DEDICATION LANGUAGE

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

2. TEN FOOT UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREIN ON THE DESCRIBED PLAT ARE HEREBY DESIGNATED TO THE CITY AND ITS SUCCESSORS FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, PROTECTION, INSPECTION AND OPERATION OF THEIR RESPECTIVE FACILITIES TOGETHER WITH THE RIGHT TO PROHIBIT STRUCTURES THAT MAY INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, REPAIRS AND SAFE OPERATION OF THE SAME.

3. DEVELOPMENT OF THE SUBJECT PROPERTY, INCLUDING GRADING AND FILLING, ARE REQUIRED TO FOLLOW AN EROSION/EFFLUENT CONTROL PLAN THAT HAS BEEN SUBMITTED TO AND ACCEPTED BY THE PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS AND/OR GRADING PERMITS.

4. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE LOTS SHALL BE CONNECTED TO A FUNCTIONING PUBLIC OR PRIVATE SANITARY SEWER SYSTEM AND CONNECTED TO A PUBLIC OR PRIVATE WATER SYSTEM, COMPLYING WITH THE REQUIREMENTS OF THE WATER AND HYDROELECTRIC SERVICES DEPARTMENT AND THE FIRE DEPARTMENT.

5. ALL PARKING AREAS AND DRIVEWAYS SHALL BE HARD SURFAEED.

6. ALL STORMWATER AND SURFACE DRAINAGE GENERATED ON-SITE MUST BE DISPOSED OF ON-SITE IN ACCORDANCE WITH SMC 17D.060 "STORM WATER FACILITIES" THE SPOKANE REGIONAL STORMWATER MANUAL, SPECIAL DRAINAGE DISTRICTS, CITY DESIGN STANDARDS, AND PER THE PROJECT ENGINEER'S RECOMMENDATIONS BASED ON THE DRAINAGE PLAN ACCEPTED FOR THE FINAL PLAT.

7. EROSION/SEDIMENT CONTROL PLAN THAT HAS BEEN SUBMITTED TO AND ACCEPTED BY THE PLANNING AND DEVELOPMENT DEPARTMENT IN ACCORDANCE WITH THE CITY DESIGN STANDARDS, ARE HEREBY GRANTED TO THE CITY OF SPOKANE FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC STREETS ADJOINING THIS PLAT.

8. A TRANSPORTATION IMPACT FEE WILL BE COLLECTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RECOMMENDATIONS OF SMC 17.060 "STORM WATER FACILITIES", THE SPOKANE REGIONAL STORMWATER MANUAL, SPECIAL DRAINAGE DISTRICTS, AND CITY DESIGN STANDARDS, AND FOR THE PROJECT ENGINEER'S RECOMMENDATIONS BASED ON THE DRAINAGE PLAN ACCEPTED FOR THE FINAL PLAT.

9. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT IN THIS PLAT UNTIL EVIDENCE SATISFACTORY TO THE CITY ENGINEER HAS BEEN PROVIDED SHOWING THAT THE RECOMMENDATIONS OF SMC 17.060 "STORM WATER FACILITIES", THE SPOKANE REGIONAL STORMWATER MANUAL, SPECIAL DRAINAGE DISTRICTS, CITY DESIGN STANDARDS, AND PER THE PROJECT ENGINEER'S RECOMMENDATIONS BASED ON THE DRAINAGE PLAN ACCEPTED FOR THE FINAL PLAT.

10. PRIOR TO CONSTRUCTION, A GRADE AND DRAINAGE PLAN SHALL BE SUBMITTED TO DEVELOPMENT SERVICES FOR REVIEW AND ACCEPTANCE.

11. GARGOYES SHALL BE A MINIMUM OF TWENTY FEET FROM THE BACK OF SIDEWALK TO FULLY ACCOMMODATE A PASSENGER VEHICLE WITHOUT OBSTRUCTING THE SIDEWALK.

SURVEYOR'S CERTIFICATE


SURVEYOR'S NAME: CHRISTOPHER D. PLEER
SURVEYOR'S LICENSE NO. 40,132

PLS SPOKANE
LAND SURVEYING
3314 E 26TH AVE
SPOKANE, WA 99207
PH 206-321-1050

SPokane COUNTY AUDITOR
BY DEPUTY CLERK

KLEYPAS FINAL CITY SHORT PLAT Z20-211FSP
A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 27, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M., CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

OWNER'S CERTIFICATE

OWNER'S SIGNATURE: ____________________________
DATE: ____________________________
COUNTY OF SPOKANE
STATE OF WASHINGTON
I 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 ______ DAY OF _______, 20____.

KATHRYN KLEYPAS
OWNER

SPokane COUNTY TREASURE
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

SPokane ENGINEERING DEPARTMENT
APPROVED AS TO CONFORMITY TO THE SURVEY DATA, THE DESIGNS OF PUBLIC WORKS AND PROVISIONS MADE FOR CONSTRUCTING THE IMPROVEMENTS AND REMAINING CONTROL MONUMENTS THIS ______ DAY OF _______, 20____.

SPokane PLANNING DEPARTMENT
THIS PLAT HAS BEEN REVIEWED ON THIS ______ DAY OF _______, 20____ AND IS FOUND TO BE IN FULL COMPLIANCE WITH ALL THE PROVISIONS OF THE PLANNING COMMISSION'S APPROVAL OF THE PRELIMINARY PLAT Z20-033FSP.

SPokane TREASURER

SPokane COUNTY TREASURER

KLEYPAS FINAL CITY SHORT PLAT Z20-211FSP
KATHRYN KLEYPAS
3714 E 26TH AVE
SPOKANE, WA 99205

SPokane, WA 99223

DATE: ____________________________
SIGNATURE OF NOTARY PUBLIC: ____________________________
TITLE: ____________________________
APPOINTMENT EXPIRES: ____________________________
CITY OF SPOKANE PLANNING DIRECTOR

KLEYPAS FINAL CITY SHORT PLAT Z20-211FSP
KATHRYN KLEYPAS
3714 E 26TH AVE
SPOKANE, WA 99223

SPokane, WA 99223

DATE: ____________________________
SIGNATURE OF NOTARY PUBLIC: ____________________________
TITLE: ____________________________
APPOINTMENT EXPIRES: ____________________________
CITY OF SPOKANE ENGINEER

KLEYPAS FINAL CITY SHORT PLAT Z20-211FSP
KATHRYN KLEYPAS
3714 E 26TH AVE
SPOKANE, WA 99223

SPokane, WA 99223

DATE: ____________________________
SIGNATURE OF NOTARY PUBLIC: ____________________________
TITLE: ____________________________
APPOINTMENT EXPIRES: ____________________________
CITY OF SPOKANE TREASURER

KLEYPAS FINAL CITY SHORT PLAT Z20-211FSP
KATHRYN KLEYPAS
3714 E 26TH AVE
SPOKANE, WA 99223

SPokane, WA 99223

DATE: ____________________________
SIGNATURE OF NOTARY PUBLIC: ____________________________
TITLE: ____________________________
APPOINTMENT EXPIRES: ____________________________
CITY OF SPOKANE TREASURER

Attestation:

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____.

KATHRYN KLEYPAS
OWNER

SPokane COUNTY AUDITOR
BY DEPUTY CLERK

KLEYPAS FINAL CITY SHORT PLAT Z20-211FSP

A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 27, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M., CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON.

SURVEYOR'S CERTIFICATE

Christopher D. Pfenk, P.L.L.C. 40322

DATE: NOVEMBER 19, 2020

REFERENCES

1. PLAT OF LINCOLN HEIGHTS ADDITION, RECORDED IN VOLUME 1 OF PLATS, PAGE 36, RECORDS OF SPOKANE COUNTY, WASHINGTON.
2. SHORT PLAT RECORDED IN BOOK 22 OF SHORT PLATS, PAGES 1-2, RECORDS OF SPOKANE COUNTY, WASHINGTON.
3. RECORD OF SURVEY RECORDED IN BOOK 57 OF SURVEYS, VOLUME L, PG. 36, RECORDS OF SPOKANE COUNTY, WASHINGTON.
4. SHORT PLAT RECORDED IN BOOK 24 OF SHORT PLATS, PAGES 3-4, RECORDS OF SPOKANE COUNTY, WASHINGTON.
5. SHORT PLAT RECORDED IN BOOK 33 OF SHORT PLATS, PAGES 70-72, RECORDS OF SPOKANE COUNTY, WASHINGTON.
6. SHORT PLAT RECORDED IN BOOK 390 OF PLATS, PAGES 76-78, RECORDS OF SPOKANE COUNTY, WASHINGTON.
7. REPLAT RECORDED IN BOOK 24 OF SHORT PLATS, PAGE 7, RECORDS OF SPOKANE COUNTY, WASHINGTON.

BASIS OF BEARINGS

HELD N87°32'01" BETWEEN FOUND WGS MONUMENTS 146.46' AND 113.59', HOLD N87°32'00" BETWEEN FOUND WGS MONUMENTS 146.46' AND 113.59', HOLD N87°31'48" BETWEEN FOUND WGS MONUMENTS 146.46' AND 113.59', HOLD N87°31'48" BETWEEN FOUND WGS MONUMENTS 146.46' AND 113.59'.

METHODS AND EQUIPMENT

THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE WITH A LEICA 1205 5" TOTAL STATION AND MEETS OR EXCEEDS STANDARDS IDENTIFIED BY WAC 335-130-0106.

SCALE H:       1"=60'
V:       N/A

CHECKED BY:  CDP
DRAWN BY:  CDP
REQUEST OF PLS SPOKANE FILED FOR RECORD THIS _______ DAY OF _______, 2020 AT _____, __M IN BOOK OF PLATS, UNDER AUDITOR FILE NUMBER ___________________________.
SPOKANE COUNTY AUDITOR                BY: DEPUTY CLERK
_______________________               __________________________
_____________________, RECORDS OF SPOKANE  COUNTY, WASHINGTON AT THE
_______ , PAGE __________ OF PLATS, UNDER AUDITOR FILE NUMBER                  .

KLEYPAS FINAL CITY SHORT PLAT Z20-211FSP

KATHERYN KLEYPAS
3714 E 26TH AVE
SPOKANE, WA 99223

FILED FOR RECORD THIS _______ DAY OF _______, 2020 AT _____, __M IN BOOK OF PLATS, UNDER AUDITOR FILE NUMBER ___________________________.
SPOKANE COUNTY AUDITOR                BY: DEPUTY CLERK
_______________________               __________________________
_____________________, RECORDS OF SPOKANE  COUNTY, WASHINGTON AT THE
_______ , PAGE __________ OF PLATS, UNDER AUDITOR FILE NUMBER                  .

SOUTHEAST SECTION

SURVEY BY: CDP
PLS SPOKANE
LAND SURVEYING
1221 W MONTECITO
SPOKANE, WA 99205
PH 206-498-0461

CALCULATED INTERSECTION FOUND #3 X MONUMENT AT INTERSECTION OF 50 TH AND CUBA ST.

SURVEYOR'S CERTIFICATE

Christopher D. Pfenk, P.L.L.C. 40322

DATE: NOVEMBER 19, 2020

REFERENCES

1. PLAT OF LINCOLN HEIGHTS ADDITION, RECORDED IN VOLUME 1 OF PLATS, PAGE 36, RECORDS OF SPOKANE COUNTY, WASHINGTON.
2. SHORT PLAT RECORDED IN BOOK 22 OF SHORT PLATS, PAGES 1-2, RECORDS OF SPOKANE COUNTY, WASHINGTON.
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BASIS OF BEARINGS

HELD N87°32'01" BETWEEN FOUND WGS MONUMENTS 146.46' AND 113.59', HOLD N87°32'00" BETWEEN FOUND WGS MONUMENTS 146.46' AND 113.59', HOLD N87°31'48" BETWEEN FOUND WGS MONUMENTS 146.46' AND 113.59', HOLD N87°31'48" BETWEEN FOUND WGS MONUMENTS 146.46' AND 113.59'.

METHODS AND EQUIPMENT

THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE WITH A LEICA 1205 5" TOTAL STATION AND MEETS OR EXCEEDS STANDARDS IDENTIFIED BY WAC 335-130-0106.

SCALE H:       1"=60'
V:       N/A

CHECKED BY:  CDP
DRAWN BY:  CDP
REQUEST OF PLS SPOKANE FILED FOR RECORD THIS _______ DAY OF _______, 2020 AT _____, __M IN BOOK OF PLATS, UNDER AUDITOR FILE NUMBER ___________________________.
SPOKANE COUNTY AUDITOR                BY: DEPUTY CLERK
_______________________               __________________________
_____________________, RECORDS OF SPOKANE  COUNTY, WASHINGTON AT THE
_______ , PAGE __________ OF PLATS, UNDER AUDITOR FILE NUMBER                  .

SOUTHEAST SECTION

SURVEY BY: CDP
PLS SPOKANE
LAND SURVEYING
1221 W MONTECITO
SPOKANE, WA 99205
PH 206-498-0461

CALCULATED INTERSECTION FOUND #3 X MONUMENT AT INTERSECTION OF 50 TH AND CUBA ST.