

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
PAGE 1 OF 2

AUDITOR'S CERTIFICATE:
FILED FOR RECORD THIS _____ DAY OF _____,
20 ____ AT ____ M. IN BOOK _____ OF _____ AT PAGE _____
AT THE REQUEST OF _____

COUNTY AUDITOR

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 Willamette Meridian; EXCEPT the South 475 feet of said East 264 feet (16 rods) and EXCEPT the South 293 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 generated on-site shall be disposed of on-site in accordance with SMC 17D.060 "Storm water 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 17D.060 "Stormwater Facilities", the Regional Stormwater Manual, Special Drainage Districts, 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 plat; 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 }SS

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 _____

ACKNOWLEDGMENT:

IN WITNESS WHEREOF said Mortgage Electronic Registration Systems Inc., have hereunto set their hand. This _____ day of _____, 2015.

STATE OF WASHINGTON }
COUNTY OF SPOKANE }SS

On this _____ day of _____ 2015, before me personally appeared _____ of _____ to me known to be _____

_____ a _____
that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said _____ for the uses and purposes therein mentioned, and on oath stated he/she is authorized to execute the 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 _____

PROCEDURES & EQUIPMENT:

SURVEY PERFORMED WITH TOPCON GTS-302
TOTAL STATION, TRIMBLE GPS R8 V3 RECEIVERS
AND COMPLIES WITH RCW 58.09 AND WAC
332-130-090.

PURPOSE OF SURVEY IS TO ESTABLISH
PROPERTY BOUNDARY AND SET CORNERS.

SURVEYOR'S CERTIFICATE :

I, Walter O. Dale, 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 courses are correctly shown and that all lot corners are set as shown on the plat and is in conformance with RCW 58.09.

PRELIMINARY ONLY

WALTER O. DALE, P.L.S. #29270



CITY OF SPOKANE PLANNING DIRECTOR

This plat has been reviewed on this _____ day of _____, 2015 and is found to be in full compliance with all the conditions of approval stipulated in the Hearing Examiner's/Planning Director's approval of the preliminary "HOLDER" FINAL CITY SHORT PLAT

PLANNING DIRECTOR

CITY OF SPOKANE ENGINEER:

Approved as to the compliance with the survey data, the design of public works and provisions made for constructing the improvements and permanent control monuments this _____ day of _____, 2015.

CITY OF SPOKANE ENGINEER

CITY OF SPOKANE TREASURER:

"I hereby certify that the land described by this plat, as of the date of this certificate, is not subject to any delinquent local improvement assessment. Future installments, if any, shall remain due and payable and it shall be the responsibility of the owners to initiate the segregation of the L.I.D. assessment. Examined and approved, this _____ day of _____, 2015.

CITY OF SPOKANE TREASURER

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 local improvement assessments. Examined and approved this _____ day of _____, 2015.

SPOKANE COUNTY TREASURER

PRINT DATE: 6-16-2015

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HOLDER FINAL CITY SHORT PLAT

CITY AND COUNTY OF SPOKANE, WASHINGTON

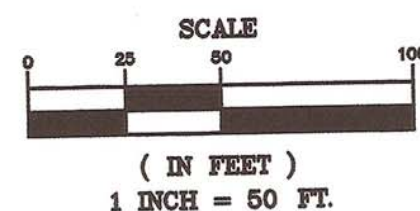
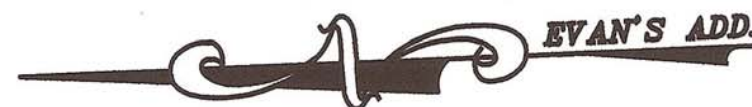
NE1/4, SW1/4 S.24, T.26 N., R.42 E., W.M.

F. BK #:	2015 LL	DRWN BY:	S.D. & C.D.	DWG NAME:	1512HOLD
SHEET	1 OF 2	DATE:	6-4-15	JOB NO.:	15-12

BENTHIN & ASSOCIATES
PROFESSIONAL LAND SURVEYING AND PLANNING
1004 N. ATLANTIC AVENUE • SPOKANE, WA 99201
(509) 325-4529 • (FAX) 325-4520

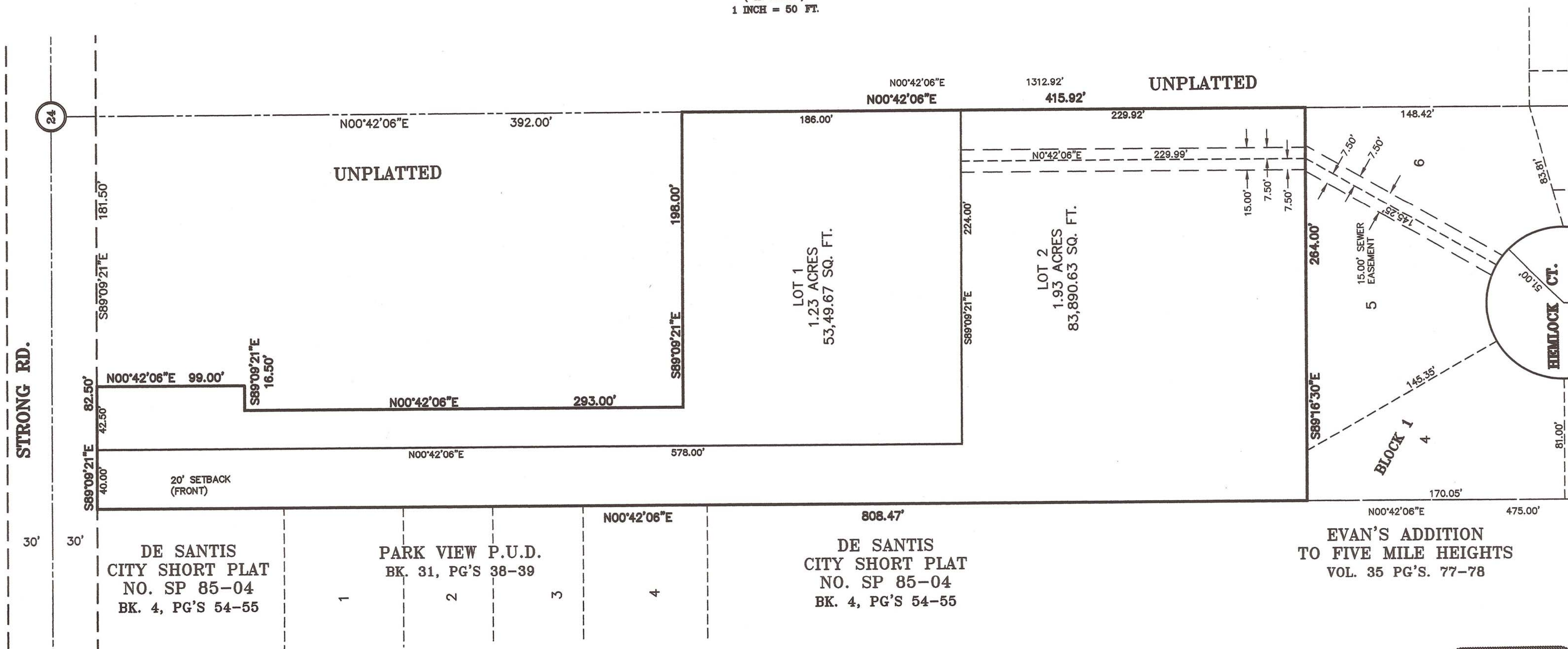
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PAGE 2 OF 2



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VERTICAL DATUM:

ELEVATION DATUM IS BASED ON FIVE
MILE HEIGHTS FIFTH ADDITION DATUM

T.B.M. ELEV. = 2378.81'
SE HEAD BOLT ON FIRE HYDRANT
IN THE NE QUAD. OF HEMLOCK CT
AND ST. THOMAS MORE WAY

PRELIMINARY ONLY

WALTER O. DALE, P.L.S. #29270



PRINT DATE: 6-16-2015

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CITY AND COUNTY OF SPOKANE, WASHINGTON			
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SHEET	2 OF 2	DATE: 3-20-15	JOB NO.: 15-12
BENTHIN & ASSOCIATES			
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