DURKOOP FINAL CITY SHORT PLAT
LOCA TED IN THE NW 1/4 OF SECTION 27, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M.,
CITY OF SPokane, SPOKANE COUNTY, WASHINGTON
AUGUST, 2019
FILE NO. 219-24-KSPP

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Donald Durkoop and Sheila Durkoop, husband and wife, have agreed to be
plotted first lots and blocks, the said lots and blocks, as herein described, to be known as Durkoop Short Plat, being a portion of the
Northeast Quarter of Section 27, Township 25 North, Range 43 East, W.M., City of Spokane, County of Spokane, State of
Washington, more particularly described as follows:

THE NORTH HALF OF LOT 10, ALTHOUGH DESCRIBED OTHERWISE, ACCORDING TO PLAT RECORDED IN VOLUME 
X OF PLATS, PAGE 365 IN THE CITY OF SPokane, SPOKANE COUNTY, WASHINGTON.

This plat has been made with the free consent and in accordance with the desires of the owner of land and is not encumbered by any
obligations, lease or mortgage.

The owner submits the plat of Lots and Blocks above herein.

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

Only City water and sanitary sewer systems shall serve the plat, and no individual re-use water or
sanitary sewer system shall be installed as provided.

A stormwater fee will be collected prior to the issuance of a building permit for the affected lots.

All parking areas and driveways shall be hard surfaced.

A stormwater easement between the owners of Lot 2 and Lot 3 for access, grading and stormwater will be
reserved upon the underlying lease/option/option of adjacent Lots 2 and 3. The property owners of Lots 2 and 3 will be
responsible for the maintenance of the drained access/drainage.

Easements for utility and drainage will be dedicated to the City of Spokane as applicable in accordance with
the City Design Standards, as adopted and amended.

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All stormwater treatment features, including elevations and grades, will be dedicated to the City of
Spokane as applicable in accordance with the City Design Standards, as adopted and amended.

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the City Design Standards, as adopted and amended.

Development of the subject property, including grading and utility, are subject to the city's planning and
development department regulations and permits.

Any building permit shall be issued for any lot in the plat until evidence satisfactory to the City Engineer
has been submitted to the satisfaction of the Engineering Services Department and City Design Standards have been
met.

The plat is subject to the city's planning and development department regulations and permits.

Prior to issuance of any building permit, the plat shall be submitted to the City Engineer for review and
approval.

The water system shall be designed and constructed in accordance with City Standards. A pressure of 40
psi at the top of the storage tank will be required for purposes of conserving energy. The pressure shall not
be less than 20 psi at any point in the system during the season. Pressures over 50 psi will require a pressure
reducing valve to be installed in the development.

The property owner is responsible for drainage devices in the public right-of-way which shall include the
drainage devices with a permanent line of best fit, with the necessary street and/or lot, which do not obstruct the
flow and saturation of stormwater to the drainage device, as approved by the City Engineer. The property
owner or his designated representative shall inform each succeeding purchaser of all drainage devices on the
drainage device system and responsibility for maintaining drainage facilities.