

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ IN THE YEAR OF \_\_\_\_\_ AT \_\_\_\_\_ A.M./P.M. IN BOOK \_\_\_\_\_ OF SHORT PLATS, AT PAGE \_\_\_\_\_ AT THE REQUEST OF DRUMMOND. AFN \_\_\_\_\_

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

**DEDICATION:**

KNOW ALL, BY THESE PRESENTS THAT LINDA DRUMMOND, A SINGLE PERSON HAVE CAUSED TO BE PLATTED, THE LAND SHOWN HEREON TO BE KNOWN AS LIBERTINI FINAL CITY SHORT PLAT #Z18-799 SP, DESCRIBED AS FOLLOWS:

LOT 11 IN BLOCK 28 OF MORGAN'S ACRE PARK ADDITION TO HILLYARD, IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON ACCORDING TO PLAT RECORDED IN BOOK "K" OF PLATS, PAGE 3.

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.

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

PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE LOTS SHALL BE SERVED BY HYDRANTS AND SHALL HAVE APPROPRIATE ACCESS TO STREETS AS DETERMINED BY THE REQUIREMENTS OF THE CITY FIRE DEPARTMENT AND THE PLANNING & DEVELOPMENT DEPARTMENT.

PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE LOTS SHALL BE CONNECTED TO A FUNCTIONING PUBLIC OR PRIVATE SEWER SYSTEM COMPLYING WITH THE REQUIREMENTS OF THE PLANNING & DEVELOPMENT DEPARTMENT.

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

SLOPE EASEMENTS FOR CUT AND FILL, AS DEEMED NECESSARY BY THE PLANNING AND DEVELOPMENT DEPARTMENT 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.

ALL STORMWATER AND SURFACE DRAINAGE GENERATED ON-SITE MUST BE DISPOSED OF ONSITE IN ACCORDANCE WITH CHAPTER 17D.060 SCM, STORMWATER FACILITIES, THE SPOKANE REGIONAL STORMWATER MANUAL, AND CITY DESIGN STANDARDS AND AS PER THE PROJECT ENGINEER'S RECOMMENDATIONS, BASED ON THE DRAINAGE PLAN ACCEPTED FOR THE FINAL PLAT.

A PUBLIC SIDEWALK SHALL BE CONSTRUCTED ALONG SMITH STREET ADJACENT TO THE FRONTAGE OF LOT B BEFORE OR AS PART OF THE BUILDING PERMIT FOR SAID LOT.

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

ALL PARKING AREAS AND DRIVEWAYS SHALL BE HARD SURFACED.

10 FOOT "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 OPERATION OF THEIR RESPECTIVE FACILITIES, OVERHEAD OR UNDERGROUND, TOGETHER WITH THE RIGHT TO PROHIBIT CHANGES IN GRADE OVER ANY UNDERGROUND FACILITIES, THE RIGHT TO TRIM AND/OR REMOVE TREES, BUSHES, LANDSCAPING, AND THE RIGHT PROHIBIT STRUCTURES THAT MAY INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, RELIABILITY, MAINTENANCE, AND SAFE OPERATION OF SAME.

**ACKNOWLEDGED:**

LINDA DRUMMOND \_\_\_\_\_  
STATE OF WASHINGTON }  
COUNTY OF \_\_\_\_\_ } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ IN THE YEAR 2019, BEFORE ME, THE ABOVE SIGNED, PERSONALLY APPEARED \_\_\_\_\_ KNOWN OR IDENTIFIED TO ME TO BE SAID PERSON THAT EXECUTED THIS INSTRUMENT AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE HIS/HER FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES HEREIN MENTIONED AND ON OATH STATE THAT \_\_\_\_\_(HE/SHE) WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

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

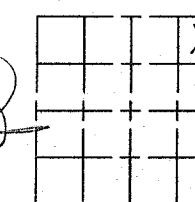
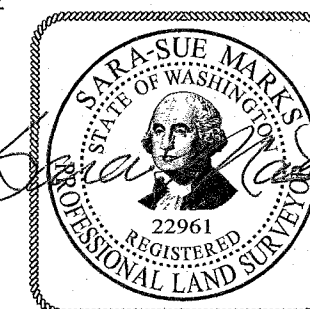
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, SARA MARKS, A REGISTERED LAND SURVEYOR, HEREBY CERTIFY THE PLAT OF VIOLET'S GARDEN, 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 LOT CORNERS ARE SET AS SHOWN ON THE PLAT.

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF LINDA DRUMMOND IN JULY OF 2018.

*Sara Marks*  
SARA MARKS  
CERTIFICATE NUMBER 22961



NE 1/4 NE 1/4, SECTION 33, T26N, R43E, WM

VIOLET'S GARDEN FINAL CITY SHORT PLAT, BEING A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 33, TOWNSHIP 26 NORTH, RANGE 43 EAST, WILLAMETTE MERIDIAN, CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON  
CITY # Z18-799 PSP

**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:**

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 # - -PP/SP.

\_\_\_\_\_  
CITY OF SPOKANE PLANNING DIRECTOR

**CITY OF SPOKANE ENGINEERING:**

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 \_\_\_\_\_, 20\_\_\_\_.

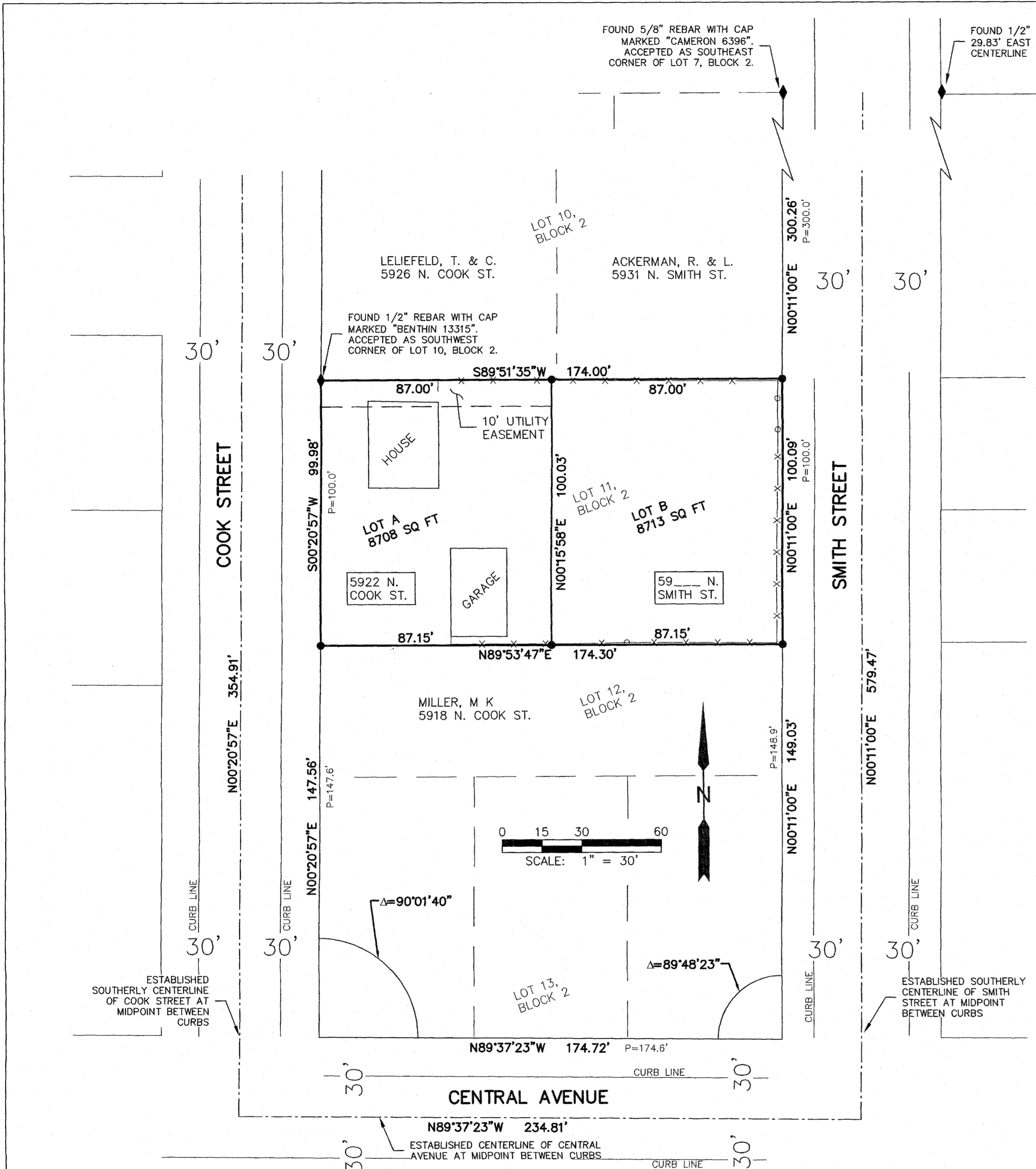
\_\_\_\_\_  
CITY OF SPOKANE ENGINEER

**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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

FINAL SHORT PLAT		
SCALE: SHOWN	SHORT PLAT	DRAWN BY: DZ
DATE: 1/8/19		JOB #: 18295
NE 1/4 NE 1/4, S.33, T26N R43E WM		
<b>BELSBY ENGINEERING</b>		REV:
1325 W. 1ST AVE. SUITE 204 SPOKANE, WA 99201		DRAWING NUMBER 1 OF 2
(509) 747-6790 FAX (509) 747-7005		



**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ IN THE YEAR OF \_\_\_\_\_ AT \_\_\_\_\_ A.M./P.M. IN BOOK \_\_\_\_\_ OF SHORT PLATS, AT PAGE \_\_\_\_\_ AT THE REQUEST OF DRUMMOND. AFN \_\_\_\_\_

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

VIOLET'S GARDEN FINAL CITY SHORT PLAT, BEING A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 33, TOWNSHIP 26 NORTH, RANGE 43 EAST, WILLAMETTE MERIDIAN, CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

**LEGEND**

- ◆ FOUND MONUMENT AS NOTED
- x-x- EXISTING FENCE
- SET 5/8" DIAMETER REBAR WITH YELLOW PLASTIC CAP MARKED "BELSBY 22961", UNLESS NOTED OTHERWISE.
- AFN AUDITOR'S FILE NUMBER

**NOTES:**

STANDARD SETBACK FOR LOT A AND LOT B:  
 FRONT: 15'  
 SIDE: 5'  
 REAR: 25'

THERE IS LESS THAN ONE FOOT OF ELEVATION CHANGE OVER THE SITE. APPROXIMATE SITE ELEVATION BASED ON NAVD88 DATUM IS 2043.5 FEET.

BEARINGS ARE BASED ON THE CENTERLINE OF THE COOK STREET BEING AN ASSUMED BEARING OF N 0°20'57"E.

PURPOSE OF THE SURVEY WAS TO DETERMINE, RECOVER AND OR SET THE DEED CORNERS OF THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION AS WELL AS SHOW ANY VISIBLE PHYSICAL APPURTENANCES WHICH MAY INDICATE LINES OF POSSESSION OR CONFLICT OF TITLE. UNLESS NOTED OTHERWISE, A REVIEW OF EXISTING EASEMENTS WAS NOT A PART OF THIS PROJECT.

**REFERENCE SURVEYS**

- INCLUDING BUT NOT LIMITED TO:  
 P = MORGAN'S ACRE PARK ADDITION TO HILLYARD, BOOK "K" OF PLATS, PAGE 3  
 P1 = BOOK 5 OF SHORT PLATS, PAGE 45  
 P2 = BOOK 5 OF SHORT PLATS, PAGE 51

**SURVEY PROCEDURES**

BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON A SERIES OF CHECKED MEASUREMENTS MADE WITH A SOKKIA SET 4000 TOTAL STATION AND A TOPCON HIPER LITE GPS PLUS RTK SYSTEM IN JULY OF 2018 BY BELSBY ENGINEERING AND COMPLIES WITH WAC 332-130-090. BASED UPON THE EQUIPMENT AND PROCEDURES USED, THE POSITIONS SHOWN MEET OR EXCEED THE REQUIRED STANDARDS.

CONTROLLING MONUMENTS SHOWN HEREON WERE VISITED ON 8/9/18.



NE 1/4 NE 1/4, SECTION 33, T26N, R43E, WM

FINAL SHORT PLAT		
SCALE: SHOWN	SHORT PLAT	DRAWN BY: DZ
DATE: 1/8/19		JOB #18295
NE 1/4 NE 1/4, S.33 T26N R43E WM		
<b>BELSBY ENGINEERING</b>		REV:
1325 W. 1ST AVE. SUITE 204 SPOKANE, WA 99201		DRAWING NUMBER
(509) 747-6790 FAX (509) 747-7005		2 OF 2

1/8/19