

"RICARI" FINAL CITY SHORT PLAT
 BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF
 SECTION 27, TOWNSHIP 25 NORTH, RANGE 43 EAST,
 WILLAMETTE MERIDIAN, CITY OF SPOKANE, SPOKANE COUNTY, WA

AUDITOR'S CERTIFICATE

FILED FOR RECORD ON THIS _____ DAY OF _____, 2016,
 AT _____ M, IN BOOK _____ OF PLATS, AT PAGE _____, AT THE
 REQUEST OF THOMAS, DEAN & HOSKINS, INC.

SPOKANE COUNTY AUDITOR

DEDICATION

KNOWN ALL BY MEN THESE PRESENTS THAT RICHARD J. AND CARI C. FISHER, HUSBAND AND WIFE, HAVE CAUSED TO BE PLATTED INTO LOTS, THE LAND SHOWN HEREON TO BE KNOWN AS "RICARI" CITY SHORT PLAT.

SITUATE IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 25 NORTH, RANGE 43 EAST, WILLAMETTE MERIDIAN, SPOKANE COUNTY, WASHINGTON, BEING PORTIONS OF LOT 8, OF THE PLAT OF ALTAMONT HEIGHTS ADDITION TO SPOKANE WASHINGTON, AUDITORS FILE NUMBER 3100435, AS OWN HEREON.

THIS SUBDIVISION HAS BEEN MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS.

THE SIGNATURES HEREOF HEREBY CERTIFY THAT THEY ARE THE OWNERS OF AND THE ONLY PARTIES HAVING INTEREST IN THE LAND SO DIVIDED, AND THAT THE PROPERTY SHOWN IS NOT ENCUMBERED BY ANY DELINQUENT TAXES OR ASSESSMENTS.

THE LAND IN THIS SHORT PLAT IS NOT IN A DRAINAGE CHANNEL OR FLOOD PLAIN; THIS SHORT PLAT IS NOT IN AN IRRIGATION DISTRICT.

THE OWNERS ADOPT THE PLAN OF LOTS AS SHOWN HEREON.

ALL BUILDING SETBACKS SHALL NOT BE LESS THAN THE MINIMAL FRONT, SIDE OR REAR YARD REQUIREMENTS AS SHOWN HEREON.

THE USE OF SEPTIC TANKS OR WELLS FOR POTABLE WATER SHALL NOT BE ALLOWED. ALL LOTS MUST BE SERVED BY CITY OF SPOKANE SEWER AND WATER SYSTEMS.

ALL PUBLIC AND PRIVATE IMPROVEMENTS (STREET, SEWER, STORM AND WATER) MUST BE CONSTRUCTED TO CITY STANDARDS BY THE DEVELOPER OF EACH LOT PRIOR TO OCCUPANCY OF ANY STRUCTURE SERVED BY SAID IMPROVEMENTS.

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, SPECIAL DRAINAGE DISTRICTS, 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 17.060 "STORM WATER FACILITIES", THE SPOKANE REGIONAL STORMWATER MANUAL, SPECIAL DRAINAGE DISTRICTS, AND CITY DESIGN STANDARDS HAVE BEEN COMPLIED 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.

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

DIRECT ACCESS TO 16TH AVENUE FOR LOT 1 SHALL BE PROHIBITED, UNLESS THROUGH A SHARED DRIVEWAY WITH LOT 2.

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.

ALL PARKING AREAS AND DRIVEWAYS MUST BE HARD SURFACED.

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 SITE SHALL BE DEVELOPED IN ACCORDANCE WITH THE PLANS ON RECORD AND COMMENTS RECEIVED ON THE PROJECT FROM CITY DEPARTMENTS AND OUTSIDE AGENCIES WITH JURISDICTION.

ACKNOWLEDGEMENT

IN WITNESS WHEREOF, _____ AND _____, HUSBAND AND WIFE

HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS _____ DAY OF _____, 2016.

 RICHARD J. FISHER CARI C. FISHER

STATE OF _____)

s.s.

COUNTY OF _____)

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT RICHARD J. FISHER AND CARI C. FISHER, PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, AN OATH STATED THAT HE/SHE IS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS HIS/HER FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT,

DATED THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF _____ RESIDING AT _____.

MY COMMISSION EXPIRES _____.

HEARING EXAMINER

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 THE PRELIMINARY PLAT #Z16-139PSP.

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

CITY PLANNING DIRECTOR

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 #Z16-139PSP.

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

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 THIS _____ DAY OF _____, 2016.

SPOKANE COUNTY TREASURER

COUNTY ASSESSOR

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2016.

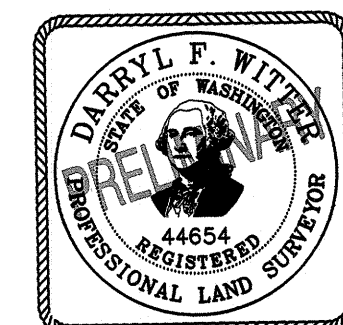
SPOKANE COUNTY ASSESSOR

SURVEYOR'S NOTES

THIS SHORT PLAT, AT THE REQUEST OF THE RICHARD J. FISHER, WAS ESTABLISHED PER FOUND SHOWN MONUMENTATION AND THE RECORDS LISTED FOR THE CONFIGURATION OF THE BOUNDARIES SHOWN.

SURVEYOR'S CERTIFICATE

I, DARRYL F. WITTER, R.P.L.S. No. 44654, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, DO HEREBY CERTIFY THE PLAT OF "RICARI" FINAL CITY 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.



DARRYL F. WITTER, RPLS 44654 DATE _____

T. 25 N., R. 43 E. 27	DRAWN BY: DFW	SHEET 1/2
	QUALITY CHECK: TJH/DFW	
	DATE: 04/28/16	
	JOB NO. 818-008 CAD NO. FINAL SP-16TH	



tdhengineering.com
 GREAT FALLS-BOZEMAN-KALISPELL-SHELBY
 SPOKANE MONTANA
 LEWISTON WASHINGTON
 WATERFORD CITY NORTH DAKOTA

"RICARI" FINAL CITY SHORT PLAT

BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 25 NORTH, RANGE 43 EAST, WILLAMETTE MERIDIAN, CITY OF SPOKANE, SPOKANE COUNTY, WA

AUDITOR'S CERTIFICATE

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 AT _____ M, IN BOOK _____ OF PLATS, AT PAGE _____, AT THE
 REQUEST OF THOMAS, DEAN & HOSKINS, INC.

SPOKANE COUNTY AUDITOR

ORIGINAL LEGAL DESCRIPTION (PARCEL NUMBER 35272.0927):

SITUATE IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 25 NORTH, RANGE 43 EAST, WILLAMETTE MERIDIAN, SPOKANE COUNTY, WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 THE SOUTH 1/2 OF LOT 8, OF ALTAMONT HEIGHTS, AS PER PLAT THEREOF RECORDED IN VOLUME "K" OF PLATS, PAGE 39;
 EXCEPT THE EAST 89 FEET & EXCEPT THAT PART OF LOT 8 DEEDED TO THE CITY OF SPOKANE AND DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 8, 10 FEET EAST FROM THE SOUTHWEST CORNER;
 THENCE NORTHERLY TO A POINT ON THE WEST LINE, 15 FEET NORTH FROM THE SOUTHWEST CORNER;
 THENCE SOUTH ALONG THE WEST LINE OF LOT 8, TO THE SOUTHWEST CORNER;
 THENCE EAST ALONG THE SOUTH LINE TO THE POINT OF BEGINNING;
 CONTAINING 0.24 ACRES (10,568.7 S.F.) MORE OR LESS.

LOT 1 LEGAL DESCRIPTION:

SITUATE IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 25 NORTH, RANGE 43 EAST, WILLAMETTE MERIDIAN, SPOKANE COUNTY, WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT THAT BEARS N89°45'00"E, 10.00 FEET OF THE SOUTHWEST CORNER OF LOT 8, OF ALTAMONT HEIGHTS, AS PER PLAT THEREOF RECORDED IN VOLUME "K" OF PLATS, PAGE 39, SAID POINT BEING THE TRUE POINT OF BEGINNING;
 THENCE, N33°46'01"W, A DISTANCE OF 17.99 FEET TO ITS INTERSECTION WITH THE WEST LINE SAID LOT 8, SAID POINT BEING 15 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 8;
 THENCE, N00°00'00"E, A DISTANCE OF 110.00 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF THE SOUTH HALF OF SAID LOT 8;
 THENCE, ALONG SAID LINE N89°45'00"E, A DISTANCE OF 42.57 FEET;
 THENCE, S00°00'00"W, A DISTANCE OF 125.00 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID LOT 8,
 THENCE, ALONG SAID LINE S89°45'00"W, A DISTANCE OF 32.57 FEET TO THE POINT OF BEGINNING.
 CONTAINING 0.12 ACRES (5246.23 S.F.) MORE OR LESS.

LOT 2 LEGAL DESCRIPTION:

SITUATE IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 25 NORTH, RANGE 43 EAST, WILLAMETTE MERIDIAN, SPOKANE COUNTY, WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, OF ALTAMONT HEIGHTS, AS PER PLAT THEREOF RECORDED IN VOLUME "K" OF PLATS, PAGE 39;
 THENCE, ALONG THE SOUTH LINE OF SAID LOT 8 N89°45'00"E, A DISTANCE OF 42.57 FEET, SAID POINT BEING THE TRUE POINT OF BEGINNING;
 THENCE, N00°00'00"E, A DISTANCE OF 125.00 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF THE SOUTH HALF OF SAID LOT 8;
 THENCE, CONTINUING ALONG SAID LINE N89°45'00"E, A DISTANCE OF 42.58 FEET;
 THENCE, S00°00'00"W, A DISTANCE OF 125.00 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID LOT 8;
 THENCE, ALONG SAID LINE S89°45'00"W, A DISTANCE OF 42.58 FEET TO THE POINT OF BEGINNING.
 CONTAINING 0.12 ACRES (5322.48 S.F.) MORE OR LESS.

LEGEND

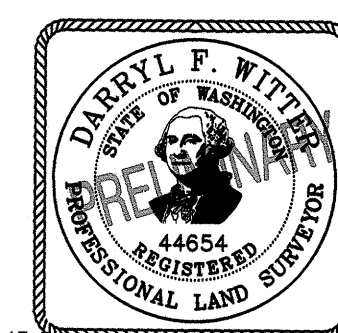
- ☐ COMPUTED PER RECORD AND FOUND MONUMENTATION
- SET 1/2 DIAMETER REBAR, 24 INCHES IN LENGTH, WITH GREEN PLASTIC CAP MARKED "WITTER LS44654"
- FOUND 1/2 INCH SQUARE IRON BAR
- FOUND 1 1/2 INCH (OUTSIDE DIAMETER) IRON PIPE
- ⊙ FOUND 3/4 INCH (OUTSIDE DIAMETER) IRON PIPE
- × FOUND 2 INCH DIAMETER PINCHED IRON PIPE
- FENCE
- (R) RECORD
- (S/B) SET BACK
- (Z) ZONING: RSF - RESIDENTIAL/SINGLE FAMILY DENSITY: 8.3 LOTS/ACRE

SURVEYOR'S NOTES

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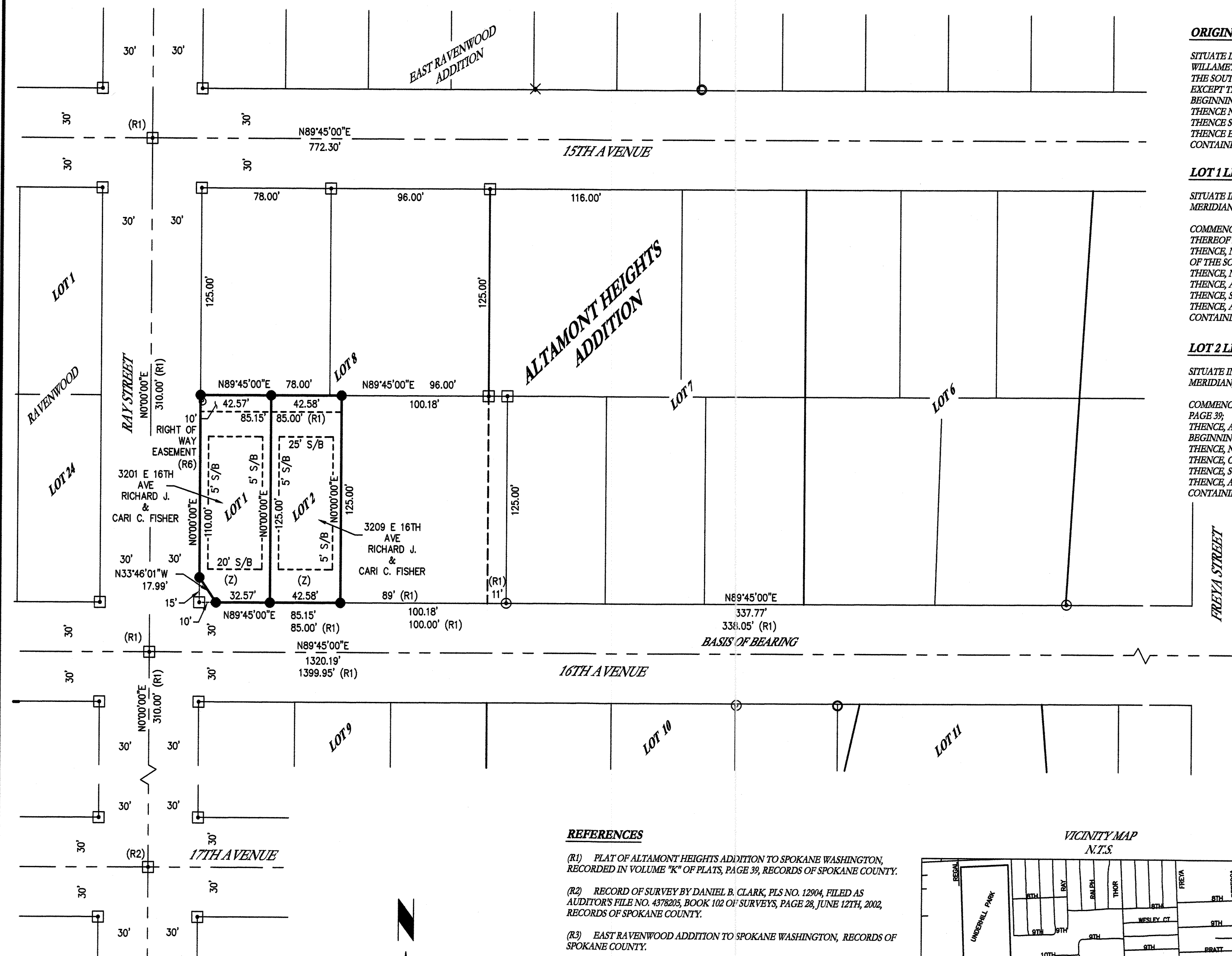
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DARRYL F. WITTER, RPLS 44654 DATE _____

	DRAWN BY: DFW	SHEET 2/2
	QUALITY CHECK: T.JH/DPW	
	DATE: 04/28/25	
	JOB NO. S16-008	
GREAT FALLS-BOZEMAN-KALISPELL-SHELBY SPOKANE WASHINGTON LEWISTON IDAHO WATSON CITY NORTH DAKOTA		CAD NO. FINAL SP-16TH



REFERENCES

- (R1) PLAT OF ALTAMONT HEIGHTS ADDITION TO SPOKANE WASHINGTON, RECORDED IN VOLUME "K" OF PLATS, PAGE 39, RECORDS OF SPOKANE COUNTY.
- (R2) RECORD OF SURVEY BY DANIEL B. CLARK, PLS NO. 12904, FILED AS AUDITOR'S FILE NO. 4378205, BOOK 102 OF SURVEYS, PAGE 28, JUNE 12TH, 2002, RECORDS OF SPOKANE COUNTY.
- (R3) EAST RAVENWOOD ADDITION TO SPOKANE WASHINGTON, RECORDS OF SPOKANE COUNTY.
- (R4) RAVENWOOD ADDITION TO SPOKANE WASHINGTON, RECORDS OF SPOKANE COUNTY.
- (R5) CLEARVIEW TERRACE ADDITION FINAL PLAT, FILED AS AUDITOR'S FILE NO. 3831668, BOOK 4 OF PLATS, PAGE 89, RECORDS OF SPOKANE COUNTY.
- (R6) WASHINGTON WATER POWER COMPANY RIGHT OF WAY EASEMENT PER COUNTY RECORDING NUMBER 3176528, VOLUME 682, PAGE 686, RECORDS OF SPOKANE COUNTY, 10 FEET IN WIDTH PER AVISTA RECORDS APRIL 2016.

ACCURACY STATEMENT

THIS SURVEY WAS PERFORMED WITH A TRIMBLE S-6 TOTAL STATION USING FIELD TRAVERSE METHODS, AND CONFORMS TO WAC 332-130-090.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS ASSUMED BASED ON FOUND MONUMENTS OF ALTAMONT HEIGHTS ADDITION TO SPOKANE WASHINGTON, ALONG THE NORTH RIGHT OF WAY OF 16TH AVENUE, ASSUMED AS N89°45'00"E.

OWNER INFORMATION

RICHARD J. AND CARI C. FISHER
 4214 S. GLENROSE RD.
 SPOKANE, WA 99223
 (509) 981-1262

