

Flip 30 Final City Short Plat
Short Plat Number Z20-172 FSP

A portion of the Northeast Quarter of the Northeast Quarter of
Section 34, Township 25 North, Range 43 East, W.M.
City of Spokane, County of Spokane, State of Washington

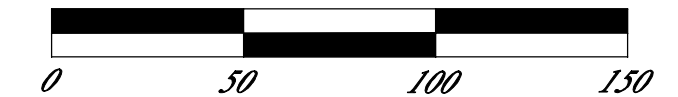
AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____, 2021,
at _____ M, in Book _____ of Short Plats, Pages _____ and _____,
at the request of _____

County Auditor by Deputy



SCALE: 1" = 100'



- Set #5 x 12" Rebar and Cap Marked "J MAIN PLS 35156" calculated centerline point.
- Found as noted
- 50.01'(PR) Prorated Distance
- 50.01'(P) Plat Distance
- 50.01'(M) Measured Distance
- × Reference cross in concrete
- Light Pole, Power Pole

BB Basis of Bearings

Geodetic North from a point 11.18 North and 8.15 East of the southwest corner of Lot 2.

Equipment and Procedures

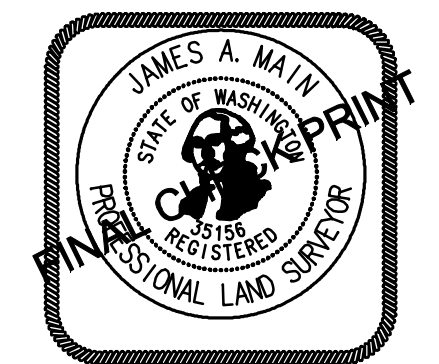
redundancy and checks between record monuments
TOPCON Hyper + RTK GPS System with partial and additional control.

Survey Reference Documents
(Partial List)

- (R1) Short Plat Z19-263
- (R2) Plat of LINCOLN HEIGHTS, Volume "L" of plats Page 36
- (R3) Record of Survey Book 156, Page 32
- (R4) Record of Survey Book 5, Page 29
- (R5) Record of Survey Book 31, Page 2

Notes:

- 1 Existing overhead power line.
- Washington Water Power "Right Of Way Easement" for power distribution affecting Lots 8 & 9 Block 50, Lincoln Heights No width or location given. Auditor's File Number 792370 A.
- 2 Found #4 Rebar & Cap 5.04' South and 0.23' West.
- 3 A 10' x 42.2' shared driveway easement.
- 4 A 10' utilities easement.

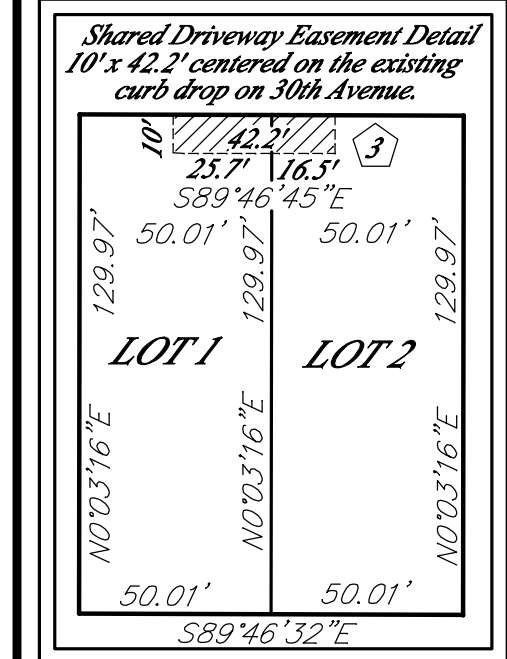
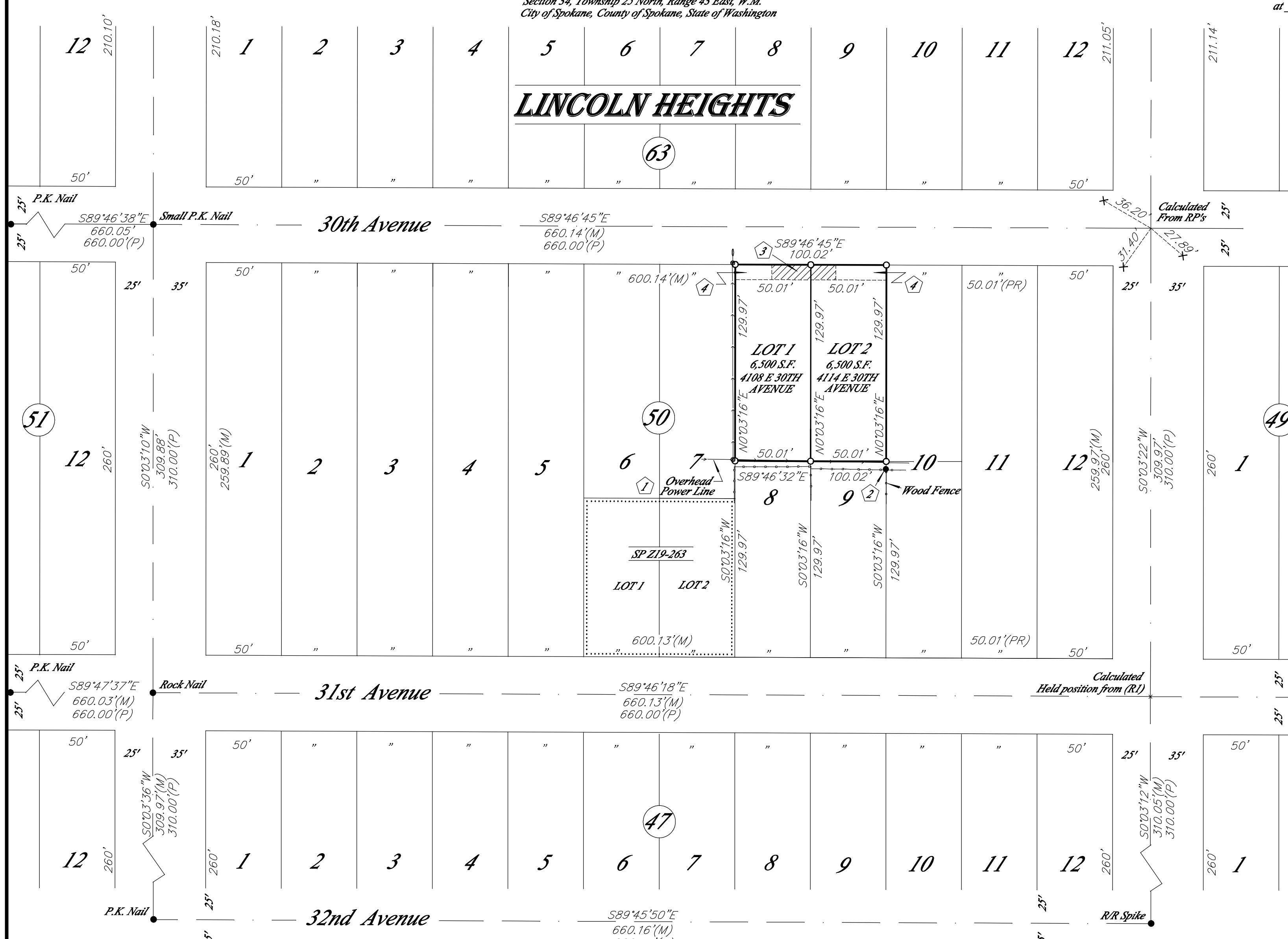


I, James A. Main registered land surveyor, hereby certify the plat of "Flip 30", as shown hereon, is based upon actual field survey of the land described and that all angles, distances, and courses are correctly shown and that all non fronting lot corners are set as shown on the plat. Monuments and fronting lot corners shall be set upon completion of the utility and street improvements.

Signed *James A. Main*
James A. Main PLS 35156

LINCOLN HEIGHTS

63



DEDICATION

KNOW IT ALL MEN BY THESE PRESENTS, that BLAKE NELSON, a married man, as his sole and separate property, and GOLD CANYON INVESTMENTS, LLC, a Washington limited liability company, and GREGG CASHEN, a married man, as his sole and separate property, and GRANTE and SHARON L. CASHEN, have caused to be platted into Lots the land shown hereon to be known as "Flip 30" Short Plat Number Z20-172 FSP and described as follows:

THE NORTH HALF OF LOTS 8 AND 9 IN BLOCK 50 OF LINCOLN HEIGHTS, AS PER PLAT THEREOF RECORDED IN VOLUME "L" OF PLATS, PAGE 36; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

Be it further known that;
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.

A 10 foot easement for utilities, including cable television, is hereby granted along all street frontages to the City and its permittees.

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 filling, are required to follow an 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 onsite in accordance with chapter 17D.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.

RAMCO-MAINLAND LLC
Professional Land Surveying
5409 W. Old Fort Drive
Spokane WA 99208
Phone: (509) 329-1800

SECTION INDEX	Flip 30 Final City Short Plat Short Plat # Z20-172 FSP		
NE 1/4, NE 1/4	SECTION	TOWNSHIP	RANGE
NW NE SW SE	34	25	43
	CITY OF SPOKANE	DATE	PROJECT
		1/18/2021	7327
			PAGE 1 OF 2

DEDICATION - Continued

No building permit shall be issued for any lot in this subdivision/PUD until evidence satisfactory to the Director of Engineering Services has been provided showing that the recommendations of chapter 17D.060 SMC, Stormwater Facilities, and the Project Engineer's recommendations, based on the drainage plan accepted for the final subdivision/PUD, 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 to streets 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 private improvements constructed within the boundaries of a PUD are required to be

All stormwater and surface drainage generated on-site shall be disposed of on-site in accordance with SMC 17D.060 "Storm water Facilities", the 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. Pre-development flow of off-site runoff passing through the plat shall not be increased (rate or volume) or concentrated due to development of the plat, based on a 50-year design storm. An escape route for a 100-year design storm shall be provided.

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 "Stormwater Facilities"; the Regional Stormwater Manual, Special Drainage Districts, City Design Standards, and the Project Engineer's recommendations, based on the drainage plan accepted for this final plat, have been complied with.

This plat lies within the Moran Prairie Special Drainage District. The development of any below-grade structures, including basements, is subject to prior review of a geotechnical evaluation for foundation design to determine suitability and effects from stormwater and/or subsurface runoff. The geotechnical evaluation shall be submitted to Developer Services for review and concurrence prior to the issuance of a building permit. It must address the disposal of storm water runoff and the stability of soils for the proposed structure. This evaluation must be performed by a geotechnical engineer, licensed in the State of Washington. It must be submitted to the City Building Department and to Developer Services for review and concurrence prior to issuance of any building permit for the affected structure.

Slope easements for cut and fill, as deemed necessary by Developer Services in accordance with City Design Standards, are granted along all public right of ways.

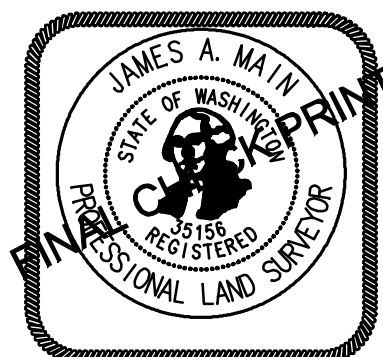
GFC charges and Transportation Impact Fees will be collected prior to the issuance of a building permit for the affected lot.

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.

A 10' x 42.2' shared driveway easement, detailed and shown hereon, is for ingress and egress benefiting both lots 1 and 2 and to be maintained by owners of said lots. Easement is centered on the existing curb drop on 30th Avenue.

I, James A. Main registered land surveyor, hereby certify the plat of "Flip 30", 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 set as shown on the plat. Monuments and fronting lot corners shall be set upon completion of the utility and street improvements.

Signed [Signature] James A. Main PLS 35156



Flip 30 Final City Short Plat Short Plat Number Z20-172 FSP

A portion of the Northeast Quarter of the Northeast Quarter of Section 34, Township 25 North, Range 43 East, W.M. City of Spokane, County of Spokane, State of Washington

ACKNOWLEDGMENT

IN WITNESS WHEREOF, the herunto set their signatures

Acknowledgement:

STATE OF _____) Blake Nelson

) SS

COUNTY OF _____)

I certify that I know or have satisfactory evidence that Blake Nelson, a married man as his sole and separate property is the person who appeared before me, and said persons acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this _____ day of _____, 2021.

Notary Public My Commission expires _____

Acknowledgement:

STATE OF _____) Gregg Cashen

) SS

COUNTY OF _____)

I certify that I know or have satisfactory evidence that Gregg Cashen, a married man as his sole and separate property is the person who appeared before me, and said persons acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this _____ day of _____, 2021.

Notary Public My Commission expires _____

Acknowledgement:

Grant E. Cashen, husband Sharon L. Cashen, wife

STATE OF _____)

) SS

COUNTY OF _____)

I certify that I know or have satisfactory evidence that Grant E. Cashen and Sharon L. Cashen are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this _____ day of _____, 2021.

Notary Public My Commission expires _____

Acknowledgement:

STATE OF _____) GOLD CANYON INVESTMENTS LLC

) SS Thomas Lee Antles II - Governor

COUNTY OF _____)

I certify that I know or have satisfactory evidence that Thomas Antles II is the person who appeared before me, and said persons acknowledged that he signed this instrument and acknowledged it as the Governor of GOLD CANYON INVESTMENTS to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this _____ day of _____, 2021.

Notary Public My Commission expires _____

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____, 2021, at _____ M, in Book _____ of Short Plats, Pages _____ and _____, at the request of _____

County Auditor by Deputy

Owners Certification

- The plat is made with the free consent and in accordance with the desires of the owners of the land;
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;
The owners adopt the plan of lots, blocks and streets shown;
Owner dedicates to the City and the City's permittees the easements shown for utilities and cable television purposes;
Owner dedicates to the City the streets, alleys 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
Owner conveys to the City as general City property the buffer strips adjoining unplatted property.

Blake Nelson Gregg Cashen

Sharon Cashen Grant Cashen

GOLD CANYON INVESTMENTS LLC Thomas Lee Antles II - Governor

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 _____, 2021.

City of Spokane Treasurer

City of Spokane Planning Director

This plat has been reviewed on this _____ day of _____, 2021 and is found to be in full compliance with all the conditions of approval stipulated in the Planning Director's approval of the preliminary plat #Z20-172 SP.

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 _____, 2021.

City of Spokane Engineer

Spokane County Treasurer

I hereby certify that 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 _____ day of _____, 2021.

Spokane County Treasurer

RAMCO-MAINLAND LLC Professional Land Surveying 5409 W. Old Fort Drive Spokane WA 99208 Phone: (509) 329-1800

Table with 4 columns: SECTION INDEX, DATE, PROJECT, PAGE 2 OF 2. Includes details for Flip 30 Final City Short Plat # Z20-172 FSP, City of Spokane, Section 34, Township 25 North, Range 43 East, W.M.