"FISHER" CITY SHORT PLAT

AUDITOR'S CERTIFICATE FILED FOR RECORD ON THIS _____ DAY OF ____ AT _____M, IN BOOK ____OF PLATS, AT PAGE _____, AT THE REQUEST OF THOMAS, DEAN & HOSKINS, INC.

SITUATE IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 25 NORTH, RANGE 43 EAST, WILLAMETTE MERIDIAN, SPOKANE COUNTY, WA BEING BLA Z16-088, CITY OF SPOKANE, WA.

SPOKANE COUNTY AUDITOR

DEDICATION

KNOWN ALL BY MEN THESE PRESENTS THAT RICHARD J. AND CARI C. FISHER, HUSBAND AND WIFE, HAVE CAUSED TO BE PLATTED INTO LOTS, THE LAND SHOWN HEREON TO BE KNOWN AS "FISHER" CITY SHORT PLAT NO.XX-XX-SP, AND BEING LEGALLY DESCRIBED AS FOLLOWS:

SITUATE IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 25 NORTH, RANGE 43 EAST, WILLAMETTE MERIDIAN, SPOKANE COUNTY, WASHINGTON BEING A PORTION OF LOT 5, ALL OF LOT 6, AND ALL OF LOT 7, BLOCK 26 OF LINCOLN HEIGHTS PLAT, AUDITORS FILE NUMBER 3100478, VOLUME "L", PAGE 36, AS

THIS SUBDIVISION HAS BEEN MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS.

THE SIGNITURES HEREOF HERBY CERTIFY THAT THEY ARE THE OWNERS OF AND THE ONLY PARTIES HAVING INTEREST IN THE LAND SO DIVIDED, AND THAT THE PROPERTY SHOWN IS NOT ENCUMBERED BY ANY DELIQUENT TAXES OR ASSESSMENTS.

THE LAND IN THIS SHORT PLAT IS NOT IN A DRAINAGE CHANNEL OR FLOOD PLAIN; THIS SHORT PLAT IS NOT IN AN IRRIGATION DISTRICT.

THE OWNERS ADOPT THE PLAN OF LOTS AS SHOWN HEREON.

ALL BUILDING SETBACKS SHALL NOT BE LESS THAN THE MINIMUL FRONT, SIDE OR REAR YARD REQUIRMENTSAS SHOWN HEREON.

THE USE OF SEPTIC TANKS OR WELLS FOR POTABLE WATER SHALL NOT BE ALLOWED. ALL LOTS MUST BE SERVED BY CITY OF SPOKANE SEWER AND WATER SYSTEMS.

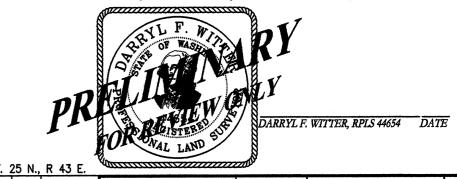
ALL PUBLIC AND PRIVATE IMPROVMENTS (STREET, SEWER, STORM AND WATER) MUST BE CONSTRUCTED TO CITY STANDARDS BY THE DEVELOPER OF EACH LOT PRIOR TO OCCUPANCY OF ANY STRUCTURE SERVED BY SAID IMPROVMENTS.

IN WITNESS WHEREOF,	AND	·	, HUSBAND AND WIFE
HAVE CAUSED THEIR NAMES TO BE	E HEREUNTO SUBSCRIBED THIS	DAY OF	, 2016.
RICHARD J. FISHER	CARI C. FISHER		
STATE OF			
COUNTY OF	<i>s.s.</i>		
	I HAVE SATISFACTORY EVIDENCE TH	-	
	'ME, AND SAID PERSONS ACKNOWLE HAT HE/SHE IS AUTHORIZED TO EXI		3
•			URPOSES STATED IN THE INSTRUMEN
DATED THIS DAY C	F, 2016.		
NOTARY PUBLIC IN AND FOR THE	STATE OF	RESIDING AT	<u>-</u>
MY COMMISSION EXPIRES	,		

CITY PLANNING DIRECTOR	
APPROVED AS CONFORMING TO THE REQUIRMENTS OF SHORT PLAT	
ORDINANCE C-26556 THIS DAY OF,, 2016.	•
CITY PLANNING DIRECTOR	
CITY ENGINEER	
EXAMINED AND APPROVED THISDAY OF, 2016.	
CONTROL DIVIDE	
CITY OF ENGINEER	
CITY TREASURER	
I, HERBY CERTIFY THAT ALL DELINQUENT AND SPECIAL ASSESSMENTS LEVIED	
AGAINST THE LAD SHOWN HEREON HAVE BEEN FULLY PAID THIS	
DAY OF, 2016.	
,2010.	
CITY OF SPOKANE TREASURER	
CITTOI DI OMINE INIZIDUAL	
COUNTY ASSESSOR	
EXAMINED AND APPROVED THIS DAY OF, 2016.	
SPOKANE COUNTY ASSESSOR	
COUNTY TREASURER	
I, HERBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREON PLATTED LAND	
HAVE BEEN PAID THISDAY OF, 2016.	
SPOKANE COUNTY TREASURER	
SURVEYOR'S NOTES	

SURVEYOR'S CERTIFICATE

I, DARRYL F. WITTER, R.P.L.S. No. 44654, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, AND PER THE CITY OF SPOKANE SUBDIVISION ORDINANCE, AS DETERMINED BY A FIELD SURVEY PERFORMED IN JANUARY 2016, BY TD&H ENGINEERING, AT THE REQUEST OF RICHARD J. FISHER.



SHEET QUALITY CHECK: DFW 02/22/16 \$16-008

SP-34TI

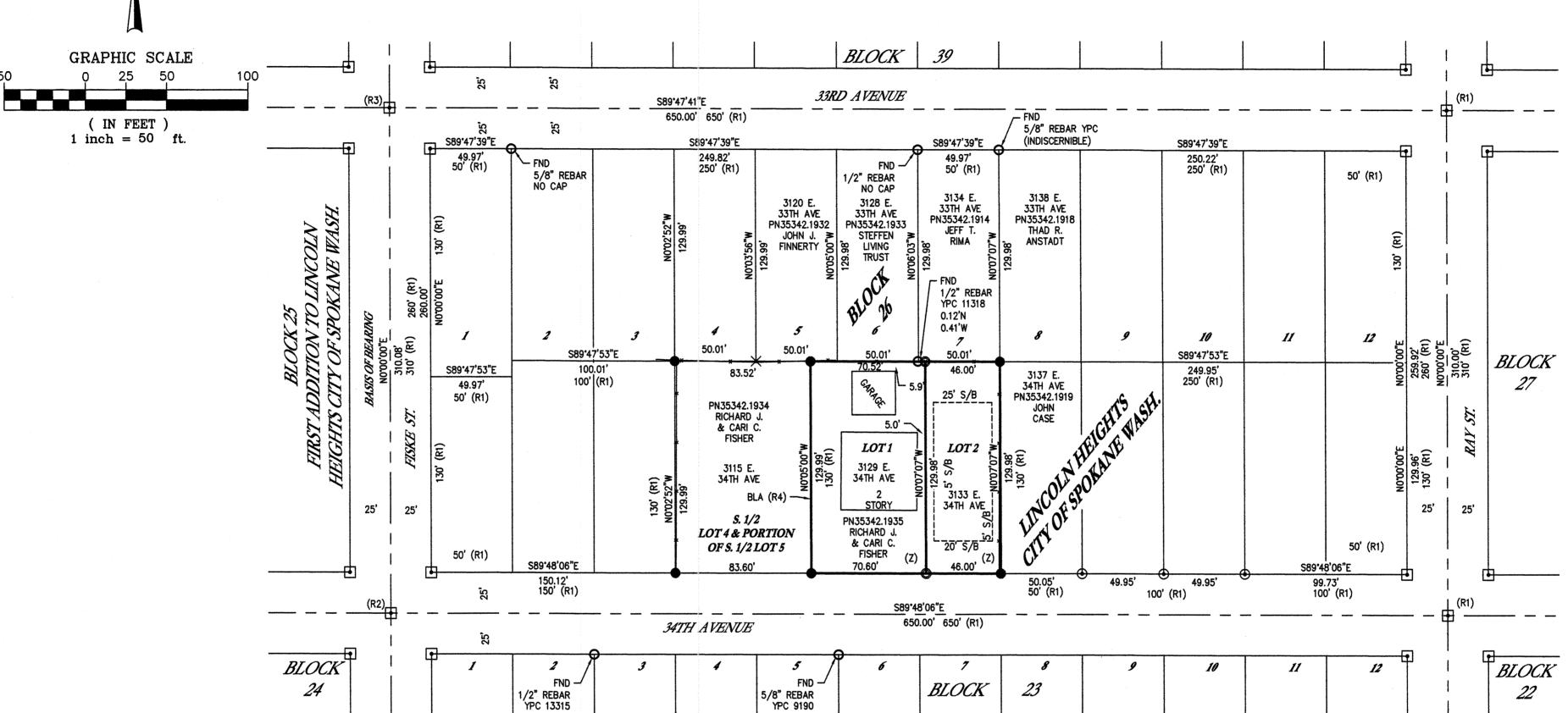
"FISHER" CITY SHORT PLAT

SITUATE IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 25 NORTH, RANGE 43 EAST, WILLAMETTE MERIDIAN, SPOKANE COUNTY, WA BEING BLA Z16-088, CITY OF SPOKANE, WA.

AUDITOR'S CERTIFICATE **DAY OF** OF PLATS, AT PAGE

REQUEST OF THOMAS, DEAN & HOSKINS, INC.

SPOKANE COUNTY AUDITOR



ORIGINAL LEGAL DESCRIPTION (BLA PARCEL NUMBER 35342.1935): A PORTION OF THE S. 1/2 OF LOT 5 & ALL OF THE S. 1/2 OF LOT 6 & THE S. 1/2 OF LOT 7 SITUATE IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 25 NORTH, RANGE 43 EAST, WILLAMETTE MERIDIAN, SPOKANE COUNTY, WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 16.50 FEET OF THE SOUTH HALF OF LOT 5, THE SOUTH HALF OF LOT 6, AND THE SOUTH HALF OF LOT 7, BLOCK 26 OF LINCOLN HEIGHTS, AS PER PLAT, AUDITORS FILE NUMBER 3100478, VOLUME "L", PAGE 36 & BOUNDARY LINE ADJUSTMENT Z16-088BLA, FILED AS AUDITOR'S FILE NO. 6474604, BOOK 161 OF SURVEYS, PAGE 81, FEBRUARY 17TH, 2016, RECORDS OF SPOKANE COUNTY. CONTAINING 0.34 ACRES (15150.5 S.F.) MORE OF LESS.

LOT 1 LEGAL DESCRIPTION:

A PORTION OF THE S. 1/2 OF LOT 5 & ALL OF THE S. 1/2 OF LOT 6 & A PORTION OF THE S. 1/2 OF LOT 7 SITUATE IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 25 NORTH, RANGE 43 EAST, WILLAMETTE MERIDIAN, SPOKANE COUNTY, WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 16.50 FEET OF THE SOUTH HALF OF LOT 5, THE SOUTH HALF OF LOT 6, LESS THE EAST 46.00 FEET OF THE SOUTH HALF OF LOT 7. BLOCK 26 OF LINCOLN HEIGHTS, AS PER PLAT, AUDITORS FILE NUMBER 3100478, VOLUME "L", PAGE 36 & BOUNDARY LINE ADJUSTMENTZ16-088BLA, FILED AS AUDITOR'S FILE NO. 6474604, BOOK 161 OF SURVEYS, PAGE 81, FEBRUARY 17TH, 2016, RECORDS OF SPOKANE COUNTY. AS SHOWN HEREON AS LOT 1, FISHER SHORT PLAT. CONTAINING 0.20ACRES (9171.4 S.F.) MORE OF LESS.

LOT 2 LEGAL DESCRIPTION:

A PORTION OF THE S 1/2 OF LOT 7

SITUATE IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 25 NORTH, RANGE 43 EAST, WILLAMETTE MERIDIAN, SPOKANE COUNTY, WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 46.00 FEET OF THE SOUTH HALF OF LOT 7, BLOCK 26 OF LINCOLN HEIGHTS, AS PER PLAT, AUDITORS FILE NUMBER 3100478, VOLUME "L", PAGE 36 & BOUNDARY LINE ADJUSTMENT Z16-088BLA, FILED AS AUDITOR'S FILE NO. 6474604, BOOK 161 OF SURVEYS, PAGE 81, FEBRUARY 17TH, 2016, RECORDS OF SPOKANE COUNTY. AS SHOWN HEREON AS LOT 2, FISHER SHORT PLAT. CONTAINING 0.14 ACRES (5979.1 S.F.) MORE OF LESS.

- (R1) LINCOLN HEIGHTS PLAT, FILED AS AUDITOR'S FILE NO. 3100478, VOLUME "L", PAGE 36.
- (R2) CROSS FIRE REFERENCE MARKS AT 34TH AVE & FISKE STREET, PER CITY OF ENGINEERING DEPARTMENT, NW QUARTER, SECTION 34, PAGE 16C DATED 8/15/88.
- (R3) CROSS FIRE REFERENCE MARKS AT 33RD AVE & FISKE STREET, PER CITY OF ENGINEERING DEPARTMENT, NW QUARTER, SECTION 34, PAGE 19C DATED 8/15/88.
- (R4) BOUNDARY LINE ADJUSTMENT Z16-088BLA BY DARRYL F. WITTER, PLS No. 44654, FILED AS AUDITOR'S FILE NO. 6474604, BOOK 161 OF SURVEYS, PAGE 81, FEBRUARY 17TH, 2016, RECORDS OF SPOKANE COUNTY.

ACCURACY STATEMENT

THIS SURVEY WAS PERFORMED WITH A TRIMBLE S-6 TOTAL STATION USING FIELD TRAVERSE METHODS, AND CONFORMS TO WAC 332-130-090.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS ASSUMED BASED ON FOUND REFERENCE MARKS BETWEEN THE NORTH/SOUTH MONUMENT LINE OF FISKE STREET, AS N00°00'00"E.

LEGEND

- COMPUTED PER RECORD AND FOUND MONUMENTATION
- SET 1/2 INCH DIAMETER REBAR, 24 INCHES IN LENGTH, WITH GREEN PLASTIC CAP MARKED "WITTER LS44654"
- FOUND 1/2 DIAMETER REBAR, GREEN PLASTIC CAP MARKED "WITTER LS44654"
- O FOUND MONUMENT AS NOTED
- ➤ FOUND 3/8 INCH DIAMETER REBAR NO CAP

-X- FENCE

(FND) FOUND

(R) RECORD

(YPC) YELLOW PLASTIC CAP

(M) MEASURED

(S/B) SET BACK

(Z) ZONING RESIDENTIAL/SINGLE FAMILY

SURVEYOR'S NOTES

 $\it THIS\,SHORT\,PLAT, AT\,THE\,REQUEST\,OF\,THE\,RICHARD\,J.\,\,FISHER,\,WAS\,ESTABLISHED\,PER\,THE\,RECORDS\,LISTED$ FOR THE CONFIGURATION OF THE BOUNDARIES SHOWN.

SURVEYOR'S CERTIFICATE

I, DARRYL F. WITTER, R.P.L.S. No. 44654, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, AS DETERMINED BY A FIELD SURVEY PERFORMED IN FEBURARY 2016, BY TD&H ENGINEERING, AT THE REQUEST OF THE RICHARD J. FISHER.



DARRYL F. WITTER, RPLS 44654 DATE



SHEET QUALITY CHECK: TJH/DF\ 02/22/16 JOB NO. S16-008

SP-34T