HUCKELBERRY FINAL CITY SHORT PLAT
BEING A PORTION OF THE SW 1/4 OF SECTION 19, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M., CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

DEDICATION LANGUAGE

1. ONLY CITY WATER AND SANITARY SEWER SYSTEMS SHALL SERVE THE PLAT; THE USE OF INDIVIDUAL ON-SITE SANITARY WASTE DISPOSAL SYSTEMS IS PROHIBITED.

2. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE LOTS SHALL BE CONNECTED TO A FUNCTIONING PUBLIC OR PRIVATE SEWER SYSTEM CONNECTED WITH THE REQUIREMENTS OF THE PLANNING & DEVELOPMENT DEPARTMENT.

3. DEED OF THE PLAT IS SUBJECT TO THE CONDITION OF A MUNICIPAL CONTROL PLAN THAT HAS BEEN SUBMITTED TO AND ACCEPTED BY THE PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS OR GRADING PERMITS.

4. PLUMBING SEWERS FOR CUT AND FILL ARE DEEMED NECESSARY BY THE PLANNING AND DEVELOPMENT DEPARTMENT IN ACCORDANCE WITH THE CITY'S GRADING STANDARDS, AND ARE HEREBY GRANTED TO THE CITY OF SPOKANE FOR CONSTRUCTION AND MAINTENANCE IN ACCORDANCE WITH THESE STANDARDS.

5. ALL STORMWATER AND SURFACE DRAINAGE CONTROL PLAN MUST BE SUBMITTED TO AND ACCEPTED BY THE PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS OR GRADING PERMITS.

6. A TRANSPORTATION IMPACT FEE WILL BE COLLECTED FROM ANY LOT ISSUED A BUILDING PERMIT FOR THE APPROPRIATE LOT.

7. ALL MATURE TREES AND SHRUBS SHALL BE HARD SURFACES.

8. GRADING REQUIREMENTS FOR CUT AND FILL ARE DEEMED NECESSARY BY THE ENGINEERING SERVICES DEPARTMENT IN ACCORDANCE WITH THE CITY'S GRADING STANDARDS, AND ARE HEREBY GRANTED TO THE CITY OF SPOKANE FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC ROADS AND STREET IMPROVEMENTS.

9. FOR SEWER INFECTION, INCLUDING CABLE TELEVISION, IS HEREBY GRANTED ALONG ALL STREET PRIORITIES TO THE CITY AND ITS PRIVILEGES.

10. UTILITY REQUIREMENTS FOR UTILITIES, INCLUDING TELEPHONE, GAS, AND ELECTRIC, ARE DEEMED NECESSARY BY THE ENGINEERING SERVICES DEPARTMENT IN ACCORDANCE WITH THE CITY'S GRADING STANDARDS, AND ARE HEREBY GRANTED TO THE CITY OF SPOKANE FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC ROADS AND STREET IMPROVEMENTS.

11. DEVELOPMENT OF THE SUBURBAN PROPERTY, INCLUDING SUBURBAN FACILITIES, IS DEEMED NECESSARY BY THE ENGINEERING SERVICES DEPARTMENT IN ACCORDANCE WITH THE CITY'S GRADING STANDARDS, AND ARE HEREBY GRANTED TO THE CITY OF SPOKANE FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC ROADS AND STREET IMPROVEMENTS.

12. ALL STORMWATER AND SURFACE DRAINAGE CONTROL PLAN MUST BE SUBMITTED TO AND ACCEPTED BY THE PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS OR GRADING PERMITS.

13. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAT AND ANY OTHER GOVERNMENTAL OR CORPORATE ASSESSMENTS, THE REQUIREMENTS OF THIS PLAT SHALL CONTROL.

14. THE ISSUANCE OF ANY BUILDING PERMITS FOR THE CUT AND FILL ARE DEEMED NECESSARY BY THE ENGINEERING SERVICES DEPARTMENT.

15. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAT AND ANY OTHER GOVERNMENTAL OR CORPORATE ASSESSMENTS, THE REQUIREMENTS OF THIS PLAT SHALL CONTROL.

16. ALL REQUIREMENTS FORorablel Land Surveying, PLS 1240, CAMERON NAFORA, 117 W 13TH AVE, SPOKANE, WA 99204

SURVEYOR'S CERTIFICATE

Christopher O. Plen, PLS 46132

Sheets 1 of 2

T.25 N. R.43 E

PLS

HUCKELBERRY FINAL CITY SHORT PLAT

CAMERON NAFORA

417 W 13TH AVE

SPOKANE, WA 99204

SURVEY BY CPD

DRAWN BY CPD

CHECKED BY KRL

DATE: MAY 13, 2018

SCALE: 1"=100'

CASSIDY LAND SURVEYORS
HUCKELBERRY FINAL CITY SHORT PLAT

BEING A PORTION OF THE SW 1/4 OF SECTION 19, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M., CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

REFERENCES
1. PLAT OF RESURVEY OF CLIFF PARK ADDITION, RECORDED IN VOLUME C OF PLATS, PAGE 80, REGISTRY OF SPOKANE COUNTY, WASHINGTON.
2. CITY OF SPOKANE MONUMENT RECORDS.
3. DEED OF SURVEY RECORDED IN BOOK 113 OF SURVEYS, PAGE 36, REGISTRY OF SPOKANE COUNTY, WASHINGTON.
4. REGISTRY OF SURVEY RECORDED IN BOOK A OF SURVEYS, PAGE 86, REGISTRY OF SPOKANE COUNTY, WASHINGTON.

SURVEYOR'S CERTIFICATE

A CREDENTIAL TO PERFORM LAND SURVEYING, HEREBY CERTIFY THAT THE
PLAT OF SURVEY, 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 PRINTING LOT CORNERS ARE SET
AS SHOWN ON THE PLAT MONUMENTS AND PRINTING CORNERS SHALL BE SET
UPON COMPLETION OF THE UTILITY AND STREET IMPROVEMENTS.

WITNESS SIGNED AT

Christopher O. Pien
PLEIN LAND SURVEYING

PLS

HUCKELBERRY FINAL
CITY SHORT PLAT

CAMERON NAPORA
807 W 12TH AVE
SPOKANE, WA 99204

PHONE (509) 535-2809
FAX (509) 328-5106

SCALE 11 W
Northeast Section
CASSIDY (1983)

SURVEYED BY
DRAWN BY
CHECKED BY
DATE: MAY 13, 2018

VEHICLE ACCESS

WARNING

The following are not to scale

19TH AVENUE
12TH AVENUE
13TH AVENUE

VERTICAL DATUM BASIS OF BEARINGS
NAVD 88
Held Sept 24, 1978 at the Centerline of 12th Avenue, Base of PLSS Certificates Reference Points and Public Monuments Per Reference #1.

METHODS AND EQUIPMENT

THIS SURVEY WAS PERFORMED BY FIELD SURVEYING WITH A LARGE SCALE OF TOTAL STATION AND WERE COMPLIANT WITH THE STANDARDS DEVELOPED BY NAIP-IV-13-99-002.