

FAHSHOLTZ FINAL CITY SHORT PLAT

FILE NUMBER XXX-XXXXX
 BEING A PORTION OF THE SOUTHWEST QUARTER 0
 SECTION 28, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M.,
 CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

AUDITORS CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF _____ 20____,
 AT ____ MINUTES PAST ____ O'CLOCK ____ M; AND RECORDED IN
 BOOK ____ OF SHORT PLATS AT PAGES ____ RECORDS
 OF SPOKANE COUNTY, WASHINGTON, AT THE REQUEST OF
 STORHAUG ENGINEERING.

SPOKANE COUNTY AUDITOR OR DEPUTY _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ERICK C. FAHSHOLTZ AND REBECCA M. MAGNUSON, HUSBAND AND WIFE, HAS CAUSED TO BE PLATTED THE LAND SHOWN HEREON, TO BE KNOWN AS FAHSHOLTZ FINAL CITY SHORT PLAT, DESCRIBED AS FOLLOWS:

LOT 8, BLOCK 1, ROCKWOOD SECOND ADDITION, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 13, RECORDS OF SPOKANE COUNTY.

ALL STREET IDENTIFICATION AND TRAFFIC CONTROL SIGNS REQUIRED BY THIS PROJECT WILL BE THE RESPONSIBILITY OF THE DEVELOPER.

SLOPE 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 HEREON 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 FILING, ARE REQUIRED TO FOLLOW AND 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 170.060 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 UNTIL EVIDENCE SATISFACTORY TO THE DIRECTOR OF ENGINEERING SERVICES HAS BEEN PROVIDED SHOWING THAT THE RECOMMENDATIONS OF CHAPTER 170.060 SMC, STORMWATER FACILITIES, AND THE PROJECT ENGINEER'S RECOMMENDATIONS, BASED ON THE DRAINAGE PLAN ACCEPTED FOR THE FINAL SUBDIVISION, 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.

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.

ALL REQUIRED IMPROVEMENTS SERVING THE PLAT, INCLUDING STREETS, SANITARY SEWER, STORMWATER AND WATER, SHALL BE DESIGNED AND CONSTRUCTED AT THE DEVELOPER'S EXPENSE. THE IMPROVEMENTS MUST BE CONSTRUCTED TO CITY STANDARDS BY THE DEVELOPER PRIOR TO THE OCCUPANCY OF ANY STRUCTURES WITHIN THE DEVELOPMENT.

PRIOR TO THE 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.

PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE LOTS SHALL BE SERVED BY FIRE HYDRANTS AND SHALL HAVE APPROPRIATE ACCESS AS DETERMINED BY THE REQUIREMENTS OF THE CITY FIRE DEPARTMENT AND 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.

ALL PARKING AREAS AND DRIVEWAYS SHALL BE HARD SURFACED.

A TRANSPORTATION IMPACT FEE WILL BE COLLECTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE AFFECTED LOT.

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.

 ERICK C. FAHSHOLTZ

 REBECCA M. MAGNUSON

ACKNOWLEDGEMENT
 STATE OF WASHINGTON }
)ss.

ON THIS ____ DAY OF _____, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED ERICK C. FAHSHOLTZ AND REBECCA M. MAGNUSON, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE
 MY APPOINTMENT EXPIRES: _____

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 IMPROVEMENTS ASSESSMENTS. EXAMINED AND APPROVED, THIS ____ DAY OF _____, 2018.

CITY OF SPOKANE TREASURER _____

CITY OF SPOKANE PLANNING DIRECTOR

THIS PLAT HAS BEEN REVIEWED ON THIS ____ DAY OF _____, 2018 AND IS FOUND TO BE IN FULL COMPLIANCE WITH ALL THE CONDITIONS OF APPROVAL STIPULATED IN THE HEARING EXAMINER'S/PLANNING & DEVELOPMENT DIRECTOR'S APPROVAL OF THE PRELIMINARY PLAT NO. XXXXX

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 _____, 2018.

CITY OF SPOKANE ENGINEER _____

SPOKANE COUNTY TREASURER

I, TREASURER OF SPOKANE COUNTY, WASHINGTON, DO HEREBY CERTIFY THAT ALL TAXES WHICH HAVE BEEN LEVIED AND BECOME CHARGEABLE AGAINST THE LAND SHOWN WITHIN THIS MAP AND DESCRIBED IN THE DEDICATION OF THIS DATE HAVE BEEN FULLY PAID, SATISFIED AND DISCHARGED. DATED THIS ____ DAY OF _____, 20____.

SPOKANE COUNTY TREASURER _____

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF ERICK FAHSHOLTZ.

 TROY A. CARLSON, P.L.S.
 CERTIFICATE NO. 48373



08/09/2018
 DATE



civil engineering planning
 landscape architecture surveying

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

DATE	08/09/2018	SCALE	NONE
FIELD BOOK	17-311	DRAWN	TAC
PROJECT NUMBER	17-311	DRAWING NO.	2 OF 2

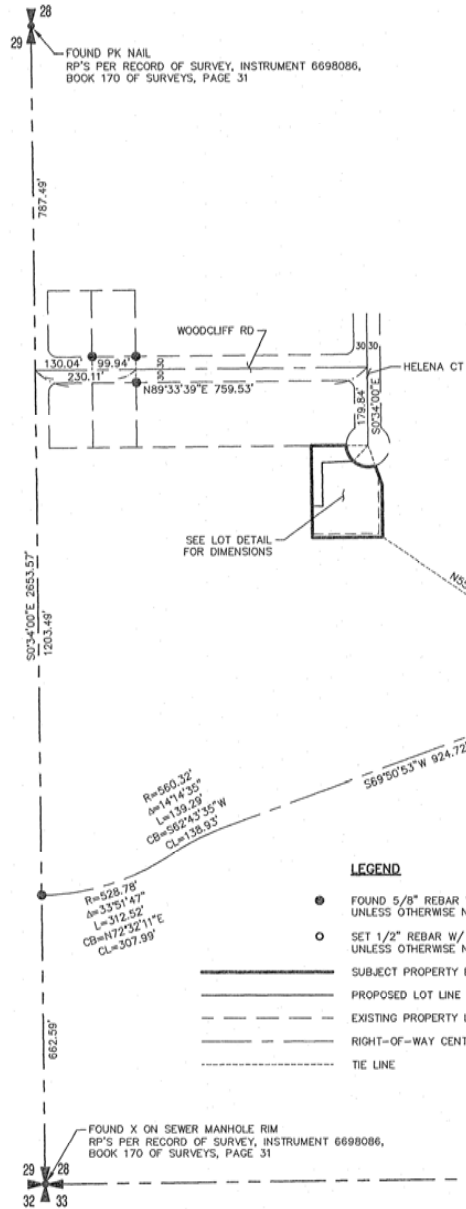
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BASIS OF BEARING:

THE BEARING OF S0°34'00"E ALONG THE WEST LINE OF THE SOUTHWEST QUARTER AS SHOWN ON THE RECORD OF SURVEY RECORDED IN BOOK 99 OF SURVEYS, PAGE 79.

PROCEDURES & EQUIPMENT:

PER WAC 332-130-090, FIELD TRAVERSE PROCEDURES FOR LAND BOUNDARY SURVEYS WERE UTILIZED AND THE STANDARDS SET FORTH THEREIN WERE MET OR EXCEEDED.

PER WAC 332-130-100, EQUIPMENT AND PROCEDURES. AN ANNUALLY CALIBRATED LEICA GS14 GPS AND A LEICA TCPR 1205 ROBOTIC TOTAL STATION WERE UTILIZED IN THE FIELD TRAVERSE PROCEDURES.

PURPOSE OF SURVEY:

THE PURPOSE OF THE SURVEY IS TO ESTABLISH BOUNDARY FOR TWO LOTS AS SHOWN HEREON.

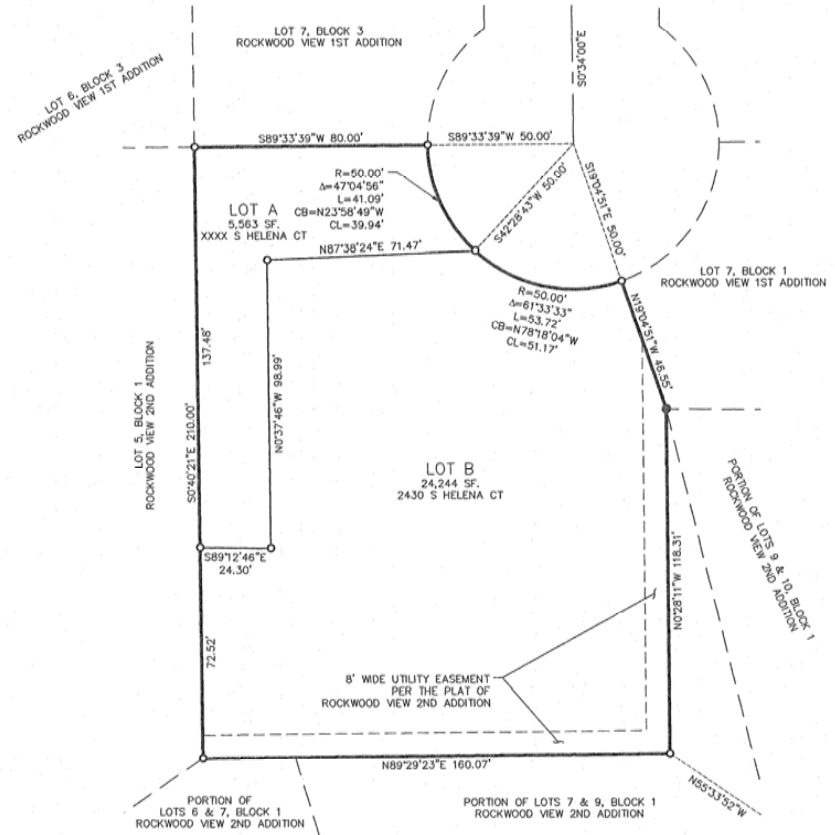
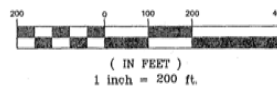
SURVEY REFERENCES:

ROCKWOOD VIEW 2ND. ADDITION, VOLUME 7 OF PLATS, PAGE 13
 ROCKWOOD VIEW 1ST. ADDITION, VOLUME 1 OF PLATS, PAGE 22
 RECORD OF SURVEY, BOOK 27 OF SURVEYS, PAGE 33
 RECORD OF SURVEY, BOOK 99 OF SURVEYS, PAGE 79
 RECORD OF SURVEY, BOOK 170 OF SURVEYS, PAGE 31
 RECORD OF SURVEY, BOOK 139 OF SURVEYS, PAGE 38

LEGEND

- FOUND 5/8" REBAR W/ PLASTIC CAP, PLS 34150, UNLESS OTHERWISE NOTED.
- SET 1/2" REBAR W/ PLASTIC CAP, PLS 48373, UNLESS OTHERWISE NOTED.
- SUBJECT PROPERTY BOUNDARY
- - - PROPOSED LOT LINE
- - - EXISTING PROPERTY LINE
- - - RIGHT-OF-WAY CENTERLINE
- - - TIE LINE

GRAPHIC SCALE

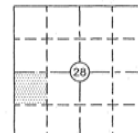


LOT DETAIL

1" = 30'



08/09/2018
 DATE



storhäug
 civil engineering planning
 landscape architecture surveying

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DATE 08/09/2018	SCALE 1" = 200'
FIELD BOOK 17-311	DRAWN TAC
PROJECT NUMBER 17-311	DRAWING NO. 1 OF 2