

"JAYNE AULD" FINAL CITY SHORT PLAT
BEING A PORTION OF BLOCK 26, MORGAN'S ACRE PARK ADDITION,
PORTION OF SECTION 33, TOWNSHIP 26 NORTH, RANGE 43 EAST, W.M.
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

AUDITOR'S CERTIFICATE
 FILED FOR RECORD THIS _____ DAY OF _____, 20____
 AT _____ M. IN BOOK _____ OF SHORT PLATS, AT PAGE _____
 AT THE REQUEST OF DURYEA & ASSOCIATES.
 _____ COUNTY AUDITOR
 _____ DEPUTY

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT DAVE ROBERS HAS CAUSED TO BE PLATTED INTO LOTS THE LAND SHOWN HEREON, TO BE KNOWN AS JAYNE AULD FINAL SHORT PLAT FILE NUMBER Z18-903PSP AND DESCRIBED AS FOLLOWS:

PARCEL A

THE NORTH 54 FEET OF LOT 25, LOT 26, THE WEST 106 FEET OF LOT 1 AND THE NORTH 40.00 FEET OF LOT 2, BLOCK 26, MORGAN'S ACRE PARK ADDITION TO HILLYARD, AS PER PLAT RECORDED IN VOLUME "K" OF PLATS, PAGE 3, RECORDS OF SPOKANE COUNTY;

SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

PARCEL B

LOT 2, EXCEPT THE NORTH 40.00 FEET THEREOF AND THE NORTH 11.00 FEET OF LOT 3, BLOCK 26, MORGAN'S ACRE PARK ADDITION TO HILLYARD, AS PER PLAT RECORDED IN VOLUME "K" OF PLATS, PAGE 3, RECORDS OF SPOKANE COUNTY;

SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

PARCEL C

LOT 3, EXCEPT THE SOUTH 18 FEET THEREOF;

ALSO EXCEPT THE NORTH 11.00 FEET OF THEREOF BLOCK 26, MORGAN'S ACRE PARK ADDITION TO HILLYARD, AS PER PLAT RECORDED IN VOLUME "K" OF PLATS, PAGE 3, RECORDS OF SPOKANE COUNTY;

SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

CONTAINING: APPROXIMATELY 79,983 SQUARE FEET OR 1.836 ACRES OF LAND, MORE OR LESS

THIS PLAT HAS BEEN MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER OF THE LAND. THE OWNER IS THE OWNER OF THE PROPERTY AND THE ONLY PARTY HAVING INTEREST IN THE LAND AND IS NOT ENCUMBERED BY ANY DELINQUENT TAXES OR ASSESSMENTS.

THE OWNER ADOPTS THE PLAN OF LOTS SHOWN HEREON.

THE OWNER DEDICATES TO THE CITY THE STREETS, DRIVES, COURTS, AND BOULEVARDS, 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.

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 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 THE CITY OF SPOKANE PLANNING & DEVELOPMENT DEPARTMENT.

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 FILLING, ARE REQUIRED TO FOLLOW AN EROSION/SEDIMENT CONTROL PLAN THAT HAS BEEN SUBMITTED TO AND ACCEPTED BY THE CITY OF SPOKANE PLANNING & DEVELOPMENT DEPARTMENT PRIOR TO THE ISSUANCE OF ANY BUILDING AND/OR GRADING PERMITS.

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.

ALL STORMWATER AND SURFACE DRAINAGE GENERATED ON-SITE MUST BE DISPOSED OF ON-SITE IN ACCORDANCE WITH CHAPTER 17D.060 SMC, STORMWATER FACILITIES, THE SPOKANE REGIONAL STORMWATER MANUAL, AND THE 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/PUD, HAVE BEEN COMPLIED WITH.

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.

DEDICATION--CONTINUED:

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.

A TRANSPORTATION IMPACT FEE WILL BE COLLECTED PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE AFFECTED LOT.

ALL PARKING AREAS AND DRIVEWAYS MUST BE HARD SURFACED.

10' DRY UTILITY EASEMENTS SHOWN ON THE HEREIN DESCRIBED SHORT PLAT ARE HEREBY DEDICATED FOR THE USE OF THE 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 OVER INSTALLED UNDERGROUND FACILITIES, THE RIGHT TO TRIM AND/OR REMOVE TREES, BUSHES, LANDSCAPING, AND THE RIGHT TO PROHIBIT STRUCTURES THAT MAY INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, RELIABILITY, MAINTENANCE, AND SAFE OPERATION OF SAME. DRAINAGE SWALES AND/OR WATER METER BOXES ARE NOT ALLOWED WITHIN THE "DRY" UTILITY EASEMENTS.

IF ANY ARCHAEOLOGICAL RESOURCES, INCLUDING SITES, OBJECTS, STRUCTURES, ARTIFACTS, AND/OR IMPLEMENTS, ARE DISCOVERED ON THE PROJECT SITE, ALL CONSTRUCTION AND/OR SITE DISTURBING ACTIVITIES SHALL CEASE UNTIL APPROPRIATE AUTHORITIES, AGENCIES, AND/OR ENTITIES HAVE BEEN NOTIFIED IN ACCORDANCE WITH CHAPTERS 27.44 AND 27.53 RCW.

BY: _____

NAME: _____, TITLE: _____
 DAVE ROBERTS

ACKNOWLEDGMENT

STATE OF _____ }
 COUNTY OF _____ } SS.

ON THIS _____ DAY OF _____, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF _____, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ TO ME KNOWN TO BE _____ THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND TO OATH STATED THAT HE/SHE ARE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

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

 NOTARY PUBLIC IN AND FOR THE STATE OF _____
 RESIDING AT _____

MY COMMISSION EXPIRES _____

BASIS OF BEARINGS

THE BEARING OF N87°22'01"E BETWEEN FOUND MONUMENTS ALONG THE CENTER LINE OF FRANCIS AVENUE PER GPS OBSERVATION WAS TAKEN AS THE BASIS OF BEARINGS AS SHOWN UPON THIS SURVEY.

SURVEY REFERENCES

- R1 MORGAN'S ACRE PARK ADDITION TO HILLYARD (VOLUME "K" OF PLATS, PAGE 3)
- R2 "VASILENKO" FINAL SHORT PLAT (AFN 4187587)

ACCURACY STATEMENT (WAC 332-130-100)

THIS SURVEY PERFORMED WITH CARLSON BRx6 GPS AND CARLSON CR2 ROBOTIC TOTAL STATION. THIS SURVEY COMPLIES WITH RCW 58.09 AND WAC 332-130-090.

SURVEYOR'S NOTES:

- 1) TOTAL AREA OF LAND TO BE SUBDIVIDED = 1.836 ACRES
- 2) THE CONTROL SURVEY WAS PERFORMED AND THE MONUMENTS SHOWN AS FOUND HEREON WERE LOCATED IN JULY 2018.

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

CITY OF SPOKANE PLANNING DIRECTOR

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 Z18-903PSP.

 CITY OF SPOKANE PLANNING DIRECTOR

CITY OF SPOKANE ENGINEER

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

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 THIS _____ DAY OF _____, 20____.

 SPOKANE COUNTY TREASURER

OWNER

DAVE ROBERTS
 NORTHWEST ASSOCIATION FOR HOUSING AFFORDABILITY
 2001 N. DIVISION STREET, SUITE 100
 SPOKANE, WA 99207
 (509) 232-0170

LAND SURVEYOR

MITCH DURYEA
 DURYEA & ASSOCIATES, P.S.
 2702 N. PERRY ST.
 SPOKANE, WA 99207
 (509) 465-8007

APPLICANT/CONTACT

RANDY VANHOFF
 ZBA ARCHITECTURE
 421 W. RIVERSIDE AVE, STE 860
 SPOKANE, WA 99201
 (509) 546-8236

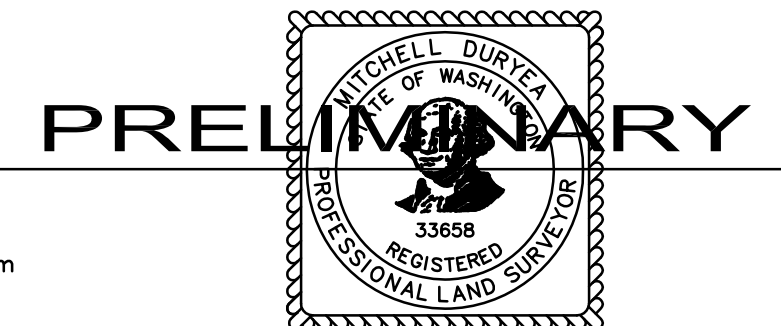
CURRENT ZONING

LOTS 1-5: RTF (RESIDENTIAL TWO FAMILY)
 LOT 6: O-35 (OFFICE)

SURVEYOR'S CERTIFICATE

I, MITCH DURYEA, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THE PLAT OF JAYNE AULD FINAL CITY SHORT PLAT, AS SHOWN HEREON, IS BASED UPON AN 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 LOT CORNERS SHALL BE SET UPON COMPLETION OF THE UTILITY AND STREET IMPROVEMENTS.

MITCHELL DURYEA
 LS 33658
 EXP. 9/17/2019
 mitch@duryea-associates.com



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 www.duryea-associates.com

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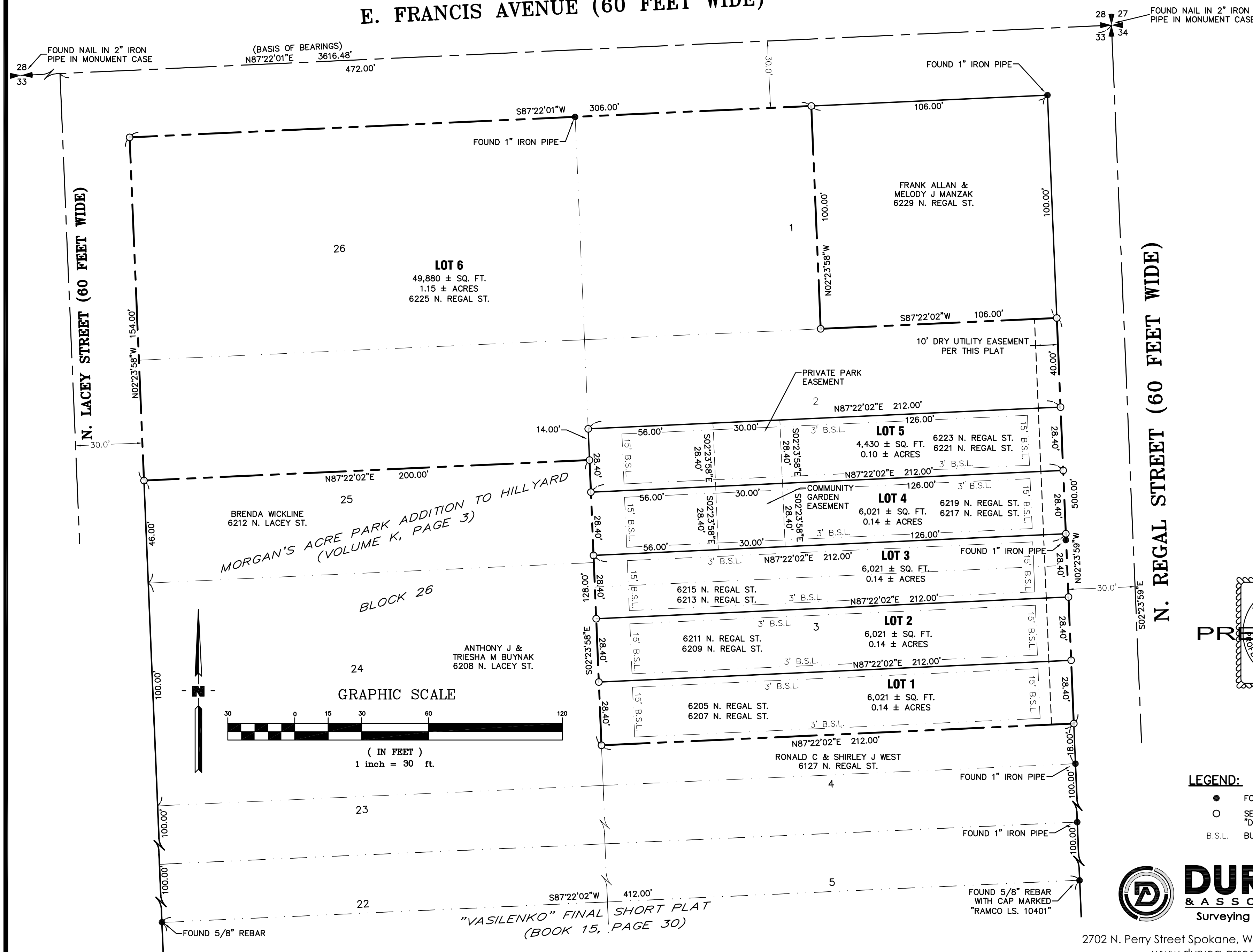
AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20____
 AT _____ M. IN BOOK _____ OF SHORT PLATS, AT PAGE _____
 AT THE REQUEST OF DURYEY & ASSOCIATES.

 COUNTY AUDITOR

 DEPUTY

E. FRANCIS AVENUE (60 FEET WIDE)

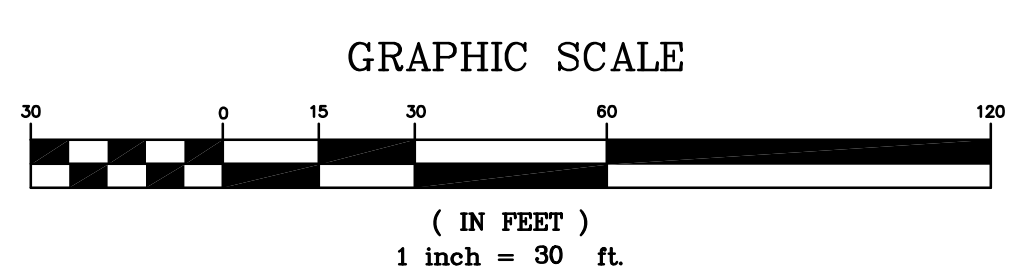
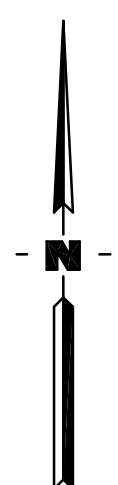


N. LACEY STREET (60 FEET WIDE)

N. REGAL STREET (60 FEET WIDE)

MORGAN'S ACRE PARK ADDITION TO HILLYARD
 (VOLUME K, PAGE 3)

"VASILENKO" FINAL SHORT PLAT
 (BOOK 15, PAGE 30)



- LEGEND:**
- FOUND AS NOTED
 - SET 1/2" REBAR & CAP "DURYEY 33658" OR AS NOTED
 - B.S.L. BUILDING SETBACK LINE



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