

DEDICATION:

KNOW ALL, BY THESE PRESENTS THAT DANIEL A. GARABEDIAN, A SINGLE MAN, HAS CAUSED TO BE PLATTED, THE LAND SHOWN HEREON TO BE KNOWN AS "HOGAN POCKET RESIDENTIAL DEVELOPMENT" FINAL CITY SHORT PLAT, BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER SECTION 4, TOWNSHIP 24 NORTH, RANGE 43 EAST W.M., CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON SHORT PLAT #???, DESCRIBED AS FOLLOWS:

PARCEL A: LOT 4, BLOCK 1, GLENNAIRE FOURTH ADDITION, AS PER PLAT RECORDED IN VOLUME 6 OF PLATS, PAGE 73; IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON.

PARCEL B: PART OF GOVERNMENT LOT 5, SECTION 4, TOWNSHIP 24 NORTH, RANGE 43 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

THE EAST 144 FEET OF THE WEST 435 FEET OF THE FOLLOWING DESCRIBED PART OF SAID GOVERNMENT LOT 5;

BEGINNING AT A POINT ON THE WEST LINE OF GOVERNMENT LOT 5 IN SAID SECTION 4, 729.4 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 5; THENCE EAST 997.7 FEET TO A POINT 737 FEET NORTH OF THE SOUTH LINE OF SAID LOT 5; THENCE NORTH TO THE POINT OF INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 215 FEET DISTANT SOUTH FROM THE NORTH LINE OF SAID GOVERNMENT LOT 5; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 5 TO THE WEST LINE OF GOVERNMENT LOT 5; THENCE SOUTH TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THE SOUTH 295 FEET OF THE WEST 320 FEET;

ALSO EXCEPT THE NORTH 18 FEET OF THE SOUTH 313 FEET OF THE EAST 18 FEET OF THE WEST 309 FEET;

AND ALSO EXCEPT THE SOUTH 300 FEET OF THE EAST 115 FEET OF THE WEST 435 FEET THEREOF;

IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON.

PARCEL C: THE NORTH 150 FEET OF THE SOUTH 300 FEET OF THE EAST 165 FEET OF THE WEST 435 FEET OF THE FOLLOWING PORTION OF GOVERNMENT LOT 5 IN SECTION 4, TOWNSHIP 24 NORTH, RANGE 43 EAST OF THE WILLAMETTE MERIDIAN;

BEGINNING AT A POINT ON THE WEST LINE OF GOVERNMENT LOT 5 IN SAID SECTION 4, 729.4 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 5; THENCE EAST 997.7 FEET TO A POINT 737 FEET NORTH OF THE SOUTH LINE OF SAID GOVERNMENT LOT 5; THENCE NORTH TO THE POINT OF INTERSECTION WITH A LINE DRAWN PARALLEL TO AND 215 FEET DISTANT SOUTH FROM THE NORTH LINE OF SAID GOVERNMENT LOT 5; THENCE WEST PARALLEL TO THE NORTH LINE OF SAID GOVERNMENT LOT 5 TO THE WEST LINE OF GOVERNMENT LOT 5; THENCE SOUTH TO THE POINT OF BEGINNING;

EXCEPT FROM THE ABOVE DESCRIBED PARCEL THE NORTH 5 FEET OF THE WEST 50 FEET;

ALSO EXCEPTING FROM SAID PARCEL THE SOUTH 50 FEET OF THE WEST 115 FEET;

AND ALSO EXCEPT THE WEST 39 FEET OF SAID PARCEL;

IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON.

DEDICATION CONTINUED:

- 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.
- TEN FOOT UTILITY EASEMENTS AS SHOWN HERE ON THE DESCRIBED PLAT ARE HEREBY DEDICATED TO THE CITY AND ITS PERMITTEES FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, PROTECTION, INSPECTIONS AND OPERATION OF THEIR RESPECTIVE FACILITIES TOGETHER WITH THE RIGHT TO PROHIBIT STRUCTURES THAT MAY INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, RELIABILITY AND SAFE OPERATION OF THE 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 DEVELOPMENT SERVICES PRIOR TO THE ISSUANCE OF ANY BUILDING AND/OR GRADING PERMITS.
- PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE LOTS SHALL BE CONNECTED TO A FUNCTIONING PUBLIC OR PRIVATE SANITARY SEWER SYSTEM AND CONNECTED TO A PUBLIC OR PRIVATE WATER SYSTEM, COMPLYING WITH THE REQUIREMENTS OF THE DEVELOPMENT SERVICES AND HAVING ADEQUATE PRESSURE FOR DOMESTIC AND FIRE USES, AS DETERMINED BY THE WATER AND HYDROELECTRIC SERVICES DEPARTMENT AND THE FIRE DEPARTMENT.
- ALL PARKING AREAS AND DRIVEWAYS SHALL BE HARD SURFACED. ALL NEW OR MODIFIED DRIVEWAY LOCATIONS WILL NEED TO BE REVIEWED AND APPROVED PRIOR TO CONSTRUCTION.
- ALL STORMWATER AND SURFACE DRAINAGE GENERATED ON-SITE MUST BE DISPOSED OF ON SITE IN ACCORDANCE WITH CHAPTER 17D.060 SCM, STORMWATER FACILITIES, THE SPOKANE REGIONAL STORMWATER MANUAL, AND CITY DESIGN STANDARDS. 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.
- SLOPE EASEMENTS FOR CUT AND FILL, AS DEEMED NECESSARY BY PLANNING & DEVELOPMENT IN ACCORDANCE WITH CITY DESIGN STANDARDS, ARE GRANTED ALONG ALL PUBLIC RIGHT OF WAYS.
- A TRANSPORTATION IMPACT FEE WILL BE COLLECTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE AFFECTED LOT.
- GENERAL FACILITIES CHARGES FOR NEW AND/OR UPSIZED WATER AND SEWER SERVICES WILL APPLY TO THE LOTS WITHIN THIS PLAT.
- 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 SCM, STORMWATER FACILITIES, AND THE PROJECT ENGINEER'S RECOMMENDATIONS, BASED ON THE DRAINAGE PLAN ACCEPTED FOR THE FINAL SUBDIVISION/PUD, HAVE BEEN COMPLIED WITH.
- 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 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.

THIS 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

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ IN THE YEAR OF \_\_\_\_\_ AT \_\_\_\_\_ A.M./P.M. IN BOOK \_\_\_\_\_ OF SHORT PLATS, AT PAGE \_\_\_\_\_ AT THE REQUEST OF DAN GARABEDIAN. AFN \_\_\_\_\_

COUNTY AUDITOR

"HOGAN POCKET RESIDENTIAL DEVELOPMENT" FINAL CITY SHORT PLAT, BEING A PORTION OF GOVERNMENT LOT 5, SECTION 4, TOWNSHIP 24 NORTH, RANGE 43 EAST W.M., CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON CITY # ?????????

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:

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 PLANNING DIRECTOR'S APPROVAL OF THE PRELIMINARY PLAT # Z20-129PSP.

CITY OF SPOKANE PLANNING DIRECTOR

CITY OF SPOKANE ENGINEERING:

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 THIS CERTIFICATION, IS NOT SUBJECT TO ANY OUTSTANDING FEES OR ASSESSMENTS. EXAMINED AND APPROVED \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SPOKANE COUNTY TREASURER

ACKNOWLEDGED:

DANIEL A. GARABEDIAN

STATE OF WASHINGTON }  
COUNTY OF \_\_\_\_\_ } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ IN THE YEAR 20\_\_\_\_, BEFORE ME, THE ABOVE SIGNED, PERSONALLY APPEARED DANIEL A. GARABEDIAN, KNOWN OR IDENTIFIED TO ME TO BE THE OWNER WHO EXECUTED THIS INSTRUMENT AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE A FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES HEREIN MENTIONED AND ON OATH STATE THAT \_\_\_\_\_ (HE) IS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

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

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT \_\_\_\_\_

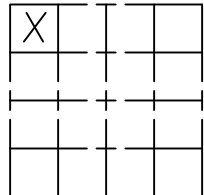
MY COMMISSION EXPIRES \_\_\_\_\_

SURVEYOR'S CERTIFICATE

I, SARA MARKS, A REGISTERED LAND SURVEYOR, HEREBY CERTIFY THIS PLAT OF HOGAN POCKET RESIDENTIAL DEVELOPEMENT, 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.

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 DAN GARABEDIAN IN MAY OF 2020.

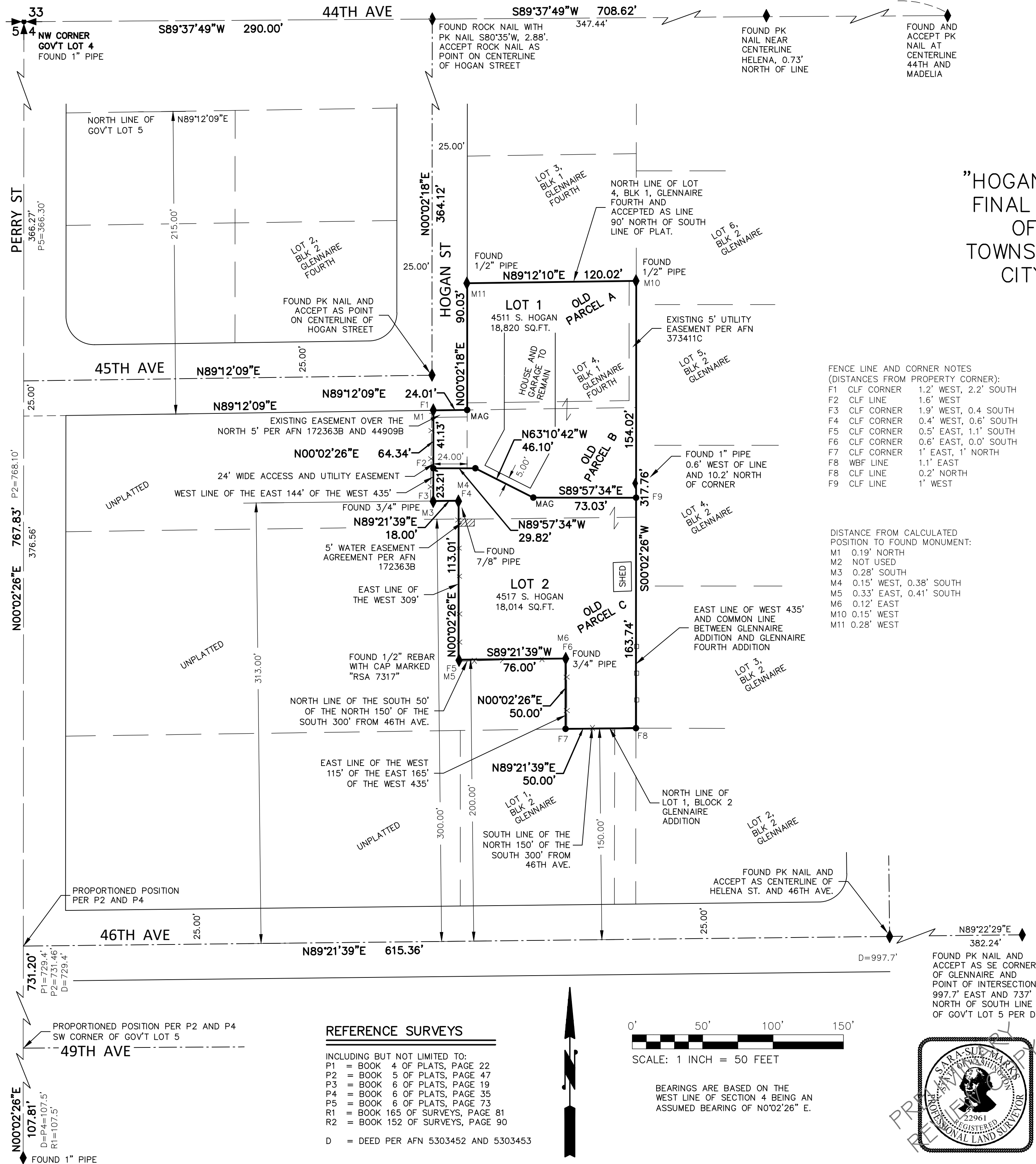
SARA MARKS  
CERTIFICATE NUMBER 22961



GOV'T LOT 5  
(NW 1/4 NW 1/4,)  
SECTION 4,  
T24N, R43E, WM

HOGAN POCKET RESIDENTIAL DEVELOPMENT		
SCALE: SHOWN	SHORT PLAT	DRAWN BY: DZ
DATE: 12/21/20		JOB #: WA-2448
GOV'T LOT 5, S.4 T24N R43E WM		
<b>BELSBY ENGINEERING</b>		<b>HORROCKS ENGINEERS</b>
1325 W. 1ST AVE. STE. 204 SPOKANE, WA 99201		(509) 747-6790 FAX (509) 747-7005
		DRAWING NUMBER 1 OF 2





AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ IN THE YEAR OF \_\_\_\_\_ AT \_\_\_\_\_ A.M./P.M. IN BOOK \_\_\_\_\_ OF SHORT PLATS, AT PAGE \_\_\_\_\_ AT THE REQUEST OF DAN GARABEDIAN. AFN \_\_\_\_\_

\_\_\_\_\_ COUNTY AUDITOR

"HOGAN POCKET RESIDENTIAL DEVELOPMENT"  
FINAL CITY SHORT PLAT, BEING A PORTION  
OF GOVERNMENT LOT 5, SECTION 4,  
TOWNSHIP 24 NORTH, RANGE 43 EAST W.M.,  
CITY OF SPOKANE, SPOKANE COUNTY,  
WASHINGTON  
CITY # ????????

FENCE LINE AND CORNER NOTES  
(DISTANCES FROM PROPERTY CORNER):

F1 CLF CORNER 1.2' WEST, 2.2' SOUTH  
F2 CLF LINE 1.6' WEST  
F3 CLF CORNER 1.9' WEST, 0.4' SOUTH  
F4 CLF CORNER 0.4' WEST, 0.6' SOUTH  
F5 CLF CORNER 0.5' EAST, 1.1' SOUTH  
F6 CLF CORNER 0.6' EAST, 0.0' SOUTH  
F7 CLF CORNER 1' EAST, 1' NORTH  
F8 WBF LINE 1.1' EAST  
F9 CLF LINE 0.2' NORTH  
F9 CLF LINE 1' WEST

DISTANCE FROM CALCULATED POSITION TO FOUND MONUMENT:

M1 0.19' NORTH  
M2 NOT USED  
M3 0.28' SOUTH  
M4 0.15' WEST, 0.38' SOUTH  
M5 0.33' EAST, 0.41' SOUTH  
M6 0.12' EAST  
M10 0.15' WEST  
M11 0.28' WEST

LEGEND

◆ FOUND MONUMENT AS NOTED

● SET 5/8" DIAMETER REBAR WITH YELLOW PLASTIC CAP MARKED "BELSBY 22961"

●MAG SET MAG NAIL WITH WASHER MARKED "22961"

AFN AUDITOR'S FILE NUMBER

CLF CHAIN LINK FENCE

◇◇◇ CHAIN LINK FENCE LINE (CLF)

□□□ WOOD BOARD FENCE LINE (WBF)

PURPOSE OF THE SURVEY WAS TO DETERMINE, RECOVER AND OR SET THE DEED CORNERS OF THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION AS WELL AS SHOW ANY VISIBLE PHYSICAL APPURTENANCES WHICH MAY INDICATE LINES OF POSSESSION OR CONFLICT OF TITLE.

SURVEY PROCEDURES

BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON A SERIES OF CHECKED MEASUREMENTS MADE WITH A SOKKIA SET 4000 TOTAL STATION AND A TOPCON HIPER VR GPS SYSTEM IN SEPTEMBER OF 2020 BY BELSBY+HORROCKS ENGINEERS. BASED UPON THE EQUIPMENT AND PROCEDURES USED, THE POSITIONS SHOWN MEET OR EXCEED THE REQUIRED STANDARDS FOR WAC 332-130-080, WAC 332-130-085 AND WAC 332-130-090.

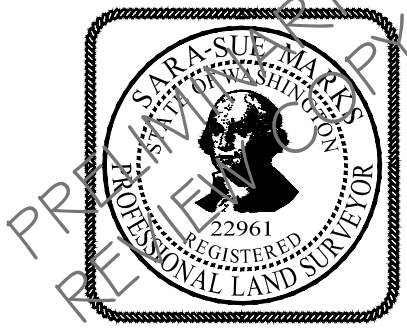
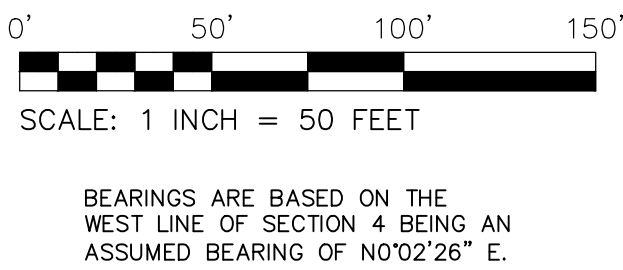
CONTROLLING MONUMENTS SHOWN HEREON WERE VISITED IN JUNE OF 2020.

REFERENCE SURVEYS

INCLUDING BUT NOT LIMITED TO:

P1 = BOOK 4 OF PLATS, PAGE 22  
P2 = BOOK 5 OF PLATS, PAGE 47  
P3 = BOOK 6 OF PLATS, PAGE 19  
P4 = BOOK 6 OF PLATS, PAGE 35  
P5 = BOOK 6 OF PLATS, PAGE 73  
R1 = BOOK 165 OF SURVEYS, PAGE 81  
R2 = BOOK 152 OF SURVEYS, PAGE 90

D = DEED PER AFN 5303452 AND 5303453



GOV'T LOT 5  
(NW 1/4 NW 1/4,)  
SECTION 4,  
T24N, R43E, WM

HOGAN POCKET RESIDENTIAL DEVELOPMENT

SCALE: SHOWN	SHORT PLAT	DRAWN BY: DZ
DATE: 12/21/20		JOB #: WA-2448

GOV'T LOT 5, S.4 T24N R43E WM

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DRAWING NUMBER  
2 OF 2