

WOODRIDGE VIEW 2ND SHORT PLAT FILE #Z18-588PSP

THAT PORTION OF THE N.E 1/4 OF SECTION 15, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M., CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT MSK LLC AND MTK LLC THE OWNERS OF SAID PROPERTY TO BE PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC FOREVER, ALL EASEMENTS, AND OTHER AREAS INTENDED FOR PUBLIC USE SHOWN HEREIN; SAID PLATTED LAND BEING DESCRIBED AS FOLLOWS TO BE KNOWN AS #Z18588PSP, THAT PORTION OF THE EAST HALF OF SECTION 15, TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 15; THENCE N00°09'41"E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15 A DISTANCE OF 1116.52 FEET; THENCE S89°50'19"E A DISTANCE OF 880.00 FEET TO THE POINT OF BEGINNING; THENCE S84°44'48"W A DISTANCE OF 181.89 FEET TO THE FUTURE RIGHT OF WAY OF WEIBER DRIVE; THENCE THE NEXT 3 CALLS ALONG SAID RIGHT OF WAY;

- 1) THENCE N26°05'08"W A DISTANCE OF 136.42 FEET, TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 245.00 FEET;
 - 2) THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°04'54", AN ARC DISTANCE OF 244.08 FEET;
 - 3) THENCE N30°59'45"E A DISTANCE OF 155.26 FEET;
- THENCE S74°05'26"E A DISTANCE OF 176.00 FEET; THENCE S30°58'38"W A DISTANCE OF 193.48 FEET; THENCE S02°27'12"W A DISTANCE OF 85.00 FEET; THENCE S26°05'08"E A DISTANCE OF 193.52 FEET TO THE POINT OF BEGINNING.

HAVING AN AREA OF 1.99 ACRES

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 PLANNING AND DEVELOPMENT 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 FIRE 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 SANITARY SEWER SYSTEM COMPLYING WITH THE REQUIREMENTS OF THE PLANNING & DEVELOPMENT DEPARTMENT. 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 PLANNING & DEVELOPMENT PRIOR TO THE ISSUANCE OF ANY BUILDING AND/OR GRADING PERMITS.

ALL STORMWATER AND SURFACE DRAINAGE GENERATED ON-SITE MUST BE DISPOSED ON-SITE IN ACCORDANCE WITH CHAPTER 17D.060 SMC, STORMWATER FACILITIES, AND CITY DESIGN STANDARDS, AND AS 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 SUBDIVISION/PUD UNTIL EVIDENCE SATISFACTORY TO THE CITY ENGINEER HAS BEEN PROVIDED SHOWING THAT THE RECOMMENDATIONS OF CHAPTER 17D.060 SMC, STORMWATER FACILITIES, THE SPOKANE REGIONAL STORMWATER MANUAL, THE CITY OF SPOKANE DESIGN STANDARDS 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 PLANNING & DEVELOPMENT 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 THE PLAT.

UTILITY EASEMENTS SHOWN HEREON THE DESCRIBED PLAT ARE HEREBY DEDICATED TO THE CITY AND ITS PERMITTED 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.

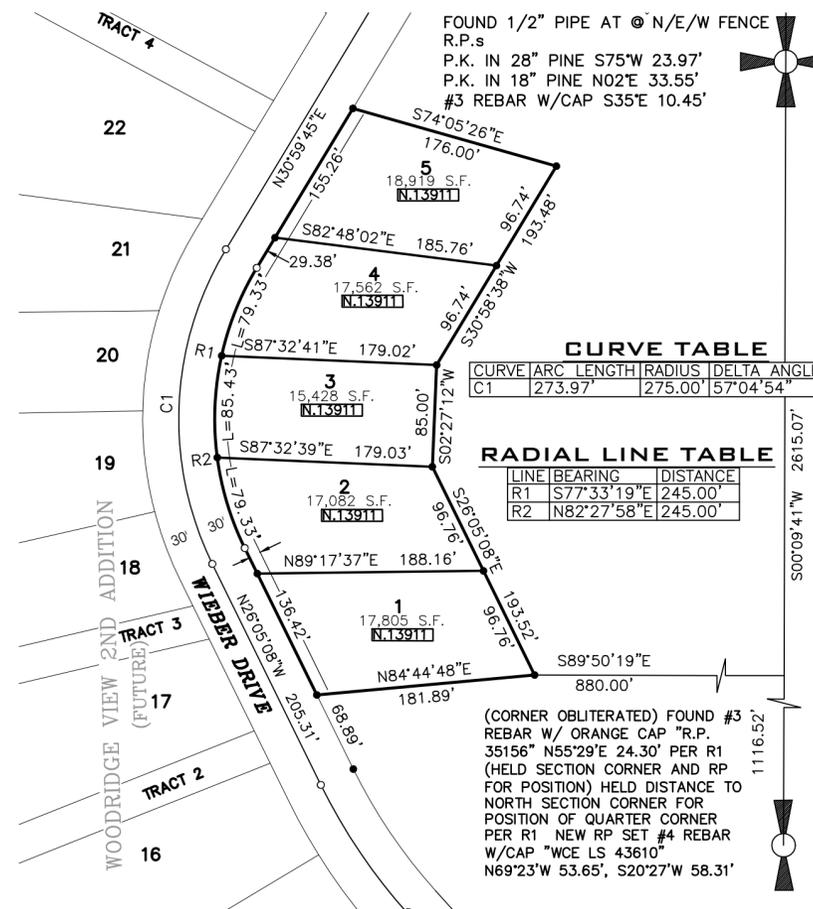
A TRANSPORTATION IMPACT FEE WILL BE COLLECTED PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR THE AFFECTED LOTS.

10 FOOT "DRY" UTILITY EASEMENTS (ELECTRIC, GAS, PHONE, FIBER, CABLE TV) AS SHOWN ON THE HEREIN DESCRIBED SHORT PLAT ARE HEREBY DEDICATED FOR THE USE OF SERVING UTILITY COMPANIES FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, PROTECTION, INSPECTION AND OPERATION OF THEIR RESPECTIVE FACILITIES, TOGETHER WITH THE RIGHT TO PROHIBIT CHANGES IN GRADE OVER INSTALLED UNDERGROUND FACILITIES AND THE RIGHT TO PROHIBIT, TRIM AND/OR REMOVE TREES, BUSHES, ROOTS, LANDSCAPING, WITHOUT COMPENSATION WHEN AFFECTING UTILITIES WITHIN THE EASEMENTS. THIS PROVISION ALSO PROHIBITS THE PLACEMENT OF BRICK, ROCK OR MASONRY STRUCTURES THAT MAY INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, RELIABILITY, MAINTENANCE, AND SAFE OPERATION OF SAME. STORM DRAIN DRY WELLS, DRAINAGE SWALES AND WATER METER BOXES SHALL NOT BE PLACED WITHIN THE "DRY" EASEMENTS; HOWEVER, LATERAL CROSSINGS BY STORM DRAIN, WATER AND SEWER LINES ARE PERMITTED. SERVING UTILITIES ARE ALSO GRANTED THE RIGHT TO CROSS BORDER EASEMENTS, PRIVATE ROADS OR LANES AND COMMON AREAS.

A 10 FOOT EASEMENT FOR UTILITIES, INCLUDING CABLE TELEVISION, IS HEREBY GRANTED ALONG ALL STREET FRONTAGES TO THE CITY AND ITS PERMITTEES.

ONLY CITY WATER AND SANITARY SEWER SYSTEMS SHALL SERVE THE PLAT; THE USE OF INDIVIDUAL ON-SITE SANITARY SEWER WASTE DISPOSAL SYSTEMS AND PRIVATE WELLS IS PROHIBITED.

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.



SPOKANE COUNTY AUDITOR
FILED FOR RECORD THIS ____ DAY OF _____ 20____, AT _____ M;
IN BOOK _____ OF SHORT PLATS AT PAGE(S) _____ AT THE REQUEST OF
W.C.E..

SPOKANE COUNTY AUDITOR _____

SPOKANE COUNTY TREASURER
I, TREASURER OF SPOKANE COUNTY, WASHINGTON DO HEREBY CERTIFY THAT ALL TAXES WHICH HAVE BEEN LEVIED AND BECOME CHARGEABLE AGAINST THE LAND SHOWN WITHIN THIS MAP AND DESCRIBED IN THE DEDICATION OF THIS DATE HAVE BEEN FULLY PAID, SATISFIED AND DISCHARGED DATED THIS ____ DAY OF _____ 20____

SPOKANE COUNTY TREASURER _____

SPOKANE COUNTY ASSESSOR
EXAMINED AND APPROVED THIS ____ DAY OF _____ 20____

SPOKANE COUNTY ASSESSOR _____

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 TREASURER _____

CITY OF SPOKANE PLANNING & DEVELOPMENT 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 PLANNING DEVELOPMENT DIRECTOR'S APPROVAL OF THE PRELIMINARY PLAT #Z18-588PSP.

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 CONSTRUCTING THE IMPROVEMENTS AND PERMANENT CONTROL MONUMENTS THIS ____ DAY OF _____ 20____

CITY OF SPOKANE ENGINEER _____

- LEGEND**
- SET #4 REBAR & PLASTIC CAP OR PLUG W/WASHER MARKED "WCE LS 43610"
 - FOUND #4 REBAR W/TAG "LS 20090" OR AS DESCRIBED

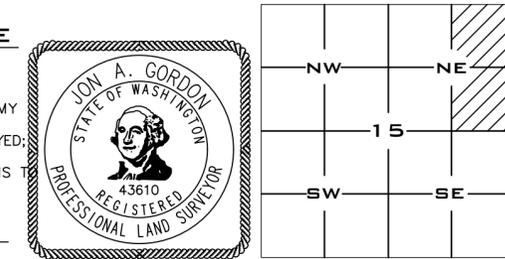
0000 S LOT ADDRESS

EQUIPMENT & PROCEDURES
THIS SURVEY WAS PERFORMED WITH A TOPCON GPS RTK SYSTEM AND A 5-SECOND TOPCON GPT 3005LW TOTAL STATION THEODOLITE USING FIELD TRAVERSE PROCEDURES ACHIEVING MINIMUM CLOSURE STANDARDS PER WAC 332-130-090, WAC 332-130-100.

BASIS OF BEARINGS
S00°09'41"W LOCATED ALONG THE EAST LINE OF THE NORTHEAST QUARTER AS SHOWN ON THE PLAT OF WOODRIDGE VIEW 2ND ADDITION AS RECORDED IN BOOK ____ OF PLATS PAGES ____ WAS USED FOR THE BASIS OF BEARING FOR THIS PLAT.

REFERENCES
(R1) THE FINAL PLAT OF WOODRIDGE VIEW 1ST ADDITION AS RECORDED IN BOOK 33 OF PLATS, PAGES 32-33.
(R2) THE FINAL PLAT OF WOODRIDGE VIEW ESTATES AS RECORDED IN BOOK 32 OF PLATS, PAGES 31-32.

DATUM: NAVD88 LOCATION



SURVEYOR'S CERTIFICATE

I, JON A GORDON, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF WASHINGTON; THAT THIS SHORT PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION; THAT IT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND ACTUALLY SURVEYED; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AS SHOWN; AND THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE CITY OF SPOKANE SUBDIVISION ORDINANCE.

JON A GORDON, P.L.S. CERTIFICATE NO. 43610

ACKNOWLEDGMENT

IN WITNESS WHEREOF, THE AFORESAID OWNER HAS CAUSED HIS/HER NAME TO BE HEREUNTO SUBSCRIBED THIS ____ DAY OF _____ 20____

MSK, LLC BY _____
ITS _____

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
) SS
COUNTY OF SPOKANE)

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF MSK, LLC, TO BE THE FREE AND VOLUNTARY ACT OF SUCH COMPANY, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS ____ DAY OF _____ 20____

NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE COUNTY, MY COMMISSION EXPIRES _____

SURVEYOR'S NOTES

1. DATE OF SURVEY: FEBRUARY 2012
2. LEGAL DESCRIPTION AND EASEMENT INFORMATION FROM STEWART TITLE SUBDIVISION GUARANTEE, ORDER NUMBER 181852, DATED AUGUST 29, 2018.
 - 1) AN EASEMENT IN FAVOR OF WASHINGTON WATER POWER AS RECORDED UNDER A.F.N. 766004. (DOES NOT ENCUMBER)
 - 2) AN EASEMENT IN FAVOR OF WASHINGTON WATER POWER AS RECORDED UNDER A.F.N. 906245. (DOES NOT ENCUMBER)
 - 3) AN EASEMENT IN FAVOR OF UNITED STATES OF AMERICA AS RECORDED UNDER A.F.N. 536715A. (DOES NOT ENCUMBER)
 - 4) AN EASEMENT IN FAVOR OF UNITED STATES OF AMERICA AS RECORDED UNDER A.F.N. 545127A. (DOES NOT ENCUMBER)
 - 5) AN EASEMENT IN FAVOR OF UNITED STATES OF AMERICA AS RECORDED UNDER A.F.N. 572246A. (SHOWN)
 - 6) AN EASEMENT IN FAVOR OF PACIFIC NORTHWEST PIPELINE CORPORATION AS RECORDED UNDER A.F.N. 396484B, 6070380, 6092887, 6094507. (DOES NOT ENCUMBER)
 - 7) AN EASEMENT IN FAVOR OF CITY OF SPOKANE AS RECORDED UNDER A.F.N. 7309190064. (DOES NOT ENCUMBER)

ACKNOWLEDGMENT

IN WITNESS WHEREOF, THE AFORESAID OWNER HAS CAUSED HIS/HER NAME TO BE HEREUNTO SUBSCRIBED THIS ____ DAY OF _____ 20____

MTK, LLC BY _____
ITS _____

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
) SS
COUNTY OF SPOKANE)

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DATED THIS ____ DAY OF _____ 20____

NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE COUNTY, MY COMMISSION EXPIRES _____

F.B. 931, 1136	CIVIL	WCE WHIPPLE CONSULTING ENGINEERS 21 S. PINES ROAD SPOKANE VALLEY, WA 99206 PH: 509-893-2617 FAX: 509-926-0227	SHEET 1 OF 1 JOB NUMBER 18-2085
DATE: 9/07/18	STRUCTURAL		
DRAWN: JAG	<input checked="" type="checkbox"/> SURVEYING		
REVIEWED: JAG	TRAFFIC		
	PLANNING		
	LANDSCAPE		
	OTHER		