

PLANNING COPY

"CRESTLINE MEWS" FINAL CITY SHORT PLAT
FILE # Z1400019FEW2 Z1400052 FSP
BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER
OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH,
RANGE 43 EAST, W.M., CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

SPOKANE COUNTY AUDITOR

FILED FOR RECORD BY STORHAUG ENGINEERING THIS ____ DAY OF _____
20____ AT ____ MINUTES PAST ____ O'CLOCK ____ M; AND RECORDED IN BOOK ____ OF
SHORT PLATS AT PAGE(S) ____ RECORDS OF SPOKANE COUNTY, WASHINGTON,
AT THE REQUEST OF SMITH COURT VENTURES, LLC.

SPOKANE COUNTY AUDITOR

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____

CITY OF SPOKANE 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 EXAMINER'S/PLANNING DIRECTOR'S APPROVAL OF THE
PRELIMINARY PLAT #ZXXXX.
Dev. Z1400019 FEW2

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 CERTIFICATION, IS NOT SUBJECT TO ANY LOCAL IMPROVEMENT ASSESSMENTS.
EXAMINED AND APPROVED ____ DAY OF _____, 20____

SPOKANE COUNTY TREASURER

I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT, AS OF THE DATE
OF CERTIFICATION, IS NOT SUBJECT TO ANY DELINQUENT LOCAL IMPROVEMENT
ASSESSMENT. FUTURE INSTALLMENTS, IF ANY, SHALL REMAIN DUE AND PAYABLE
AND IT SHALL BE THE RESPONSIBILITY OF THE OWNERS TO INITIATE THE
SEGREGATION OF THE BID ASSESSMENT. EXAMINED AND APPROVED ____ DAY OF
_____, 20____

SPOKANE COUNTY TREASURER

A PRELIMINARY LOCAL IMPROVEMENT ASSESSMENT EXISTS AGAINST THIS
PROPERTY. IT SHALL BE THE RESPONSIBILITY OF THE OWNERS TO INITIATE THE
SEGREGATION OF THE BID ASSESSMENT. AFTER THIS ASSESSMENT IS FINALIZED,
IT SHALL BE DUE AND PAYABLE. EXAMINED AND APPROVED ____ DAY OF
_____, 20____

SPOKANE COUNTY TREASURER

I HEREBY CERTIFY THAT THE LAND DESCRIBED IN THIS PLAT, AS OF THE DATE
OF CERTIFICATION, IS NOT SUBJECT TO ANY OUTSTANDING FEES OR
ASSESSMENTS. EXAMINED AND APPROVED ____ DAY OF _____, 20____

SPOKANE COUNTY TREASURER

SURVEYOR'S CERTIFICATE

I, RICK L. HOLT, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THE
PLAT OF "CRESTLINE MEWS" 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
AS SHOWN ON THE PLAT. MONUMENTS AND FRONTING LOT CORNERS
SHALL BE SET UPON COMPLETION OF THE UTILITY AND STREET
IMPROVEMENTS.

SIGNED

Rick L. Holt

RICK L. HOLT, P.L.S.
CERTIFICATE NO. 37549
9/12/14
DATE

OWNER'S CERTIFICATION

THE OWNER CERTIFIES THAT:

- i. THE PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE
DESIRES OF THE OWNER OF THE LAND;
- ii. THE OWNERS ARE THE OWNERS OF THE PROPERTY AND THE ONLY PARTIES
HAVING INTEREST IN THE LAND AND IS NOT ENCUMBERED BY ANY DELINQUENT
TAXES OR ASSESSMENTS;
- iii. THE OWNERS ADOPT THE PLAN OF LOTS, BLOCKS AND STREETS SHOWN;
- iv. OWNER DEDICATES TO THE CITY AND THE CITY'S PERMITTEES THE EASEMENTS
SHOWN FOR UTILITIES AND CABLE TELEVISION PURPOSES;
- v. OWNER DEDICATES TO THE CITY THE STREETS, ALLEY 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; AND
- vi. OWNER CONVEYS TO THE CITY AS GENERAL CITY PROPERTY THE BUFFER
STRIPS ADJOINING UNPLATTED PROPERTY.

EXAMINED AND APPROVED ____ DAY OF _____, 20____

GARY LUDWICK, OWNER

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
)SS.
COUNTY OF SPOKANE)

ON THIS ____ DAY OF _____, 20____ BEFORE ME APPEARED GARY
L. LUDWICK, AS THE INDIVIDUAL WHO EXECUTED THE WITHIN AND FOREGOING
INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE HIS / HER FREE AND
VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN MENTIONED.

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

MY COMMISSION EXPIRES _____

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT SPOKANE COUNTY, WASHINGTON

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL
THIS ____ DAY OF _____, 20____

_____ TITLE

SURVEY NOTES

- 1. THE PRIVATE STREETS AND/OR DRIVEWAYS SHOWN HEREON ARE
DEDICATED FOR UTILITY PURPOSED TO INGRESS AND EGRESS.
- 2. EASEMENTS FOR "DRY" UTILITIES AS SHOWN HERON ARE HEREBY
GRANTED OVER THE RIGHTS-OF-WAY FOR THE PRIVATE
STREETS/DRIVEWAYS AND ADJOINING SAID STREETS/DRIVEWAYS TO
THE CITY OF SPOKANE AND ITS PERMITTED SERVICING UTILITIES FOR
THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, PROTECTION,
INSPECTION AND OPERATION OF THEIR RESPECTIVE FACILITIES,
TOGETHER WITH THE RIGHT TO PROHIBIT CHANGES IN GRADE OVER
THE INSTALLED UNDERGROUND FACILITIES AND THE RIGHT TO
PROHIBIT, TRIM AND OR REMOVE TREES, BRUSHES, LANDSCAPING
AND TO PROHIBIT BRICK, ROCK, OR MASONRY STRUCTURES THAT
MAY INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION,
RELIABILITY, MAINTENANCE, AND SAFE OPERATION OF SAME. STORM
DRAIN DRY WELLS AND WATER METER BOXES SHALL NOT BE
PLACED WITHIN THE "DRY" EASEMENTS; HOWEVER LATERAL
CROSSINGS BY STORM DRAIN, WATER AND SEWER LINES ARE
PERMITTED. IF THE DEVELOPER OR HIS SUBCONTRACTOR SHOULD
DITCH BEYOND THE LIMITS OF THE DEDICATED UTILITY EASEMENT
AREAS SHOWN HERON, THE EASEMENT SHALL BE IDENTIFIED BY THE
ACTUAL PHYSICAL LOCATION OF THE INSTALLED UTILITIES.

DEDICATION

KNOWN ALL MEN BY THIS PRESENTS THAT GARY L. LUDWICK, THE OWNER OF SAID
PROPERTY TO BE PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE
PUBLIC FOREVER, ALL EASEMENTS, AND OTHER AREAS INTENDED FOR PUBLIC USE
SHOWN, HEREIN; SAID PLATTED LAND BEING DESCRIBED AS FOLLOWS TO BE KNOWN
AS FILE NO. Z1400019FEW2, BEING A PORTION OF THE OF THE SOUTHEAST
QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION
28, TOWNSHIP 26 NORTH, RANGE 43 EAST, W.M., SPOKANE COUNTY, WASHINGTON
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 28;
THENCE SOUTH 01°08'41" EAST, ALONG THE EAST LINE OF THE NORTHWEST
QUARTER OF SECTION 28, A DISTANCE OF 2,335.68 FEET TO THE TRUE POINT OF
BEGINNING;

THENCE CONTINUING ALONG SAID EAST LINE SOUTH 01°08'41" EAST, A DISTANCE
OF 221.77 FEET TO THE NORTH LINE OF THE SOUTH ONE ACRE OF THE
SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER
OF SECTION 28;

THENCE ALONG SAID NORTH LINE NORTH 88°56'12" WEST, A DISTANCE OF
343.30 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST
QUARTER OF THE NORTHWEST QUARTER OF SECTION 28;

THENCE ALONG SAID WEST LINE NORTH 00°51'05" WEST, A DISTANCE OF 221.72
FEET;

THENCE SOUTH 88°56'12" EAST, A DISTANCE OF 342.16 FEET TO THE EAST LINE
OF THE NORTHWEST QUARTER OF SECTION 28 AND THE TRUE POINT OF BEGINNING.

EXCEPT THE EAST 30 FEET FOR COUNTY ROADS.

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

NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT IN THE SHORT PLAT UNTIL
EVIDENCE, SATISFACTORY TO THE CITY ENGINEER, HAS BEEN PROVIDED SHOWING
THAT THE RECOMMENDATIONS OF SMC 17D.060 "STORMWATER FACILITIES" HAVE
BEEN COMPLIED WITH.

A SURFACE DRAINAGE PLAN FOR EACH LOT SHALL BE PREPARED AND SUBMITTED
TO DEVELOPER SERVICES FOR REVIEW AND ACCEPTANCE PRIOR TO ISSUANCE OF A
BUILDING PERMIT FOR SAID LOT.

THE OWNERS OF PROPOSED LOTS SHALL BE RESPONSIBLE FOR KEEPING OPEN AND
MAINTAINING THE PATH OF NATURAL OR MANMADE DRAINAGE FLOW OVER AND
ACROSS THE PROPERTY.

EACH LOT SHALL HAVE APPROPRIATE STREET ACCESS AS DETERMINED BY THE
REQUIREMENTS OF THE CITY TRANSPORTATION DEPARTMENT.

ALL BUILDING SETBACKS SHALL NOT BE LESS THAN MINIMUM FRONT, FLANKING
SIDE, OR REAR YARD REQUIREMENTS PER CURRENT DEVELOPMENT CODE.

LEGAL DESCRIPTIONS

A PORTION OF THE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 43 EAST, W.M.,
SPOKANE COUNTY, WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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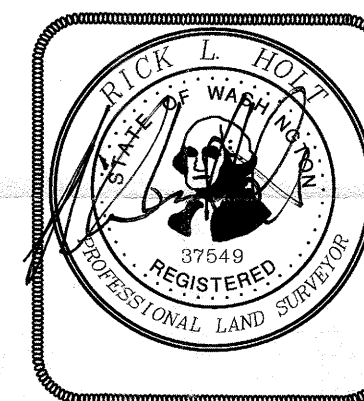
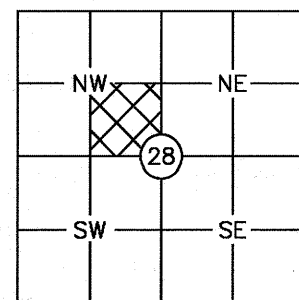
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THENCE SOUTH 88°56'12" EAST, A DISTANCE OF 342.16 FEET TO THE EAST LINE OF THE
NORTHWEST QUARTER OF SECTION 28 AND THE TRUE POINT OF BEGINNING.

EXCEPT THE EAST 30 FEET FOR COUNTY ROADS.

SUBJECT TO RIGHTS OF WAY, EASEMENTS OR SERVITUDES OF RECORD OR IN VIEW.

CONTAINING 1.59 ACRES OF LAND MORE OR LESS.



storhäug
civil engineering planning
landscape architecture surveying

510 east third avenue | spokane, wa | 99202
p 509.242.1000 | f 509.242.1001

DATE 09/11/2014	SCALE NA
FIELD BOOK	DRAWN KRB
PROJECT NUMBER 13-277	DRAWING NO. 1 OF 2

13277 SP.dwg PRELIMINARY PLAT (1)

RECEIVED
SEP 19 2014
PLANNING & DEVELOPMENT SERVICES

PLANNING COPY

"CRESTLINE MEWS" FINAL CITY SHORT PLAT

FILE # Z1400019FEW2 21400052FSP
BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER
OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH,
RANGE 43 EAST, W.M., CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

SPOKANE COUNTY AUDITOR

FILED FOR RECORD BY STORHAUG ENGINEERING THIS ____ DAY OF _____ 20____ AT ____ MINUTES PAST ____ O'CLOCK ____ M; AND RECORDED IN BOOK ____ OF SHORT PLATS AT PAGE(S) ____ RECORDS OF SPOKANE COUNTY, WASHINGTON, AT THE REQUEST OF GARY L. LUDWICK

SPOKANE COUNTY AUDITOR

BASIS OF BEARING:

SOUTH 1'08"41" EAST BETWEEN THE NORTH QUARTER CORNER OF SECTION 28 AND THE CENTER CORNER OF SECTION 28, T26 NORTH, RANGE 43 EAST, W.M.

CORNER VISITATION:

ALL MONUMENTS SHOWN AS FOUND AND TIED HEREON WERE VISITED ON JANUARY 8, 2014.

EQUIPMENT & PROCEDURES:

PER WAC 332-130-090 GPS AND FIELD TRAVERSE PROCEDURES FOR LAND BOUNDARY SURVEYS WERE UTILIZED AND THE STANDARDS SET FORTH THEREIN (RURAL - 1:5,000) WERE MET OR EXCEEDED.

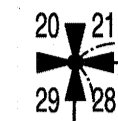
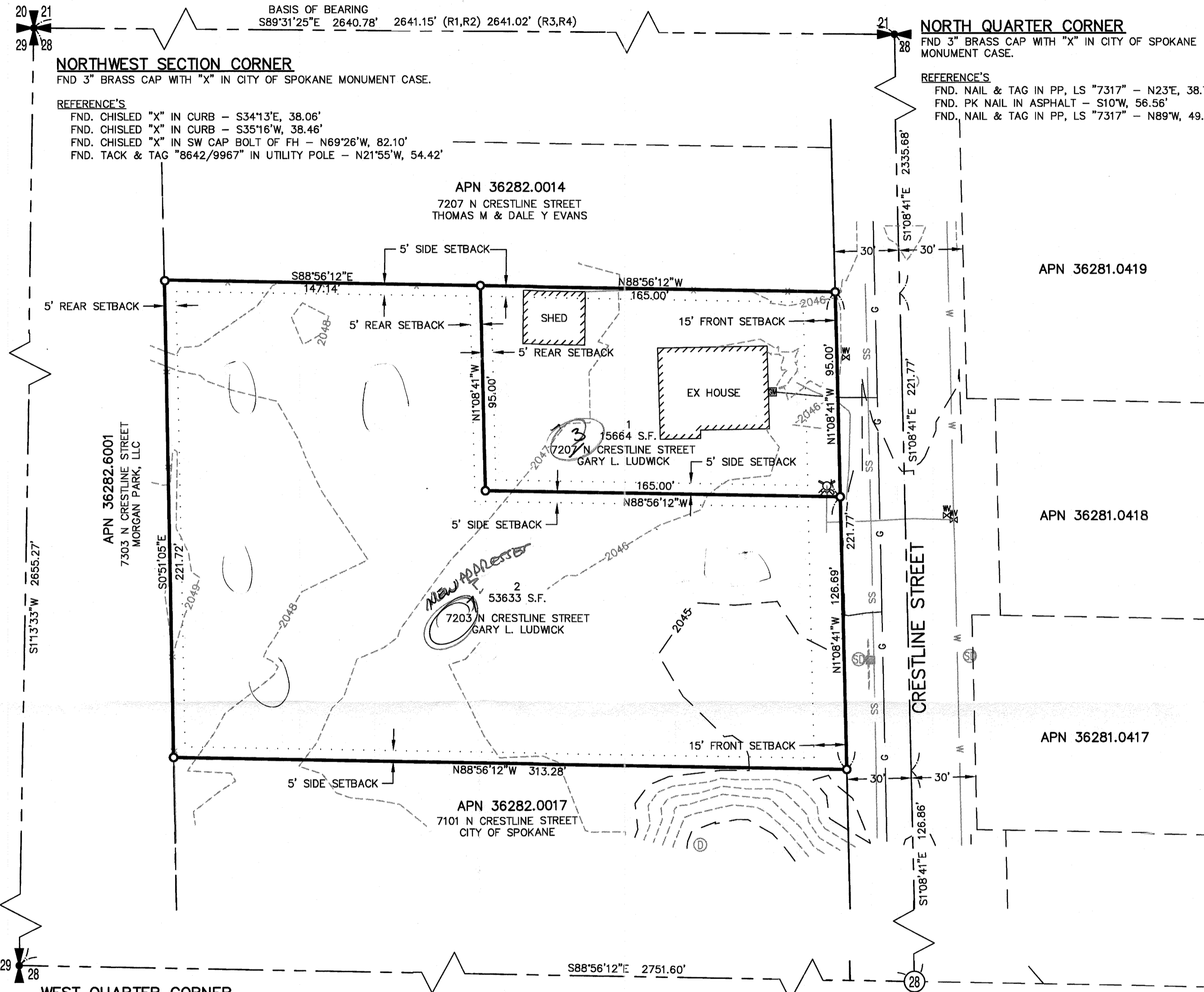
PER WAC 332-130-100 EQUIPMENT AND PROCEDURES. A CALIBRATED TOTAL STATION WITH ELECTRONIC DISTANCE METER IN CONJUNCTION WITH STATIC GPS OBSERVATIONS WERE UTILIZED IN THE FIELD TRAVERSE PROCEDURE.

RECORD DRAWINGS:

- R1 RECORD OF SURVEY, BOOK 31, PAGE 75.
- R2 RECORD OF SURVEY, BOOK 27, PAGE 59.
- R3 RECORD OF SURVEY, BOOK 24, PAGE 20.
- R4 RECORD OF SURVEY, BOOK 24, PAGE 25.

LEGEND:

- SET 1/2" REBAR W/ YPC #37549 (UNLESS OTHERSIDE NOTED)
- FOUND 1/2" REBAR, AS NOTED
- ☒ GAS METER
- ☒ FIRE HYDRANT
- ☒ WATER VALVE
- ☒ STORM DRAIN
- ☒ DRY WELL
- ☒ STORM MANHOLE
- ☒ YPC YELLOW PLASTIC CAP
- ☒ ROS RECORD OF SURVEY
- ☒ APN ASSESSOR'S PARCEL NUMBER
- ☒ ROW RIGHT OF WAY
- W — WATER LINE
- SS — SANITARY SEWER LINE
- G — GAS LINE
- ROADWAY CENTERLINE
- NEW LOT LINES
- EXISTING LOT LINES
- SANITARY SEWER EASEMENT
- STORMWATER DRAINAGE EASEMENT
- BUILDING SETBACK LINE
- -2393— EXISTING CONTOURS



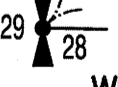
NORTHWEST SECTION CORNER
FND 3" BRASS CAP WITH "X" IN CITY OF SPOKANE MONUMENT CASE.

REFERENCE'S
FND. CHISLED "X" IN CURB - S34°13'E, 38.06'
FND. CHISLED "X" IN CURB - S35°16'W, 38.46'
FND. CHISLED "X" IN SW CAP BOLT OF FH - N69°26'W, 82.10'
FND. TACK & TAG "8642/9967" IN UTILITY POLE - N21°55'W, 54.42'



NORTH QUARTER CORNER
FND 3" BRASS CAP WITH "X" IN CITY OF SPOKANE MONUMENT CASE.

REFERENCE'S
FND. NAIL & TAG IN PP, LS "7317" - N23°E, 38.77'
FND. PK NAIL IN ASPHALT - S10°W, 56.56'
FND. NAIL & TAG IN PP, LS "7317" - N89°W, 49.58'



WEST QUARTER CORNER
FND 3/4" IRON PIPE

REFERENCE'S
FND. NAIL & TAG IN PP, LS "7317" - N23°E, 38.77'
FND. PK NAIL IN ASPHALT - S10°W, 56.56'
FND. NAIL & TAG IN PP, LS "7317" - N89°W, 49.58'

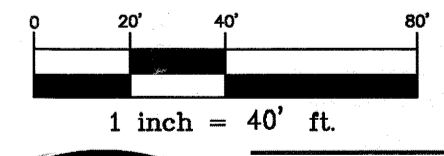
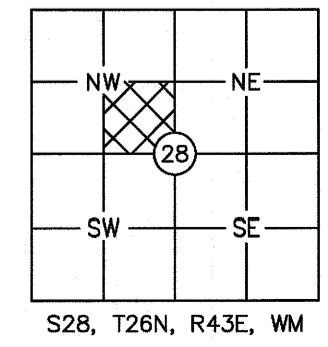
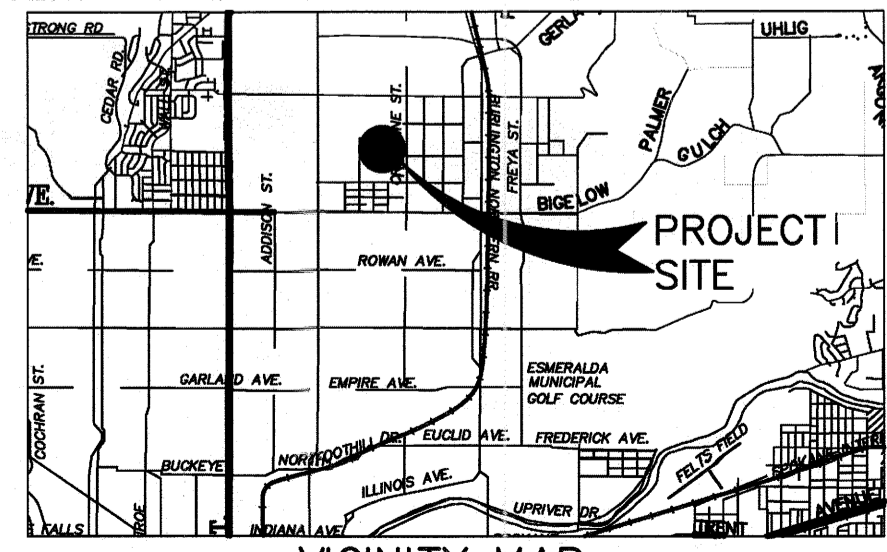


CENTER CORNER
FND 1/2" REBAR "PLS 18100"

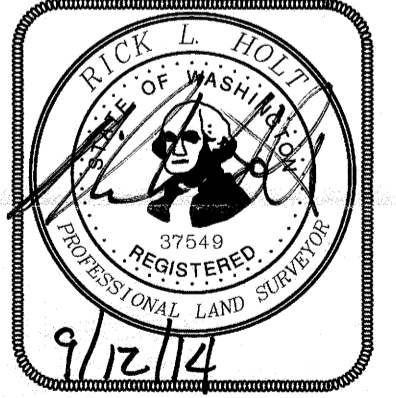
REFERENCE'S
FND. NAIL & TAG IN 9" TREE, LS "35994" - N39°W, 20.59'
FND. NAIL & TAG IN 15" TREE, LS "35994" - S70°W, 41.82'

13277 SP-dwg PRELIMINARY PLAT (2)

RECEIVED
SEP 19 2014
PLANNING & DEVELOPMENT SERVICES



storhäug
civil engineering planning
landscape architecture surveying
510 east third avenue | spokane, wa | 99202
p 509.242.1000 | f 509.242.1001



DATE 09/11/2014	SCALE 1" = 40'
FIELD BOOK	DRAWN KRB
PROJECT NUMBER 13-277	DRAWING NO. 2 OF 2