

CITY OF SPOKANE
"MCNAIRY" FINAL SHORT PLAT
Z21-XXXFSP

THE SOUTH HALF OF LOTS 1-3, BLOCK 1, LINCOLN HEIGHTS
 IN THE SE1/4 OF THE NE1/4 OF SECTION 34, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M.
 CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JERRY McNAIRY AND CHRISTINA McNAIRY AND STATE BANK NORTHWEST HAS CAUSED TO BE PLATTED INTO LOTS THE LAND SHOWN HEREON, TO BE KNOWN AS "MCNAIRY" FINAL CITY SHORT PLAT Z21-031FSP DESCRIBED AS FOLLOWS:

PARCEL A:
 SOUTH HALF LOT 1 AND THE SOUTH HALF OF THE WEST HALF OF 2 IN BLOCK 1 OF LINCOLN HEIGHTS, AS PER PLAT RECORDED IN VOLUME L OF PLATS, PAGE 36;

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

PARCEL B:
 THE EAST HALF OF THE SOUTH HALF OF LOT 2 AND THE SOUTH HALF OF LOT 3, BLOCK 1 OF LINCOLN HEIGHTS, AS PER PLAT RECORDED IN VOLUME L OF PLATS, PAGE 36; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS OF THE LAND. THE OWNERS ARE THE OWNERS OF THE PROPERTY AND THE ONLY PARTIES HAVING INTEREST IN THE LAND AND THE LAND IS NOT ENCUMBERED BY ANY DELINQUENT TAXES OR ASSESSMENTS. THE OWNERS ADOPT THE PLAN OF LOTS, BLOCKS AND STREETS SHOWN.

A 10 FOOT EASEMENT FOR UTILITIES, INCLUDING CABLE TELEVISION, IS HEREBY GRANTED ALONG ALL STREET FRONTAGES TO THE CITY AND IT PERMITTEES.

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 DEVELOPMENT SERVICES PRIOR TO THE ISSUANCE OF ANY BUILDING AND/OR GRADING PERMITS.

SLOPE EASEMENTS FOR CUT AND FILL, AS DEEMED NECESSARY BY THE 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.

THIS PLAT IS LOCATED IN THE MORAN PRAIRIE SPECIAL DRAINAGE DISTRICT. THE DEVELOPMENT OF ANY BELOW-GRADE STRUCTURES, INCLUDING BASEMENTS, IS SUBJECT TO A PRIOR REVIEW OF A GEOTECHNICAL EVALUATION FOR FOUNDATION DESIGN TO DETERMINE SUITABILITY AND EFFECTS FROM STORMWATER AND/OR SUBSURFACE RUNOFF. IT MUST ADDRESS THE DISPOSAL OF STORMWATER RUNOFF AND THE STABILITY OF SOILS FOR THE PROPOSED STRUCTURE. THIS EVALUATION MUST BE PERFORMED BY A GEOTECHNICAL ENGINEER, LICENSED IN THE STATE OF WASHINGTON. IT MUST BE SUBMITTED TO THE CITY DEVELOPER SERVICES DEPARTMENT FOR REVIEW AND CONCURRENCE PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR THE AFFECTED STRUCTURE.

ALL STORMWATER AND SURFACE DRAINAGE GENERATED ONSITE SHALL BE DISPOSED OF ONSITE IN ACCORDANCE WITH SMC 17D.060 "STORM WATER FACILITIES, THE SPOKANE REGIONAL STORMWATER MANUAL, SPECIAL DRAINAGE DISTRICTS, AND CITY DESIGN STANDARDS.

NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL EVIDENCE SATISFACTORY TO THE CITY ENGINEER HAS BEEN PROVIDED SHOWING THAT THE RECOMMENDATIONS OF SMC 17.060 "STORMWATER FACILITIES, THE REGIONAL STORMWATER MANUAL, SPECIAL DRAINAGE DISTRICTS, AND CITY DESIGN STANDARDS HAVE BEEN COMPLIED WITH.

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

ONLY CITY WATER AND SANITARY SEWER SYSTEMS SHALL SERVE THE PLAT; THE USE OF INDIVIDUAL ONSITE SANITARY WASTE DISPOSAL SYSTEMS AND PRIVATE WELLS IS PROHIBITED.

ALL REQUIRED IMPROVEMENTS SERVING THE PLAT, INCLUDING STREETS, SANITARY SEWER, STORMWATER, 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 WITH THE DEVELOPMENT.

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 ENGINEERING SERVICES DEPARTMENT.

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 THE ISSUANCE OF A BUILDING PERMIT FOR THE AFFECTED LOT.

ALL PARKING AREAS AND DRIVEWAYS MUST BE HARD SURFACE.

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

UTILITY EASEMENT SHOWN HEREON THE DESCRIBED PLAT ARE HEREBY DEDICATED TO THE CITY AND ITS PERMITTEES FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF UTILITIES AND 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.

GARAGES SHALL BE OF TWENTY FEET FROM THE BACK OF SIDEWALK TO FULLY ACCOMMODATE A PARKED VEHICLE WITHOUT OBSTRUCTING THE SIDEWALK.

ALL OR PART OF THE HEREIN DESCRIBED LAND IS SUBJECT TO THE FOLLOWING:

EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, UNDER AUDITOR'S FILE NO. 586705B.

SEPTIC TANK/ SEWER WAVER AGREEMENT AND THE TERMS AND CONDITIONS THEREOF, UNDER AUDITOR'S FILE NO. 8204280194.

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE HEREUNTO AFFIXED THEIR SIGNATURES.

ACKNOWLEDGEMENT

STATE OF WASHINGTON) _____
) SS. _____
 COUNTY OF SPOKANE) JERRY McNAIRY

 CHRISTINA McNAIRY

ON THIS DAY PERSONALLY APPEARED BEFORE ME JERRY McNAIRY AND CHRISTINA McNAIRY, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 20____

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,

RESIDING AT _____

MY APPOINTMENT EXPIRES _____

ACKNOWLEDGEMENT

STATE BANK NORTHWEST
 STATE OF WASHINGTON) _____
) SS. _____
 COUNTY OF SPOKANE) _____
 TITLE: _____

ON THIS ____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED _____

TO ME KNOWN TO BE THE _____ OF STATE BANK NORTHWEST THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE SEAL OF SAID COMPANY.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,

RESIDING AT _____

MY COMMISSION EXPIRES _____

AUDITOR'S CERTIFICATE

FILED FOR RECORD BY:

THIS ____ DAY OF _____ 20____
 AT ____ MINUTES PAST ____ O'CLOCK ____M;
 AND RECORDED IN VOLUME ____ OF SHORT
 PLATS ON PAGE(S) _____.

COUNTY AUDITOR

AUDITOR'S FILE NO. _____

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

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 & DEVELOPMENT 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 & DEVELOPMENT DIRECTOR'S APPROVAL OF THE PRELIMINARY PLAT #Z18-620FSP.

CITY OF SPOKANE
 PLANNING & DEVELOPMENT 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

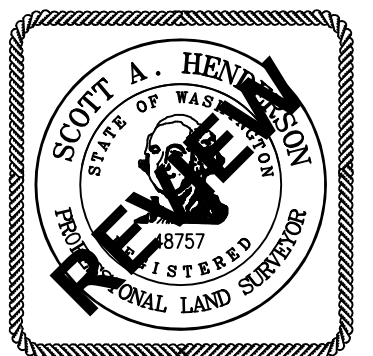
THIS ____ DAY OF _____, 20____.

CITY OF SPOKANE ENGINEER

SURVEYOR'S CERTIFICATE

I, SCOTT A. HENDERSON, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THE PLAT OF "MCNAIRY" FINAL SHORT PLAT Z21-031FSP 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 LOT CORNERS SHALL BE SET UPON COMPLETION OF THE UTILITY AND STREET IMPROVEMENTS.

SCOTT A. HENDERSON, P.L.S.
 CERTIFICATE NO. 48757



INDEX DATA

| | | | |
|----|----|----|----|
| NW | NE | NW | NE |
| SW | SE | SW | SE |
| 34 | | | |
| NW | NE | NW | NE |
| SW | SE | SW | SE |

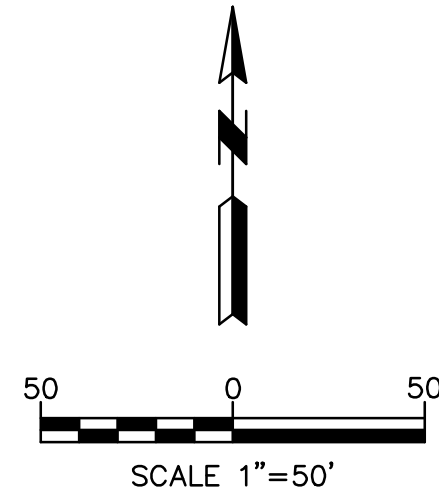
S34 T25N R43E W.M.

LANDTEK LLC
 PROFESSIONAL LAND SURVEYORS
 619 N. MADEIRA STREET
 SPOKANE, WASHINGTON 99202
 PHONE 509.926.2821 FAX 509.926.2736
 LANDTEKSURVEYORS@GMAIL.COM

FILE: 2682-McNairy 08/20/2021 01:20 PM

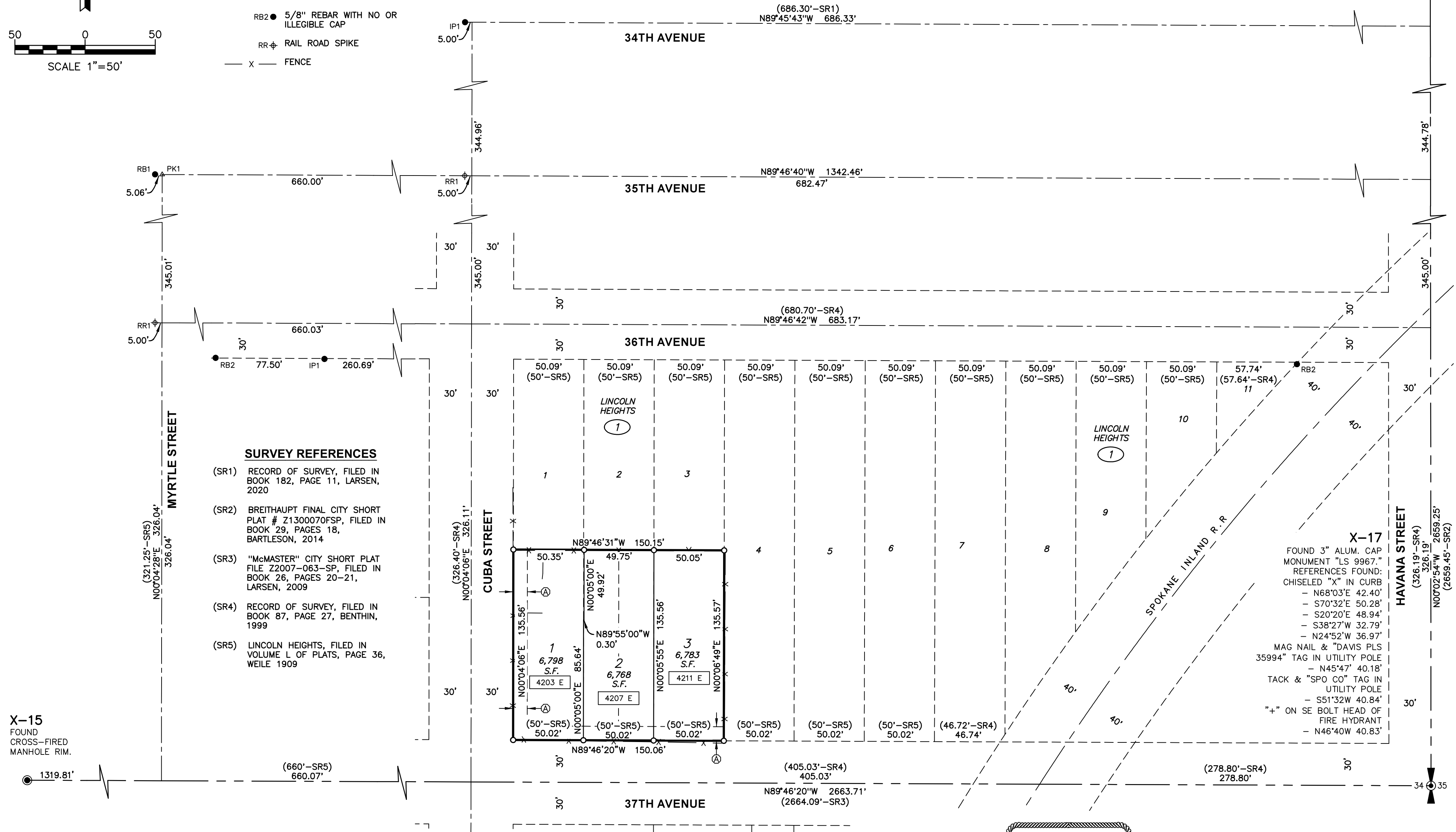
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IN THE SE1/4 OF THE NE1/4 OF SECTION 34, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M.
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON



LEGEND

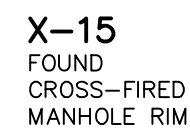
- SET 1/2" REBAR & "LANDTEK 48757" CAP
- IP1 ● 2" IRON PIPE WITH NAIL
- PK1 ▲ 1/2" PK NAIL
- RB1 ● 1/2" REBAR WITH NO OR ILLEGIBLE CAP
- RB2 ● 5/8" REBAR WITH NO OR ILLEGIBLE CAP
- RR ⊕ RAIL ROAD SPIKE
- X — FENCE



SURVEY REFERENCES

- (SR1) RECORD OF SURVEY, FILED IN BOOK 182, PAGE 11, LARSEN, 2020
- (SR2) BREITHAUP FINAL CITY SHORT PLAT # Z1300070FSP, FILED IN BOOK 29, PAGES 20-21, BARTLESON, 2014
- (SR3) "MCMASTER" CITY SHORT PLAT FILE Z2007-063-SP, FILED IN BOOK 26, PAGES 20-21, LARSEN, 2009
- (SR4) RECORD OF SURVEY, FILED IN BOOK 87, PAGE 27, BENTHIN, 1999
- (SR5) LINCOLN HEIGHTS, FILED IN VOLUME L OF PLATS, PAGE 36, WEILE 1909

- X-17**
FOUND 3" ALUM. CAP MONUMENT "LS 9967." REFERENCES FOUND:
CHISELED "X" IN CURB
- N68°03'E 42.40'
- S70°32'E 50.28'
- S20°20'E 48.94'
- S38°27'W 32.79'
- N24°52'W 36.97'
MAG NAIL & "DAVIS PLS 35994" TAG IN UTILITY POLE
- N45°47' 40.18'
TACK & "SPO CO" TAG IN UTILITY POLE
- S51°32'W 40.84'
"++" ON SE BOLT HEAD OF FIRE HYDRANT
- N46°40'W 40.83'



BASIS OF BEARINGS

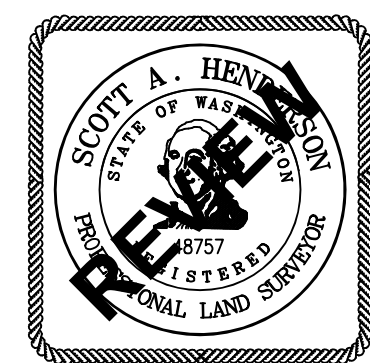
THE GPS DERIVED BEARING OF N00°02'54"W ALONG THE EAST LINE OF THE NE1/4 OF SECTION 34, T25N, R43E, W.M.

EQUIPMENT AND PROCEDURES

THIS SURVEY WAS PERFORMED WITH A TOPCON HIPER-V GLOBAL POSITIONING SYSTEM USING REAL TIME KINEMATIC SURVEY PROCEDURES IN CONJUNCTION WITH FIELD TRAVERSE PROCEDURES USING A 3-SECOND TOTAL STATION.

EASEMENT TABLE

- Ⓐ 10 FOOT UTILITY EASEMENT



LANDTEK LLC
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