

STRAWBERRY POCKET RESIDENTIAL DEVELOPMENT FINAL SHORT PLAT

A PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 25, TOWNSHIP 25 NORTH, RANGE 42 EAST, W.M.,
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

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

OWNER'S CERTIFICATE

CAMERON J NAPORA, HOLLIE J NAPORA, ROBERT C BISHOP AND MELODEE K JONES OWNERS, 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 _____

OWNER _____ DATE _____

OWNER _____ DATE _____

OWNER _____ DATE _____

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 #220-033PSP.

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

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 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 NEW OR MODIFIED DRIVEWAY LOCATIONS WILL NEED TO BE REVIEWED AND APPROVED PRIOR TO CONSTRUCTION.
- ALL STORMWATER AND SURFACE DRAINAGE GENERATED ON-SITE MUST BE DISPOSED OF ON-SITE IN ACCORDANCE WITH 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 PLANNING AND DEVELOPMENT IN ACCORDANCE WITH CITY DESIGN STANDARDS, ARE GRANTED ALONG ALL PUBLIC RIGHT OF WAYS.
- A TRANSPORTATION IMPACT FEE WILL BE COLLECTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE AFFECTED LOT.
- GENERAL FACILITIES CHARGES FOR NEW AND/OR UPSIZED WATER AND SEWER SERVICES WILL APPLY TO THE LOTS WITHIN THIS PLAT.
- 5 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 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.

ACKNOWLEDGEMENT

STATE OF WASHINGTON

COUNTY OF SPOKANE
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT CAMERON P. AND HOLLIE J. NAPORA, A MARRIED COUPLE, 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 _____

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 ROBERT C HYSLOP AND MELODEE K JONES, A MARRIED COUPLE, 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 _____

OWNER SIGNATURE _____ DATE _____

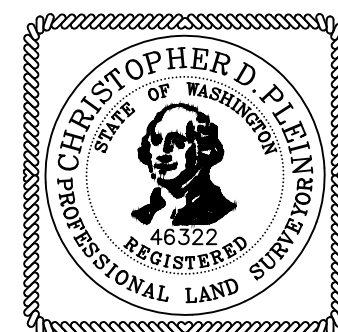
DATED _____ SIGNATURE OF NOTARY PUBLIC _____ TITLE _____

MY APPOINTMENT EXPIRES: _____

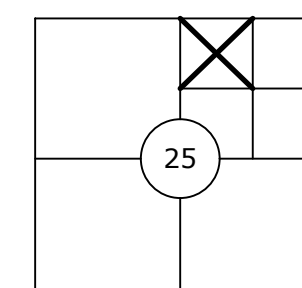
SURVEYOR'S CERTIFICATE

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. 42 E.



PLS SPOKANE
LAND SURVEYING

3215 W MONTICELLO PL
SPOKANE, WA 99205

STRAWBERRY POCKET
RESIDENTIAL DEVELOPMENT
FINAL SHORT PLAT
CAMERON NAPORA
2010 W 15TH ST
SPOKANE, WA 99224

SCALE H: 1"=40'
V: N/A
JOB: 19-001
CADD/DWG: 19-001-SP-FINAL.DWG

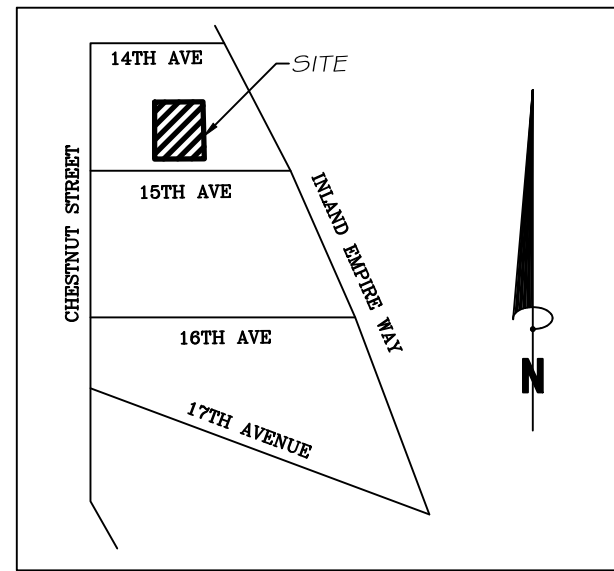
CHECKED BY: CDP DATE: MAY 21, 2020

SURVEY BY: CDP

DRAWN BY: CDP

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A PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 25, TOWNSHIP 25 NORTH, RANGE 42 EAST, W.M.,
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON



VICINITY MAP
Not to scale

ORIGINAL LEGAL DESCRIPTION

PARCEL NO. 25251.0512 AND 25251.0513
(PER FIRST AMERICAN TITLE COMPANY POLICY NUMBER 3255484
DATED JUNE 19TH, 2019.)

LOTS 10 AND 11, BLOCK 5, CANNON HILL ADDITION, ACCORDING TO
PLAT RECORDED IN VOLUME "E" OF PLATS, PAGE 6,

IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON.

SITE TABLE DATA:

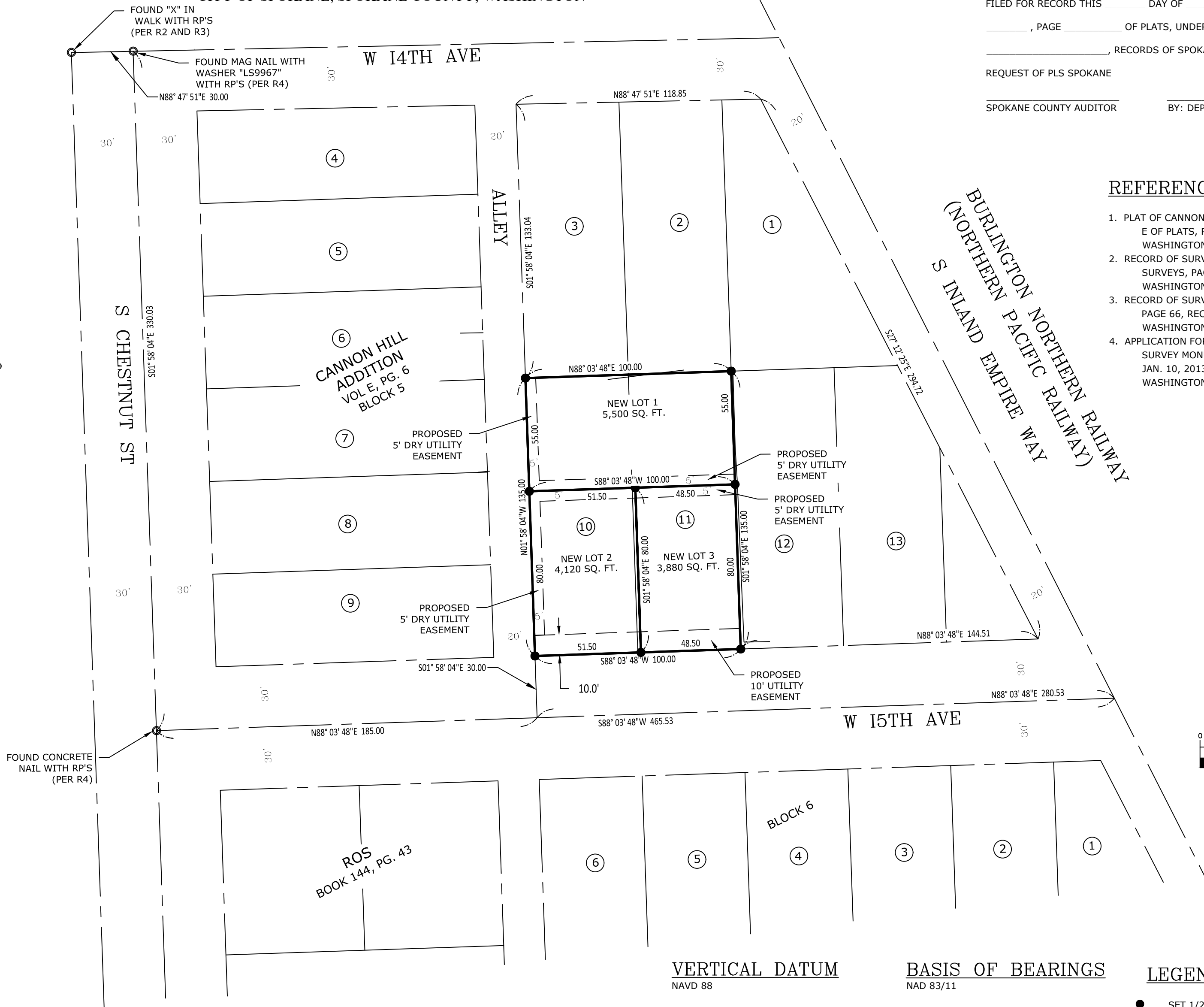
- EXISTING NUMBER OF LOTS: 2
ORIGINAL PARCEL APN: 25251.0512 AND 2520513 = 13,500 SQ.FT.
- PROPOSED LOTS: 3
SQUARE FOOTAGE
NEW LOT 1: 5,500 SQ.FT.
NEW LOT 2: 4,120 SQ.FT.
NEW LOT 3: 3,880 SQ.FT.
- LOT ADDRESSES:
LOT 1: UNKNOWN
LOT 2: 2010 15TH AVE W
LOT 3: 2006 15TH AVE W
- ZONING FOR THESE LOTS ARE RESIDENTIAL SINGLE FAMILY,
AND ARE BEING DEVELOPED UNDER THE POCKET RESIDENTIAL
DEVELOPMENT GUIDELINES.
- THE FOLLOWING SEPARATION STANDARDS SHALL BE REQUIRED
FOR ALL NEW STRUCTURES ON EACH LOT OR PARCEL:
 - FRONT YARD SETBACK:
FIFTEEN (15) FEET.
 - REAR YARD SETBACK:
TWENTY FIVE (25) FEET.
 - SIDE YARD SETBACK:
FIVE (5) FEET.

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.

OWNER INFORMATION:

CAMERON NAPORA
PO BOX 8669
SPOKANE, WA 99203
TEL: 509-475-5559

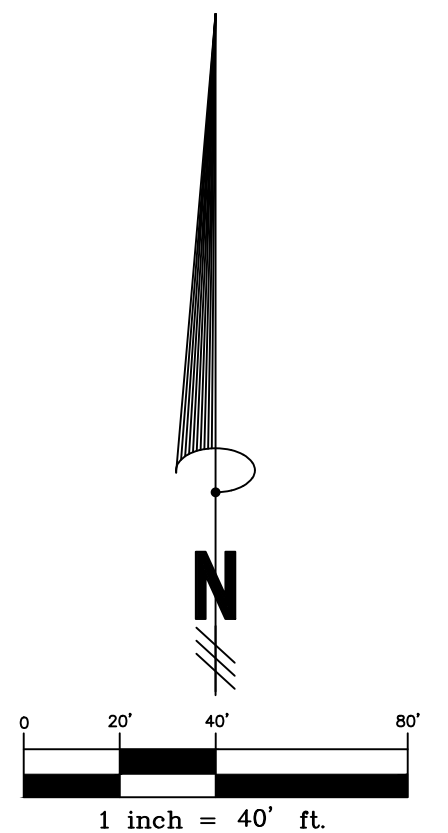


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REQUEST OF PLS SPOKANE
SPOKANE COUNTY AUDITOR _____ BY: DEPUTY CLERK _____

REFERENCES

- PLAT OF CANNON HILL ADDITION, RECORDED IN VOLUME
E OF PLATS, PAGE 6, RECORDS OF SPOKANE COUNTY,
WASHINGTON.
- RECORD OF SURVEY RECORDED IN BOOK 144 OF
SURVEYS, PAGE 43, RECORDS OF SPOKANE COUNTY,
WASHINGTON.
- RECORD OF SURVEY RECORDED IN BOOK 51 OF SURVEYS,
PAGE 66, RECORDS OF SPOKANE COUNTY,
WASHINGTON.
- APPLICATION FOR PERMIT TO REMOVE OR DESTROY A
SURVEY MONUMENT, PERMIT NUMBER 4905, DATED
JAN. 10, 2013, RECORDS OF SPOKANE COUNTY,
WASHINGTON.



VERTICAL DATUM

NAVD 88

PER WSDOT MONUMENTS GP32090-265,
ELEVATION=1829.114'

BASIS OF BEARINGS

NAD 83/11

HELD S20°25'42"W BETWEEN FOUND WSDOT
MONUMENTS GP32090-265 AND GP32090-264

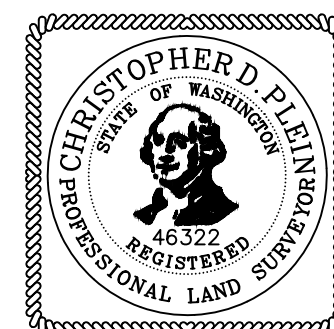
LEGEND

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

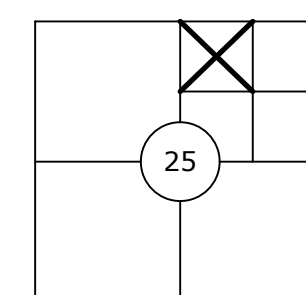
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