

**FINAL SHORT PLAT**  
**"SOUTHEAST BOULEVARD" CITY SHORT PLAT, FILE NO. Z2001-31-SP**

AN UNPLATTED PORTION OF THE SE1/4 OF THE NW1/4 OF THE  
 NE1/4 OF SECTION 33, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M.  
 CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON  
 NOVEMBER, 2001

AUDITOR'S CERTIFICATE  
 FILED FOR RECORD THIS 5th DAY  
 OF December 2001 AT 10:20 AM  
 IN BOOK 11 OF Short Plats AT PAGE 87  
 AT THE REQUEST OF City of Spokane

**DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS that the City of Spokane, has caused to be plotted into Lots, and streets the land shown hereon to be known as "SOUTHEAST BOULEVARD" CITY SHORT PLAT, FILE NO. Z2001-31-SP, being an unplatted portion of the Southeast Quarter of the Northwest Quarter of the Northeast Quarter of Section 33, Township 25 North, Range 43 East of the Willamette Meridian, City of Spokane, Spokane County, Washington; EXCEPTING THEREFROM a tract one acre in size in the northeast corner of said Tract, 20 rods east and 8 rods north and south; ALSO EXCEPTING THEREFROM any portion lying within Southeast Boulevard and 31st Avenue.

All streets and rights-of-way shown and described upon this short plat, including, without limitation, the rights-of-way for 30th Avenue, 33rd Avenue, Cook Street, and Southeast Boulevard, are dedicated to the use of the public and the City of Spokane, forever, for right-of-way purposes, and all uses incidental thereto. The owner, its successors and assigns, waives all claims against any Government agency for damages which may be occasioned to the adjacent property by the established construction, drainage, and maintenance of said streets and rights-of-way.

The temporary cul-de-sac easement, as shown hereon, is granted until such time as 30th Avenue within this short plat is connected with and developed with the adjoining right-of-way for 30th Avenue to the west of this short plat.

The slope easements for cut and fill, as shown hereon, are hereby dedicated to the City of Spokane for the construction and maintenance of the public streets shown hereon. These easements may be revised with approval of by the City Engineering Services Department. Construction may be allowed within these slope easements with the approval of City Engineering Services Department.

Vehicular access to Southeast Boulevard is prohibited from 33rd Avenue, Cook Street, and Lots "A", "B" and "C". Both Engineering Services and Transportation Departments may grant exceptions to this restriction upon request to those departments.

Easements for utilities (including cable television) over, under, and through a ten foot (10') wide easement adjoining 30th Avenue, 31st Avenue, 33rd Avenue, Cook Street, and Southeast Boulevard, as shown hereon, are dedicated to the City of Spokane and granted to its permittees (including cable television), for the construction, reconstruction, maintenance, and operation of utilities, 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.

No structures or plantings will be allowed in easements dedicated to the City of Spokane, without the prior approval of the City Engineer.

30th Avenue west of Southeast Boulevard, 33rd Avenue and Cook Street are required to be constructed by the property owner or their successors at the time of development of Lots A, "B" and "C" to City Standards including pavement, sidewalk, stormwater, curb, and landscape areas.

This plot will be served by the City of Spokane sanitary sewer system and by the City of Spokane water system only. Individual on-site sewage systems and private wells and water systems are prohibited. A City water system approved by State health authorities and the City Fire Department will be installed within this plot. The developer and/or its successors and assigns will provide for individual domestic water service, as well as fire protection to each lot, prior to the occupancy of any structures served by said improvements.

Geotechnical information is required for each lot prior to the issuance of any building permits. Portions of Lots "B" and "C" in this Short Plat are in a "Special Flood Hazard Area," shown as Zone B on the National Flood Insurance Rate Map, Community Panel No. 530183 005 C, revised October 17, 1986. The limits of this "Special Flood Hazard Area," Zone B shown hereon were scaled from maps provided by the City of Spokane. These limits may be revised with approval by the City of Spokane, Engineering - Developer Services Department. Any requirements for development within the flood hazard area as required by the Engineering Service and Building Departments are required to be met as a portion of the development of these lots.

All public and private improvements (street, sewer, stormwater and water) must be constructed to City standards by the developer of each lot prior to occupancy of any structures served by said improvements.

All on-site storm water generated from and within this plot must be disposed of on-site in accordance with the recommendations of the City's Guidelines for Stormwater Management. Any redevelopment off-site run-off, either leaving or passing through the referenced plot, must not be increased or concentrated due to development of the plot, based on a fifty year design storm.

This plot is not in an irrigation district.  
 A pedestrian link is required to be developed between the terminus of 33rd Avenue and Southeast Boulevard to facilitate public access between the two rights-of-way. The pedestrian link shall adhere to City Standards and is required to be developed at the time of construction of 33rd Avenue.  
 Driveway plans for access to any street within this plot must be submitted to Developer Services and Traffic Engineering for review and approval prior to construction.

All or part of the land shown hereon is subject to:  
 A) An easement resulting from Spokane County Superior Court Condemnation, including the terms and provisions contained therein, Cause No. 98-2-07581-8. This easement was also recorded December 12, 1998 under Recording No. 4300191.  
 B) Reservations and Exceptions, including the terms and conditions thereof recorded December 30, 1999, under Recording No. 44443560.

This Short Plat has been made with the free consent and in accordance with the desires of the owners of the land so divided. The signatories hereof hereby certify that they are the owners of, and the only parties having any interest in, the land so divided, and that the property shown hereon is not encumbered by delinquent taxes or assessments. The owners, their successors and assigns, adopt the plat of Lots and Streets, including all matters stated and as shown hereon.

IN WITNESS WHEREOF I have set my hand,

The City of Spokane  
 by Jack Lynch  
 City Administrator  
 Date 11-30-01

**SURVEY REFERENCES:**

- SR1 = City of Spokane monument records.
- SR2 = Numerous surveys by Adams Engineering, Adams Benithin & Clark, Inc., and Adams & Clark, Inc., between 1960 and 2001 found in the records of Adams & Clark, Inc.
- SR3 = Plat of Garden Park Addition, Volume "A" Page 153.
- SR4 = Plat of Lincoln View Addition, Volume "N" Page 142.
- SR5 = Plat of South Wood Subdivision, Book 7 Page 25.
- SR6 = Plat of Briarwood Subdivision, Book 7 Page 77.
- SR7 = Plat of Estate Development, Book 9 Page 94.
- SR8 = Record of Survey, Book 35 Page 81.
- SR9 = Record of Survey, Book 42 Page 97.
- SR10 = Record of Survey, Book 42 Page 98.
- SR11 = Howard Short Plat City #90-02, Book 7 Page 68.
- SR12 = PUD and Binding Site Plan of Quail Run Office Park, AFN 9503060323.
- SR13 = Record of Survey, Book 67 Page 47.
- SR14 = Record of Survey, Book 73 Page 45.
- SR15 = Record of Survey, Book 86 Page 57.
- SR16 = Record of Survey, Book 88 Pages 22-25.
- SR17 = Record of Survey, Book 90 Page 46.

**VERTICAL DATUM:**

Datum Plane for elevations is City of Spokane.

**BASIS OF BEARINGS**

N00°12'52"E was assumed on the west line of the SE1/4 of the NW1/4 of the NE1/4 of Section 33, Township 25 North, Range 43 East, W.M.

**EQUIPMENT AND PROCEDURES**

This survey was performed with a 6 second total station theodolite using field traverse procedures.

**SURVEYOR'S NOTE:**

- 1) This site is part of an ongoing project. The field control for this survey was performed, and the corners shown as found hereon were located, between March 23, 1999 and March 2, 2001.
- 2) The location of Southeast Boulevard within this short plat is based on a survey performed by Adams & Clark, Inc. for City of Spokane Project #93053 and shown on SR16.

**SURVEYOR'S CERTIFICATE**

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act.  
 Daniel B. Clark, L.S. #12904

**CITY ATTORNEY**  
 Approved as to form this 29th day of November, 2001.  
Michael J. Conroy  
 City Attorney

**CITY ENGINEER**  
 Approved as to compliance with engineering standards this 28th day of November, 2001.  
Kathy Allen  
 City Engineer

**CITY TREASURER**  
 I hereby certify that all assessments for which the property included in this Short Plat may be liable have been paid, satisfied, or discharged this 4th day of November, 2001.  
Dale Z. Kowalski, City Deputy Manager  
 City Treasurer

**COUNTY TREASURER**  
 I hereby certify that all delinquent assessments for which the property included in this Short Plat may be liable have been paid, satisfied, or discharged this 4th day of November, 2001.  
Janice M. Whitford  
 County Treasurer

**COUNTY ASSESSOR**  
 Examined and approved this 26th day of November, 2001.  
Sally Annella Conroy by M.K. Wells  
 County Assessor

**CITY OF SPOKANE PLANNING SERVICES DEPARTMENT**  
 Approved as conforming to the requirements of subdivision regulations and approved Preliminary Plat this 26th day of November, 2001.  
Andrew  
 City of Spokane Subdivision Administrator

City of Spokane Subdivision Administrator

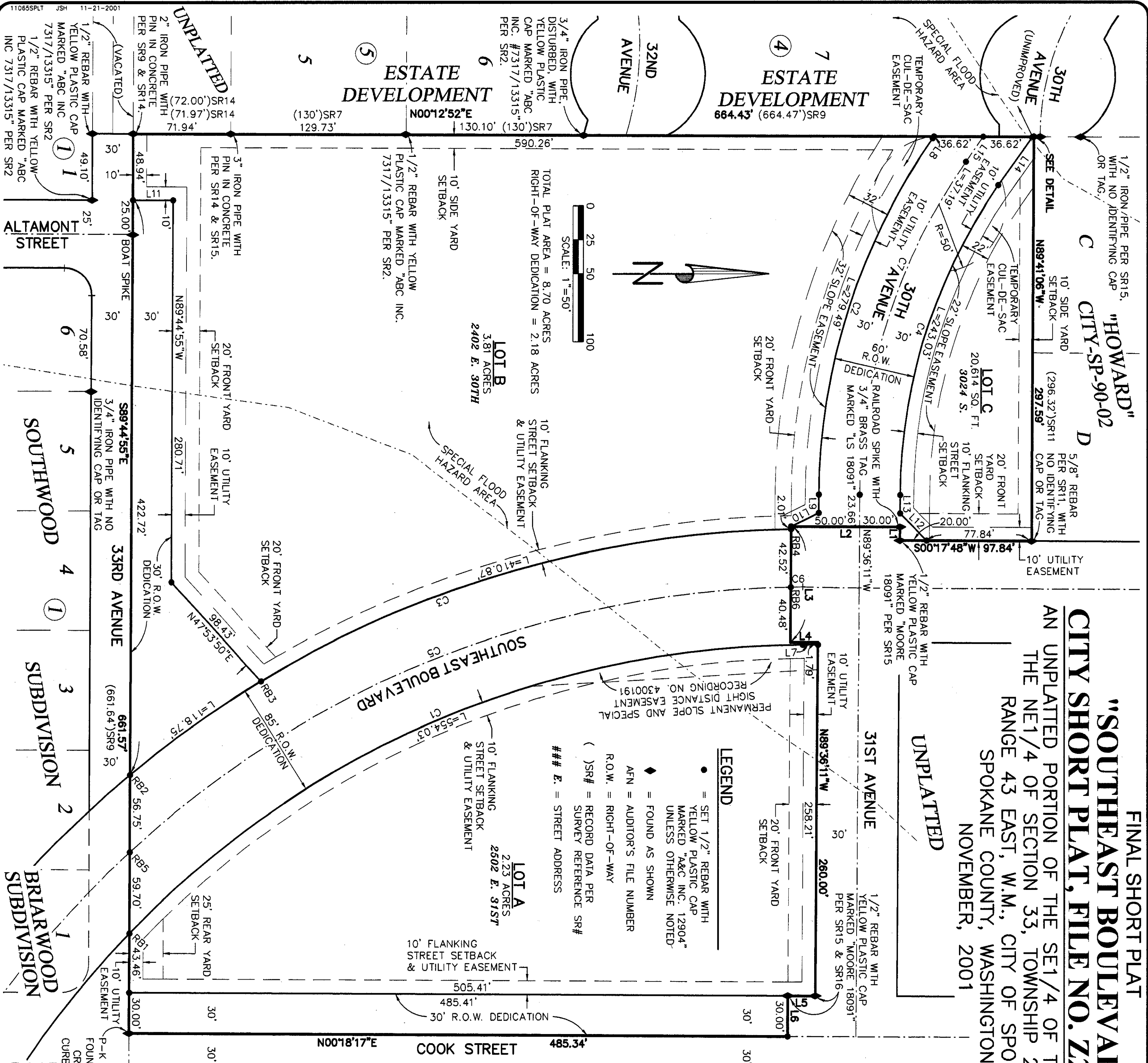
**ACKNOWLEDGMENT**  
 STATE OF WASHINGTON )  
 COUNTY OF SPOKANE )  
 On this 30th day of November, 2001, before me personally appeared Jack Lynch, to me known to be the City Administrator of The City of Spokane the Municipal Corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned and stated under oath that he/she was 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 Washington, 7-9-05  
 residing in Spokane. My commission expires



NW	NE
SW	SE

**AC**  
 Adams & Clark, Inc.  
 1720 W. Fourth Ave.  
 Spokane, WA 99204  
 (509) 747-4600 F(509) 747-8913  
 ac@adamsandclark.com  
 Project No. 20011065



**FINAL SHORT PLAT**  
**"SOUTHEAST BOULEVARD"**  
**CITY SHORT PLAT, FILE NO. Z2001-31-SP**

AN UNPLATTED PORTION OF THE SE1/4 OF THE NW1/4 OF THE NE1/4 OF SECTION 33, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M., CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON  
 NOVEMBER, 2001

**UNPLATTED**

30TH AVENUE  
 3/8" IRON PIPE PER SR9, SR11 & SR15, WITH NO IDENTIFYING CAP OR TAG.

LOT C  
 "HOWARD"  
 CITY-SP-90-02

DETAIL  
 SCALE 1"=5'

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	554.03'	692.50'	45°50'22"	292.80'
C2	279.49'	460.00'	34°48'44"	144.21'
C3	517.62'	777.50'	38°08'42"	268.81'
C4	243.03'	400.00'	34°48'44"	125.40'
C5	536.34'	735.00'	41°48'36"	280.74'
C6	8.49'	735.00'	0°39'44"	4.25'
C7	261.26'	430.00'	34°48'44"	134.80'

**LINE TABLE**

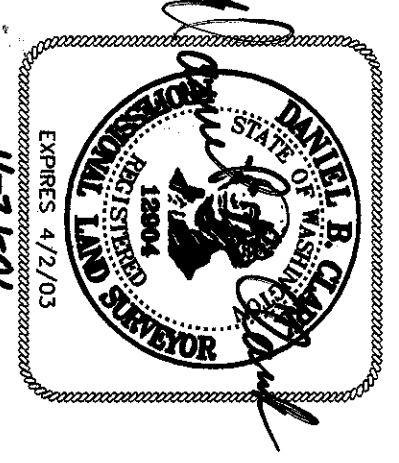
LINE	BEARING	LENGTH
L1	S89°36'11"W	10.00'
L2	S00°17'48"W	80.00'
L3	N89°36'11"W	85.00'
L4	S00°17'48"W	20.00'
L5	N00°17'48"E	20.00'
L6	N89°36'11"W	30.00'
L7	N00°13'35"W	11.05'
L8	N54°47'27"W	1.60'
L9	N89°36'14"W	13.60'
L10	S26°29'11"E	22.42'
L11	N00°15'05"E	30.00'
L12	N45°20'49"E	28.26'
L13	N89°36'10"W	13.60'
L14	N54°47'27"W	43.61'
L15	N54°47'27"W	22.61'

**BEARING TABLE**

LINE	BEARING
RB1	N43°56'03"E
RB2	N50°09'08"E
RB3	N58°54'11"E
RB4	N89°10'54"E
RB5	N47°18'06"E
RB6	N89°06'41"E

**LEGEND**

- SET 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "A&C INC. 12904" UNLESS OTHERWISE NOTED
- ◆ = FOUND AS SHOWN
- AFN = AUDITOR'S FILE NUMBER
- R.O.W. = RIGHT-OF-WAY
- ( ) SR# = RECORD DATA PER SURVEY REFERENCE SR#
- ### E. = STREET ADDRESS



SHEET 2 OF 2

**A&C**  
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 Project No. 20011065

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