## SISTERS OF HOLY NAMES FINAL CITY SHORT PLAT

BEING A PORTION OF GOVERNMENT LOT 9 OF SECTION 11,
AND PORTIONS OF GOVERNMENT LOTS 2 AND 5 OF SECTION 12,
TOWNSHIP 25 NORTH, RANGE 42 EAST, W.M.
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

**DEDICATION:** 

KNOW ALL MEN BY THESE PRESENTS THAT SISTERS OF THE HOLY NAMES, INC. HAVE CAUSED TO BE PLATTED INTO LOTS THE FOLLOWING DESCRIBED PROPERTY, TO BE KNOWN AS HOLY NAMES FINAL CITY SHORT PLAT Z16-241PSP:

ALL OF GOVERNMENT LOTS 2 AND 5, SECTION 12, TOWNSHIP 25 NORTH, RANGE 42 EAST, W.M., AND THAT PORTION OF GOVERNMENT LOT 8 SECTION 11, TOWNSHIP 25 NORTH, RANGE 42 EAST, W.M., IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON, LYING SOUTHEASTERLY OF FORT GEORGE WRIGHT DRIVE, AND THAT PORTION OF GOVERNMENT LOT 9 LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE AND SOUTHERLY OF SAID FORT GEORGE WRIGHT DRIVE;

BEGINNING AT THE QUARTER CORNER COMMON TO SECTIONS 10 AND 15, TOWNSHIP 25 NORTH, RANGE 42 EAST, W.M.; THENCE FROM SAID POINT OF BEGINNING SOUTH 89"5'00" EAST ALONG THE SOUTHERLY LINE OF SAID SECTION 10, 2619.70 FEET TO THE SECTION CORNER COMMON TO SECTIONS 10 AND 11, 14 AND 15, SAID TOWNSHIP AND RANGE; THENCE NORTH 89°54' EAST 2646.30 FEET ALONG THE SOUTHERLY LINE OF SAID SECTION 11 TO THE QUARTER CORNER COMMON TO SECTIONS 11 AND 14, SAID TOWNSHIP AND RANGE: THENCE NORTH 42°07'29" EAST, 3266.14 FEET TO A POINT ON THE CENTER LINE OF SAID FORT GEORGE WRIGHT DRIVE, SAID POINT BEING SITUATED IN A CURVE, THE CENTER OF WHICH BEARS SOUTH 23'23'00" EAST, 286.47 FEET: THENCE ALONG SAID CENTERLINE AND ALONG SAID CURVE SOUTHWESTERLY AN ARC DISTANCE OF 48.54 FEET; THENCE TANGENT TO THE PRECEDING CURVE AND ALONG SAID CENTERLINE SOUTH 56°54'30" WEST 124.95 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 584.65 FEET AN ARC DISTANCE OF 55.27 FEET TO THE TRUE POINT OF BEGINNING OF THE LINE; THENCE FROM SAID POINT OF BEGINNING AND LEAVING SAID CENTERLINE SOUTH 11°27'00" EAST, 656.15 FEET; THENCE SOUTH 15°52'00" WEST, 526 FEET, MORE OR LESS, TO THE HIGH WATER LINE OF THE SPOKANE RIVER;

EXCEPT AN AREA NOW USED FOR A GEIGER FIELD INSTRUMENT LANDING SYSTEM OUTER MARKER SITE LOCATED IN SECTION 12, TOWNSHIP 25 NORTH, RANGE 42 EAST, W.M., IN SPOKANE COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LYING SOUTH 45°00' EAST, A DISTANCE OF 993.19 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 12; THENCE BY THE FOLLOWING COURSES AND DISTANCES SOUTH 44°30' EAST, 80.00 FEET; NORTH 45°30' EAST 65.00 FEET; NORTH 44°30' WEST 80.00 FEET; THENCE SOUTH 45°30' WEST 65.00 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO THE CITY OF SPOKANE FOR STREET PURPOSES BY DEED RECORDED UNDER RECORDING NO. 287955C DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN GOVERNMENT LOT 8 OF SECTION 11, TOWNSHIP 25 NORTH, RANGE 42 EAST, W.M., IN SPOKANE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 11; THENCE NORTH 68°58' WEST A DISTANCE OF 62.1 FEET MORE OR LESS, TO THE EXISTING EASTERLY RIGHT—OF—WAY LINE OF FORT GEORGE WRIGHT DRIVE (FORMERLY CUSTER DRIVE), THE TRUE POINT OF BEGINNING; THENCE NORTH 22°22' EAST ALONG THE SAID EXISTING EASTERLY RIGHT—OF—WAY LINE OF FORT GEORGE WRIGHT DRIVE A DISTANCE OF 170.0 FEET, MORE OR LESS, TO THE HIGH WATER LINE OF THE SPOKANE RIVER; THENCE SOUTHEASTERLY ALONG THE HIGH WATER LINE OF SAID SPOKANE RIVER A DISTANCE OF 10.0 FEET, MORE OR LESS; THENCE SOUTH 22°22' WEST A DISTANCE OF 170.0 FEET, MORE OR LESS, TO A POINT WHICH LIES SOUTH 68°58' EAST OF AND 10.0 FEET DISTANT FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 68°58' WEST A DISTANCE OF 10.0 FEET TO THE TRUE POINT OF BEGINNING;

AND EXCEPT THAT PORTION OF GOVERNMENT LOT 9, SECTION 11, TOWNSHIP 25 NORTH, RANGE 42 EAST, W.M., IN SPOKANE COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 11, WHICH POINT BEARS NORTH 3'20'42" EAST FROM THE SOUTHEAST CORNER OF SAID SECTION 11; THENCE SOUTH 65°50'44" WEST, 795.23 FEET TO A POINT IN THE RIGHT OF WAY OF FORT GEORGE WRIGHT DRIVE; THENCE SOUTH 11"27"00" EAST 205.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 11°27'00" EAST 451.09 FEET; THENCE SOUTH 15°50'51" WEST 391.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A": THENCE CONTINUING SOUTH 15'50'51" WEST 188.00 FEET, MORE OR LESS, TO THE HIGH WATER LINE OF THE SPOKANE RIVER; THENCE ALONG SAID HIGH WATER LINE OF THE SPOKANE RIVER IN AN EASTERLY DIRECTION 100.00 FEET; THENCE NORTH 15'50'51" EAST, 188.00 FEET MORE OR LESS, TO A POINT 100 FEET SOUTH 74°09'09" EAST FROM HEREINBEFORE DESCRIBED POINT "A"; THENCE CONTINUING NORTH 15'50'51" EAST 835.42 FEET; THENCE NORTH 51'27'09" WEST, 116.87 FEET; THENCE ALONG A 35 FOOT RADIUS CURVE TO THE LEFT WHOSE LENGTH IS 30.54 FEET; THENCE SOUTH 78'33'00" WEST, 190.74 FEET TO THE TRUE POINT OF BEGINNING:

AND EXCEPT THAT PORTION OF GOVERNMENT LOT 9 IN SECTION 11, TOWNSHIP 25 NORTH, RANGE 42 EAST, W.M., IN SPOKANE COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 11, WHICH POINT BEARS NORTH 3'20'42" EAST FORM THE SOUTHEAST CORNER OF SAID SECTION 11; THENCE SOUTH 65'50'44" WEST, 795.23 FEET TO A POINT IN THE RIGHT OF WAY OF FORT GEORGE WRIGHT DRIVE; THENCE SOUTH 55'04'45" EAST 424.17 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 51"27'09" EAST 241.00 FEET; THENCE SOUTH 38'32'51" WEST 225.82 FEET; THENCE NORTH 74"09'09" WEST 135.19 FEET TO A POINT BEARING SOUTH 15"50'51" WEST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 15"50'51" EAST 301.33 FEET TO THE TRUE POINT OF BEGINNING; AS DESCRIBED ON SURVEY RECORDED OCTOBER 27, 1977, AS DOCUMENT NO. 7710270047;

AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF SPOKANE BY DEED RECORDED UNDER RECORDING NO. 9201240296 DESCRIBED AS FOLLOWS:

THAT PORTION OF GOVERNMENT LOTS 8 AND 9 IN SECTION 11; AND THAT PORTION OF GOVERNMENT LOT 2 IN SECTION 12, TOWNSHIP 25 NORTH, RANGE 42 EAST, W.M., IN SPOKANE COUNTY, WASHINGTON LYING NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

RIGHT OF WAY LINE DESCRIPTION FOR THE SOUTHEASTERLY RIGHT OF WAY LINE OF FORT GEORGE WRIGHT DRIVE LOCATED IN SECTION'S 11 AND 12 TOWNSHIP 25 NORTH, RANGE 42 EAST, W.M., SAID LINE DESCRIPTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 11; THENCE NORTH 0318'17" WEST ON A TRUE BEARING, ALONG THE EAST LINE OF SAID SECTION, 62.42 FEET TO A POINT OF CURVE OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST THE CENTER OF WHICH BEARS NORTH 57"13"02" WEST, 500.00 FEET, SAID POINT BEING ON THE PROPOSED NEW CENTERLINE STATION 63+63.72; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 390.50 FEET, THROUGH A CENTRAL ANGLE OF 44°44'52". TO A POINT OF TANGENCY AT THE PROPOSED NEW CENTERLINE STATION 59+73.22 P.C.; THENCE SOUTH 77°31'50" WEST 203.02 FEET TO THE POINT OF CURVE OF A 512.63 FEET RADIUS CURVE TO THE LEFT, SAID POINT BEING STA 57+70.20 P.T. OF PROPOSED NEW CENTERLINE; THENCE ALONG THE ARC OF SAID CURVE 90.20 FEET, THROUGH A CENTRAL ANGLE OF 10°04'56" TO A POINT OF CURVE AT THE PROPOSED NEW CENTERLINE STATION 56+80; THENCE ON A RADIAL BEARING OF SOUTH 22°33'06" EAST 60.65 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE EXISTING CITY RIGHT OF WAY FOR FORT GEORGE WRIGHT DRIVE AND THE TRUE POINT OF BEGINNING FOR THIS SAID RIGHT OF WAY LINE DESCRIPTION; THENCE ALONG THE EXISTING CITY RIGHT OF WAY LINE AND PROPOSED NEW RIGHT OF WAY LINE NORTH 56°54'30" EAST, 28.96 FEET TO A POINT OF CURVE OF A 246.47 FEET RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, 118.66 FEET, THROUGH A CENTRAL ANGLE OF 27'35'00", TO THE POINT OF TANGENCY; THENCE NORTH 84'29'30" EAST 176.07 FEET TO THE POINT OF CURVE OF A 190.78 FEET RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE, 175.70 FEET, THROUGH A CENTRAL ANGLE OF 52°46'00" TO AN INTERSECTION WITH A POINT OF CURVE ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, THE CENTER OF WHICH BEARS NORTH 33°35'03" WEST, 545.0 FEET, SAID POINT ALSO BEING 45.00 FEET RIGHT OF PROPOSED NEW CENTERLINE STATION 61+57.49; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, 111.75 FEET, THROUGH A CENTRAL ANGLE OF 11'44'52", TO A POINT OPPOSITE THE PROPOSED NEW CENTERLINE STATION 62+60 AND 45.00 FEET RIGHT; THENCE ON A RADIAL BEARING OF SOUTH 45"19'55" EAST, 100.00 FEET TO A POINT OF CURVE OF A NON-TANGENT CURVE TO THE NORTHWEST, THE CENTER OF WHICH BEARS NORTH 45"19'55" WEST, 645.00 FEET, SAID POINT ALSO BEING OPPOSITE THE PROPOSED NEW CENTERLINE STATION 62+60 AND 145.00 FEET RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, 252 FEET, MORE OR LESS, TO THE ORDINARY HIGH WATER MARK; THENCE ON A BEARING NORTH 2215'08" EAST TO THE THREAD OF THE SPOKANE RIVER AND POINT OF TERMINUS OF SAID RIGHT OF WAY LINE DESCRIPTION.

TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 9 IN SECTION 11, TOWNSHIP 25 NORTH, RANGE 42 EAST, W.M., IN SPOKANE COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 11, WHICH POINT BEARS NORTH 3°20'42" EAST FROM THE SOUTHEAST CORNER OF SAID SECTION 11; THENCE SOUTH 65°50'44" WEST, 795.23 FEET TO A POINT IN THE RIGHT OF WAY OF FORT GEORGE WRIGHT DRIVE, DESIGNATED HEREIN AS POINT "A", AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 11°27'00" EAST 145 FEET; THENCE SOUTH 78°33'00" WEST, 13.95 FEET; THENCE ALONG A 35 FOOT RADIUS CURVE TO THE RIGHT WHOSE LENGTH IS 24.57 FEET; THENCE NORTH 61°14'00" WEST, 70.38 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF FORT GEORGE WRIGHT DRIVE AS ESTABLISHED MARCH 17, 1978; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE TO A POINT LYING SOUTH 28°46'00" WEST OF THE TRUE POINT OF BEGINNING; THENCE NORTH 28°46'00" EAST TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON, BEING DESCRIBED AS FOLLOWS:

A PORTION OF GOVERNMENT LOTS 2 AND 5, IN SECTION 12; AND A PORTION OF GOVERNMENT LOT 9, IN SECTION 11, TOWNSHIP 25 NORTH, RANGE 42 EAST, WILLAMETTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 11; THENCE SOUTH 15'55'24" EAST 125.31 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF FORT GEORGE WRIGHT DRIVE AS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED JANUARY 24, 1992 AS AUDITOR'S FILE NO. 9201240296, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF FORT GEORGE WRIGHT DRIVE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: NORTH 45°09'27" WEST 100.00 FEET, SOUTHWESTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT, FROM A POINT WITH A RADIAL BEARING OF SOUTH 45 09'27" EAST, WITH A RADIUS OF 545.00 FEET, THROUGH A CENTRAL ANGLE OF 11'44'52". AN ARC LENGTH OF 111.75 FEET TO A POINT WITH A RADIAL BEARING OF SOUTH 33 24'35" EAST, SOUTHWESTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT, FROM A POINT WITH A RADIAL BEARING OF SOUTH 58'06'02" EAST, WITH A RADIUS OF 190.78 FEET, THROUGH A CENTRAL ANGLE OF 52°46'00", AN ARC LENGTH OF 175.70 FEET TO A WITH A RADIAL BEARING OF SOUTH 05 20'02" EAST, AND SOUTH 84'39'58" WEST 84.40 FEET; THENCE LEAVING SAID SOUTHEASTERLY RIGHT OF WAY LINE OF FORT GEORGE WRIGHT DRIVE SOUTH 68°47'14" EAST 572.05 FEET; THENCE NORTH 86°35'20" EAST 180.92 FEET; THENCE SOUTH 41°33'37" EAST 291.63 FEET; THENCE SOUTH 34°02'07" EAST 243.73

FEET: THENCE SOUTH 27°35'10" EAST 218.77 FEET; THENCE SOUTH 30'48'30" WEST 445.22 FEET; THENCE SOUTH 08"11'46" WEST 355.72 FEET; THENCE SOUTH 55°00'49" WEST 488.16 FEET; THENCE NORTH 46°03'08" WEST 90.83 FEET; THENCE NORTH 31"12'30" WEST 93.96 FEET; THENCE NORTH 33°00'03" WEST 44.75 FEET; THENCE NORTHWESTERLY ALONG A NON-TANGENT CURVE TO THE LEFT, FROM A POINT WITH A RADIAL BEARING OF NORTH 55°03'04" EAST, HAVING A RADIUS OF 1,033.88 FEET, THROUGH A CENTRAL ANGLE OF 14'36'10", AN ARC LENGTH OF 263.50 FEET TO A POINT WITH A RADIAL BEARING OF NORTH 40°26'54" EAST; THENCE NORTH 48°16'59" WEST 278.06 FEET; THENCE NORTH 53"16"02" WEST 145.37 FEET; THENCE NORTH 59°54'04" WEST 87.84 FEET TO THE EAST LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL "A" IN THAT CERTAIN STATUTORY WARRANTY DEED RECORDED MAY 30, 1978 AS AUDITOR'S FILE NO. 7805300503; THENCE ALONG SAID EAST LINE SOUTH 15°50'51" WEST 209 FEET TO THE ORDINARY HIGH WATER LINE OF THE SPOKANE RIVER; THENCE SOUTHEASTERLY, NORTHEASTERLY, AND NORTHWESTERLY ALONG SAID ORDINARY HIGH WATER LINE TO A POINT AT THE INTERSECTION OF SAID ORDINARY HIGH WATER LINE AND THE SAID SOUTHEASTERLY RIGHT OF WAY LINE OF FORT GEORGE WRIGHT DRIVE AS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED JANUARY 24, 1992 AS AUDITOR'S FILE NO. 9201240296; THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF FORT GEORGE WRIGHT DRIVE SOUTHWESTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT, FROM A POINT WITH A RADIAL BEARING OF SOUTH 64°26'37" EAST, WITH A RADIUS OF 645.00 FEET, THROUGH A CENTRAL ANGLE OF 1917'10", AN ARC LENGTH OF 217.11 FEET TO THE SAID TRUE POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING 31.25 ACRES OF LAND, MORE OR LESS.

EXCEPTING THEREFROM AN AREA NOW USED FOR A GEIGER FIELD INSTRUMENT LANDING SYSTEM OUTER MARKER SITE LOCATED IN SECTION 12, TOWNSHIP 25 NORTH, RANGE 42 EAST, WILLAMETTE MERIDIAN, SPOKANE COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LYING SOUTH 45°00' EAST, A DISTANCE OF 993.19 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 12, THENCE BY THE FOLLOWING COURSES AND DISTANCES: SOUTH 44°30' EAST, 80.00 FEET; NORTH 45°30' EAST, 65.00 FEET; NORTH 44°30' WEST, 80.00 FEET; THENCE SOUTH 45°30' WEST, 65.00 FEET TO THE POINT OF BEGINNING.

THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS OF THE LAND AND HEREBY CERTIFIES 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 ANY DELINQUENT TAXES OR

THE OWNERS ADOPT THE PLAN OF LOTS AND STREETS SHOWN HEREON.

OWNER DEDICATES TO THE CITY AND THE CITY'S PERMITTEES THE EASEMENTS SHOWN FOR UTILITIES AND CABLE TELEVISION PURPOSES.

OWNER DEDICATES TO THE CITY THE STREETS, ALLEYS AND OTHER PUBLIC PLACES, INCLUDING SLOPE AND CONSTRUCTION EASEMENTS AND WAIVES ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY INCLUDING, WITHOUT LIMITATION, THE CITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHMENT, CONSTRUCTION, DRAINAGE AND MAINTENANCE OF ANY PUBLIC WAY SO DEDICATED.

ALL STORMWATER AND SURFACE DRAINAGE GENERATED ON—SITE SHALL BE DISPOSED OF ON—SITE IN ACCORDANCE WITH SMC 170.060 "STORM WATER FACILITIES", THE SPOKANE REGIONAL STORMWATER MANUAL, SPECIAL DRAINAGE DISTRICTS, CITY DESIGN STANDARDS, AND, PER THE PROJECT ENGINEER'S RECOMMENDATIONS, BASED ON THE DRAINAGE PLAN ACCEPTED FOR THE FINAL PLAT. PRE—DEVELOPMENT FLOW OF OFF—SITE RUNOFF PASSING THROUGH THE PLAT SHALL NOT BE INCREASED (RATE OR VOLUME) OR CONCENTRATED DUE TO DEVELOPMENT OF THE PLAT, BASED ON A 50—YEAR DESIGN STORM. AN ESCAPE ROUTE FOR A I 00—YEAR DESIGN STORM SHALL BE PROVIDED.

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 "STORMWATER FACILITIES", THE SPOKANE REGIONAL STORMWATER MANUAL, SPECIAL DRAINAGE DISTRICTS, CITY DESIGN STANDARDS, AND THE PROJECT ENGINEER'S RECOMMENDATIONS, BASED ON THE DRAINAGE PLAN ACCEPTED FOR THIS FINAL PLAT, HAVE BEEN COMPLIED WITH. A SURFACE DRAINAGE PLAN SHALL BE PREPARED FOR EACH LOT AND SHALL BE SUBMITTED TO DEVELOPER SERVICES FOR REVIEW AND ACCEPTANCE PRIOR TO ISSUANCE OF A BUILDING PERMIT

SLOPE EASEMENTS FOR CUT AND FILL, AS DEEMED NECESSARY BY THE CITY OF SPOKANE, 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 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 FILLING, ARE REQUIRED TO FOLLOW AN EROSION/SEDIMENT CONTROL PLAN THAT HAS BEEN SUBMITTED TO AND ACCEPTED BY THE CITY OF SPOKANE PLANNING & DEVELOPMENT DEPARTMENT PRIOR TO THE ISSUANCE OF ANY BUILDING AND/OR GRADING PERMITS.

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 PLANNING & DEVELOPMENT DEPARTMENT.

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FILED FOR RECO	RD THIS	DAY OF		, 2	0	
AT		OF	SHORT	PLATS,	AT PAGE	
AT THE REGOLS	I OF DONIER &	ASSOCIATES.				
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				DE	PUTY	

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 SERVED BY FIRE HYDRANTS AND SHALL HAVE APPROPRIATE ACCESS TO STREETS AS DETERMINED BY THE REQUIREMENTS OF THE CITY FIRE DEPARTMENT AND THE PLANNING & DEVELOPMENT DEPARTMENT.

"DRY" UTILITY EASEMENTS SHOWN ON THE HEREIN DESCRIBED SHORT PLAT ARE HEREBY DEDICATED FOR THE USE BY SERVING UTILITY COMPANIES FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE PROTECTION, INSPECTION AND OPERATION OF THEIR RESPECTIVE "DRY" FACILITIES; FIBER OPTICS, CABLE, PHONE, NATURAL GAS AND ELECTRIC. THE RIGHTS GRANTED HEREIN SHALL PROHIBIT: ENCROACHMENT OF DRAINAGE SWALES OR '208 STRUCTURES' WHEN THEY INTERFERE WITH THE UTILIZATION OF THESE EASEMENT STRIPS BY THE SERVING UTILITIES; CHANGES IN-GRADE THAT ALTER COVERAGE OVER INSTALLED FACILITIES; INSTALLATION OF WATER METER BOXES; PLACEMENT OF SURFACE STRUCTURES OF BRICK, ROCK UR MASONRY THAT INTERFERE WITH THE RIGHTS GRANTED HEREIN. UTILITY COMPANIES SHALL ALSO HAVE THE RIGHT TO TRIM OR REMOVE TREES, BUSHES AND LANDSCAPING, WITHOUT COMPENSATION, THAT INTERFERE WITH SAFE OPERATION AND MAINTENANCE OF FACILITIES. THIS PROVISION SHALL NOT PROHIBIT FENCES OR ANY LATERAL CROSSINGS OF THE EASEMENT STRIPS WITH DOMESTIC WATER OR SEWER LINES. IF THE DEVELOPER OR HIS 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.

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.

NAME:, T	NTLE
BY:	
NAME:	NTLE
ACKNOWLEDGMENT STATE OF	
ON THIS, DAY OF, NOTARY PUBLIC IN AND FOR THE STATE OF	2016, BEFORE ME, THE UNDERSIGNED, A, DULY COMMISSIONED AND, TO ME, THA
TO BE THE FREE AND VOLUNTARY ACT	AND ACKNOWLEDGED THE SAID INSTRUMENT AND DEED OF SAID CORPORATION, FOR THE ED, AND TO OATH STATED THAT THEY ARE

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

NOTARY		IN	AND	FOR	THE	STATE	OF	
RESIDING	AT							

AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

SURVEYOR'S CERTIFICATE

I, MITCH DURYEA, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THE PLAT OF SISTERS OF HOLY NAMES 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.



(Sammanna)

MITCHELL DURYEA LS 33658 EXP. 9/17/2017

## **DURYEA & ASSOCIATES, P.S.**

2702 N. Perry Street, Spokane WA 99207 tel: (509) 465-8007

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JOB NO. 14-1838A SHEET 1 OF 6



## SISTERS OF HOLY NAMES FINAL CITY SHORT PLAT\_

BEING A PORTION OF GOVERNMENT LOT 9 OF SECTION 11, AND PORTIONS OF GOVERNMENT LOTS 2 AND 5 OF SECTION 12, TOWNSHIP 25 NORTH, RANGE 42 EAST, W.M. CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

OWNER
SISTERS OF THE HOLY NAMES, INC.
2911 W. FORT GEORGE WRIGHT DR.
SPOKANE, WA
(509) 328-4310

#### APPLICANT/CONTACT

JOHN FISHER
CATHOLIC HOUSING SERVICES
OF EASTERN WASHINGTON
12 E. 5TH AVE.
SPOKANE, WA 99201
(509) 321-3203

LAND SURVEYOR

MITCH DURYEA

DURYEA & ASSOCIATES, P.S.

2702 N. PERRY ST.

SPOKANE. WA 99207

(509) 465-8007

BASIS OF BEARINGS

THE BEARING OF NORTH 15'50'51" EAST ALONG THE WESTERLY LINE OF THAT CERTAIN PARCEL AS SHOWN UPON THAT CERTAIN RECORD OF SURVEY RECORDED JANUARY 16, 1998 UNDER AUDITOR'S FILE NO. 4179427 WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION.

#### SURVEY REFERENCES

SR1 UNRECORDED TOPOGRAPHIC MAP BY PACIFIC ENVIRONMENTAL CONSULTANTS, 1976

SR2 RECORD OF SURVEY (AFN 7710270047)
SR3 CITY OF SPOKANE STREET PLANS FOR FORT GEORGE WRIGHT DRIVE
AND T.J. MEENACH BRIDGE, PROJECT NO. 9665, 12972, AND 13111

SR4 RECORD OF SURVEY (AFN 4179427)

SR5 RECORD OF SURVEY (AFN 5114389)
SR6 DOMINICAN CENTER CITY SHORT PLAT Z1300063FSP (AFN 6267868)

# ACCURACY STATEMENT (WAC 332-130-100) THIS SURVEY PERFORMED WITH NIKON NPL-362 TOTAL STATION. THIS SURVEY COMPLIES WITH RCW 58.09 AND WAC 332-130-090.

#### SURVEYOR'S NOTES:

- 1) TOTAL AREA OF LAND TO BE SUBDIVIDED = 36.183 ACRES
- THE CONTROL SURVEY WAS PERFORMED AND THE MONUMENTS SHOWN AS FOUND HEREON WERE LOCATED IN JUNE 2014, AND FEBRUARY AND MARCH 2016.

	CURVE	TABLE	
CURVE	R	Δ	L
C1	624.65	11°33'50"	126.07
C2	584.65	10°31'58"	107.48
C3	431.13'	710'30"	53.99'
C4	624.65	3°13'17"	35.12'
C5	624.65	2°06'13"	22.93'
C6	447.50	6°25'46"	50.22

LINE TABLE					
LINE	BEARING	DISTANCE			
L1	S55°11'44"E	3.84'			
L2	N11°28'38"W	9.85'			
L3	S58°58'16"E	14.87			

AUDITOR'	'S CEF	RTIFICA	ATE
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FILED FOR RECORD THIS	DAY OF	20	
ATM. IN BOOK AT THE REQUEST OF DURYEA &		ORT PLATS, AT PAGE _	
		COUNTY AUD	ITOR
		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 IMPROVEMENT ASSESSMENTS. EXAMINED AND APPROVED, THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_\_, 20\_\_\_\_.

CITY OF SPOKANE TREASURER

#### CITY OF SPOKANE PLANNING DIRECTOR

THIS PLAT HAS BEEN REVIEWED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_ 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 Z16-241PSP.

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 CONSTRUCTIONG THE IMPROVEMENTS AND PERMANENT CONTROL MONUMENTS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_\_\_, 20\_\_\_\_.

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. EXAMINED AND APPROVED THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_\_, 20\_\_\_\_\_.

SPOKANE COUNTY TREASURER

#### SURVEYOR'S CERTIFICATE

I, MITCH DURYEA, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THE PLAT OF SISTERS OF HOLY NAMES 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.



MITCHELL DURYEA LS 33658 EXP. 9/17/2017

### **DURYEA & ASSOCIATES, P.S.**

2702 N. Perry Street, Spokane WA 99207 tel: (509) 465-8007 www.duryea-associates.com JOB NO. 14–1838A SHEET 2 OF 6







