

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

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2020 AT
_____, ___ M IN BOOK _____ OF SURVEYS, AT PAGE _____,
AT THE REQUEST OF PLEIN LAND SURVEYING
AUDITOR FILE NUMBER _____.

SPOKANE COUNTY AUDITOR BY: DEPUTY CLERK

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.
- TEN FOOT UTILITY AND DRAINAGE EASEMENTS AS SHOWN HERE ON THE DESCRIBED PLAT ARE HEREBY DEDICATED TO THE CITY AND ITS PERMITTEES 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, RELIABILITY AND SAFE OPERATION OF THE SAME.
- 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.
- 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 DEVELOPMENT SERVICES AND HAVING ADEQUATE PRESSURE FOR DOMESTIC AND FIRE USES, AS DETERMINED BY THE WATER AND HYDROELECTRIC SERVICES DEPARTMENT AND THE FIRE DEPARTMENT.
- ALL PARKING AREAS AND DRIVEWAYS SHALL BE HARD SURFACED.
- 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.
- SLOPE EASEMENTS FOR CUT AND FILL, AS DEEMED NECESSARY BY THE PLANNING & 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.
- A TRANSPORTATION IMPACT FEE WILL BE COLLECTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE AFFECTED LOT.
- 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, AND CITY DESIGN STANDARDS HAVE BEEN COMPLIED WITH. 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.
- PRIOR TO CONSTRUCTION, A GRADING AND DRAINAGE PLAN SHALL BE SUBMITTED TO DEVELOPMENT SERVICES FOR REVIEW AND ACCEPTANCE.
- GARAGES SHALL BE A MINIMUM OF TWENTY FEET FROM THE BACK OF SIDEWALK TO FULLY ACCOMMODATE A PARKED VEHICLE WITHOUT OBSTRUCTING THE SIDEWALK.

OWNER'S CERTIFICATE

KATHRYN KLEYPAS OWNER, 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

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF SPOKANE
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT KATHRYN KLEYPAS, A SINGLE WOMAN, 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

DATED SIGNATURE OF NOTARY PUBLIC TITLE

MY APPOINTMENT EXPIRES: _____

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF SPOKANE
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT A REPRESENTATIVE OF WELLS FARGO BANK, SIGNED THIS INSTRUMENT AND ACKNOWLEDGE IT TO BE HIS/HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

REPRESENTATIVE SIGNATURE DATE

DATED SIGNATURE OF NOTARY PUBLIC TITLE

MY APPOINTMENT EXPIRES: _____

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 #Z20-033PSP.

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

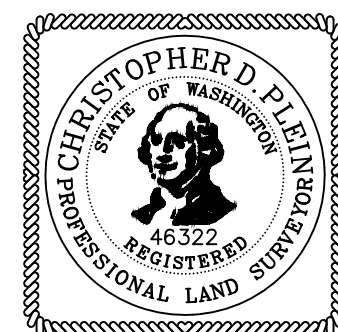
I HEREBY CERTIFY THAT THE LAND DESCRIBED IN THIS PLAT, AS OF THE DATE OF THIS CERTIFICATION, IS NOT SUBJECT TO ANY OUTSTANDING FEES OR ASSESSMENTS. EXAMINED AND APPROVED _____ DAY OF _____, 20____.

SPOKANE COUNTY TREASURER

SURVEYOR'S CERTIFICATE

I, CHRISTOPHER D. PLEIN REGISTERED LAND SURVEYOR, HEREBY CERTIFY THE PLAT OF KLEYPAS, 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.

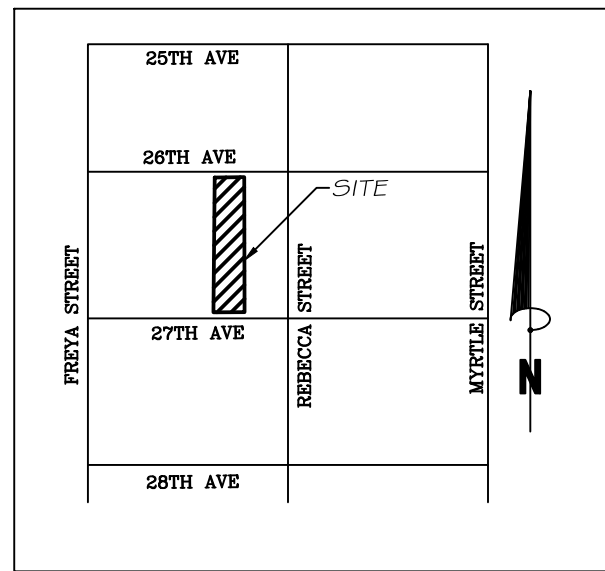
CHRISTOPHER D. PLEIN P.L.S. 46322



<p>T. 25 N., R. 43 E.</p>	<p>PLS SPOKANE LAND SURVEYING</p> <p>3215 W MONTICELLO PL SPOKANE, WA 99205 PH 206-498-0461</p>	<p>KLEYPAS FINAL CITY SHORT PLAT Z20-211FSP KATHRYN KLEYPAS 3714 E 26TH AVE SPOKANE, WA 99223</p>	
		<p>SURVEY BY: EBP</p>	<p>DRAWN BY: CDP</p>
<p>CHECKED BY: CDP</p>		<p>DATE: NOVEMBER 19, 2020</p>	

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



VICINITY MAP
Not to scale

ORIGINAL LEGAL DESCRIPTION

PARCEL NO. 35274.1209
(PER WESTCOR TITLE INSURANCE COMPANY COMMITMENT NUMBER
NXSP-0504206 DATED MARCH 4TH, 2020.)

LOT 9, BLOCK 84, LINCOLN HEIGHTS, AS PER PLAT RECORDED IN
VOLUME "L" OF PLATS, PAGE 36, RECORDS OF SPOKANE COUNTY;

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

SURVEYOR'S NOTE

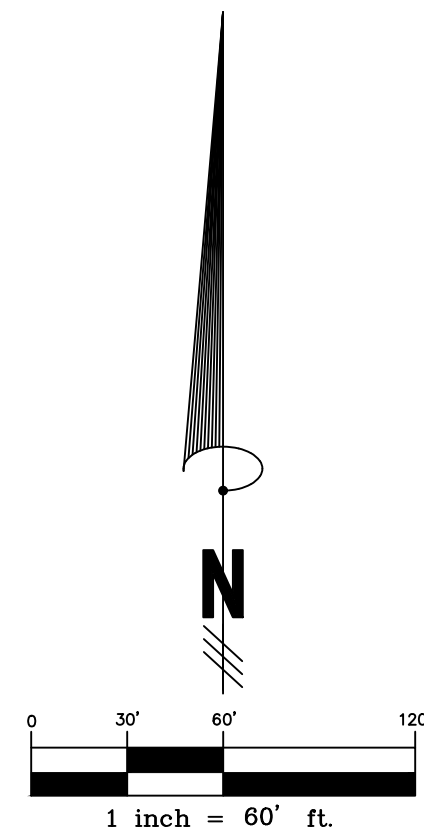
THE AVISTA UTILITY EASEMENT UNDER RECORDING
NUMBER 291163B IS BLANKET IN NATURE, AND DOES NOT
DESCRIBE ANY DIMENSIONS IN THE LEGAL DESCRIPTION.
IT INSPECTION AND MAINTAINENCE OF ANY POLES,
ASSOCIATED FIXTURES OR OVERHEAD LINES LOCATED ON
OR OVER THE SUBJECT PARCEL.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2020 AT _____, _____ M IN BOOK
_____, PAGE _____ OF PLATS, UNDER AUDITOR FILE NUMBER
_____, RECORDS OF SPOKANE COUNTY, WASHINGTON AT THE
REQUEST OF PLS SPOKANE

SPOKANE COUNTY AUDITOR

BY: DEPUTY CLERK



LEGEND

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

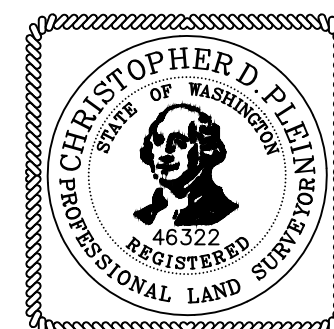
REFERENCES

1. PLAT OF LINCOLN HEIGHTS ADDITION, RECORDED IN VOLUME L OF PLATS, PAGE 36, RECORDS OF SPOKANE COUNTY, WASHINGTON.
2. SHORT PLAT RECORDED IN BOOK 22 OF SHORT PLATS, PAGES 99-100, RECORDS OF SPOKANE COUNTY, WASHINGTON.
3. RECORD OF SURVEY RECORDED IN BOOK 57 OF SURVEYS, PAGE 7, RECORDS OF SPOKANE COUNTY, WASHINGTON.
4. SHORT PLAT RECORDED IN BOOK 24 OF SHORT PLATS, PAGES 70-72, RECORDS OF SPOKANE COUNTY, WASHINGTON.
5. SHORT PLAT RECORDED IN BOOK 24 OF SHORT PLATS, PAGES 3-4, RECORDS OF SPOKANE COUNTY, WASHINGTON.
6. SHORT PLAT RECORDED IN BOOK 33 OF SHORT PLATS, PAGES 65-66, RECORDS OF SPOKANE COUNTY, WASHINGTON.
7. REPLAT RECORDED IN BOOK 390 OF PLATS, PAGES 76-78, RECORDS OF SPOKANE COUNTY, WASHINGTON.

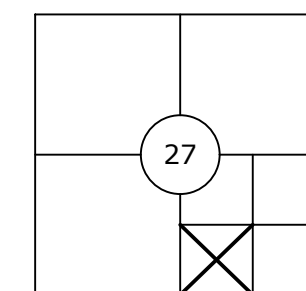
SURVEYOR'S CERTIFICATE

I, CHRISTOPHER D. PLEIN REGISTERED LAND SURVEYOR, HEREBY CERTIFY THE PLAT OF STRAWBERRY, 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



T. 25 N., R. 43 E.



PLS SPOKANE
LAND SURVEYING

3215 W MONTICELLO PL
SPOKANE, WA 99205
PH 206-498-0461

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

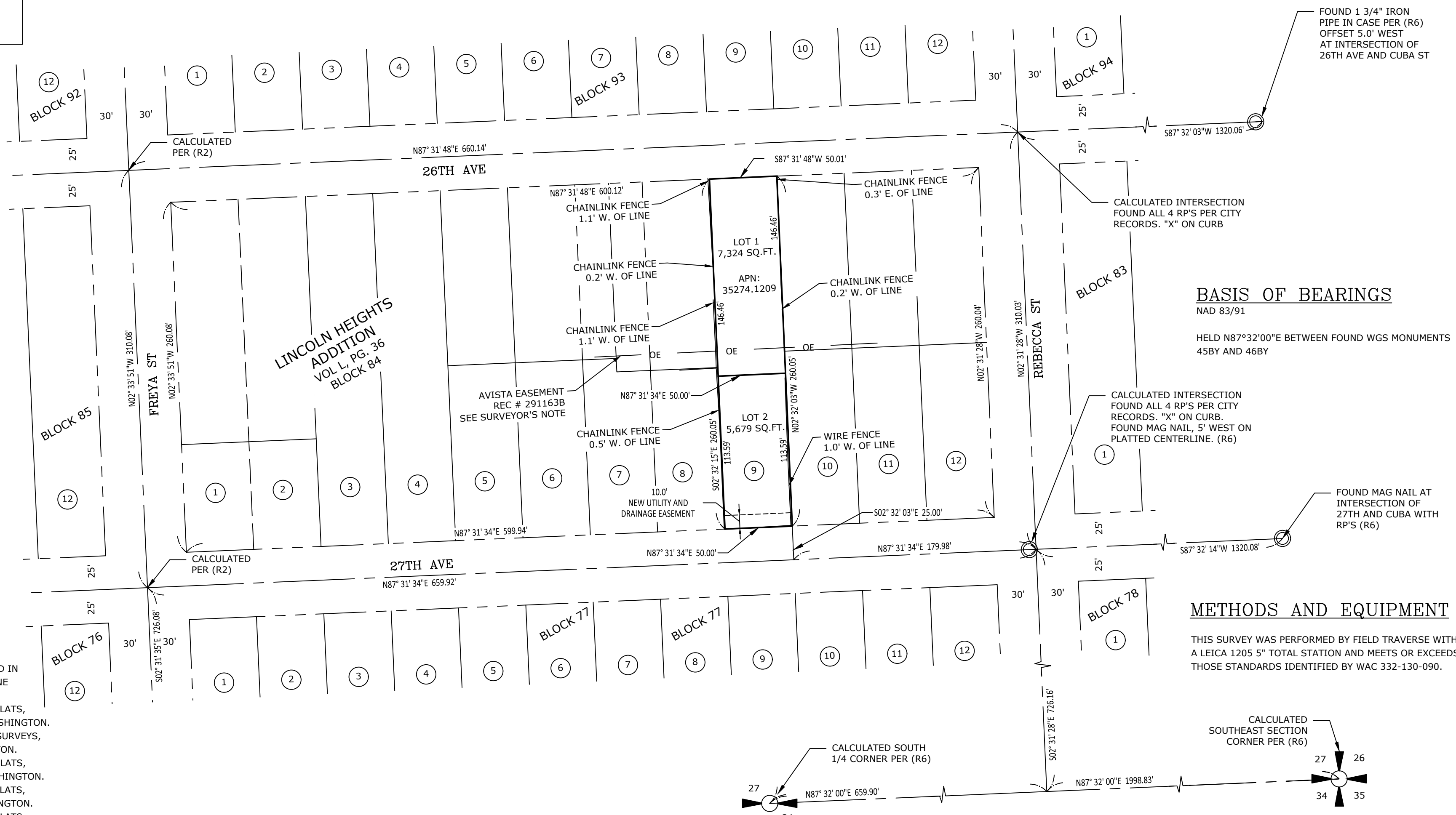
SCALE H: 1"=60' JOB: 20-001
V: N/A CADD/DWG: 20-001-KLEYPASSP.DWG

SURVEY BY: CDP

DRAWN BY: CDP

CHECKED BY: CDP

DATE: NOVEMBER 19, 2020



BASIS OF BEARINGS

NAD 83/91
HELD N87°32'00"E BETWEEN FOUND WGS MONUMENTS
45BY AND 46BY

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.

