

COSTELLO FINAL CITY SHORT PLAT NO. Z19- FSP

AUDITOR'S CERTIFICATE

LOCATED IN THE SW 1/4 OF SECTION 27, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M.,
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON
JANUARY, 2020

BOOK _____ OF _____ AT PAGE _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Barbara L. Costello, as her separate estate, have caused to be platted into Lots and Blocks, the land shown hereon, to be known as Costello Short Plat, being a portion of the SW 1/4 of Section 27, Township 26 North, Range 42 East, W.M., City of Spokane, County of Spokane, State of Washington, more particularly described as follows:

THAT PORTION OF THE NORTH 26 RODS OF THE SOUTHWEST QUARTER IN SECTION 27, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M., IN CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON;
BEGINNING AT A POINT 600 FEET WEST OF THE NORTHEAST CORNER ON THE NORTH LINE OF SAID TRACT;
THENCE WEST ALONG SAID NORTH LINE FOR 200 FEET;
THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID SOUTHWEST QUARTER 429 FEET;
THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 26 RODS FOR 200 FEET;
THENCE NORTH TO THE POINT OF BEGINNING.

SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

This plat has been made with the free consent and in accordance with the desires of the owner of 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 and Blocks shown hereon.

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

Prior to 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.

The water system shall be designed and constructed in accordance with the City Standards. A pressure of 45-psi minimum at the property line is required for service connections supplying domestic flows. Pressures shall not drop below 20 psi at any point in the system during a fire situation. Pressures over 80-psi will require that pressure relief valves be installed at the developers expense.

The property owner adjacent to drainage swales in the public right of way shall maintain the drainage swales with a permanent live cover of lawn turf, with optional shrubbery and/or trees, which do not obstruct the flow and percolation of storm drainage water in the drainage swale as indicated by the approved plans. The owner or his/her representative shall inform each succeeding purchaser of all drainage easements on the property and his/her responsibility for maintaining drainage facilities.

All parking areas and driveways shall be hard surfaced.

All stormwater and surface drainage generated on-site shall be disposed of on-site in accordance with Chapter SMC 17D.060, "Stormwater Facilities", the Spokane Regional Stormwater Manual, Special Drainage Districts, City Design Standards and 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 plat until evidence satisfactory to the City Engineer has been provided showing that the recommendations of SMC 17.060 "Storm water facilities", the Spokane Regional Stormwater Manual, Special Drainage Districts, and City Design Standards have been complied with. A surface drainage plan shall be prepared for each lot and shall be submitted to the City of Spokane Planning & Development Department for review an acceptance prior to the issuance of a building permit.

Prior to construction, a grading and drainage plan shall be submitted to Development Services for review and acceptance.

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

A Transportation Impact Fee and applicable GVC charges will be collected prior to the issuance of a building permit for the affected lot.

10 foot wide "dry" utility easement shown on the herein described short plat is hereby dedicated for the use of serving utility companies for the construction, reconstruction, maintenance, protection, inspection and safe operation of their respective facilities; fiber optics, cable, phone, natural gas and electric. Utility companies shall have the right to trim and/or remove trees, bushes, and landscaping within the easement area without compensation. The rights granted herein shall prohibit changes in grade over installed underground facilities and the right to prohibit structure that may interfere with the construction, reconstruction, reliability, maintenance, and safe operation of same. Dry utilities shall not be placed within any drainage swales. If the developer or subcontractor should ditch beyond the limits of the platted easement strips shown hereon, the easement shall then be identified by the actual physical location of the installed utilities.

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

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 Chapters 27.44 and 27.53 RCW.

IN WITNESS WHEREOF I have set my hand:

Barbara L. Costello

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SPOKANE)Ss

On this ____day of _____ 2020, before me personally appeared Barbara L. Costello, as her separate estate, 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 is 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 _____,
residing in _____,
My commission expires _____.

By: _____

PLANNING DIRECTOR

This plat has been reviewed on this ____ day of _____, 2020 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 #Z19-451PSP.

City of Spokane Planning Director

CITY 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 _____, 2020.

City of Spokane Engineer

CITY 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 _____ 2020.

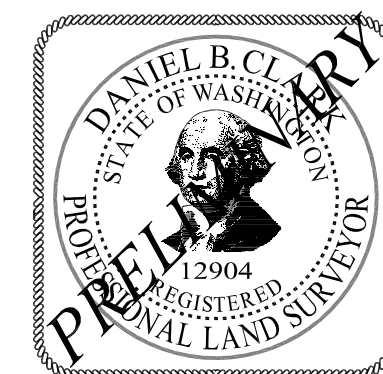
City of Spokane Treasurer

SPOKANE COUNTY TREASURER

I hereby certify that all 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 _____, 2020.

Spokane County Treasurer

SHEET 2 OF 2



Adams & Clark, Inc.
1720 W. Fourth Ave.
Spokane, WA 99201
(509) 747-4600 F(509) 747-8913
www.adamsandclark.com
Project No. 2019-01-068

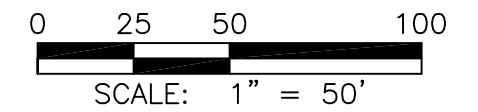
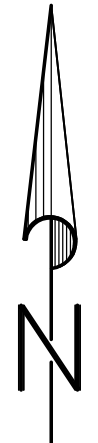
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JANUARY, 2020

AUDITOR'S CERTIFICATE

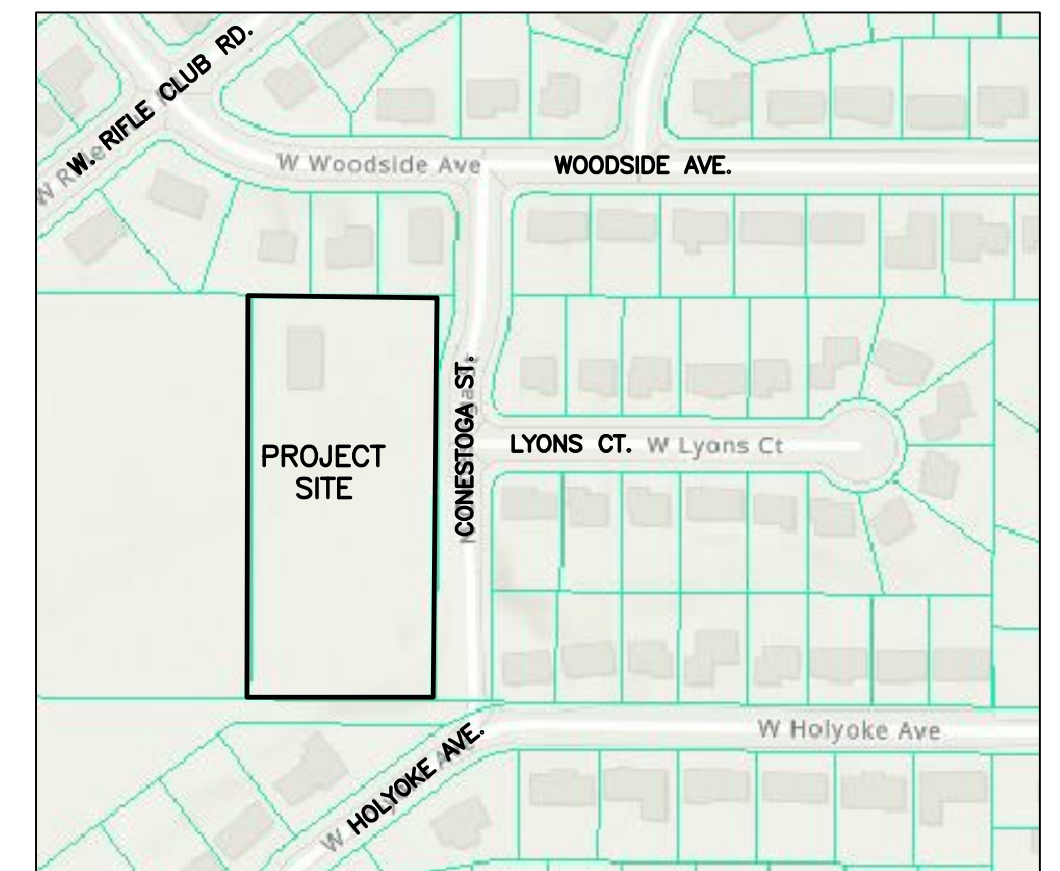
FILED FOR RECORD THIS _____ DAY
OF _____, 2020 AT _____ M.
IN BOOK _____ OF _____ AT PAGE _____
AT THE REQUEST OF ADAMS & CLARK, INC.

(Signed) _____
County Auditor



LEGEND

- ◆ = FOUND AS SHOWN
- = SET 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "A&C INC. 12904"
- NO ID = NO IDENTIFYING CAP OR TAG
- I.D. = INSIDE DIAMETER
- = COMPUTED POINT, NOTHING FOUND OR SET

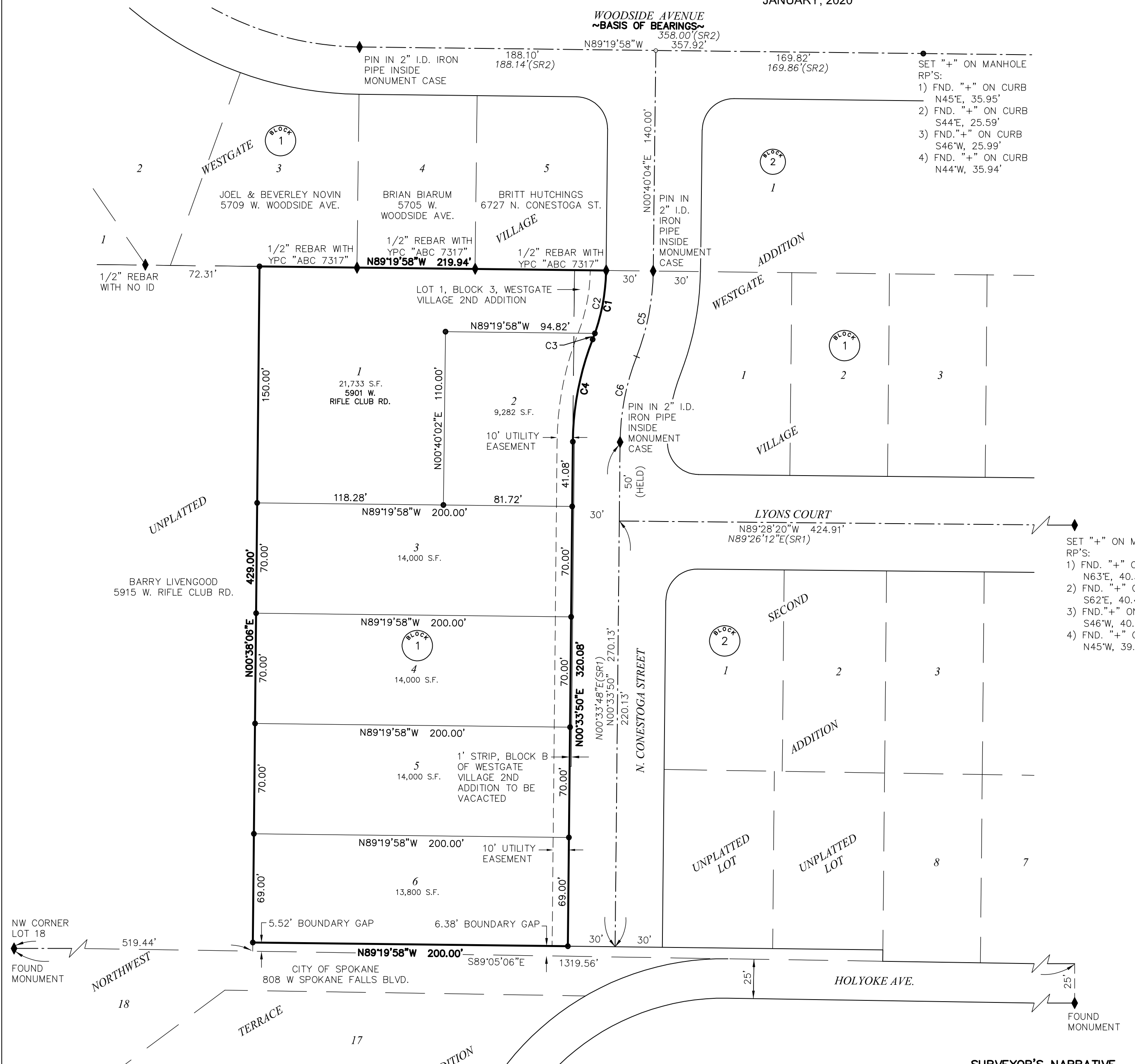
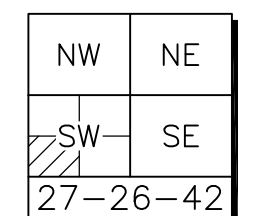


VICINITY MAP
N.T.S.

- SET "+" ON MANHOLE RP'S:
- 1) FND. "+" ON CURB N63°E, 40.35'
 - 2) FND. "+" ON CURB S62°E, 40.42'
 - 3) FND. "+" ON CURB S46°W, 40.10'
 - 4) FND. "+" ON CURB N45°W, 39.94'

- SET "+" ON MANHOLE RP'S:
- 1) FND. "+" ON CURB N45°E, 35.95'
 - 2) FND. "+" ON CURB S44°E, 25.59'
 - 3) FND. "+" ON CURB S46°W, 25.99'
 - 4) FND. "+" ON CURB N44°W, 35.94'

CURVE	DELTA	ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20°39'55"	124.26	44.82'	44.82'	N10°59'59"E	44.57'
C2	18°46'44"	124.25	40.73'	40.73'	N10°03'24"E	40.54'
C3	1°53'11"	124.26	4.09'	4.09'	N20°23'22"E	4.09'
C4	20°46'10"	183.44	66.50'	66.50'	N10°56'52"E	66.13'
C5	20°39'40"	154.28	55.63'	55.63'	N81°03'11"W	55.33'
C6	20°45'54"	153.48	55.62'	55.62'	N81°06'18"W	55.32'



PROPERTY OWNER/APPLICANT
BARBARA L. COSTELLO
5901 W. RIFLE CLUB RD.
SPOKANE, WA 99208
essecostello@gmail.com

PROJECT CONTACT/SURVEYOR
JON HESTER/ADAMS & CLARK, INC.
1720 W. FOURTH AVE.
SPOKANE, WA 99201
(509) 747-4600
jhester@adamsandclark.com

SURVEY REFERENCES
SR1 = Westgate Village Second Addition, Book 17, Page 44.
SR2 = Westgate Village, Book 14, Page 73.

BASIS OF BEARINGS
N89°19'58"W along the centerline of Woodside Avenue Per SR2.

NOTES:
1. DATUM: NAVD88
2. The field control for this survey was performed, and the corners shown as found hereon were located in August, 2019.

PLAT DATA
AREA (GROSS) 2.00 ACRES
NO. OF LOTS 6 SINGLE FAMILY LOTS
PROPOSED DENSITY 3 UNITS PER ACRE
PLATTED PURSUANT TO RESIDENTIAL SINGLE FAMILY

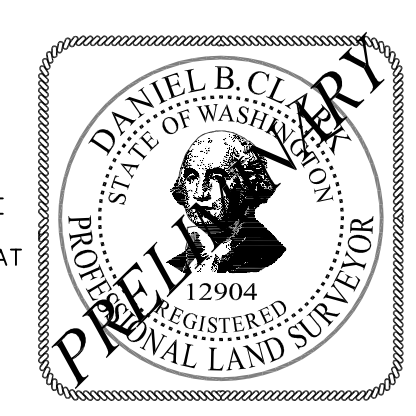
SETBACKS - PURSUANT TO SECTION 17C.110.22(D)

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.

SURVEYOR'S NARRATIVE
The survey was performed to facilitate a Short Plat of the subject property. A Deed gap was discovered between the south line of the subject property and the north line of Northwest Terrace 5th Addition, as shown hereon.

SURVEYOR'S CERTIFICATE
I, DANIEL B. CLARK REGISTERED LAND SURVEYOR, HEREBY CERTIFY THE PLAT OF COSTELLO 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 LOT CORNERS ARE SET AS SHOWN ON THE PLAT.

DANIEL B. CLARK



SHEET 1 OF 1

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191068-FP-DWG JDB 8/8/2019