

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT, RICHARD PRASSER AND STACIE PRASSER, HUSBAND AND WIFE, HAVE CAUSED TO BE PLATTED INTO LOTS AND STREETS THE LAND SHOWN HEREON AS SHORT PLAT #Z23-191PSP AND DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF LOT 10 AND SOUTH HALF OF LOT 11 BLOCK 46 OF LINCOLN HEIGHTS ADDITION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME "L" OF PLATS, PAGE 36.

ALL STORMWATER AND SURFACE DRAINAGE GENERATED ONSITE SHALL BE DISPOSED OF ONSITE IN ACCORDANCE WITH SMC 17D.060 "STORM WATER FACILITIES", THE SPOKANE REGIONAL STORMWATER MANUAL, AND CITY DESIGN STANDARDS.

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 17D.060 "STORM WATER FACILITIES", THE SPOKANE REGIONAL STORMWATER MANUAL, AND CITY DESIGN STANDARDS HAVE BEEN COMIES WITH. 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.

PRIOR TO CONSTRUCTION, A GRADING AND DRAINAGE PLAN SHALL BE SUBMITTED TO DEVELOPMENT SERVICES FOR REVIEW AND ACCEPTANCE.

ONLY CITY WATER AND SANITARY SEWER SYSTEMS SHALL SERVE THE PLAT; THE USE OF INDIVIDUAL ONSITE SANITARY WASTE DISPOSAL SYSTEMS AND PRIVATE WELLS IS PROHIBITED.

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 USED, AS DETERMINED BY THE WATER AND HYDROELECTRIC SERVICES DEPARTMENT.

ALL PARKING AREAS, MAUVERING AREAS, AND DRIVEWAYS MUST BE HARD SURFACED.

GARAGES SHALL BE A MINIMUM OF TWENTY FEET FROM THE BACK OF SIDEWALK TO FULLY ACCOMODATE A PARKED VEHICLE WITHOUT OBSTRUCTING THE SIDEWALK.

SLOPE EASEMENTS FOR CUT AND FILL, AS DEEMED NECESSARY BY THE PLANNING & DEVELOPMENT DEPARTMENT IN ACCORDANCE WITH THE CITY'S DESIGN STANDARDS, ARE HEEBY GRANTS TO THE CITY OF SPOKANE FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC STREETS ADJOINING THIS PLAT.

VEHICULAR ACCESS FROM LOT 2 TO CENTRAL AVENUE SHALL ONLY BE GRANTED IF CENTRAL AVENUE IS PAVED.

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. NO DRAINAGE SWALES OR WATER METER BOXES ARE ALLOWED IN "DRY" UTILITY EASEMENTS.

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 DEVELOPMENT SERVICES PRIOR TO THE ISSUANCE OF ANY BUILDING AND/OR GRADING PERMITS.

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.

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/PUD, HAVE BEEN COMPLIED WITH.

GARAGES SHALL BE A MINIMUM OF 20 FEET FROM THE BACK OF SIDEWALK TO FULLY ACCOMODATE A PARKED VEHICLE WITHOUT OBSTRUCTING THE SIDEWALK.

ALL STREET IDENTIFICATION AND TRAFIC CONTROL SIGNS REQUIRED BY THIS PROECT WILL BE THE RESPONSIBILITY OF THE DEVELOPER PER SMC 17G.080.070.

## OFFICIALS

### 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.

I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT, AS OF THE DATE OF THIS CERTIFICATION, IS NOT SUBJECT TO ANY DELINQUENT LOCAL IMPROVEMENT ASSESSMENT. FUTURE INSTALLMENTS, IF ANY, SHALL REMAIN DUE AND PAYABLE AND IT SHALL BE THE RESPONSIBILITY OF THE OWNERS TO INITIATE THE SEGREGATION OF THE LID ASSESSMENT.

A PRELIMINARY LOCAL IMPROVEMENT ASSESSMENT EXISTS AGAINST THIS PROPERTY. IT SHALL BE THE RESPONSIBILITY OF THE OWNER'S TO INITIATE THE SEGREGATION OF THE LID ASSESSMENT. AFTER THIS ASSESSMENT IS FINALIZED, IT SHALL BE DUE AND PAYABLE.

EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023

\_\_\_\_\_  
CITY OF SPOKANE TRESURER

### CITY OF SPOKANE PLANNING DIRECTOR

THIS PLAT HAS BEEN REVIEWED ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023 AND IS FOUND TO BE IN FULL COMPLIANCE WITH ALL THE CONDITIONS OF APPROVAL STIPULATED IN THE HEARING EXAMINER'S/PLANNING DIRECTORS APPROVAL OF THE PRELIMINARY PLAT #Z23-191PSP.

\_\_\_\_\_  
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 \_\_\_\_\_, 2023

\_\_\_\_\_  
CITY OF SPOKANE ENGINEER

### 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.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023

\_\_\_\_\_  
SPOKANE COUNTY TREASURER

## ACKNOWLEDGMENT

\_\_\_\_\_  
RICHARD PRASSER

\_\_\_\_\_  
STACIE PRASSER

STATE OF WASHINGTON) SS  
COUNTY OF SPOKANE )

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023 BEFORE ME PERSONALLY APPEARED \_\_\_\_\_, AS \_\_\_\_\_, OF RICHARD PRASSER AND STACIE PRASSER, HUSBAND AND WIFE, WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN MENTIONED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES \_\_\_\_\_

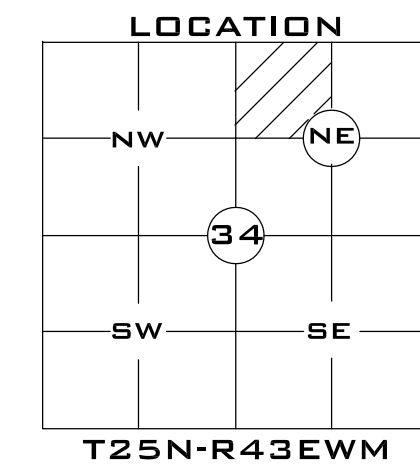
\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT \_\_\_\_\_, WASHINGTON

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

## AUDITORS CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023,  
AT \_\_\_\_ M. IN BOOK \_\_\_\_ OF SHORT PLATS ON PAGE \_\_\_\_\_  
AT THE REQUEST OF SIMPSON ENGINEERS.

\_\_\_\_\_  
SPOKANE COUNTY AUDITOR



**PRASSER 32ND AVENUE  
FINAL SHORT PLAT  
(Z23-191PSP)**

SHEET 1 OF 2  
THE NW 1/4 OF THE NE 1/4 OF  
SECTION 34 T.25N., R.43 E.W.M.



## SURVEYORS CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AND IS IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF RICH PRASSER.

I, STEVEN W. TRIPP REGISTERED LAND SURVEYOR, HEREBY CERTIFY THE PLAT OF HAVANA FINAL 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 ALL NON FRONTING LOT CORNERS ARE SET AS SHOWN ON THE PLAT. MONUMENTS AND FRONTING LOT CORNERS SHALL BE SET UPON COMPLETION OF THE UTILITY AND STREET IMPROVEMENTS.



**AUDITORS CERTIFICATE**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023,  
AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF SHORT PLATS ON PAGE \_\_\_\_\_  
AT THE REQUEST OF SIMPSON ENGINEERS.

SPOKANE COUNTY AUDITOR

**EQUIPMENT & PROCEDURE**

THIS SURVEY WAS PERFORMED USING A NIKON DTM-520 TOTAL STATION AND EPOCH 50 GLOBAL POSITIONING SYSTEM IN CONJUNCTION WITH THE WASHINGTON STATE REFERENCE NETWORK. THE FIELD TRAVERSE METHODS USED ARE IN CONFORMANCE WITH WAC 332-130-090 AND RCW 58.09.

**RELATIVE ACCURACY STATEMENT**

THE RELATIVE ACCURACY OF THE SURVEYED MONUMENTS AND PROPERTY CORNERS IN THIS SUBDIVISION MEETS OR EXCEEDS THE MAXIMUM ALLOWABLE RELATIVE ACCURACY PER WAC 332-130-085

**BASIS OF BEARING**

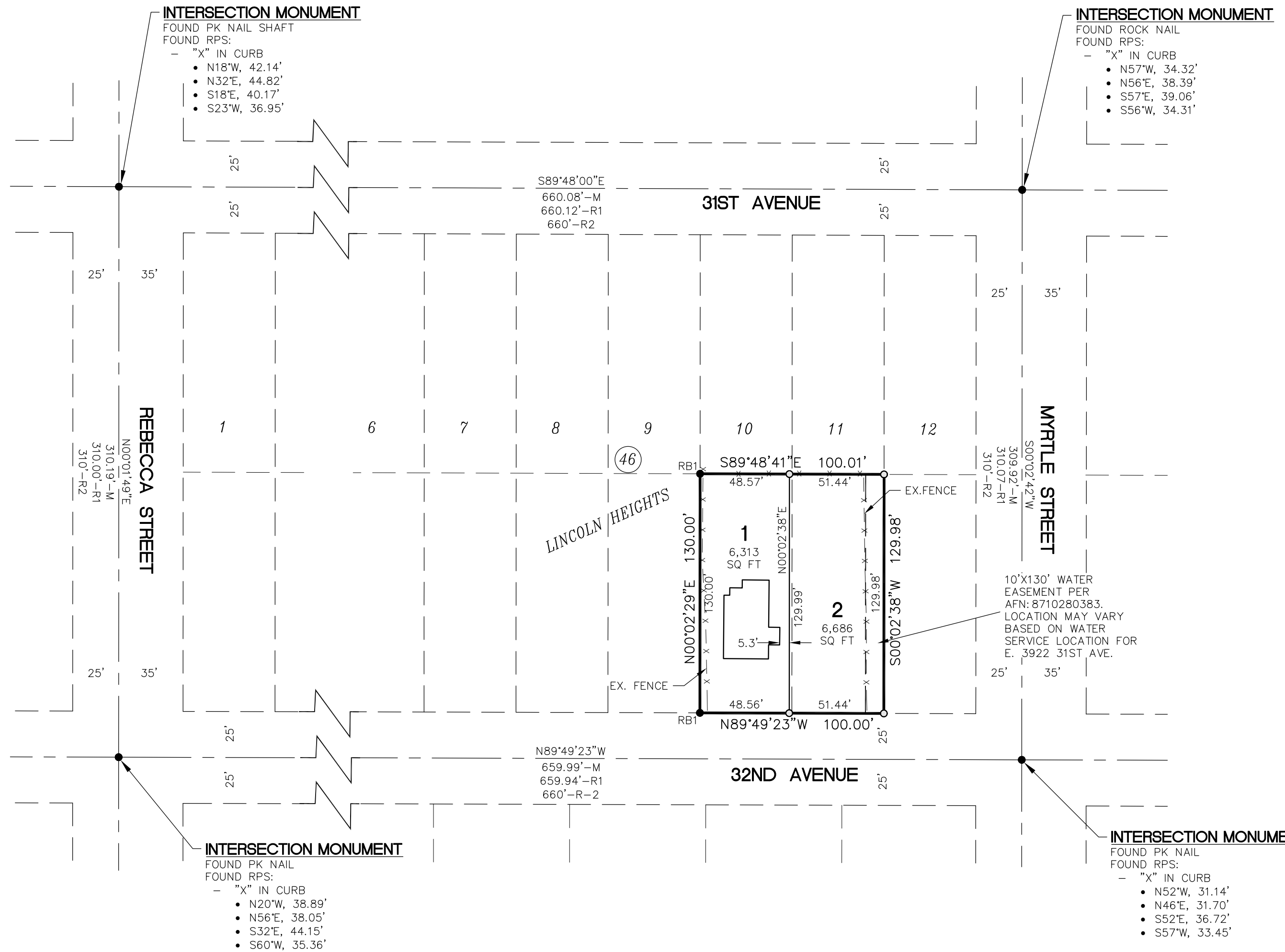
THE BEARING OF N89°49'23"W, ALONG THE CENTERLINE OF 32ND AVENUE PER (R1) WAS USED AS THE BASIS OF BEARING FOR THIS SHORT PLAT.

**LEGEND**

- = SET 1/2" REBAR WITH PLASTIC CAP MARKED L.S.34151
- = FOUND AS NOTED
- M = MEASURED
- RB1 = FOUND #5 REBAR W/YPC #6396

**REFERENCES**

- (R1) RECORD OF SURVEY BOOK 156 OF SURVEYS, PAGE 32
- (R2) FINAL PLAT OF LINCOLN HEIGHTS VOLUME "L" OF PLATS, PAGES 36-37
- (R3) McNAIRY FINAL CITY SHORT PLAT #Z17-392FSP BOOK 31 OF SHORT PLATS, PAGES 14-15



**SURVEYORS CERTIFICATE**

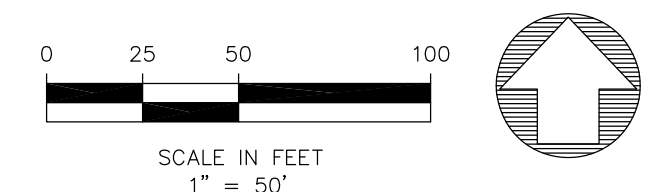
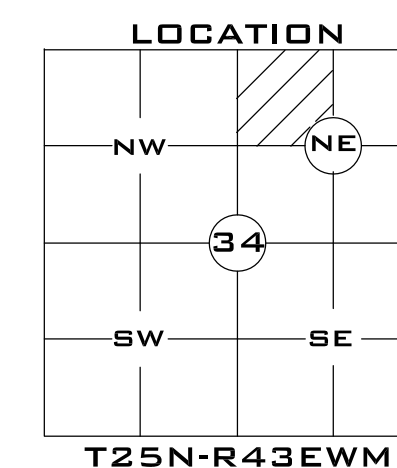
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AND IS IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF RICH PRASSER.

I, STEVEN W. TRIPP, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THE PLAT OF HAVANA FINAL 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 ALL NON FRONTING LOT CORNERS ARE SET AS SHOWN ON THE PLAT. MONUMENTS AND FRONTING LOT CORNERS SHALL BE SET UPON COMPLETION OF THE UTILITY AND STREET IMPROVEMENTS.



**PRASSER 32ND AVENUE  
FINAL SHORT PLAT  
(Z23-191PSP)**

SHEET 2 OF 2  
THE NW 1/4 OF THE NE 1/4 OF SECTION 34 T.25N., R.43 E.W.M.



909 N. ARGONNE RD  
SPOKANE VALLEY, WA 99212  
509-926-1322

**SIMPSON ENGINEERS, INC.**