

ROCKWOOD SOUTH HILL FINAL CITY SHORT PLAT NO. Z19- FSP

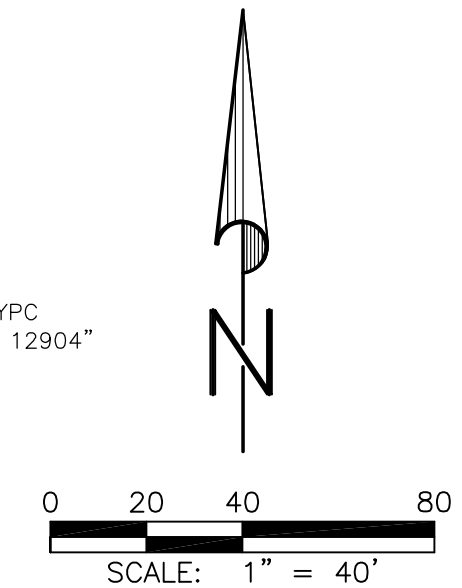
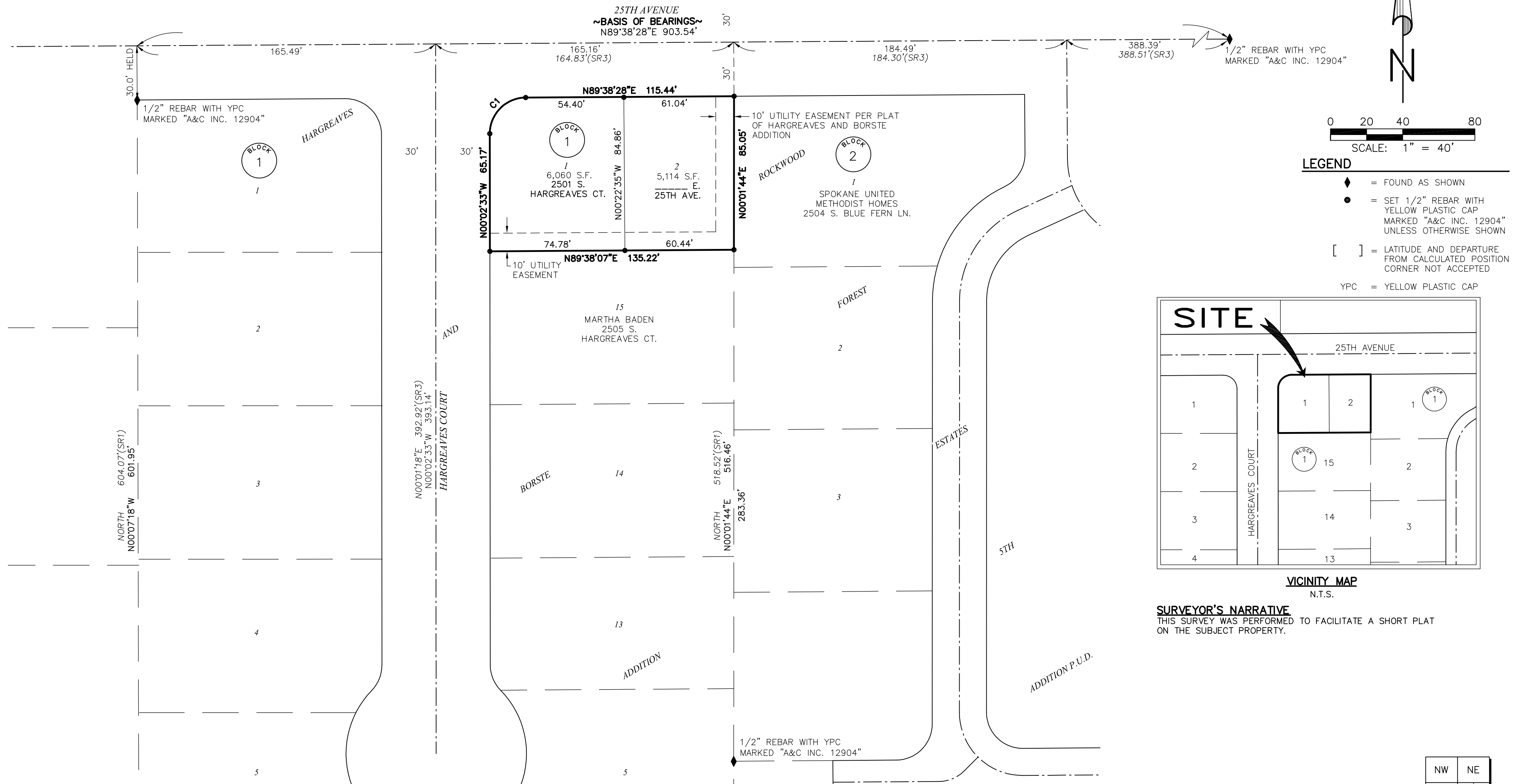
LOT 16, BLOCK 1, HARGREAVES & BORSTE ADDITION, IN A PORTION OF THE SE1/4 OF SECTION 28,
TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M.,
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON
JANUARY, 2020

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY
OF _____, 2020 AT _____ M.
IN BOOK _____ OF _____ AT PAGE _____
AT THE REQUEST OF ADAMS & CLARK, INC.

(Signed) _____
County Auditor

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	89°41'01"	20.00'	31.31'	N44°47'57"E	28.21'



- LEGEND**
- ◆ = FOUND AS SHOWN
 - = SET 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "A&C INC. 12904" UNLESS OTHERWISE SHOWN
 - [] = LATITUDE AND DEPARTURE FROM CALCULATED POSITION CORNER NOT ACCEPTED
 - YPC = YELLOW PLASTIC CAP



VICINITY MAP
N.T.S.

SURVEYOR'S NARRATIVE
THIS SURVEY WAS PERFORMED TO FACILITATE A SHORT PLAT ON THE SUBJECT PROPERTY.

191071-FSP.DWG 11/19/2013

SURVEY REFERENCES
SR1 = Hargreaves and Borste Addition, Book 14, Page 94.
SR2 = Rockwood Forest Estates, Book 18, Pages 42-43.
SR3 = Rockwood Forest Estates - Fifth Addition, Book 27, Pages 98-99.

EQUIPMENT AND PROCEDURES
This survey was performed with a 1 second total station theodolite using field traverse procedures, and using Global Positioning System (GPS) equipment with 5 mm. + 1 ppm. accuracy.

BASIS OF BEARINGS
N89°38'28"E along centerline of 25th Avenue per SR3.

NOTES:
1. DATUM: NAVD88
2. The field control for this survey was performed, and the corners shown as found hereon were located on April, 2019.

PROPERTY OWNER/APPLICANT
SPOKANE METHODIST HOMES D/B/A
ROCKWOOD RETIREMENT COMMUNITIES
2903 E. 25TH AVE
SPOKANE, WA 99203
(509) 536-6657
andrew@rockwoodretirement.org

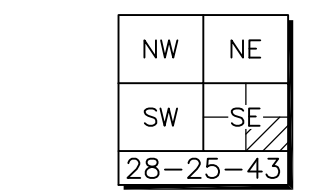
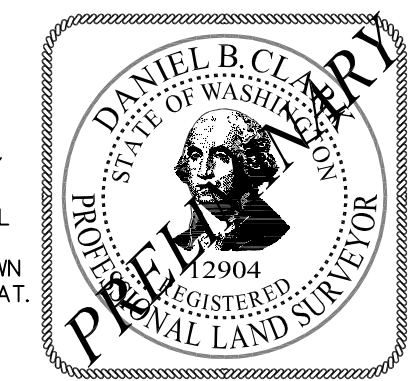
PROJECT CONTACT/SURVEYOR
JON HESTER/ADAMS & CLARK, INC.
1720 W. FOURTH AVE.
SPOKANE, WA 99201
(509) 747-4600
jhester@adamsandclark.com

PLAT DATA
AREA (GROSS) 11,174 SQ FT
NO. OF LOTS 2 SINGLE FAMILY LOTS
PROPOSED DENSITY 7.7 UNITS PER ACRE
PLATTED PURSUANT TO RESIDENTIAL SINGLE FAMILY

SETBACKS - PURSUANT TO SECTION 17C.110.22(D)

SURVEYOR'S CERTIFICATE
I, DANIEL B. CLARK REGISTERED LAND SURVEYOR, HEREBY CERTIFY THE PLAT OF ROCKWOOD SOUTH HILL 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 LOT CORNERS ARE SET AS SHOWN ON THE PLAT.

DANIEL B. CLARK



Adams & Clark, Inc.
1720 W. Fourth Ave.
Spokane, WA 99201
(509) 747-4600 F(509) 747-8913
www.adamsandclark.com
Project No. 2019-01-071

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AUDITOR'S CERTIFICATE

LOT 16, BLOCK 1, HARGREAVES & BORSTE ADDITION, IN A PORTION OF THE SE1/4 OF SECTION 28,
TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M.,
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON
JANUARY, 2020

BOOK _____ OF _____ AT PAGE _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Spokane United Methodist Homes D/B/A Rockwood Retirement Communities, A Washington Nonprofit Corporation, have caused to be platted into Lots and Blocks, the land shown hereon, to be known as Rockwood South Hill, being a portion of the SE 1/4 of Section 28, Township 25 North, Range 43 East, W.M., City of Spokane, County of Spokane, State of Washington, more particularly described as follows:

LOT 16 IN BLOCK 1 OF HARGREAVES & BORSTE ADDITION, ACCORDING TO PLAT RECORDED IN VOLUME 14 OF PLATS AT PAGE(S) 94, IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON.

This plat has been made with the free consent and in accordance with the desires of the owner of land. The owner is the owner of the property and the only party having interest in the land and is not encumbered by any delinquent taxes or assessments.

The owner adopts the plan of Lots and Blocks shown hereon.

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.

Ten foot utility and drainage easements as shown here on the described plat are hereby dedicated to the City and its permittees for the construction, reconstruction, maintenance, protection, inspections and operation of their respective facilities together with the right to prohibit structures that may interfere with the construction, reconstruction, reliability and safe operation of the same.

General Facility Charges and a Transportation Impact fee will be collected prior to the issuance of a building permit for Lot 2.

Prior to 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.

Prior to 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 issuance of any building permits, the lots shall be served by fire hydrants and shall have appropriate access to streets as determined by the requirements of the City Fire Department and the Engineering Services Department.

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

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.

All stormwater and surface drainage generated on-site shall be disposed of on-site in accordance with Chapter SMC 17D.060, "Stormwater Facilities", and City Design Standards, and 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 plat until evidence satisfactory to the Director of Engineering Services has been provided showing that the recommendations of SMC 17.060, "Stormwater facilities", and the Project Engineer's recommendations, based on the drainage plan accepted for the final subdivision, have been complied with.

Slope easements for cut and fill, as deemed necessary by the Engineering Services - Development Services Center, in accordance with the City Design Standards, are hereby granted to the City of Spokane for the construction and maintenance of public streets adjoining this plat.

Development of the subject property, including grading and filling, 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.

10 foot wide "dry" utility easement shown on the herein described short plat is hereby dedicated for the use of serving utility companies for the construction, reconstruction, maintenance, protection, inspection and safe operation of their respective facilities; fiber optics, cable, phone, natural gas and electric. Utility companies shall have the right to trim and/or remove trees, bushes, and landscaping within the easement area without compensation. The rights granted herein shall prohibit changes in grade over installed underground facilities and the right to prohibit structure that may interfere with the construction, reconstruction, reliability, maintenance, and safe operation of same. Dry utilities shall not be placed within any drainage swales. If the developer or subcontractor should ditch beyond the limits of the platted easement strips shown hereon, the easement shall then be identified by the actual physical location of the installed utilities.

A sidewalk extension will be required on Hargreaves Court along the frontage of Lot 1 unless a pedestrian path to 25th Avenue is provided.

City sidewalks will be reviewed prior to occupancy and must be repaired/replaced if broken, heaved, cracked, sunken or missing.

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.

IN WITNESS WHEREOF I have set my hand:

IN WITNESS WHEREOF I have set my hand:

Spokane United Methodist Homes D/B/A Rockwood Retirement Communities,
A Washington Nonprofit Corporation

by _____

Title: _____

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SPOKANE)Ss

On this ____day of _____ 2020, before me personally appeared _____ to me known to be the _____ of Spokane United Methodist Homes D/B/A/ Rockwood Retirement Communities, A Washington Nonprofit Corporation, that executed the within and foregoing instrument, and acknowledged said instrument to be their free and voluntary act and deed for the uses and purposes therein mentioned and stated on oath that he/she is 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 _____
residing in _____
My commission expires _____

By: _____

PLANNING DIRECTOR

This plat has been reviewed on this ____ day of _____, 2020 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 Short Plat #Z19-451PSP.

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 _____, 2020.

City of Spokane Engineer

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 _____, 2020.

City of Spokane Treasurer

SPOKANE COUNTY TREASURER

I hereby certify that all 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 _____, 2020.

Spokane County Treasurer

SHEET 2 OF 2

