"Correia" Final City Short Plat
File #Z176-723PSP
Being a portion of the Southwest Quarter in Section 8, Township 25 North, Range 43 East, W.M.,
City of Spokane, Spokane County, State of Washington.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that John Correia and Candy Correia, husband and wife, have caused to be platted into Lots the land shown hereon to be known as "Correia" Final City Short Plat File Number Z176-723PSP and described as follows:

The East 180 feet of Lot 4, Block 13, Heath's Addition, as per plat recorded in Volume "A" of Plats, Page 19, records of Spokane County.

Situate in the City of Spokane, County of Spokane, State of Washington.

Slip easements for cut and fill, as deemed necessary by the Engineering Services - Developer Services 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.

Utility easements shown herein the described plat are hereby dedicated to the City and its permittees for the construction, reconstruction, maintenance and operation of utilities and cable television, together with the right to inspect said utilities and to trim and/or remove brush and trees which may interfere with the construction, maintenance and operation of 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 Engineering Services - Developer Services prior to the issuance of any building and/or grading permits.

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

No building permit shall be issued for any lot in this subdivision/PUD 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/PUD, have been complied with.

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

Water mains and fire hydrants must be installed at the developer's expense, in locations approved by the City Fire Department and in accordance with applicable State and Federal provisions.

Only City of Spokane Water shall serve the plat, the use of individual on-site wells is prohibited.

Only City of Spokane Sewer shall serve the plat, the use of individual on-site sanitary disposal systems is prohibited.

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.

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.

All stormwater surface drainage generated on-site shall be disposed of on-site in accordance with SMC 17D.060 "Stormwater Facilities." No building permit shall be issued for any lot in this plat until evidence satisfactory to the City Engineer has been provided showing that the recommendations of SMC 17D.060 "Stormwater Facilities", the Spokane Regional Stormwater Manual, Special Drainage Districts, and the City Design Standards have been complied with.

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

ACKNOWLEDGMENTS;

STATE OF _____________)
COUNTY OF _____________)

I certify that I know or have satisfactory evidence that, and are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this _____________ day, of _____________, 2017.

Notary Public in and for the State of Washington
Residing at ____________________________________________

My Commission expires __________________

John Correia, husband
Candy Correia, wife

AUDITORS CERTIFICATE

Filed for record the _____________ day of _____________, 2017, as _____________ M. in Book _____________ of Short Plats, Pages _____________ and _____________, at the request of _____________,

__________________________
County Auditor by Deputy

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 _____________, 2017.

City of Spokane Treasurer

CITY OF SPOKANE PLANNING DIRECTOR

This plat has been reviewed on this _____________ day of _____________, 2017 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 plat Z176-723PSP.

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 measurements this _____________ day of _____________, 2017.

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 this _____________ day of _____________, 2017.

Spokane County Treasurer

________________________________________
L. James A. Main, registered land surveyor, hereby certify the plat of "Correia" Final City Short Plat, as shown herein, is based upon actual field survey of the land described and that all angles, distances, and courses are correctly shown and that all new fronting lot corners are as shown on the plat. Monuments and fronting lot corners shall be placed upon completion of the utility and street improvements.

Signed __________________________

RAMCO MAINLAND UC
Professional Land Surveying
5409 W. Old Fort Drive
Spokane WA 99208
Phone: (509) 329-1800

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City of Spokane
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