"JAYNE AULD" FINAL CITY SHORT PLAT
BEING A PORTION OF BLOCK 28, MORGAN'S ACRE PARK ADDITION,
PORTION OF SECTION 33, TOWNSHIP 28 NORTH, RANGE 43 EAST, W.M.
CITY OF SPokane, SPOkANE COUNTY, WAshINGTON

DEDICATION:
KNOW ALL MEN BY THESE PRESENTS, THAT Jayne Auld, the Owner of the
Lot 104 and Lot 105, Blcok 28, Morgan's Acre Park Addition to the
City of Spokane, Spokane County, Washington, on or before the
21st day of March, 2023, in the City of Spokane, Spokane County,
Washington, did dedicate the following described plat, Lots 104 and
105, Block 28, Morgan's Acre Park Addition to the City of
Spokane, Spokane County, Washington:

SITUATE IN THE CITY OF SPokane, SPokane COUNTY, STATE OF
WASHINGTON:

LOT 104: THE NORTHEAST 1/4 OF LOT 103, MORE OR LESS, IN THE
NORTHEAST 1/4 OF THE NORTH 200 FEET OF LOTS 10 TO 106, IN
The NORTH 200 FEET OF BLOCK 28, MORGAN'S ACRE PARK
ADDITION TO THE CITY OF SPokane, SPokane COUNTY, WASHINGTON,
AS SHOWN ON THEplat Recorded in Volume "K" OF PLATS, PAGE 3,
RECORD OF PLATS, SPokane COUNTY, WASHINGTON.

LOT 105: THE SOUTHEAST 1/4 OF LOT 104, MORE OR LESS, IN THE
NORTH 200 FEET OF LOTS 10 TO 106, IN THE NORTH 200 FEET OF THE
NORTH 200 FEET OF BLOCK 28, MORGAN'S ACRE PARK
ADDITION TO THE CITY OF SPokane, SPokane COUNTY, WASHINGTON,
AS SHOWN ON THEplat Recorded in Volume "K" OF PLATS, PAGE 3,
RECORD OF PLATS, SPokane COUNTY, WASHINGTON.

DEDICATION—CONTINUED:
WATER Mains and Fire Hydrants must be installed at the developer's expense,
located and approved by the SD. The developer shall be responsible for
the materials and labor associated with the installation of water mains
and fire hydrants. All utility connections shall be made to the nearest
public utility service at the expenses of the developer. The City of
Spokane has the sole authority to determine the location of
utility connections and we reserve the right to modify the
utility connections at any time.

Such utility connections shown on the plat are hereby dedicated to the
City of Spokane and pacific utility service for the use of the
developers, owners, tenants, and occupants of the
properties served by such utility connections. The City of
Spokane and Pacific Utility Service have the right to modify
the utility connections at any time.

By:

NAME: JAYNE AULD
DATE: 03/21/2023

ACKNOWLEDGMENT
STATE OF WASHINGTON
COUNTY OF SPOKANE
On the 21st day of March, 2023, before me, the undersigned, a Notary
Public in and for the State of Washington, duly commissioned and
authorized, personally appeared as JAYNE AULD, who
is known to me to be the person whose signature above appears
herein, and acknowledged before me that he/her was the person
signing as such, the instrument mentioned above.

SIGNED IN THE PRESENCE OF:

My Commission Expires:

SPokane County Treasurer

I hereby certify that the land described in this plat, or as the case may be,
is subject to any outstanding liens, assessments, taxes, or other
encumbrances, and is free and clear of all such liens, assessments,
taxes, or other encumbrances.

By:

NAME: JAYNE AULD
DATE: 03/21/2023

APPLICANT/CONTACT
STEVE HARRAND
Primary contact at JDA Inc.
300 W. 4th Ave, Suite 200
Spokane, WA 99201
(509) 327-2667

CURRENT ZONING
R-ES (Residential, East Side)

SURVEYOR'S CERTIFICATE
The undersigned, SURVEYOR, in the City of Spokane, Spokane County, Washington, on the 21st day of March, 2023, Certifies that the plat and survey hereinafter described is a true and accurate representation of the plat and survey described in the adjacent plat and survey. The survey was prepared under the supervision of the undersigned and was made in accordance with the standards prescribed by the American Congress on Surveying and Mapping.

BRIEF DESCRIPTION
The portions of land shown herein are described as follows:

LAND COORDINATES:

BASE OF BEARING:
The base of bearing is a point located approximately 300 feet south of the
intersection of the north and west lines of the plat and is described as follows:

SURVEY REFERENCE:
1) PROPERTY LINE FROM 0000
2) "ABANDONED" PROPERTY LINE FROM 0000
3) "ABANDONED" PROPERTY LINE FROM 0000

ACCRUENCY STATEMENT (WAC 335-110-100)
The survey referenced herein is in accordance with the standards and
procedures prescribed by the Washington State Board of Land Surveyors.

SURVEYOR'S NOTES:
1) TOPERATION OF LAND TO BE SURVEYED = 1,800 SQUARES
2) THE SURVEYING COMPANY IS ANSWERABLE FOR THE ACCURACY OF THE
MONUMENTS ONE FORMED AND LOCATED IN JAYNE AULD'S

SURVEYOR'S CERTIFICATE

By:

NAME: JAYNE AULD
DATE: 03/21/2023

Preliminary and Surveying and Mapping

2720 N. Perry Street, Spokane, WA 99205 (509) 465-8007
www.duryea-associates.com

JOB NO: 18-2556
SHEET 1 OF 2