

BOND FINAL CITY SHORT PLAT

Z23-316PSP

IN PART A REPLAT LOT 24 OF ROCKWOOD PINES 2ND ADDITION
LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 29, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M.,
CITY OF SPOKANE, WASHINGTON
OCTOBER, 2023

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY
OF _____, 20___ AT _____ M.
IN BOOK _____ OF _____ AT PAGE _____
AT THE REQUEST OF ADAMS & CLARK, INC.

(Signed) _____
County Auditor

LEGAL DESCRIPTION OF PARENT PARCEL

KNOWN ALL MEN BY THESE PRESENTS, that Marcia Bond has caused to be platted into lots, the land shown hereon, to be known as Final Short Plat No. Z23-316PSP, said land being described as:

(As shown on Statutory Warranty Deed recorded May 6, 2013 under recording No. 6204757 & Title Report dated July 12, 2023, Escrow Number 4083644

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SPOKANE, STATE OF Washington, AND IS DESCRIBED AS FOLLOWS: LOT 24, ROCKWOOD PINES SECOND ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 4 OF PLATS, PAGE 52, IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON; TOGETHER WITH THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M., IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 4, OF ROCKWOOD PINES ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLCUME "W" OF PLATS, PAGE 23; THENCE SOUTH 00°06'15" EAST ALONG THE EXTENDED WEST LINE OF SAID LOT 3, 54.15 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 71°13'54" EAST, 99.63 FEET; THENCE NORTH 87°40'44" EAST, 105.77 FEET TO THE EXTENDED EAST LINE OF LOT 4, OF SAID BLOCK 4; THENCE SOUTH 00°06'03" EAST, ALONG SAID EAST LINE EXTENDED, 18.01 FEET TO THE NORTHEAST CORNER OF LOT 24, ROCKWOOD PINES SECOND ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 4 OF PLATS, PAGE 52; THENCE SOUTH 89°58'53" WEST, ALONG THE NORTH LINE OF SAID LOT 24, 199.97 FEET TO THE EXTENDED WEST LINE OF SAID LOT 3; THENCE NORTH 00°06'15" WEST, 45.85 FEET TO THE TRUE POINT OF BEGINNING.

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.

Ten foot utility easements as shown here on the described plat are hereby dedicated to the City and its permittees for the construction, reconstruction, maintenance, protection, inspections and operation of their respective facilities together with the right to prohibit structures that may interfere with the construction, reconstruction, reliability and safe operation of the same.

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 Development Services prior to the issuance of any building and/or grading permits.

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

All parking areas and driveways shall be hard surfaced. All new or modified driveway locations will need to be reviewed and approved prior to construction.

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. A surface drainage plan shall be prepared for each lot and shall be submitted to the City of Spokane Planning & Development Department for review and acceptance prior to the issuance of a building permit on said lot.

No building permit shall be issued for any lot in this subdivision until evidence satisfactory to the Director of Engineering Services has been provided showing that the recommendations of Chapter 17D.060 SMC Stormwater Facilities, and the Project Engineer's recommendations, based on the drainage plan accepted for the final subdivision, have been complied with.

Slope easements for cut and fill, as deemed necessary by Planning & Development in accordance with City Design Standards, are granted along all public right of ways.

If any archaeological 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 Chapter 27.44 and 27.53 RCW.

Garages shall be a minimum of 20 feet from the back of sidewalk to fully accommodate a parked vehicle without obstructing the sidewalk.

This plat is made with the free consent and in accordance with the desire of the owner of the land.

The owner is the owner of the property and the only party having interest in the land and is not encumbered by any delinquent taxes or assessments:

The owner adopts the plan of lots, blocks and streets shown;

Owner dedicates to the City and the City's permittees the easements shown for utilities and cable television purposes.

Owner dedicates to the City the streets, alleys and other public places, including slope and construction easements and waives all claims for damages against any governmental authority including, without limitation, the City which may be occasioned to the adjacent land by the establishment, construction, drainage and maintenance of any public way so dedicated;

Owner conveys to the City as general City property the buffer strips adjoining unplatted property.

CITY OF SPOKANE TREASURER

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

SPOKANE COUNTY TREASURER

CITY OF SPOKANE PLANNING DIRECTOR

This plat has been reviewed on this ____ day of _____, 20___ and is found to be in full compliance with all the conditions of approval stipulated in the Hearing Examiners/Planning Director's approval of the preliminary plat #Z23-316PSP

CITY OF SPOKANE PLANNING 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 _____, 20___.

CITY OF SPOKANE ENGINEER

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. Examined and approved ____ day of _____, 20___.

SPOKANE COUNTY TREASURER

Marcia Bond

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SPOKANE)Ss

On this ____ day of _____, 20___, before me personally appeared Marcia Bond to me known to be the owner that executed the within and foregoing instrument, and acknowledged said instrument to be their free and voluntary act and deed for the uses and purposes therein mentioned and stated on oath that he/she are authorized to execute said instrument. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Notary Public in and for the State of Washington, residing in Spokane.
My commission expires _____.

SURVEYOR'S CERTIFICATE

The following land surveyor's certificate to be shown on each sheet of the plat: "I, Daniel B. Clark registered land surveyor, hereby certify the plat of Bond 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 non fronting lot corners are set as shown on the plat. Monuments and fronting lot corners shall be set upon completion of the utility and street improvements.

DANIEL B. CLARK



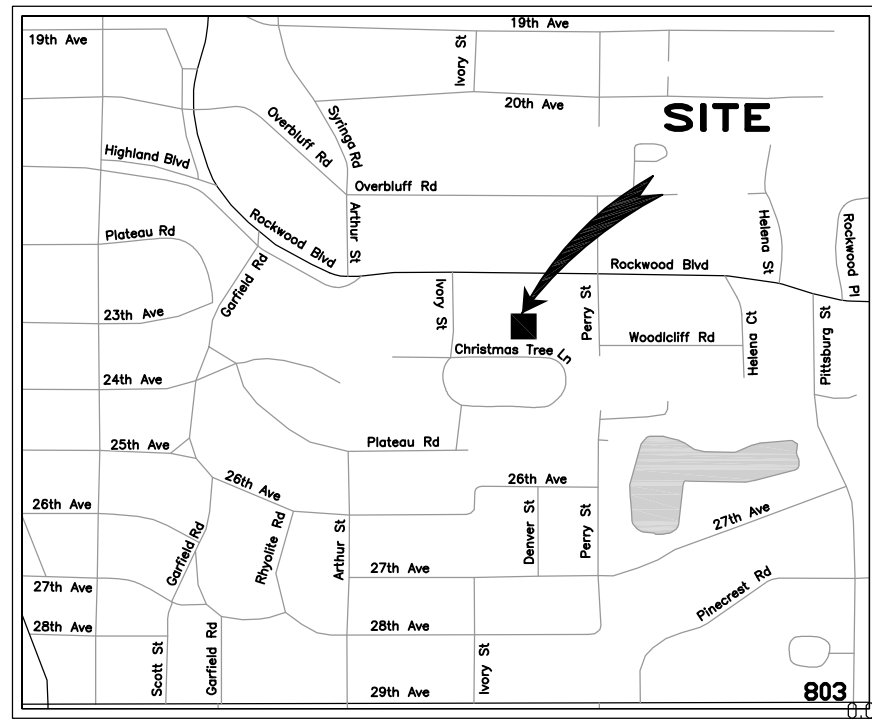
BOND FINAL CITY SHORT PLAT

Z23-316PSP

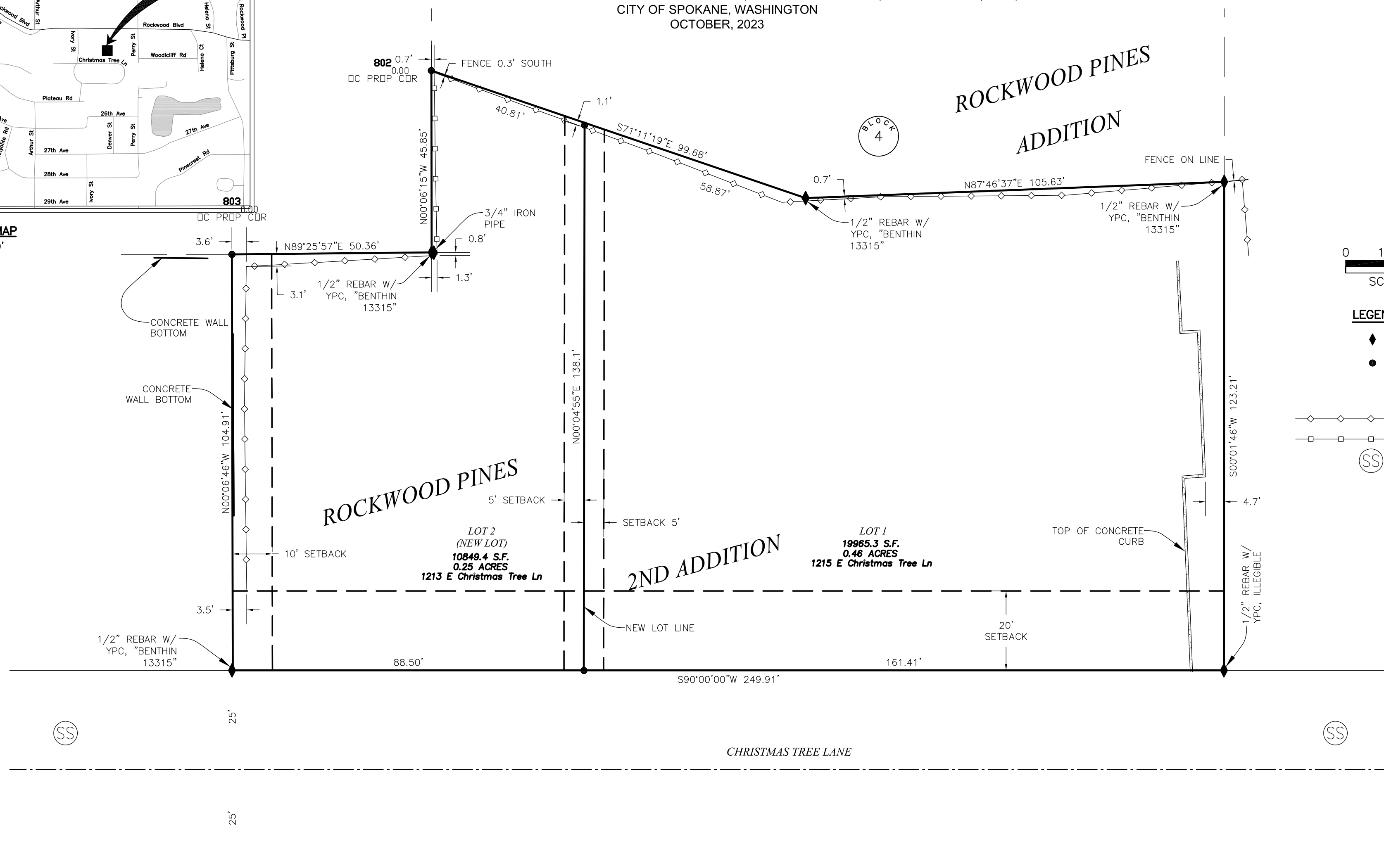
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 LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 29, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M.,
 CITY OF SPOKANE, WASHINGTON
 OCTOBER, 2023

AUDITOR'S CERTIFICATE

 BOOK _____ OF _____ AT PAGE _____



VICINITY MAP
 1" = 1,000'



BASIS OF BEARINGS

SOUTH 90°00'00" WEST ALONG THE SOUTH LINE OF L24 OF ROCKWOOD PINES 2ND ADDITION

SURVEY REFERENCES

SR1 = ROCKWOOD PINES ADDITION
 SR2 = ROCKWOOD PINES 2ND ADDITION

PLAT DATA

ASSESSOR'S PARCEL NO.	35294.0273
SITE ADDRESS	1215 E, CHRISTMAS TREE LANE, SPOKANE WA 99203
AREA (GROSS)	30,815 SQUARE FEET
	0.71 ACRES
NO. OF LOTS	2 SINGLE FAMILY LOTS
PROPOSED DENSITY	2.8 UNITS PER ACRE
ZONING	RSF - RESIDENTIAL SINGLE-FAMILY
WATER SUPPLIER/SEWAGE METHOD	PUBLIC - CITY OF SPOKANE
EXISTING BUILDINGS	ONE SINGLE FAMILY RESIDENCE
PROPOSED USE OF LOTS	SINGLE FAMILY RESIDENTIAL
TOPOGRAPHY	MILD SLOPES WITH ROCK OUTCROPPINGS

SURVEYOR'S NOTE:

1. The field control for this survey was performed, and the corners shown as found hereon were located, on May 04, 2023.
 2. Dimensions shown hereon to physical features such as fences, etc. are shown with an approximate cardinal direction. In all cases, unless otherwise noted, these measurements are perpendicular to the property line, and the direction is from the property line to the feature.

EQUIPMENT AND PROCEDURES:

This survey was performed with a 1 second total station theodolite using field traverse procedures, and using Global Positioning System (GPS) equipment with 5 mm. + 1 ppm. accuracy.

NOTES:

1. CONTOURS SHOWN PER TOPOGRAPHIC SURVEY CONDUCTED BY ADAMS & CLARK, INC. IN MAY, 2022. DATUM: NAVD88

PROPERTY OWNER/APPLICANT

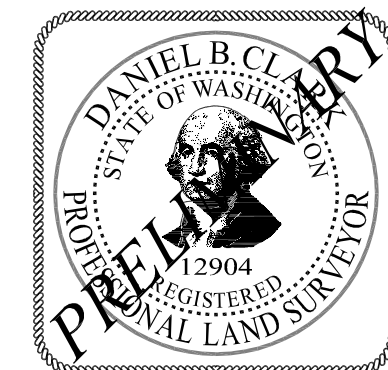
MARCIA BOND
 1215 E. CHRISTMAS TREE LANE
 SPOKANE, WA 99203
 (509) 647-2723

PROJECT CONTACT/SURVEYOR

DAN CLARK/ADAMS & CLARK, INC.
 1720 W. FOURTH AVE.
 SPOKANE, WA 99201
 (509) 747-4600
 dclark@adamsandclark.com

NW	NE
SW	SE
29-25-43	

SHEET 2 OF 2



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 Project No. 2023-01-025

231025-RCS.DWG AES 8/8/2019