

DECLARATION AND DEDICATION

KNOW ALL THESE MEN BY THESE PRESENTS THAT GRANT KELLER HAS PLATTED INTO LOTS, THE LAND SHOWN HEREON TO BE KNOWN AS: THE ABBEY AT 15TH AND IVORY, SAID LAND BEING DESCRIBED AS FOLLOWS:

LOT 5 AND THE WEST 30 FEET OF LOT 6, ROOSEVELT ADDITION, ACCORDING TO PLAT RECORDED IN VOLUME "E" OF PLATS, PAGE 56, IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON.

THE ABOVE LEGAL DESCRIPTION IS BASED ON THE FOLLOWING DOCUMENT:
FIRST AMERICAN TITLE INSURANCE COMPANY

ORDER NUMBER: 4251-477792, FOR TAX PARCEL #35291.0121

PUBLIC SEWER SYSTEM

A PUBLIC SEWER SYSTEM WILL BE MADE AVAILABLE FOR THE PLAT AND INDIVIDUAL SERVICE SHALL BE PROVIDED TO EACH LOT PRIOR TO SALE. USE OF INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS SHALL NOT BE AUTHORIZED.

PUBLIC SEWERS SHALL BE CONSTRUCTED TO PROVIDE FOR THE CONNECTION OF EACH PARCEL TO THE COUNTY'S SYSTEM OF SEWERAGE. USES ON PROPERTIES WITHIN THE PROJECT SHALL BE REQUIRED TO CONNECT TO THE SEWER AND PAY APPLICABLE CHARGES PER THE COUNTY SEWER ORDINANCE. SEWER CONNECTION PERMITS SHALL BE REQUIRED.

THE PERPETUAL EASEMENT GRANTED TO SPOKANE COUNTY, ITS SUCCESSORS AND ASSIGNS IS FOR THE SOLE PURPOSE OF CONSTRUCTING, INSTALLING OPERATING, MAINTAINING, REPAIRING, ALTERING, REPLACING, REMOVING, AND ALL OTHER USES OR PURPOSES WHICH ARE OR MAY BE RELATED TO A SEWER SYSTEM. SPOKANE COUNTY, ITS SUCCESSORS AND ASSIGNS AT ALL TIMES HEREINAFTER, AT THEIR OWN COST AND EXPENSE, MAY REMOVE ALL CROPS, BRUSH, GRASS OR TREES THAT MAY INTERFERE WITH THE CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, REPAIRING, ALTERING, REPLACING, REMOVING AND ALL OTHER PURPOSES WHICH ARE RELATED TO A SEWER SYSTEM. THE GRANTOR(S) RESERVES THE RIGHT TO USE AND ENJOY THAT PROPERTY, WHICH IS THE SUBJECT OF THIS EASEMENT OF THE RIGHTS HEREBY GRANTED: PROVIDED, THE GRANTOR(S) SHALL NOT ERECT OR CONSTRUCT ANY BUILDING OR OTHER STRUCTURE OR DRILL ON THE EASEMENT, OR DIMINISH OR SUBSTANTIALLY ADD TO THE GROUND COVER OVER THE EASEMENT. THE EASEMENT DESCRIBED HEREINABOVE IS TO AND SHALL RUN WITH LAND.

PUBLIC WATER

THE PUBLIC WATER SYSTEM, PURSUANT TO THE WATER PLAN APPROVED BY COUNTY AND STATE HEALTH AUTHORITIES, THE LOCAL FIRE PROTECTION DISTRICT, THE CITY OF SPOKANE BUILDING DIVISION AND WATER PURVEYOR, SHALL BE INSTALLED WITHIN THIS SUBDIVISION AND THE APPLICANT SHALL PROVIDE FOR INDIVIDUAL DOMESTIC WATER SERVICE AS WELL AS FIRE PROTECTION TO EACH LOT PRIOR TO SALE OF EACH LOT AND PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.

USE OF PRIVATE WELLS AND WATER SYSTEMS IS PROHIBITED.

UTILITY EASEMENTS

UTILITY EASEMENTS SHOWN ON THE HEREIN DESCRIBED PLAT ARE HEREBY DEDICATED FOR THE USE OF SERVING UTILITY COMPANIES FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, PROTECTION, INSPECTION AND OPERATION OF THEIR RESPECTIVE FACILITIES, TOGETHER WITH THE RIGHT TO PROHIBIT CHANGES IN GRADE THAT WILL REDUCE THE EXISTING COVERAGE OVER INSTALLED UNDERGROUND FACILITIES AND THE RIGHT TO TRIM AND OR REMOVE TREES, BUSHES, LANDSCAPING AND TO PROHIBIT STRUCTURES THAT MAY INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, RELIABILITY, MAINTENANCE, AND SAFE OPERATION OF SAME.

BUILDING SETBACKS

ALL LOTS WITHIN THIS PLAT SHALL COMPLY WITH THE BUILDING SETBACK REQUIREMENTS, MAXIMUM BUILDING HEIGHT STANDARD, MAXIMUM LOT COVERAGE STANDARD AND OTHER APPLICABLE LOT DEVELOPMENT STANDARDS FOR THE RSF-C ZONING DISTRICT AND REQUIREMENTS WITHIN THE POCKET RESIDENTIAL DEVELOPMENT GUIDELINES OR SUCCESSOR ZONING DESIGNATION IN EFFECT AT THE TIME OF BUILDING PERMIT APPLICATION.

SPOKANE COUNTY TREASURER

I DO HEREBY CERTIFY THAT ALL TAXES WHICH HAVE BEEN LEVIED AND BECOME CHARGEABLE AGAINST THE LAND SHOWN WITHIN THIS MAP HAVE BEEN FULLY PAID THIS _____ DAY OF _____ 2017.

SPOKANE COUNTY TREASURER

SPOKANE COUNTY DIVISION OF UTILITIES

EXAMINED AND APPROVED THIS _____ DAY OF _____ 2017.

DIVISION OF UTILITIES MANAGER

SPOKANE COUNTY ASSESSOR

EXAMINED AND APPROVED THIS _____ DAY OF _____ 2017.

SPOKANE COUNTY ASSESSOR BY DEPUTY

THE PUBLIC STREETS AND/OR DRAINAGE FACILITIES SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE CITY OF SPOKANE FOR PUBLIC USE.

THE SUBDIVIDER/SPONSOR WILL CONSTRUCT THE PUBLIC AND PRIVATE STREETS AND ALL ASSOCIATED DRAINAGE FACILITIES IN CONFORMANCE WITH THE APPROVED PLANS ON FILE IN THE CITY ENGINEER'S OFFICE.

THE BORDER EASEMENT AS SHOWN HEREON IS HERE BY GRANTED TO THE CITY OF SPOKANE AND ITS AUTHORIZED AGENTS, AND TO THE PUBLIC FOR ROAD PURPOSES, INCLUDING BUT NOT LIMITED TO CURBS, SIDEWALKS, DRAINAGE, SIGNAGE, AND OTHER USAGE DEEMED NECESSARY BY THE CITY OF SPOKANE ENGINEER FOR THE SAFETY AND WELFARE OF THE PUBLIC. NO FENCE OR PORTION THEREOF WILL BE CONSTRUCTED WITHIN SAID EASEMENT WITHOUT PERMISSION OF THE CITY OF SPOKANE ENGINEER, NOR WILL ANY OBJECTS BE PLACED IN SAID EASEMENT THAT WOULD OBSTRUCT THE SIGHT DISTANCE NECESSARY FOR SAFE AND EFFICIENT VEHICULAR MOVEMENTS. ANY OTHER EASEMENTS GRANTED OR DEDICATED WITHIN THE BORDER EASEMENT AREA WILL BE SUBORDINATE TO THE RIGHTS CREATED BY THIS EASEMENT AND ARE SUBJECT TO THE CITY OF SPOKANE PERMIT PROCESS PRIOR TO USAGE.

THE PROPERTY OWNERS WITHIN THIS PLAT ARE RESPONSIBLE FOR KEEPING OPEN AND MAINTAINING THE SURFACE PATH OF NATURAL OR MAN-MADE DRAINAGE FLOW OVER AND ACROSS THEIR RESPECTIVE PROPERTIES. IF THE PROPERTY OWNERS FAIL TO MAINTAIN THE SURFACE PATH OF NATURAL OR MAN-MADE DRAINAGE FLOW, OR DRAINAGE FACILITIES ON PRIVATE PROPERTIES, A NOTICE OF SUCH FAILURE MAY BE GIVEN TO THE PROPERTY OWNERS. IF NOT CORRECTED WITHIN THE PERIOD INDICATED ON SAID NOTICE, THE CITY OF SPOKANE HAS THE RIGHT TO CORRECT THE MAINTENANCE FAILURE, OR HAVE IT CORRECTED, AT THE EXPENSE OF THE PROPERTY OWNERS. NO STRUCTURES, INCLUDING FENCES, SHALL BE CONSTRUCTED DIRECTLY OVER OR WITHIN A NATURAL DRAINAGE CHANNEL OR DRAINAGE DITCH WITHOUT THE EXPRESSED WRITTEN CONSENT TO THE CITY ENGINEER.

THE CITY OF SPOKANE DOES NOT ACCEPT THE RESPONSIBILITY OF MAINTAINING THE DRAINAGE COURSE ON PRIVATE LOTS NOR THE RESPONSIBILITY FOR ANY DAMAGE WHATSOEVER, INCLUDING, BUT NOT LIMITED TO , INVERSE CONDEMNATION TO ANY PROPERTIES DUE TO DEFICIENT CONSTRUCTION AND/OR MAINTENANCE OF DRAINAGE COURSES IN DRAINAGE EASEMENTS ON PRIVATE PROPERTY.

PROPERTIES MAY BE LOCATED UPHILL AND ADJACENT TO THIS SUBDIVISION THAT PERIODICALLY DISCHARGE STORMWATER RUNOFF ONTO INDIVIDUAL LOTS WITHIN THIS PLAT. STORMWATER RUNOFF FROM NEARBY UPHILL PROPERTIES SHOULD BE EXPECTED, AND DURING SNOW MELT PERIODS OR WET SEASONS THE LOTS MAY BE SUBJECTED TO HIGHER AMOUNTS OF STORMWATER RUNOFF THAN WHAT IS NORMALLY OBSERVED OR ANTICIPATED. BECAUSE STORMWATER RUNOFF FROM ADJACENT PROPERTIES HAS DISCHARGED ONTO THIS PLAT PRIOR TO DEVELOPMENT, STORMWATER RUNOFF WILL LIKELY CONTINUE TO DO SO AFTER DEVELOPMENT.

ANY BUILDING THAT IS CONSTRUCTED ON A LOT IN THIS PLAT SHALL BE SET AT SUCH AN ELEVATION SO AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM ANY DRAINAGE ENTRY POINT TO THE BUILDING (INCLUDING BUT NOT LIMITED TO A WINDOW WELL, OR A DOORWAY). THE LOTS SHALL BE GRADED SO THAT EITHER A) ALL RUNOFF IS ROUTED AWAY FROM THE BUILDING AND CONVEYED OVER THE LOT TO A NATURAL DRAINAGE SWALE OR APPROVED DRAINAGE FACILITY, OR B) DRAINAGE INTERCEPTED ON THE LOT IS DISPOSED OF ON THE LOT IN AN APPROVED DRAINAGE FACILITY. ALL DRAINAGE FACILITIES FOR THIS PLAT, INCLUDING ANY SWALES, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS ON FILE AT THE CITY ENGINEER'S OFFICE. ANY PROPOSED CHANGES TO THE APPROVED ROAD AND DRAINAGE PLANS MUST BE APPROVED BY THE CITY ENGINEER'S OFFICE PRIOR TO CONSTRUCTION OF SAID CHANGES.

THE OWNER(S) OR SUCCESSOR(S) IN INTEREST AGREE TO JOIN IN ANY CITY-APPROVED STORMWATER MANAGEMENT PROGRAM AND TO PAY SUCH RATES AND CHARGES AS MAY BE FIXED THROUGH PUBLIC HEARINGS FOR SERVICE OR BENEFIT OBTAINED BY THE PLANNING, DESIGN, CONSTRUCTING, MAINTAINING, OR OPERATION OF STORMWATER CONTROL FACILITIES.

THE LOT OWNERS WITHIN THIS PLAT SHALL MAINTAIN ALL NATURAL DRAINAGE CHANNELS, DRAINAGE DITCHES, AND ALL WATER QUALITY TREATMENT SWALES SITUATED ON THEIR RESPECTIVE PROPERTIES, AND ANY PORTION OF SWALE SITUATED IN A PUBLIC RIGHT-OF-WAY ADJACENT TO THEIR RESPECTIVE PROPERTIES. MAINTENANCE OF DRAINAGE FACILITIES INCLUDES, BUT IS NOT LIMITED TO, KEEPING OPEN AND CLEANING STORM PIPES, DITCHES, DRAINAGE PONDS, SWALES, ETC., REPLACEMENT OF DRAINAGE FACILITIES AS NEEDED, AND MAINTAINING LIVE NATIVE-TYPE DRYLAND GRASSES OR LAWN TURF IN THE SWALES. THE LOT OWNERS ARE RESPONSIBLE FOR REMOVING, DISPOSING, AND REPLACING THE SOIL AND GRASS SOD LOCATED IN DRAINAGE FACILITIES SITUATED WITHIN PRIVATE LOTS AT SUCH TIME THE CITY ENGINEER DEEMS NECESSARY. MAINTENANCE OF THE LAWN TURF WITHIN THE SWALES SHALL ALSO INCLUDE, BUT IS NOT LIMITED TO MOWING, IRRIGATING, AND KEEPING THE AREA FREE OF DEBRIS. THE LOT OWNERS SHALL BE RESPONSIBLE FOR PAYMENT OF ALL CLAIMS AND OTHER LIABILITIES WHICH MAY BECOME DUE FOR SAID MAINTENANCE RESPONSIBILITIES. THE CITY OF SPOKANE DOES NOT ACCEPT THE RESPONSIBILITY TO INSPECT AND/OR MAINTAIN THE DRAINAGE EASEMENTS, NOR DOES THE CITY OF SPOKANE ACCEPT ANY LIABILITY FOR ANY FAILURE BY THE LOT OWNERS TO PROPERLY MAINTAIN SUCH AREAS. IF THE LOT OWNERS FAIL TO MAINTAIN THE DRAINAGE FACILITIES IN CONFORMANCE WITH THE ACCEPTED DRAINAGE PLAN ON FILE AT THE CITY ENGINEER'S OFFICE, A NOTICE OF SUCH FAILURE MAY BE GIVEN TO THE LOT OWNERS BY THE CITY ENGINEER. IF NOT CORRECTED WITHIN THE PERIOD INDICATED ON SAID NOTICE, THE CITY HAS THE RIGHT TO CORRECT THE MAINTENANCE FAILURE, OR HAVE IT CORRECTED, AT THE EXPENSE OF THE LOT OWNERS.

THE CITY OF SPOKANE IS RESPONSIBLE FOR MAINTAINING THE STORMWATER FACILITIES LOCATED WITHIN THE PUBLIC RIGHT OF WAY AS SHOWN IN THE FINAL PLAT DOCUMENTS. MAINTENANCE SHALL INCLUDE CLEANING THE STRUCTURES, PIPES, AND DRYWELLS.

PRELIMINARY

POCKET RESIDENTIAL DEVELOPMENT FOR THE ABBEY AT 15TH AND IVORY
SUB-_____(NUMBER OF SUBDIVISION)
BEING A SUBDIVISION OF LOT 5 AND WEST 30 FEET OF LOT 6, PLAT OF ROOSEVELT ADD. IN VOL. E, PG 56, CITY OF SPOKANE, IN THE NE 1/4 NE 1/4 OF SECTION 29, TOWNSHIP 25 NORTH, RANGE 43 EAST, WILLAMETTE MERIDIAN SPOKANE COUNTY, WASHINGTON

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY
OF _____, 2017, AT _____ M.
IN BOOK _____ OF PLATS, AT PAGES(S) _____
AT THE REQUEST OF GRANT KELLER

SPOKANE COUNTY AUDITOR BY DEPUTY

CITY OF SPOKANE DEPT. OF PUBLIC WORKS

EXAMINED AND APPROVED THIS _____ DAY OF _____ 2017.

CITY OF SPOKANE VALLEY PUBLIC WORKS OR DESIGNEE

CITY OF SPOKANE DEPT. OF COMMUNITY DEVELOPMENT

EXAMINED AND APPROVED THIS _____ DAY OF _____ 2017.

DIRECTOR, CITY OF SPOKANE VALLEY DEPT. OF COMMUNITY DEVELOPMENT

SPOKANE REGIONAL HEALTH DISTRICT

EXAMINED AND APPROVED THIS _____ DAY OF _____ 2017.

FOR SPOKANE REGIONAL HEALTH OFFICER

IN WITNESS WHEREOF, THE FOLLOWING OWNER HAS HEREUNTO SET HIS HAND THIS _____ DAY OF _____ 2017.

GRANT KELLER
MANAGING PARTNER

ACKNOWLEDGMENT

STATE OF WASHINGTON)
) :SS
COUNTY OF SPOKANE)

ON THIS _____ DAY OF _____, 2017 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED KENNETH J. TUPPER TO ME KNOWN TO BE THE MANAGING PARTNER OF LOTS N LAND, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND TO OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY SEAL:

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT:

MY APPOINTMENT EXPIRES:



Stantec
421 West Mallon Ave Suite 309
Spokane, WA 99201-2181
Tel. 509.328.5139
www.stantec.com

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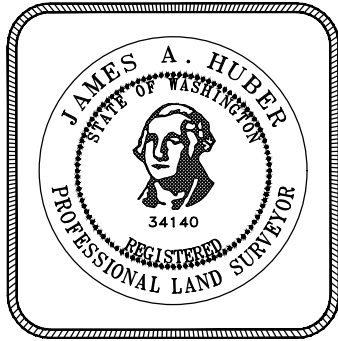
SECTION INDEX

			X

NE 1/4 NE 1/4, SECTION 29
T 25N, R 43E, WM

SURVEYOR'S CERTIFICATE

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 GRANT KELLER ON DATE XX-XX-2017.



JAMES A. HUBER, P.L.S. 34140

Client/Project

GRANT KELLER

POCKET RESIDENTIAL DEVELOPMENT

Spokane, Washington

Title

File Name: 58400-PRE_3D jgh 1705
Dwn. Chkd. Dign. YY.MM.DD

Project No.
1-23-45678

Scale

Drawing No.

Sheet

Revision

POCKET RESIDENTIAL DEVELOPMENT FOR
~~THE ABBEY AT 15TH AND IVORY~~
 SUB-_____ (NUMBER OF SUBDIVISION)
 BEING A SUBDIVISION OF LOT 5 AND WEST 30 FEET OF LOT 6,
 PLAT OF ROOSEVELT ADD. IN VOL. E, PG 56, CITY OF SPOKANE,
 IN THE NE 1/4 NE 1/4 OF SECTION 29, TOWNSHIP 25 NORTH,
 RANGE 43 EAST, WILLAMETTE MERIDIAN
 SPOKANE COUNTY, WASHINGTON



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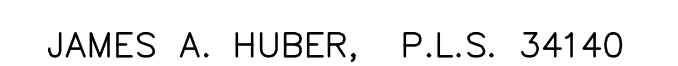
ASSUMED

PROPOSED PRD INFORMATION

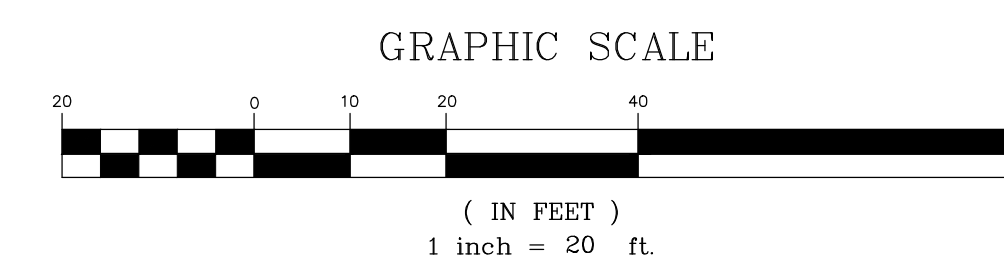
DOMESTIC WATER SUPPLIED BY:
SANITARY SEWER COLLECTION BY:
CURRENT ZONING DESIGNATION:
MINIMUM LOT AREA (NO MIN):
MAXIMUM BUILDING HEIGHT:
MAXIMUM BUILDING COVERAGE:
REQUIRED OUTDOOR AREA:
MAXIMUM LOT AREA:
MINIMUM FRONTAGE:
FRONT YARD SETBACK (FACING ST):
SIDE YARD SETBACK: (RSF-C 15-5)
REAR YARD SETBACK: (RSF-C 15-5)
DENSITY: (MIN=11,000, MAX=4350
(# OF UNITS/ACRE): (AREA INC

RESIDENTIAL-SINGLE
FAMILY
CITY OF SPOKANE
CITY OF SPOKANE
RSF-C
2,781 SF (UNIT E)
AS PER ZONE RSF-C
40%
AS PER ZONE RSF-C
18,980 SF (OPEN SPACE)
37.67 FT (UNIT B)
15 FT
0-13 FT
7-14 FT
6/0.731 AC = 8,209
5 ESMT)

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
GRANT KELLER ON DATE SS-SS-2017.



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		CONIFER OR DECIDUOUS TREE WITH SIZE IN INCHES
		POWER POLE
		GUY ANCHOR
		SEWER CLEANOUT
		LIGHT POLE
		PROPOSED LOT LINE