

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

- 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.
- PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE LOTS SHALL BE CONNECTED TO A FUNCTIONING PUBLIC OR PRIVATE SEWER SYSTEM COMPLYING WITH THE REQUIREMENTS OF THE PLANNING & DEVELOPMENT DEPARTMENT.
- DEVELOPMENT OF THE SUBJECT PROPERTY, INCLUDING GRADING AND FILING, ARE REQUIRED TO FOLLOW AN EROSION/SEDIMENT CONTROL PLAN THAT HAS BEEN SUBMITTED TO AND ACCEPTED BY THE PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO THE ISSUANCE OF ANY BUILDING AND/OR GRADING PERMITS.
- SLOPING EASEMENTS FOR CUT AND FILL AS DEEMED NECESSARY BY THE PLANNING AND DEVELOPMENT 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.
- ALL STORMWATER AND SURFACE DRAINAGE GENERATED ON-SITE MUST BE DISPOSED OF ONSITE 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.
- A TRANSPORTATION IMPACT FEE WILL BE COLLECTED PRIOR TOT THE ISSUANCE OF A BUILDING PERMIT FOR THE AFFECTED LOT.
- ALL PARKING AREAS AND DRIVEWAYS SHALL BE HARD SURFACED.
- 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 ___ 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 ON-SITE 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.
- 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/PUB, 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 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.

ORIGINAL LEGAL DESCRIPTION

PARCEL NO. 35193.3422

PER BARGAIN AND SALE DEED AFN 6677700:

LOT 9, EXCEPT THE SOUTH 108 FEET, AND LOT 10, EXCEPT THE SOUTH 92 FEET THEREOF, BLOCK 7, RESURVEY OF CLIFF PARK ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME "E" OF PLATS, PAGE 65, RECORDS OF SPOKANE COUNTY, WASHINGTON.

SITUATE IN SPOKANE COUNTY, WASHINGTON

OWNER'S CERTIFICATE

CAMERON AND HOLLIE NAPORA OWNERS, HEREBY CERTIFY THAT THE PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE 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; OWNERS DEDICATE 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 OWNERS CONVEY TO THE CITY AS GENERAL CITY PROPERTY THE BUFFER STRIPS ADJOINING UNPLATTED PROPERTY.

OWNER _____ DATE _____

OWNER _____ DATE _____

ACKNOWLEDGEMENT

STATE OF WASHINGTON

COUNTY OF SPOKANE
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT CAMERON AND HOLLIE NAPORA, A MARRIED COUPLE, SIGNED THIS INSTRUMENT AND ACKNOWLEDGE IT TO BE HIS/HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

OWNER SIGNATURE _____ DATE _____

OWNER SIGNATURE _____ DATE _____

DATED _____ SIGNATURE OF NOTARY PUBLIC _____ TITLE _____

MY APPOINTMENT EXPIRES: _____

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2018 AT _____, M IN BOOK

_____, PAGE _____ OF PLATS, UNDER AUDITOR FILE NUMBER

_____, RECORDS OF SPOKANE COUNTY, WASHINGTON AT THE

REQUEST OF PLEIN LAND SURVEYING

SPOKANE COUNTY AUDITOR _____

BY: DEPUTY CLERK _____

CITY OF SPOKANE ENGINEERING DEPARTMENT

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

CITY OF SPOKANE PLANNING DEPARTMENT

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 HEARING EXAMINER'S/PLANNING DIRECTOR'S APPROVAL OF THE PRELIMINARY PLAT # Z18-268PSP.

CITY OF SPOKANE PLANNING DIRECTOR

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

SPOKANE COUNTY TREASURER

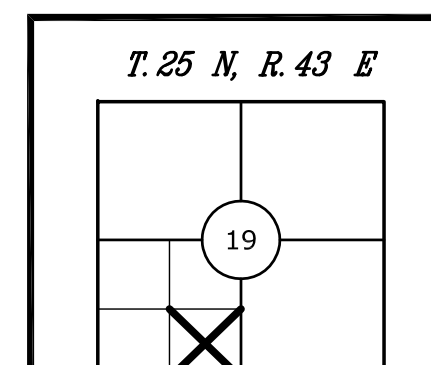
I HEREBY CERTIFY THAT THE LAND DESCRIBED IN THIS PLAT, AS OF THE DATE OF THIS CERTIFICATION, IS NOT SUBJECT TO ANY OUTSTANDING FEES OR ASSESSMENTS. EXAMINED AND APPROVED ____ DAY OF _____, 20____.

SPOKANE COUNTY TREASURER

SURVEYOR'S CERTIFICATE

I, CHRISTOPHER D. PLEIN REGISTERED LAND SURVEYOR, HEREBY CERTIFY THE PLAT OF NAPORA, 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 CORNERS SHALL BE SET UPON COMPLETION OF THE UTILITY AND STREET IMPROVEMENTS.

CHRISTOPHER D. PLEIN P.L.S. 46322



PLS
PLEIN LAND SURVEYING

3215 W. MONTICELLO PL
SPOKANE, WA 99205
PHONE 509.638.1138

SURVEY BY: CDP

DRAWN BY: CDP

**HUCKELBERRY FINAL
CITY SHORT PLAT**
CAMERON NAPORA
807 W 12TH AVE
SPOKANE, WA 99204

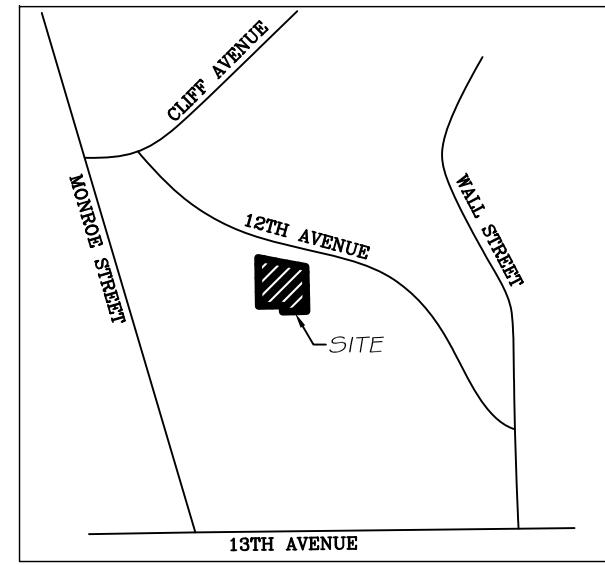
SCALE H: 1"=50' JOB: 18-005
V: N/A CADD/DWG: 18-005-SP.DWG

CHECKED BY: KLK

DATE: MAY 23, 2018

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



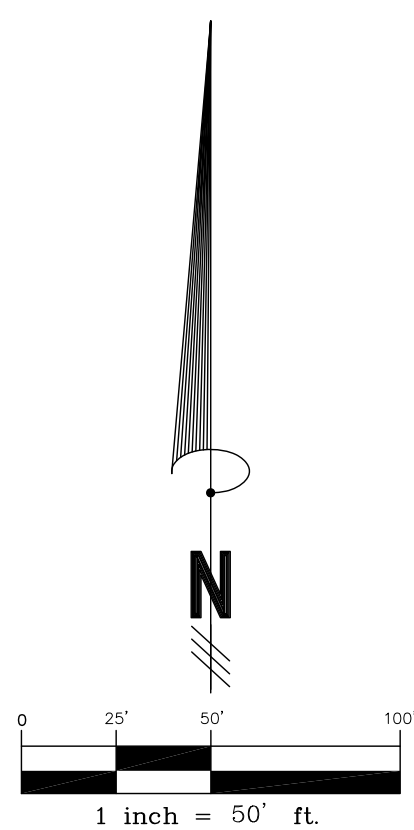
VICINITY MAP
Not to scale

REFERENCES

1. PLAT OF RESURVEY OF CLIFF PARK ADDITION, RECORDED IN VOLUME E OF PLATS, PAGE 65, RECORDS OF SPOKANE COUNTY, WASHINGTON.
2. CITY OF SPOKANE MONUMENT RECORDS.
3. RECORD OF SURVEY RECORDED IN BOOK 113 OF SURVEYS, PAGE 32, RECORDS OF SPOKANE COUNTY, WASHINGTON.
4. RECORD OF SURVEY RECORDED IN BOOK 4 OF SURVEYS, PAGE 91, RECORDS OF SPOKANE COUNTY, WASHINGTON.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2018 AT _____, M IN BOOK _____, PAGE _____ OF PLATS, UNDER AUDITOR FILE NUMBER _____, RECORDS OF SPOKANE COUNTY, WASHINGTON AT THE REQUEST OF PLEIN LAND SURVEYING
SPOKANE COUNTY AUDITOR _____ BY: DEPUTY CLERK _____



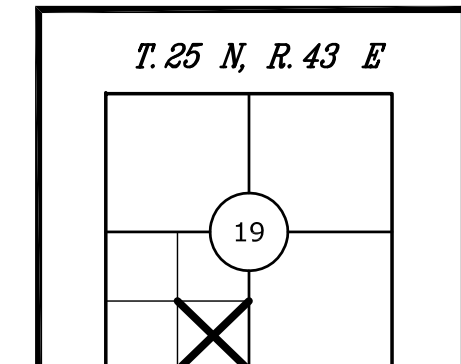
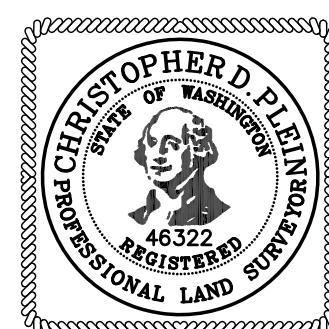
LEGEND

- SET 1/2" REBAR AND CAP "CDP LS 46322"
- FOUND MONUMENT AS NOTED

SURVEYOR'S CERTIFICATE

I, CHRISTOPHER D. PLEIN REGISTERED LAND SURVEYOR, HEREBY CERTIFY THE PLAT OF NAPORA, 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 CORNERS SHALL BE SET UPON COMPLETION OF THE UTILITY AND STREET IMPROVEMENTS.

CHRISTOPHER D. PLEIN P.L.S. 46322



PLS
PLEIN LAND SURVEYING
3215 W. MONTICELLO PL
SPOKANE, WA 99205
PHONE 509.638.1138

HUCKELBERRY FINAL CITY SHORT PLAT
CAMERON NAPORA
807 W 12TH AVE
SPOKANE, WA 99204

SCALE H: 1"=30'
V: N/A
JOB: 18-005
CADD/DWG: 18-005-SP.DWG

SURVEY BY: CDP
DRAWN BY: CDP
CHECKED BY: KLK
DATE: MAY 23, 2018

12TH AVENUE

MONROE ST

CLIFF AVENUE

12TH AVENUE

13TH AVENUE

Lot 4
APN: 35193.3422
4' INGRESS/EGRESS EASEMENT
AFN 861882A

UTILITY EASEMENT FOR POWER
AFN 913784A
FOLLOWS EXISTING POLE, GUY ANCHOR, AND OVERHEAD LINE LOCATIONS.
NO DIMENSIONS PROVIDED

Lot 8
APN: 35193.3409

Lot 9
APN: 35193.3410

Lot 10
APN: 35193.3413

Lot 11
APN: 35193.3415

Lot 12
APN: 35193.3416

BLOCK 7
RESURVEY OF CLIFF PARK ADDITION

ORIGINAL PARCEL
807 W. 12TH AVE.
APN: 35193.3422
0.22 ACRES

BLOCK 8
RESURVEY OF CLIFF PARK ADDITION

$\Delta=90^{\circ}09'58''$
 $R=91.16$
 $L=143.45$

$\Delta=27^{\circ}29'30''$
 $R=408.50$
 $L=196.01$

$\Delta=8^{\circ}29'40''$
 $R=338.00$
 $L=50.11$

$\Delta=4^{\circ}07'08''$
 $R=443.50$
 $L=31.88$

$\Delta=1^{\circ}48'36''$
 $R=303.00$
 $L=9.57$

VERTICAL DATUM

NAVD 88.

BASIS OF BEARINGS

HELD N77°34'22"W ALONG THE CENTERLINE OF 12TH AVENUE, BASED OF FOUND CROSS-FIRED REFERENCE POINTS AND FOUND MONUMENTS PER REFERENCE #1.

METHODS AND EQUIPMENT

THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE WITH A LEICA 1205 5" TOTAL STATION AND MEETS OR EXCEEDS THOSE STANDARDS IDENTIFIED BY WAC 332-130-090.