MELTON FINAL CITY SHORT PLAT NO. Z19-184FSP
LOCATED IN THE NW1/4 OF SECTION 18, TOWNSHIP 26 NORTH, RANGE 43 EAST, W.M., CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON
AUGUST 2019

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That Cameron Melton, married as his separate property, have caused to be plotted this Lot and Blocks. The land shown herein, to be known as Melton Short Plat, being a portion of the SW 1/4 of Section 18, Township 26 North, Range 43 East, W.M., City of Spokane, Spokane County, State of Washington, more particularly described as the west half of Lot 11 and all of Lot 12, in Block B by Bringham's addition, as per plat thereof recorded in Volume "A" of Plats, Page 27; situate in the City of Spokane, County of Spokane, State of Washington.

The plat has been made with true consent and in accordance with the desires of the owner of said land. The owner is the owner of the property and the only party having interest in the land and is not encumbered by any existing taxes or assessments.

The owner adopts the plat of Lots and Blocks shown herein.

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 easements shown hereon the described plat are hereby dedicated to the City and its permittees for the construction, reconstruction, maintaining, protection, inspection and operation of their respective facilities together with the right to prohibit structures that may interfere with the construction, maintenance, reliability and safe operation of the same.

Development of the subject property, including grading and 5K utility easements, are required to follow an engineering/land use control plan that has been submitted to and accepted by Developer Services prior to the issuance of any building and/or grading permits.

Prior to issuance of any building permits, the lots shall be connected to a functioning public or private water system with the requirements of the Developer Services and having adequate pressure for domestic and fire use, as determined by the Water and Hydropower Services Department.

All parking areas and driveways shall be hard surfaced. All new or modified driveway locations will need to be reviewed and approved prior to construction.

All stormwater surface drainage generated on-site shall be disposed of on-site in accordance with Chapter 170-060 SSW, Stormwater Facilities, the Spokane Regional Stormwater Manual, and City Design Standards. 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 on said lot.

Site easements for soil and fill, as deemed necessary by the City of Spokane Planning & Development Department, in accordance with the City Design Standards, are granted along all public rights-of-way.

A Transportation Impact Fee will be collected prior to the issuance of a building permit for the affected lot.

10 foot "Dry" utility easements shown on the herein described short plat are hereby dedicated for the use of serving utility companies for the construction, reconstruction, maintaining, protection, inspection and operation of their respective facilities together with the right to prohibit structures that may interfere with the construction, maintenance, reliability, maintenance, and safe operation of the same.