FINAL SHORT PLAT
"HOLDER" FINAL CITY SHORT PLAT
A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M., IN THE CITY AND COUNTY OF SPOKANE, WASHINGTON

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, that Gerald A. Holder and Sharon M. Holder, husband and wife, have platted into parcels the land shown hereon to be known as "HOLDER" Final City Short Plat; the East 264 feet (16 rods) of the North half of the Southwest quarter of Section 24, Township 26 North, Range 42 East of the Wismette Meridian; EXCEPT the South 283 feet of the North 422 feet of the East 198 feet (12 rods) and EXCEPT the South 99 feet of the North 129 feet of the East 181.5 feet (11 rods); and EXCEPT Strong Road; all in the City and County of Spokane, State of Washington.

This subdivision has been made with the free consent and in accordance with the desire of the owners of the land so divided. The signatories hereof hereby certify that Gerald A. Holder and Sharon M. Holder 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 delinquent taxes or assessments.

All stormwater and surface drainage on-site shall be disposed of on-site in accordance with SMC 170.060 "Stormwater Facilities."

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 170.060 "Stormwater Facilities", the Regional Stormwater Manual, Special Drainage District, and City Design Standards have been complied with.

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 issuance of a building permit on said lot.

No garages shall be permitted within 20-feet from the front property line.

All parking areas and driveways shall be hard surfaced.

Only city water and sanitary sewer systems shall serve the plot; the use of individual on-site sanitary waste sewer systems and private wells is prohibited.

A Transportation Impact Fee will be collected prior to the issuance of a building permit for the affected lot.

ACKNOWLEDGMENT:

In witness whereof the said owners, have hereunto set their hand this day of 2015.

Gerald Holder
Sharon Holder

STATE OF WASHINGTON
COUNTY OF SPOKANE

On this day of 2015, before me personally appeared Gerald Holder and Sharon Holder, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said individuals for the uses and purposes therein stated. 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, Walter O. Dela, registered land surveyor, hereby certify the HOLDER FINAL CITY SHORT PLAT, as shown hereon, is based upon actual field survey of the land described and that all angles, distances, and curves are correctly shown and that all lot corners are set as shown on the plat and is in conformance with ROW 56.00.

Walter O. Dela, P.L.S. licensed

PRELIMINARY ONLY

BENTHIN & ASSOCIATES
PROFESSIONAL LAND SURVEYING AND PLANNING
104 N. WASHINGTON STREET
SPOKANE, WA 99201
(509) 320-0029 FAX (509) 322-4032

1/16/2015

HOLDEN FINAL CITY SHORT PLAT
CITY AND COUNTY OF SPOKANE, WASHINGTON

NE1/4 SW1/4 S24 T26 N R42 E W.M.
PLAT NUMBER 1852HOLD
DATE 6-4-15
ABR NO 15-12

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