

219-368 FSP

MELTON FINAL CITY SHORT PLAT NO. Z19-184FSP

LOCATED IN THE NW1/4 OF SECTION 18, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M.,
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON
AUGUST, 2019

S89°44'55"E 2586.39'

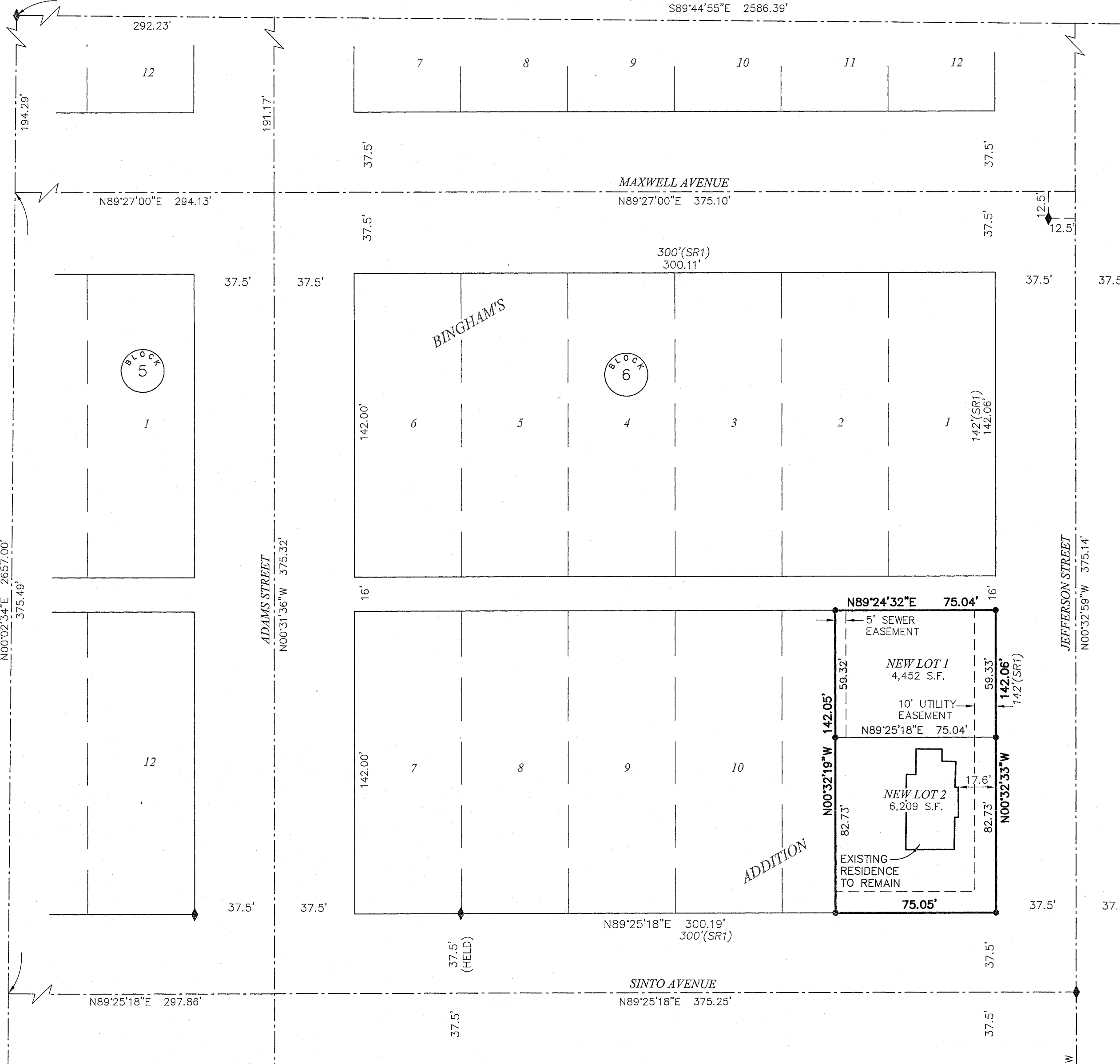
NORTH 1/4 CORNER SECTION 18
FOUND TACK IN 1"
IRON PIPE PER SR2

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY
OF _____, 2019 AT _____M.
IN BOOK _____ OF _____ AT PAGE _____
AT THE REQUEST OF ADAMS & CLARK, INC.

(Signed) _____
COUNTY AUDITOR

NW CORNER SECTION 18
FOUND 1-5/8" IRON
PIPE PER SR2



SURVEY NARRATIVE:

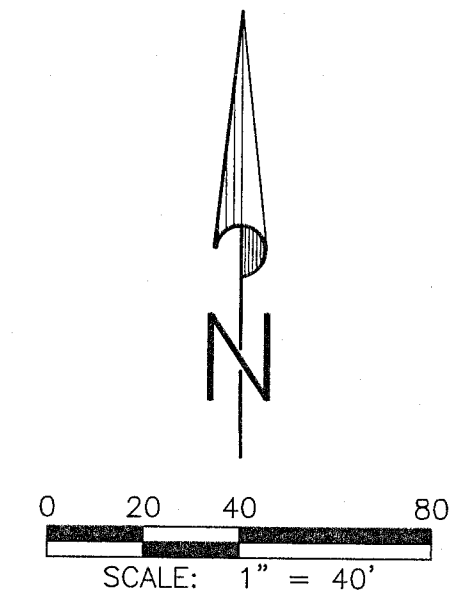
Jefferson St.
A PK Nail was found and held at the intersection of Jefferson St. and Sinto Ave. and a 2" iron pipe with copper pin offset monument was found 12.50' west of Jefferson St. and 12.50' south of Maxwell Ave.

Sinto Ave.
Held a PK Nail found at the intersection of Jefferson St. and held 37.50' south of a found iron pipe at the common corner to lots 7 & 8 Block 6, Bingham's.

Maxwell Ave.
Centerline of Maxwell at the west end of the plat was proportioned along the Section line and a 2" iron pipe with copper pin offset monument was found 12.50' west of Jefferson St. and 12.50' south of Maxwell Ave.

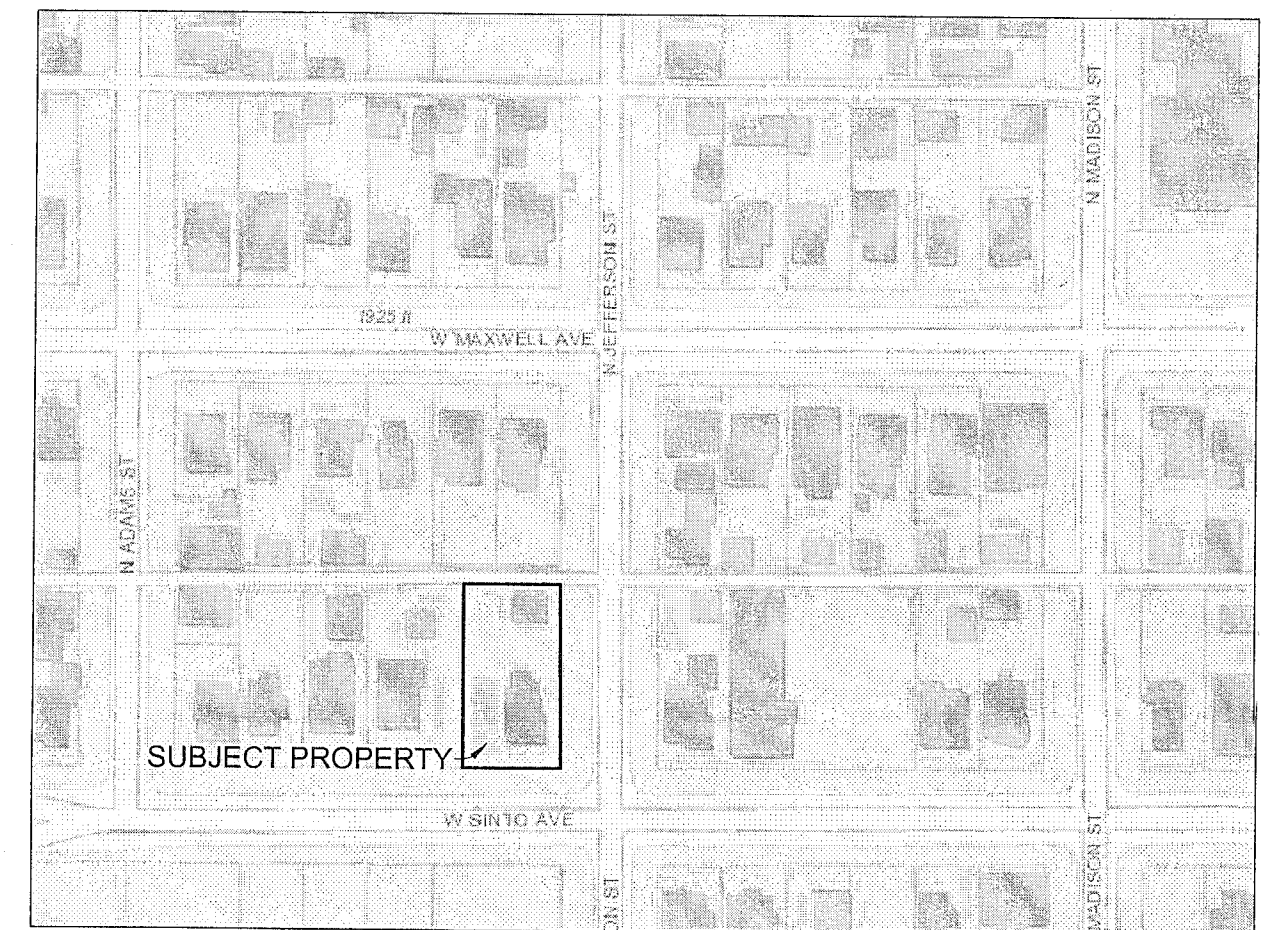
Adams St.
Centerline of Adams St. was proportioned along the north line of the Section at the north end and held 37.50' east of the found iron pipe at the southwest corner of Block 5, Bingham's.

The resulting block was then proportioned per standard methods.



LEGEND

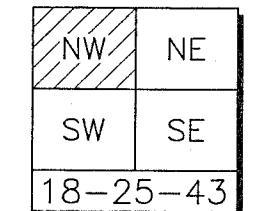
- ◆ = FOUND AS SHOWN
- = SET 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "A&C INC. 12904" UNLESS OTHERWISE SHOWN
- YPC = YELLOW PLASTIC CAP
- () SR# = RECORD DATA PER SURVEY REFERENCE SR#
- [] = LATITUDE AND DEPARTURE FROM CALCULATED POSITION



PROPERTY OWNER/APPLICANT
CAMERON MELTON
6219 MORIAH DR.
NINE MILE FALLS, WA 99026
melton.cameron@gmail.com

PROJECT CONTACT/SURVEYOR
JON HESTER/ADAMS & CLARK, INC.
1720 W. FOURTH AVE.
SPOKANE, WA 99201
(509) 747-4600
jhester@adamsandclark.com

VICINITY MAP
N.T.S.



PLAT DATA

ASSESSOR'S PARCEL NO. 35182.2213
 SITE ADDRESS 1202 W. SINTO AVE.
 AREA (GROSS) 10,650 S.F.
 NO. OF LOTS 1 DUPLEX LOT & 1 EXISTING SINGLE FAMILY LOT
 PROPOSED DENSITY 1.2 UNITS PER ACRE
 AVERAGE LOT SIZE LOT SIZE 5,325 S.F.
 FRONTAGE AS SHOWN
 ZONING RTF-RESIDENTIAL TWO FAMILY (POCKET RESIDENTIAL)
 COMPREHENSIVE PLAN RESIDENTIAL TWO FAMILY
 EXISTING BUILDINGS RESIDENCE WITH ATTACHED GARAGE
 PROPOSED USE OF LOTS SINGLE FAMILY RESIDENTIAL
 TOPOGRAPHY RELATIVELY LEVEL
 WATER CITY OF SPOKANE
 SEWAGE CITY OF SPOKANE
 SETBACKS FRONT 15 FEET
 GARAGE 20 FEET
 SIDE YARD 5 FEET
 REAR YARD 15 FEET

SURVEY REFERENCES

SR1 = Bingham's Addition to Spokane Falls, Book A Page 27
 SR2 = Record of Survey, Book70 Pages 9 & 10

EQUIPMENT AND PROCEDURES

This survey was performed with a 1 second total station theodolite using field traverse procedures, and using Global Positioning System (GPS) equipment with 5 mm. + 1 ppm. accuracy.

BASIS OF BEARINGS

N00°02'34"E between the southwest and northwest corners of the NW1/4 of Section18, per SR2.

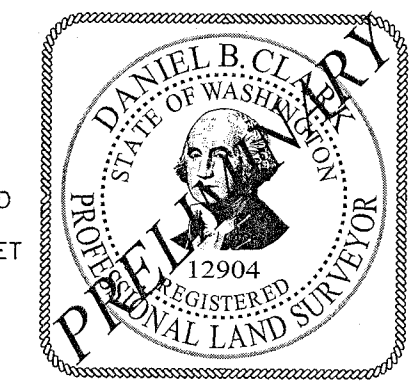
NOTES:

1. DATUM: NAVD88
2. The field control for this survey was performed, and the corners shown as found hereon were located on March 19, 2019.

SURVEYOR'S CERTIFICATE

I, DANIEL B. CLARK REGISTERED LAND SURVEYOR, HEREBY CERTIFY THE PLAT OF MELTON FINAL CITY SHORT PLAT, 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 LOT CORNERS ARE SET AS SHOWN ON THE PLAT.

DANIEL B. CLARK



Adams & Clark, Inc.
 1720 W. Fourth Ave.
 Spokane, WA 99204
 (509) 747-4600 F(509) 747-8913
 www.adamsandclark.com
 Project No. 2019-01-019

191019-FSP.DWG JDH 3/11/2019

Z19-368FSP

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LOCATED IN THE NW1/4 OF SECTION 18, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M.,
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AUGUST, 2019

AUDITOR'S CERTIFICATE

BOOK _____ OF _____ AT PAGE _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Cameron Melton, married as his separate property, have caused to be platted into Lots and Blocks, the land shown hereon, to be known as Melton Short Plat, being a portion of the SW 1/4 of Section 18, Township 25 North, Range 43 East, W.M., City of Spokane, County of Spokane, State of Washington, more particularly described as follows:

THE EAST HALF OF LOT 11 AND ALL OF LOT 12, IN BLOCK 6 PF BINGAMAN'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.

This plat has been made with the free consent and in accordance with the desires of the owner of 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 and Blocks shown hereon.

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 here on the described plat are hereby dedicated to the City and its permittees for the construction, reconstruction, maintenance, protection, inspections 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 filling, are required to follow an erosion/sediment 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 complying with the requirements of the Developer Services and having adequate pressure for domestic and fire uses, as determined by the Water and Hydroelectric 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 17D.060 SCM, 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.

Slope easements for cut 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, 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 with no compensation and the right to prohibit structures that may interfere with the construction, reconstruction, reliability, maintenance, and safe operation of same.

IN WITNESS WHEREOF I have set my hand:

Cameron Melton

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SPOKANE)Ss

On this ____ day of _____ 2019, before me personally appeared Cameron Melton, married as his separate property, that executed the within and foregoing instrument, and acknowledged said instrument to be their free and voluntary act and deed for the uses and purposes therein mentioned and stated on oath that he/she is authorized to execute said instrument. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Notary Public in and for the State of _____
residing in _____
My commission expires _____

By: _____

PLANNING DIRECTOR

This plat has been reviewed on this ____ day of _____, 2019 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 Short Plat #Z19-184PSP.

City of Spokane Planning Director

CITY 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 _____, 2019.

City of Spokane Engineer

CITY 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 _____, 2019.

City of Spokane Treasurer

SPOKANE COUNTY TREASURER

I hereby certify that all 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 _____, 2019.

Spokane County Treasurer

SPOKANE COUNTY ASSESSOR

Approved this ____ day of _____, 2019.

Spokane County Assessor

191019-FSP-DWG JDH 3/11/2019



AC
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