

FINAL CITY SHORT PLAT #Z18-347PSP

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 43 EAST, W.M., CITY AND COUNTY OF SPOKANE, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT PHILLIPS ASSET RECOVERY, LLC, LORI PHILLIPS MEMBER, HAS CAUSED TO BE PLATTED INTO LOTS THE LAND SHOWN HEREON TO BE KNOWN AS FINAL SHORT PLAT Z18-347PSP, SAID LAND BEING DESCRIBED AS FOLLOWS:

(PER PLAT CERTIFICATE ISSUED BY INLAND PROFESSIONAL TITLE, LLC UNDER ORDER NUMBER 00087928, EFFECTIVE DECEMBER 22, 2017)

THAT PORTION OF THE WEST HALF OF TRACTS 1 THROUGH 4, EXCEPT THE WEST 30 FEET THEREOF, SYLVAN HOME ACRE TRACTS, AS PER PLAT RECORDED IN BOOK "E" OF PLATS, PAGE 93, RECORDS OF SPOKANE COUNTY, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 43 EAST OF THE WILLAMETTE MERIDIAN, BEING MORE FULLY DESCRIBED AS FOLLOWS:

THE WEST HALF OF SAID TRACTS 1 THROUGH 4;
EXCEPT THE WEST 30 FEET,
EXCEPT THE NORTH 129.94 FEET
AND EXCEPT THE SOUTH 200.00 FEET THEREOF;

SAID PROPERTY IS DILINEATED AS PARCEL C OF THAT CERTAIN SURVEY RECORDED APRIL 08, 2005, UNDER AUDITOR'S FILE NO. 5200809 IN BOOK 115 OF SURVEYS, PAGE 75, RECORDS OF SPOKANE COUNTY;

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

ALL STREET IDENTIFICATION AND TRAFFIC CONTROL SIGNS REQUIRED BY THIS PROJECT WILL BE THE RESPONSIBILITY OF THE DEVELOPER.

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

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

DEVELOPMENT OF THE SUBJECT PROPERTY, INCLUDING GRADING AND FILING, ARE REQUIRED TO FOLLOW AND EROSION/SEDIMENT CONTROL PLAN THAT HAS BEEN SUBMITTED TO AND ACCEPTED BY ENGINEERING SERVICES -DEVELOPER SERVICES PRIOR TO THE ISSUANCE OF ANY BUILDING AND/OR GRADING PERMITS.

ALL STORMWATER AND SURFACE DRAINAGE GENERATED ON-SITE MUST BE DISPOSED ON-SITE IN ACCORDANCE WITH CHAPTER 17D.060 SMC, STORMWATER FACILITIES, AND CITY DESIGN STANDARDS, AND AS PER THE PROJECT ENGINEER'S RECOMMENDATIONS, BASED ON THE DRAINAGE PLAN ACCEPTED FOR THE FINAL PLAT.

NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL EVIDENCE SATISFACTORY TO THE DIRECTOR OF ENGINEERING SERVICES HAS BEEN PROVIDED SHOWING THAT THE RECOMMENDATIONS OF CHAPTER 17D.060 SMC, STORMWATER FACILITIES, AND THE PROJECT ENGINEER'S RECOMMENDATIONS, BASED ON THE DRAINAGE PLAN ACCEPTED FOR THE FINAL SUBDIVISION, 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 ENGINEERING SERVICES DEPARTMENT.

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.

ALL REQUIRED IMPROVEMENTS SERVING THE PLAT, INCLUDING STREETS, SANITARY SEWER, STORMWATER AND WATER, 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 WITHIN 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 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.

ALL PARKING AREAS AND DRIVEWAYS SHALL BE HARD SURFACED.

A TRANSPORTATION IMPACT FEE WILL BE COLLECTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE AFFECTED LOT.

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.

10 FEET WIDE "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 TRIM AND/OR REMOVE TREES, BUSHES, LANDSCAPING, AND THE RIGHT TO PROHIBIT STRUCTURES THAT MAY INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, RELIABILITY, MAINTENANCE, AND SAFE OPERATION OF SAME. DRAINAGE SWALES ARE NOT ALLOWED WITHIN THE DRY UTILITY EASEMENTS.

IF ANY ARCHAEOLOGICAL RESOURCES, INCLUDING SITES, OBJECTS, STRUCTURES, ARTIFACTS, AND/OR IMPLEMENTS, ARE DISCOVERED ON THE PROJECT SITE, ALL CONSTRUCTION AND/OR SITE DISTURBING ACTIVITIES SHALL CEASE UNTIL APPROPRIATE AUTHORITIES, AGENCIES, AND/OR ENTITIES HAVE BEEN NOTIFIED IN ACCORDANCE WITH CHAPTERS 27.44 AND 27.53 RCW.

THE 25 FEET WIDE INGRESS, EGRESS AND UTILITY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LOTS 1, 2 AND 3, AS SHOWN HEREON, FOR INGRESS AND EGRESS.

THE 25 FEET WIDE INGRESS, EGRESS AND UTILITY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO PUBLIC UTILITY PROVIDERS TO PROVIDE UTILITIES TO LOTS 1, 2 AND 3, AS SHOWN HEREON.

ACKNOWLEDGEMENT
STATE OF WASHINGTON

LORI PHILLIPS

ON THIS DAY OF _____, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED LORI PHILLIPS 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.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE
MY APPOINTMENT EXPIRES:

AUDITORS CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 20____
AT _____ MINUTES PAST _____ O'CLOCK _____ M, AND RECORDED IN
BOOK _____ OF SURVEYS AT PAGE _____ RECORDS OF
SPOKANE COUNTY, WASHINGTON, AT THE REQUEST OF
STORHAUG ENGINEERING.

SPOKANE COUNTY AUDITOR OR DEPUTY

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 IMPROVEMENTS ASSESSMENTS. EXAMINED AND APPROVED, THIS _____ DAY OF _____ 2018.

CITY OF SPOKANE TREASURER

CITY OF SPOKANE PLANNING DIRECTOR

THIS PLAT HAS BEEN REVIEWED ON THIS _____ DAY OF _____ 2018 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 "PHILLIPS" CITY SHORT PLAT FILE NO. Z18-347PSP.

CITY OF SPOKANE PLANNING DIRECTOR

CITY OF SPOKANE ENGINEER

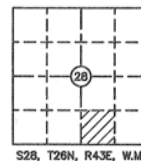
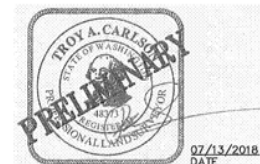
APPROVED AS TO COMPLIANCE WITH THE SURVEY DATA, THE DESIGN OF PUBLIC WORKS AND PROVISIONS MADE FOR CONSTRUCTING THE IMPROVEMENTS AND PERMANENT CONTROL MONUMENTS THIS _____ DAY OF _____ 2018.

CITY OF SPOKANE ENGINEER

SPOKANE COUNTY TREASURER

I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT AS OF THE DATE OF THIS CERTIFICATION, IS NOT SUBJECT TO ANY LOCAL IMPROVEMENTS ASSESSMENTS. EXAMINED AND APPROVED, THIS _____ DAY OF _____ 2018.

SPOKANE COUNTY TREASURER



storhäug
civil engineering planning
landscape architecture surveying

510 east third avenue | spokane, wa | 99202
p 509.242.1000 | f 509.242.1001

DATE	07/13/2018	SCALE	NA
FIELD BOOK	18-012	DRAWN	KSN
PROJECT NUMBER	18-012	DRAWING NO.	1 OF 2

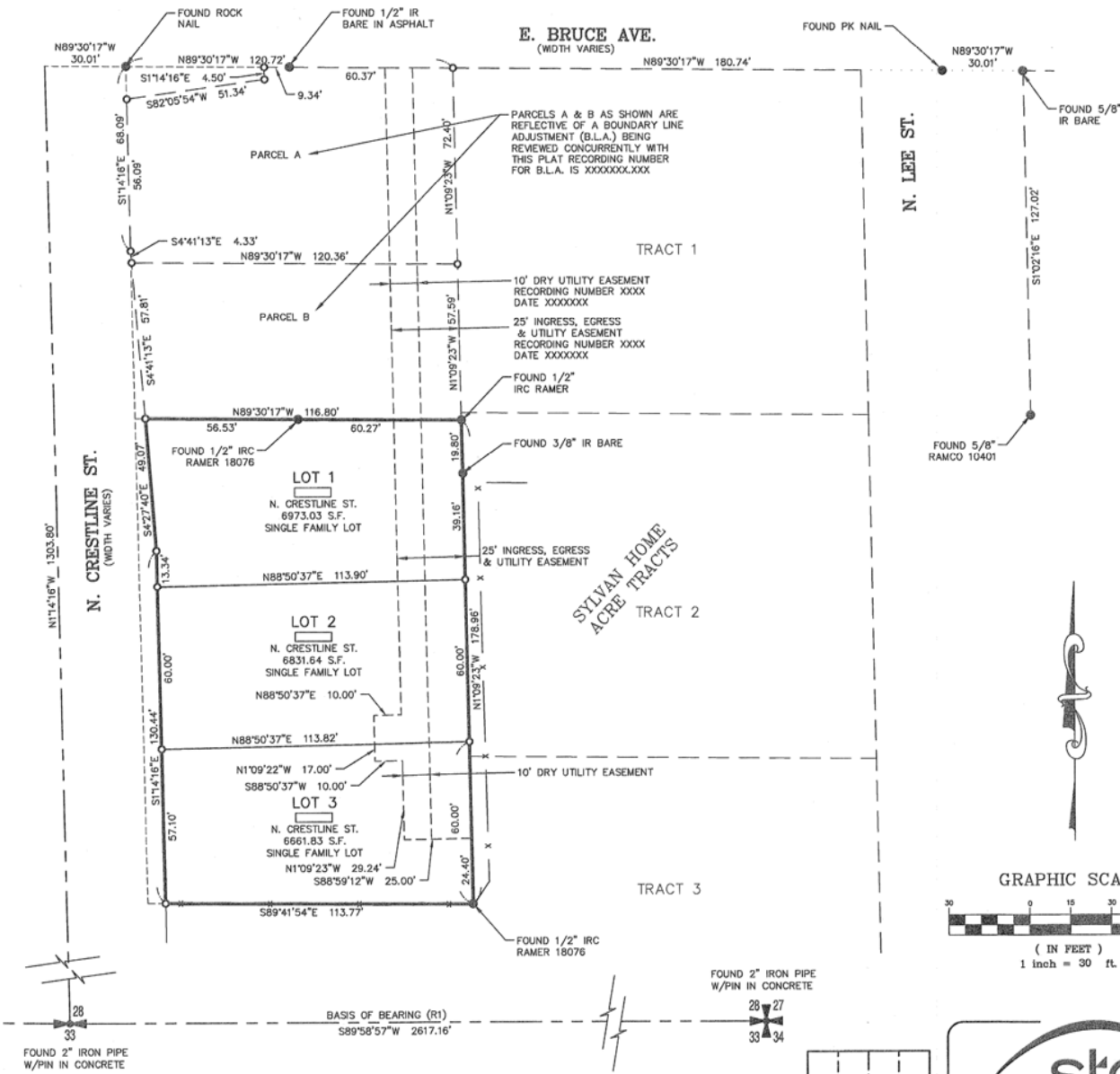
FINAL CITY SHORT PLAT #Z18-347PSP

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 26 NORTH, RANGE 43 EAST, W.M., CITY AND COUNTY OF SPOKANE, WASHINGTON

AUDITORS CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 20____, AT _____ MINUTES PAST _____ O'CLOCK _____ M.; AND RECORDED IN BOOK _____ OF SURVEYS AT PAGE _____ RECORDS OF SPOKANE COUNTY, WASHINGTON, AT THE REQUEST OF STORHAUG ENGINEERING.

SPOKANE COUNTY AUDITOR OR DEPUTY



LEGEND

- FOUND MONUMENTS AS SHOWN.
- SET 1/2" REBAR W/ PLASTIC CAP, PLS 48373.
- (R) OFFICIAL DOCUMENTS AND MAPS REFERENCED
- EXISTING PROPERTY LINE
- PROPOSED LOT LINE
- RIGHT-OF-WAY CENTERLINE
- SUBJECT PROPERTY BOUNDARY
- x EXISTING FENCE LINE
- OHP EXISTING OVERHEAD POWER LINE
- EASEMENT LINE

BASIS OF BEARING:

THE BEARING OF N89°58'57"E ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 28.

SURVEYOR'S NOTES:

1) THIS DRAWING DOES NOT ATTEMPT TO SHOW ALL EASEMENTS OF RECORD, PRESCRIPTIVE EASEMENTS, OR PHYSICAL FEATURES OF THE PROPERTY.

PROCEDURES & EQUIPMENT:

PER WAC 332-130-090, FIELD TRAVERSE PROCEDURES FOR LAND BOUNDARY SURVEYS WERE UTILIZED AND THE STANDARDS SET FORTH THEREIN WERE MET OR EXCEEDED.

PER WAC 332-130-100, EQUIPMENT AND PROCEDURES. AN ANNUALLY CALIBRATED LEICA GS14 GPS WAS UTILIZED IN THE FIELD TRAVERSE PROCEDURES.

SURVEY REFERENCES:

- (R1) RECORD OF SURVEY, BOOK 115 OF SURVEYS, PAGE 75
- (R2) RECORD OF SURVEY, BOOK 167 OF SURVEYS, PAGE 25
- (R3) RECORD OF SURVEY, BOOK 152 OF SURVEYS, PAGE 68

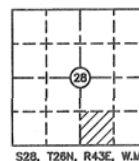
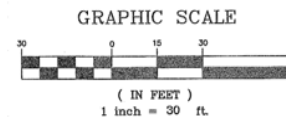
PURPOSE OF SURVEY:

THE PURPOSE OF THE SURVEY IS TO ESTABLISH BOUNDARY FOR THREE PARCELS IN FINAL SHORT PLAT AS INDICATED.

SURVEYOR'S CERTIFICATE

I, TROY A. CARLSON REGISTERED LAND SURVEYOR, HEREBY CERTIFY THE PLAT OF Z18-247PSP, AS SHOWN HEREON, IS BASED UPON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, 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 UP ON COMPLETION OF THE UTILITY AND STREET IMPROVEMENTS.

TROY A. CARLSON, P.L.S.
CERTIFICATE NO. 48373



S28, T26N, R43E, W.M.

civil engineering planning
landscape architecture surveying

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DATE	07/13/2018	SCALE	1" = 30'
FIELD BOOK	18-012	DRAWN	KSN
PROJECT NUMBER	18-012	DRAWING NO.	2 OF 2

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