

FINAL PLAT  
**PARK PLACE SECOND ADDITION**  
 BEING AN UNPLATTED PORTION OF THE NORTHWEST QUARTER  
 OF SECTION 34, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M.,  
 CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON  
 SHEET 1 OF 2

**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS, that Plese-Graham, L.L.C., a Washington limited liability company organized under and by the virtue of the laws of the State of Washington has platted into lots, blocks and streets the land shown hereon to be known as PARK PLACE SECOND ADDITION; being the Northeast Quarter of the Northwest Quarter, according to U.S. Government subdivision procedures, of Section 34, Township 26 North, Range 42 E, W.M., City and County of Spokane, State of Washington; Except Park Place Addition, Volume 34, Pages 16 and 17, and Park Place First Addition, Volume 37, Pages 46 and 47. This subdivision has been made with the free consent and in accordance with the desire of the owner of the land so divided. The signatory hereof hereby certifies that it is the owner of, and the only party having interest in the land so divided, and that the property shown is not encumbered by any delinquent taxes or assessments. The owner adopts the plan of lots, blocks and streets shown hereon. The owner hereby dedicates to the City of Spokane for public use forever the streets shown hereon, and waives all claims against any governmental authority for damage which may be occasioned to the adjacent land by the established construction, drainage, and maintenance of said streets forever. Blocks "A" and "B" 1.00 foot strips, as shown hereon, are hereby dedicated to the City of Spokane. Slope easements for cut and fill, 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. Setbacks shall be determined at the time of building permit issuance. Standard 10.00 foot utility easements are hereby granted along all streets for utility uses (including cable television). Utility easements shown on the herein described plat are hereby dedicated to the City of Spokane and its permittees for the construction, reconstruction, protection, inspection, maintenance and operation of their respective "dry" facilities, together with the right to prohibit changes in grade over installed underground facilities, the right to trim and/or remove trees, bushes and landscaping, and the right to prohibit structures that may interfere with the construction, reconstruction, reliability, maintenance and safe operation of same. All lots within this plat shall be served by City of Spokane water and sanitary sewers only. Individual on-site sewage systems and private wells and water systems are prohibited. The City water system approved by County and State Health Authorities and the City Fire Department will be installed within this plat; the plattee will provide for individual domestic water service as well as fire protection to each lot prior to sale. Trunk and lateral storm and sanitary sewers are required in City platted property as the same is developed. This plat is not in an irrigation district. This plat is located within a drainage basin that has been identified by the Spokane County Engineer's Office as having storm water runoff problems. Since this plat is affected by or is a contributor to storm water flows, property owners or successors in interest within PARK PLACE FIRST ADDITION Plat agree to join in any City and/or County approved storm water management program and to pay such rates and charges as may be fixed through public hearings for service or benefit obtained by the planning, design, constructing, maintaining or operation of storm water control facilities. All storm water and surface drainage must be disposed of on-site in accordance with requirements of the "208" Program. 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 170.060 "Storm water Facilities" and the Project Engineers Recommendation, based on the drainage plan submitted for this final plat have been reasonably complied with. All public and private improvements (sewer, water, streets, and stormwater) must be constructed to City standards by the developer of each lot prior to issuance of a Certificate of Occupancy for any structure served by said improvements. Street identification and traffic control signs must be constructed as part of the street improvements. All parking areas and driveways shall be hard surfaced. The development of any below-grade structures, including basements, is subject to prior review of a geotechnical evaluation for foundation design to determine suitability and effects from stormwater and/or subsurface runoff, including a site drainage plan and sub-level engineering. The evaluation shall be performed by a geotechnical engineer, licensed in the State of Washington. It shall be performed for each lot with below grade-level structures and submitted to the Planning and Development Services Department for review and concurrence prior to the issuance of a building permit. An overall or phase-by-phase geotechnical analysis may be performed in lieu of individual lot analyses to determine appropriate construction designs. Stormwater easements and tracts shall be designated unbuildable. Lots 15 and 16 of Block 2, Lots 21 and 22 of Block 3, and Lots 4 and 5 of Block 4 contain drainage facilities in easements. Construction of new houses and associated driveways, lawns, landscaping, etc., on these lots, shall not alter the flow or capacity of runoff designed to discharge to said drainage facilities. Any proposed modifications to the drainage facilities must be approved by the City Engineer prior to construction.

**ACKNOWLEDGEMENT:**

IN WITNESS WHEREOF, Plese-Graham, L.L.C., a Washington limited liability company pursuant to resolutions of its members duly and legally adopted, has caused these presents to be signed by Rod V. Plese, its Registered Agent, his signature to be hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

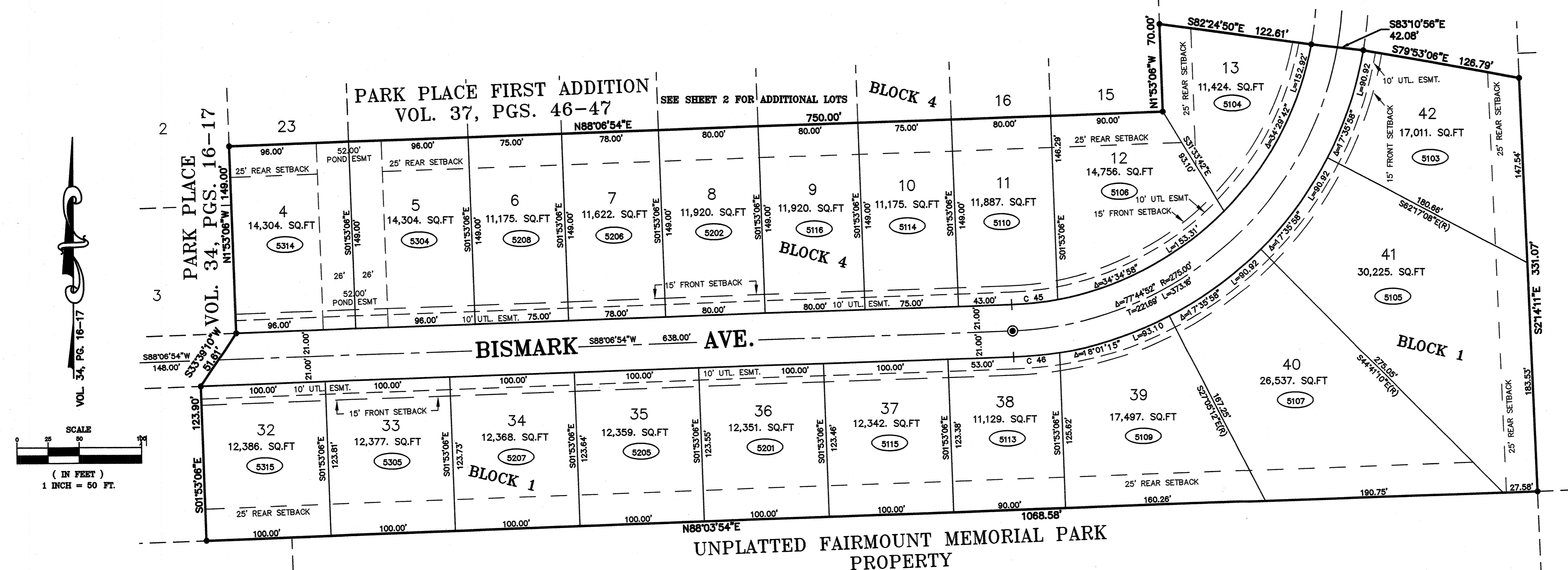
Rod V. Plese

STATE OF WASHINGTON }  
 } SS  
 COUNTY OF SPOKANE }

On this \_\_\_\_\_ day of \_\_\_\_\_, 2016, before me personally appeared Rod V. Plese to me known to be the registered agent of Plese-Graham, L.L.C., the Washington limited liability company that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said limited liability company for the uses and purposes therein stated, and on oath stated that he is authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation. 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 \_\_\_\_\_

CURVE TABLE				
CURVE	LENGTH	RADIUS	TANGENT	DELTA
C 45	37.13	254.00	18.60	8°22'34"
C 46	37.10	296.00	18.57	7°10'51"



**AUDITOR'S CERTIFICATE:**  
 FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,  
 20\_\_\_\_ AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF \_\_\_\_\_ AT PAGE \_\_\_\_\_  
 AT THE REQUEST OF \_\_\_\_\_  
 \_\_\_\_\_  
 COUNTY AUDITOR

**CITY PLANNING COMMISSION:**  
 This plat has been reviewed on this \_\_\_\_\_ day of \_\_\_\_\_, 2016,  
 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 PARK PLACE SECOND ADDITION.  
 \_\_\_\_\_  
 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 \_\_\_\_\_, 2016.  
 \_\_\_\_\_  
 City of Spokane Engineer

**HEARING EXAMINER ON BEHALF OF THE CITY COUNCIL:**  
 This plat has been reviewed on this \_\_\_\_\_ day of \_\_\_\_\_,  
 2016, and is found to be in full compliance with all the Conditions of  
 approval stipulated in the Hearing Examiner's approval of preliminary plat  
 PARK PLACE SECOND ADDITION.  
 \_\_\_\_\_  
 Hearing Examiner

**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 \_\_\_\_\_, 2016.  
 \_\_\_\_\_  
 City of Spokane Treasurer

**SPOKANE COUNTY ASSESSOR:**  
 Examined and approved, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.  
 \_\_\_\_\_  
 Spokane County Assessor

**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 local improvement assessments.  
 Examined and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2016.  
 \_\_\_\_\_  
 Spokane County Treasurer

**LEGEND:**  
 RADIAL \_\_\_\_\_ (R)  
 SET OR FOUND LOT CORNER #4 REBAR W/ORANGE  
 PLASTIC CAP MKRD. "DALE PLS 29270" (TYPICAL) \_\_\_\_\_  
 SET OR FOUND CITY MONUMENT W/  
 REF. SHEET AT THE CITY FIELD OFFICE. \_\_\_\_\_  
 SET OR FOUND BOUNDARY CORNER #4  
 REBAR W/ORANGE PLASTIC CAP MARKED  
 "DALE, PLS 29270". \_\_\_\_\_

**SURVEYOR'S CERTIFICATE:**  
 I, WALTER O. DALE, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THE PLAT OF PARK PLACE  
 SECOND ADDITION, 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 AND IS IN CONFORMANCE WITH ROW 55.09. MONUMENTS AND  
 FRONTING LOT CORNERS SHALL BE SET UPON COMPLETION OF THE UTILITY AND STREET  
 IMPROVEMENTS.

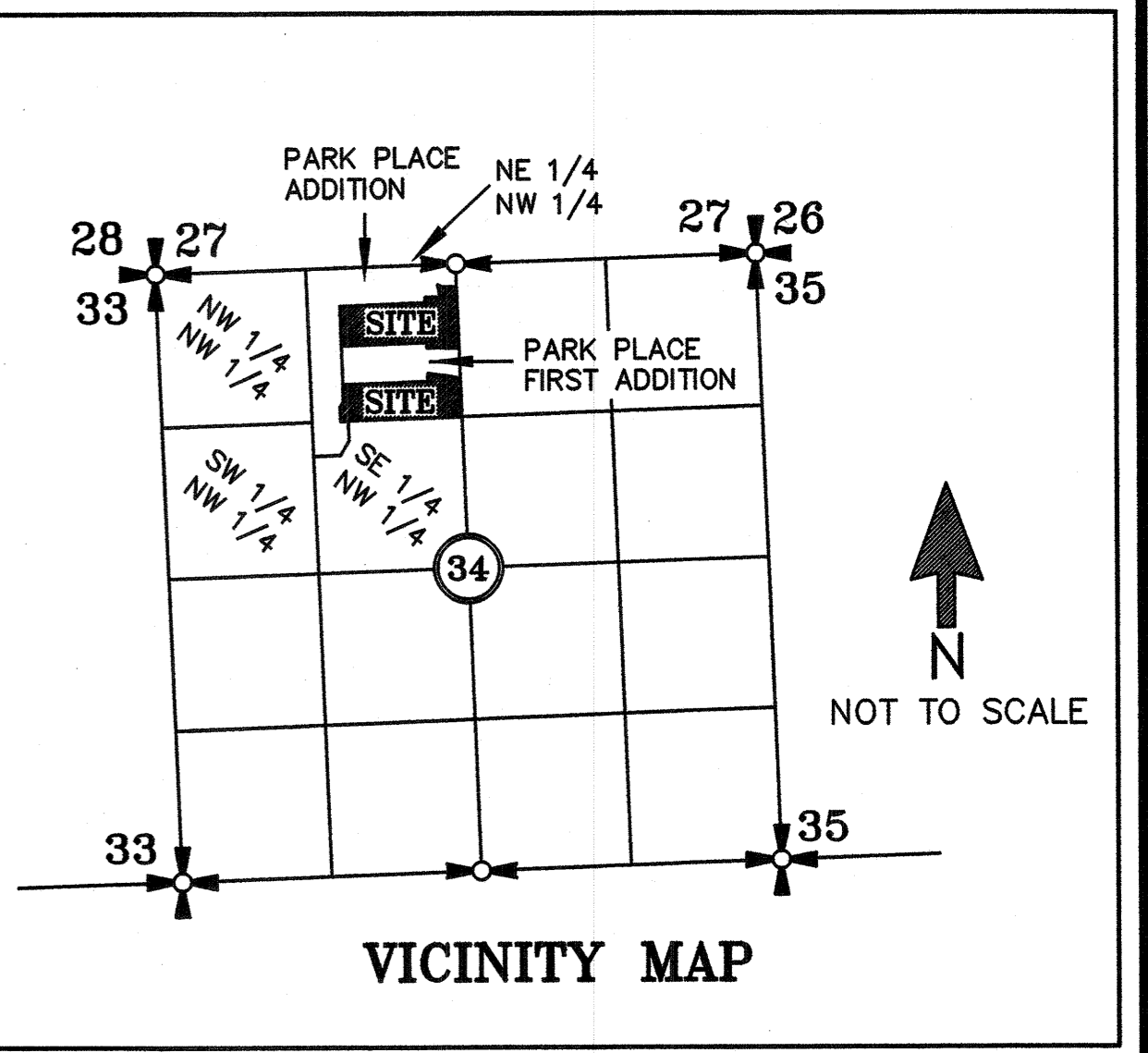


**PRELIMINARY**  
 WALTER O. DALE, P.L.S. #29270

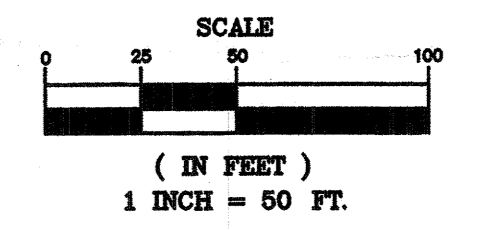
PRINT DATE 6-13-2016  
 FINAL PLAT  
**PARK PLACE SECOND ADDITION**  
 CITY OF SPOKANE, WASHINGTON  
 NE1/4 NW1/4 S.34, T.26 N., R.42 E., W.M.  
 F. BK # 305/2 DRWN BY: DARIN/C.D. DWG NAME: 15392ND  
 SHEET 1 OF 2 DATE: JAN. 2007 JOB NO.: 15-39  
**BENTHIN & ASSOCIATES**  
 PROFESSIONAL LAND SURVEYING AND PLANNING  
 1004 N. ATLANTIC STREET SPOKANE, WA 99201  
 (509) 325-4529 • FAX) 325-4520

# FINAL PLAT PARK PLACE SECOND ADDITION

BEING AN UNPLATTED PORTION OF THE NORTHWEST QUARTER  
OF SECTION 34, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M.,  
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON  
SHEET 2 OF 2



CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	DELTA	
C 37	31.42	20.00	20.00	90°00'00"	
C 38	31.42	20.00	20.00	90°00'00"	
C 39	31.42	20.00	20.00	90°00'00"	
C 40	31.42	20.00	20.00	90°00'00"	
C 41	32.37	20.00	20.98	92°44'20"	
C 42	30.46	20.00	19.07	87°15'40"	
C 43	60.18	321.00	30.17	10°44'19"	



**LEGEND:**

- RADIAL \_\_\_\_\_ (R)
- SET OR FOUND LOT CORNER #4 REBAR W/ORANGE PLASTIC CAP MRKD. "DALE PLS 29270" (TYPICAL) \_\_\_\_\_
- SET OR FOUND CITY MONUMENT W/ REF. SHEET AT THE CITY FIELD OFFICE \_\_\_\_\_
- SET OR FOUND BOUNDARY CORNER #4 REBAR W/ORANGE PLASTIC CAP MARKED "DALE, PLS 29270". \_\_\_\_\_

**SURVEYOR NOTES:**  
SEE PARK PLACE VOLUME 34, PAGE 16-17 FOR CONTROL INFORMATION.

**PRELIMINARY**

WALTER O. DALE, P.L.S. #29270

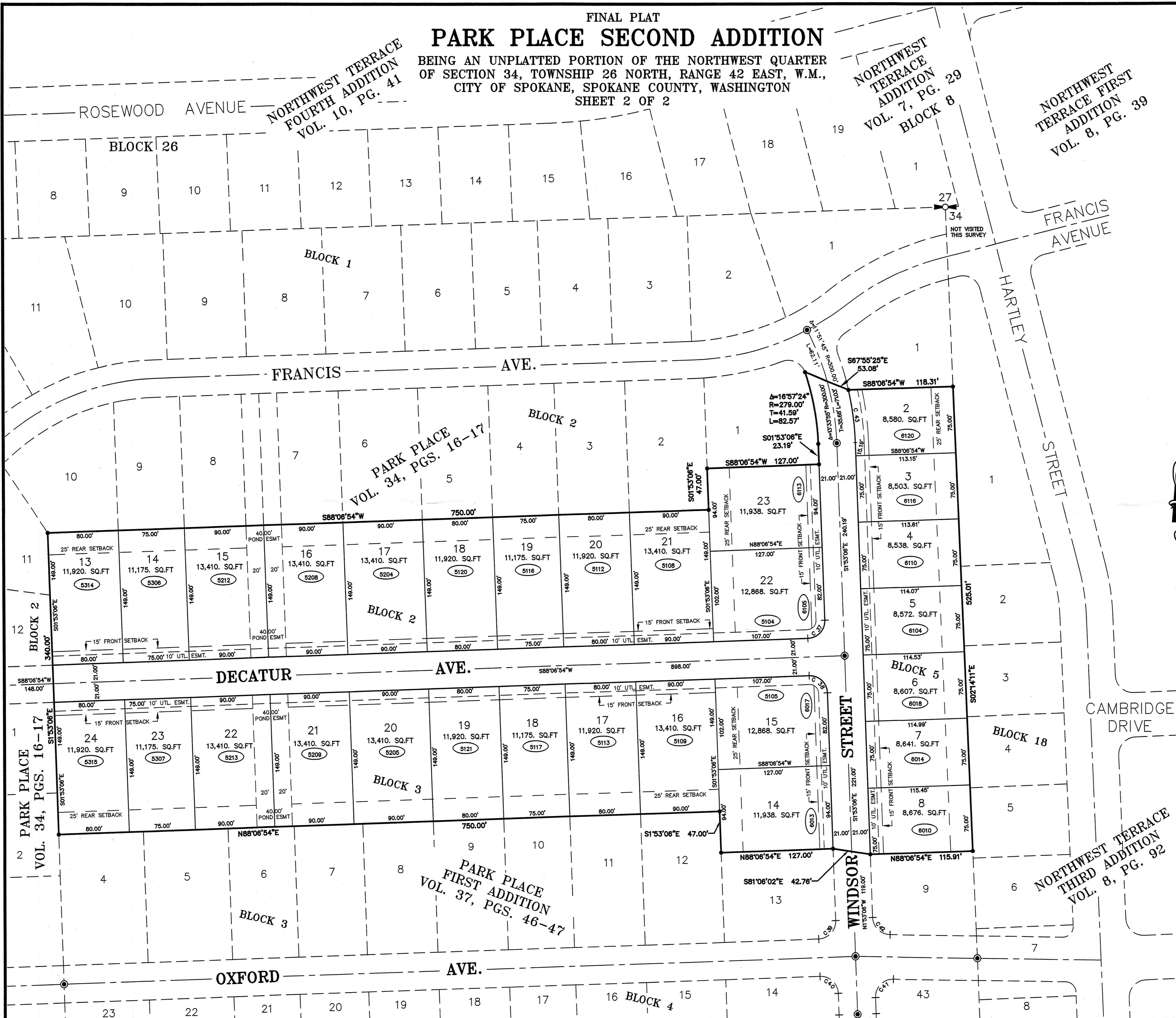
PRINT DATE 6-13-2016

FINAL PLAT  
**PARK PLACE SECOND ADDITION**  
CITY OF SPOKANE, WASHINGTON

NE1/4 NW1/4 S.34, T.26 N., R.42 E., W.M.

F. BK # 305/2    DRWN BY: DARIN/C.D.    DWG NAME: 15392ND  
SHEET 2 OF 2    DATE: JAN. 2007    JOB NO.: 15-39

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VOL. 34, PGS. 16-17

NOT VISITED THIS SURVEY

HARTLEY STREET

WINDSOR STREET

CAMBRIDGE DRIVE

NORTHWEST TERRACE THIRD ADDITION VOL. 8, PG. 92

NORTHWEST TERRACE FOURTH ADDITION VOL. 10, PG. 41

NORTHWEST TERRACE ADDITION VOL. 7, PG. 29 BLOCK 8

NORTHWEST TERRACE FIRST ADDITION VOL. 8, PG. 39

PARK PLACE VOL. 34, PGS. 16-17

PARK PLACE VOL. 34, PGS. 16-17

PARK PLACE FIRST ADDITION VOL. 37, PGS. 46-47