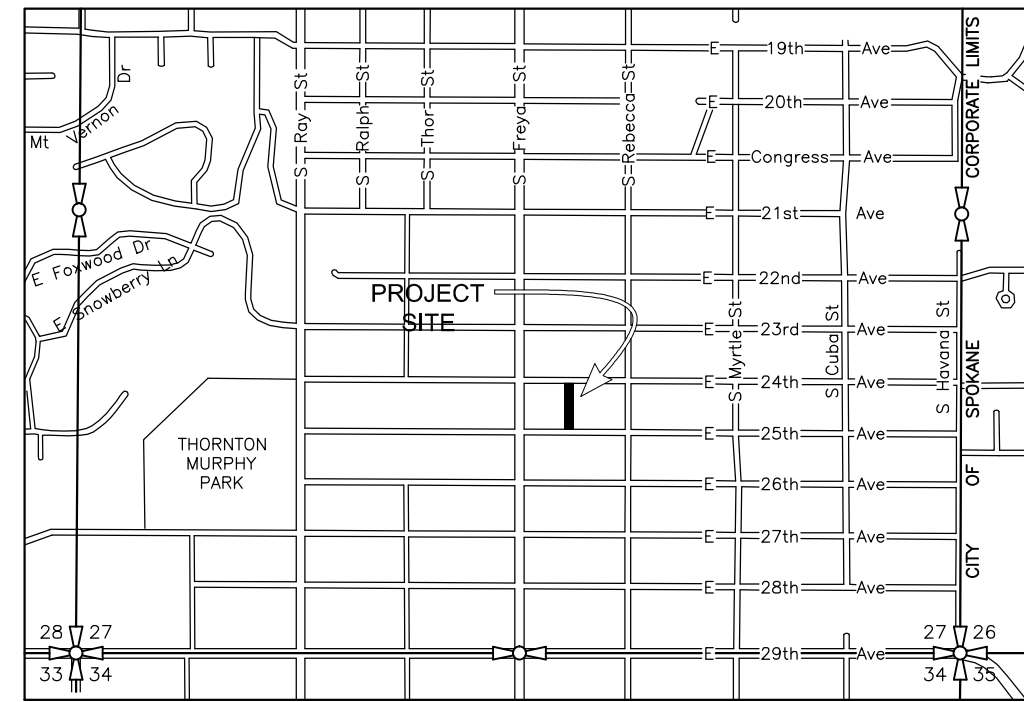


MICHAEL RHODES
LAND SURVEYING

MICHAEL RHODES, PLS
Professional Land Surveyor
Washington * Idaho * Montana
(509) 991-7774 surveyor7163@hotmail.com

DATE: 01/30/2019
PROJECT: WA18-19
DRAWN BY: MPR
SHEET ONE OF TWO
NW4 SE4 S27 T25N R43E

VICINITY MAP (NOT TO SCALE)



"BAIR" FINAL CITY SHORT PLAT

BEING A PORTION OF THE SOUTHEAST QUARTER, SECTION 27,
TOWNSHIP 25 NORTH, RANGE 43 EAST, WILLAMETTE MERIDIAN,
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

AUDITOR'S CERTIFICATE

FILED FOR RECORD ON THIS ____ DAY OF _____, 2019, AT
____ M IN BOOK ____ OF SHORT PLATS, AT PAGE(S) ____
RECORDS OF SPOKANE COUNTY, WASHINGTON, AT THE REQUEST
OF MICHAEL RHODES LAND SURVEYING.
AUDITOR'S FILE NUMBER _____.

COUNTY AUDITOR BY DEPUTY

REFERENCES

- R1 SHORT PLAT BY CHARLES E. SIMPSON, PLS 9967, FILED IN BOOK 22 OF SHORT PLATS, AT PAGES 99 & 100, RECORDS OF SPOKANE COUNTY.
- R2 SHORT PLAT BY MICHAEL P. RHODES, PLS 36830, FILED IN BOOK 24 OF SHORT PLATS, AT PAGES 70 & 71, RECORDS OF SPOKANE COUNTY.
- R3 SHORT PLAT BY ROBERT S. ADAMS, PLS 7317, FILED IN BOOK 24 OF SHORT PLATS, AT PAGES 3 & 4, RECORDS OF SPOKANE COUNTY.
- R4 SHORT PLAT BY ROBERT S. ADAMS, PLS 7317, FILED IN BOOK 25 OF SHORT PLATS, AT PAGES 48 & 49, RECORDS OF SPOKANE COUNTY.
- R5 RECORD OF SURVEY BY STEVEN W. TRIPP, PLS 34151, FILED IN BOOK 153 OF SURVEYS, AT PAGE 39, RECORDS OF SPOKANE COUNTY.

BASIS OF BEARING

BASIS OF BEARING FOR THIS PLAT IS N 00°07'53" W ALONG THE CONSTRUCTION CENTERLINE OF REBECCA ST. BETWEEN S. 25th AND S. 24th AVE, AND IS IDENTICAL TO THAT AS SHOWN PER R2.

VERTICAL DATUM

VERTICAL DATUM USED FOR THIS PLAT IS NAVD 88 PER BENCHMARK INFORMATION PROVIDED BY THE CITY OF SPOKANE FIELD OFFICE.

LEGAL DESCRIPTION

LOT 6, BLOCK 100, LINCOLN HEIGHTS, AS PER PLAT RECORDED IN VOLUME "L" OF PLATS, PAGE 36, RECORDS OF SPOKANE COUNTY. SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

ACCURACY STATEMENT

THIS SURVEY WAS PERFORMED WITH A TOPCON GTS 233W TOTAL STATION USING FIELD TRAVERSE METHODS AND CONFORMS TO WAC 332-130-090 & RCW 58.09.

SURVEYOR'S NOTES

AN EXISTING WASHINGTON WATER POWER EASEMENT PER AFN 89746C FOR EXISTING POWERLINES AND POLE LOCATED NEAR THE NEW LOT LINE DESCRIBED AS "...PLACEMENT WITH OVERHANG". A NEW AVISTA 10' STRIP EASEMENT IS PROPOSED TO BE CENTERED ON SAID NEW LOT LINE, SERVING LOT 1 AND LOT 2 OF THIS SHORT PLAT.

LEGEND

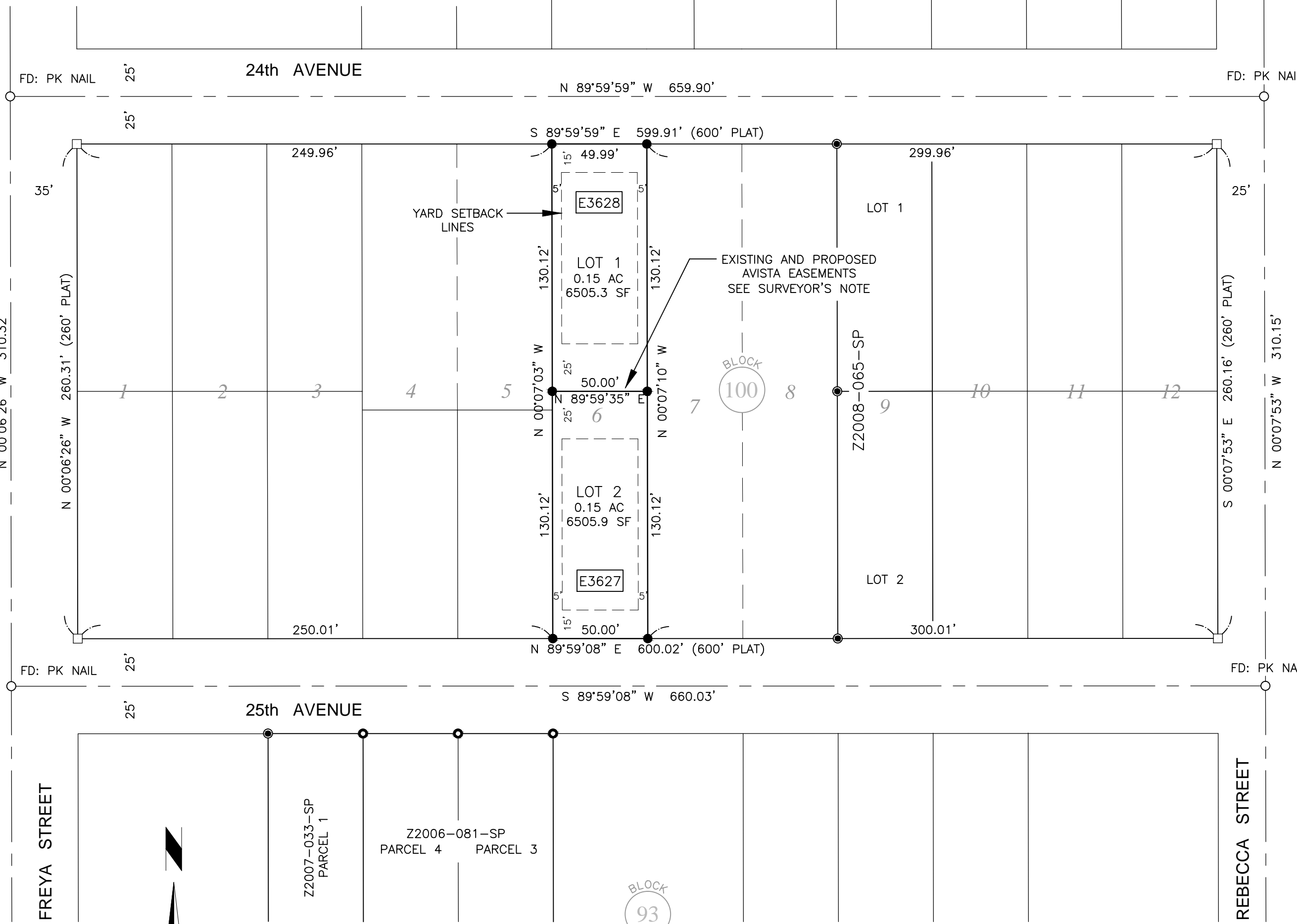
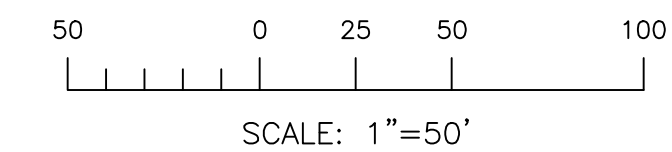
- SET 5/8" I. ROD & YPC "PLS 36830"
- FOUND MONUMENT AS NOTED
- FOUND 1/2" REBAR W/CAP "LS 7317" PER R3 & R4
- FOUND 1/2" REBAR W/CAP "LS 9967" PER R1
- COMPUTED POINT—NOTHING FOUND OR SET

PROJECT DATA

OWNERS: DAVID AND ANNA BAIR
3628 E 24th AV
SPOKANE, WA 99223
(509) 922-4830

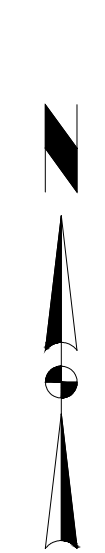
SURVEYOR/AGENT: MICHAEL RHODES, PLS
14217 N CHESAPEAKE LN
MEAD, WA 99021
(509) 991-7774

ASSESSOR'S PARCEL NUMBER: 35274.2006
CURRENT ZONING: RSF
TOTAL AREA: 13011 SF
SITE ADDRESS: 3628 E 24th AV
TOTAL LOTS PROPOSED: 2
DOMESTIC WATER: CITY OF SPOKANE
SANITARY SEWER: CITY OF SPOKANE
FRONT YARD BUILDING SETBACK: 15'
SIDE YARD BUILDING SETBACK: 5'
REAR YARD BUILDING SETBACK: 25'



FREYA STREET

REBECCA STREET

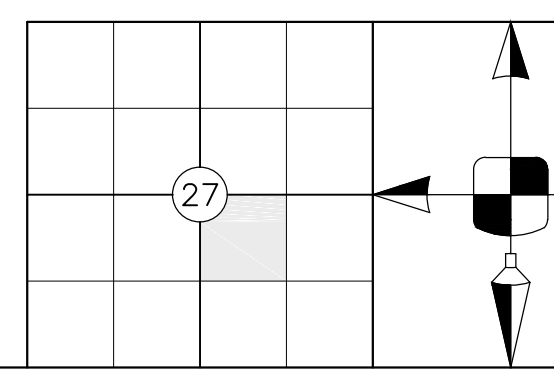
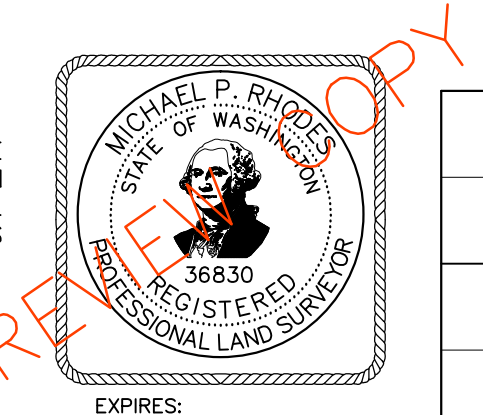


SURVEYOR'S CERTIFICATE

I, MICHAEL P. RHODES, PLS 36830, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THE BAIR FINAL CITY SHORT PLAT, AS SHOWN HEREON, IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED, AND THAT ALL ANGLES, DISTANCES AND COURSES ARE CORRECTLY SHOWN, AND THAT ALL LOT CORNERS ARE SET AS SHOWN ON THE PLAT, IN CONFORMANCE WITH RCW 58.09.

MICHAEL P. RHODES, PLS 36830

DATE _____



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LAND SURVEYING

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DATE: 01/30/2019
PROJECT: WA18-19
DRAWN BY: MPR
SHEET TWO OF TWO
NW4 SE4 S27 T25N R43E