

SP-1528A-09

RECEIVED
SPOKANE COUNTY
BUILDING & PLANNING

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, GENSCAPE INC., JENNIFER A. CARSTENS & STEPHEN C. CARSTENS, CO-TRUSTEES OF THE DELBERT R. CARSTENS TESTAMENTARY TRUST, HAS CAUSED TO BE PLATTED INTO LOTS THE LAND SHOWN AS SP-1528-09 AND DESCRIBED AS FOLLOWS:
THAT PORTION OF THE NORTH 1000.00 FEET OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 25N, RANGE 45 E W4M EXCEPT THE EAST 984.28 FEET THEREOF (PREVIOUSLY DESCRIBED AS THE EAST 30 ACRES OF THE NORTH HALF OF SAID SOUTHWEST QUARTER) AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 21; THENCE S01°22'25"W, ALONG THE WEST SECTION LINE OF SAID SECTION 21, A DISTANCE OF 380.00 FEET; THENCE S88°40'21"E, PARALLEL WITH THE CENTER SECTION LINE OF SAID SECTION 21, A DISTANCE OF 20.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF HENRY ROAD AND THE POINT OF BEGINNING; THENCE CONTINUING S88°40'21"E, A DISTANCE OF 438.00 FEET; THENCE S01°22'25"W, PARALLEL WITH SAID WEST SECTION LINE, A DISTANCE OF 200.00 FEET; THENCE S88°40'21"E, PARALLEL WITH SAID CENTER SECTION LINE, A DISTANCE OF 1195.68 FEET TO A POINT ON THE WEST LINE OF THE EAST 984.28 FEET OF SAID SOUTHWEST QUARTER; THENCE S00°32'45"W, ALONG SAID WEST LINE, A DISTANCE OF 420.00 FEET; THENCE N88°40'21"W, PARALLEL WITH SAID CENTER SECTION LINE, A DISTANCE OF 1272.51 FEET TO A POINT 363.00 FEET EAST OF EASTERLY RIGHT OF WAY LINE OF HENRY ROAD; THENCE N01°12'25"E, PARALLEL WITH SAID WEST SECTION LINE, A DISTANCE OF 320.00 FEET; THENCE N88°40'21"W, PARALLEL WITH SAID CENTER SECTION LINE, A DISTANCE OF 363.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF HENRY ROAD; THENCE N01°12'25"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.
SETBACKS SHALL BE DETERMINED AT THE TIME BUILDING PERMITS ARE REQUESTED.
SHORT PLAT SP-1528-09 IS APPROVED FOR THE DEVELOPMENT OF A MAXIMUM OF 3 RESIDENTIAL UNITS.
THE 10 FEET OF ADDITIONAL RIGHT-OF-WAY ALONG THE EAST SIDE OF HENRY ROAD AS SHOWN ON THIS PLAT IS HEREBY DEDICATED TO SPOKANE COUNTY FOR EVER FOR ROAD PURPOSES.

"DRY" UTILITY EASEMENTS SHOWN ON THE HEREIN DESCRIBED 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 ENROACHMENT OF DRAINAGE SWALES OR "208 STRUCTURES" WHEN THEY INTERFERE WITH THE UTILIZATION OF THESE EASEMENT STRIPS BY THE SERVING UTILITIES; CHANGES THAT ALTER OR ALTERED OVER INSTALLED INSTALLATION OF WATER METER BOXES; PLACEMENT OF SURFACE STRUCTURES OF BRICK, ROCK OR MASONRY THAT INTERFERE WITH THE RIGHTS GRANTED HEREIN. THE INSTALLATION OF STREET LIGHT POLES IS ALSO PROHIBITED UNLESS INSTALLED BY UTILITY COMPANIES. UTILITY COMPANIES SHALL ALSO HAVE THE RIGHT TO TRIM OR REMOVE TREES, BUSHES, AND LANDSCAPING, WITHOUT COMPENSATION, WHEN THEY ARE SITUATED WITHIN THE EASEMENT STRIP. 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 OBTAIN 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, EXCEPT EASEMENTS SHALL NOT ENROACH ON RIGHT OF WAY DEDICATED BY THIS SHORT PLAT.

AN OPEN SPACE MANAGEMENT PLAN HAS BEEN RECORDED FOR THE REMAINDER PARCEL UNDER AUDITOR'S FILE NO. 8099918.
THE USE OF THE REMAINDER PARCEL SHALL BE CONSISTENT WITH THE PURPOSE AND INTENT OF CHAPTER 14.820 OF THE SPOKANE COUNTY ZONING CODE, AS AMENDED AND ONLY THOSE USES DEFINED WITHIN THE OPEN SPACE MANAGEMENT PLAN AND UNDERLYING ZONE ARE PERMITTED ON THE REMAINDER PARCEL.

THE PROPERTY OWNER(S) WITHIN THIS PLAT SHALL BE HELD RESPONSIBLE FOR KEEPING OPEN AND MAINTAINING THE SURFACE PATH OF NATURAL OR MAN-MADE DRAINAGE FLOW OVER AND ACROSS THEIR RESPECTIVE PROPERTIES. IF THE PROPERTY OWNER(S) FAILS TO MAINTAIN THE SURFACE PATH OF NATURAL OR MAN-MADE DRAINAGE FLOW, OR THE DRAINAGE SWALE, A NOTICE OF SUCH FAILURE MAY BE GIVEN TO THE PROPERTY OWNER(S). IF NOT CORRECTED WITHIN THE PERIOD INDICATED ON SAID NOTICE, SPOKANE COUNTY HAS THE RIGHT TO CORRECT THE MAINTENANCE FAILURE, OR HAVE IT CORRECTED, AT THE EXPENSE OF THE PROPERTY OWNER.

THERE MAY EXIST PROPERTIES, LOCATED UPHILL AND ADJACENT TO THIS SUBDIVISION, WHICH PERIODICALLY DISCHARGE STORMWATER RUNOFF ONTO INDIVIDUAL LOTS WITHIN THIS PLAT. RUNOFF FROM NEARBY UPHILL PROPERTIES SHOULD BE EXPECTED AND, DURING SNOWMELT PERIODS OR WET SEASONS, THE LOTS MAY BE SUBJECT TO HIGHER AMOUNTS OF STORMWATER RUNOFF THAN WHAT IS NORMALLY OBSERVED OR ANTICIPATED. BECAUSE STORMWATER RUNOFF FROM ADJACENT PROPERTIES HAVE DISCHARGED ONTO THIS PLAT PRIOR TO DEVELOPMENT, STORMWATER RUNOFF WILL LIKELY CONTINUE TO DO SO AFTER DEVELOPMENT. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS TO MAINTAIN EXISTING SURFACE PATHS FOR RUNOFF THROUGH THEIR RESPECTIVE LOTS AND TO GRADE THE LOTS IN ACCORDANCE WITH APPLICABLE RULES AND REGULATIONS, SO AS TO PREVENT PROPERTY DAMAGE.

ANY BUILDING THAT IS CONSTRUCTED ON A LOT IN THIS PLAT SHALL BE SET AT AN ELEVATION SO AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM ANY DRAINAGE ENTRY POINT TO THE BUILDING, (INCLUDING BUT NOT LIMITED TO A WINDOW WELL, A WINDOW UNPROTECTED BY A WINDOW WELL, OR A DOORWAY). SAID POSITIVE DRAINAGE SHALL CONSIST OF A MINIMUM SLOPE OF SIX AWAY FROM THE BUILDING FOR A DISTANCE OF AT LEAST 10 FEET FROM THE BUILDING. THE LOTS SHALL BE GRADED SO THAT EITHER A) ALL RUNOFF IS ROUTED AWAY FROM THE BUILDING AND CONVEYED OVER THE LOT TO A NATURAL DRAINAGE SWALE OR APPROVED DRAINAGE FACILITY, OR B) DRAINAGE INTERCEPTED ON THE LOT IS DISPOSED OF ON THE LOT IN AN APPROVED DRAINAGE FACILITY. ALL DRAINAGE FACILITIES FOR THIS PLAT, INCLUDING ANY "208" SWALES, SHALL BE CONSTRUCTED IN ACCORDANCE WITH ANY APPLICABLE ACCEPTED PLANS ON FILE AT THE SPOKANE COUNTY ENGINEER'S OFFICE. ANY REVISIONS TO THE ACCEPTED ROAD AND DRAINAGE PLANS MUST BE APPROVED BY THE SPOKANE COUNTY ENGINEER'S OFFICE PRIOR TO CONSTRUCTION OF SAID CHANGES.

SPOKANE COUNTY DOES NOT ACCEPT THE RESPONSIBILITY OF MAINTAINING THE DRAINAGE COURSE ON PRIVATE LOTS, NOR THE RESPONSIBILITY FOR ANY DAMAGE WHATSOEVER, INCLUDING, BUT NOT LIMITED TO, INVERSE CONDEMNATION TO ANY PROPERTIES DUE TO DEFICIENT CONSTRUCTION AND/OR MAINTENANCE OF DRAINAGE COURSES IN DRAINAGE EASEMENTS ON PRIVATE PROPERTIES.

THE PROPERTY OWNER(S) WITHIN THIS PLAT SHALL MAINTAIN ALL NATURAL DRAINAGE CHANNELS, DRAINAGE DITCHES, AND ALL WATER QUALITY SWALES ("208" SWALES) SITUATED ON THEIR RESPECTIVE PROPERTIES, AND ANY PORTION OF A "208" SWALE OR DRAINAGE CONVEYANCE DITCH SITUATED IN A PUBLIC RIGHT-OF-WAY ADJACENT TO THEIR RESPECTIVE PROPERTIES, WITH A PERMANENT GRADE COVER AS SPECIFIED IN THE CURRENTLY ACCEPTED PLANS ON FILE AT SPOKANE COUNTY ENGINEER'S OFFICE. NO STRUCTURES, INCLUDING FENCES, SHALL BE CONSTRUCTED DIRECTLY OVER OR WITHIN A NATURAL DRAINAGE CHANNEL OR DRAINAGE DITCH OR "208" SWALES WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SPOKANE COUNTY ENGINEER. PROPERTY OWNERS MAINTENANCE RESPONSIBILITIES SHALL INCLUDE, BUT IS NOT LIMITED TO MOWING, IRRIGATING, AND KEEPING THE AREA FREE OF DEBRIS. SPOKANE COUNTY SHALL MAINTAIN ALL DRAINAGE INLETS, PIPES, DRYWELLS, AND OTHER APPURTENANCES USED FOR THE DISPOSAL OF PUBLIC ROAD RUNOFF WITHIN THE COUNTY RIGHT-OF-WAY.

THE RIGHT OF INGRESS/EGRESS IS GRANTED TO SPOKANE COUNTY OVER ALL TRACTS FOR INSPECTION AND EMERGENCY MAINTENANCE OF THE STORMWATER FACILITIES.

IF GROUNDWATER OR MOTTLED SOIL IS ENCOUNTERED DURING THE BASEMENT EXCAVATION, THAT PROTECTIVE MEASURES THAT MEET THE REQUIREMENTS OF THE CURRENT BUILDING CODE WITH RESPECT TO DAMP-PROOFING AND WATER PROOFING, BE IMPLEMENTED AS A PART OF THE BASEMENT FOUNDATION CONSTRUCTION. SUBJECT TO SPECIFIC APPLICATION APPROVAL AND ISSUANCE OF PERMITS BY THE HEALTH OFFICER, USE OF INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS MAY BE AUTHORIZED.

ALTERNATIVE METHODS OF SEWAGE DISPOSAL WILL BE REQUIRED.

THE PUBLIC WATER SYSTEM, PURSUANT TO THE WATER PLAN APPROVED BY COUNTY AND STATE HEALTH AUTHORITIES, THE LOCAL FIRE PROTECTION DISTRICT, COUNTY BUILDING AND SAFETY DEPARTMENT AND WATER PURVEYOR, SHALL BE INSTALLED WITHIN THIS SUBDIVISION AND THE APPLICANT SHALL PROVIDE FOR INDIVIDUAL DOMESTIC WATER SERVICE AS WELL AS FIRE PROTECTION TO EACH LOT PRIOR TO SALE OF EACH LOT AND PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.
USE OF PRIVATE WELLS AND WATER SYSTEMS IS PROHIBITED.

STATE OF _____)
COUNTY OF _____)

ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 2020, BEFORE ME APPEARED, _____ KNOWN TO BE _____ OF GENSCAPE INC., A WASHINGTON CORPORATION AS THE INDIVIDUAL WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE THE FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN MENTIONED.

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

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

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THIS _____ DAY OF _____, 2020.

GENSCAPE INC.

AUDITORS CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2020,
AT _____ M. IN BOOK _____ OF SHORT PLATS ON PAGE _____
AT THE REQUEST OF _____

SPOKANE COUNTY AUDITOR

PREVIOUS RECORDING NO. 6129229

COUNTY OFFICIALS

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS
EXAMINED AND APPROVED THIS _____ DAY OF _____, 2020

SPOKANE COUNTY ENGINEER

SPOKANE COUNTY DIVISION OF UTILITIES
EXAMINED AND APPROVED THIS _____ DAY OF _____, 2020

SPOKANE COUNTY UTILITIES

SPOKANE REGIONAL HEALTH DISTRICT
EXAMINED AND APPROVED THIS _____ DAY OF _____, 2020

SPOKANE REGIONAL HEALTH OFFICER

SPOKANE COUNTY DEPARTMENT OF BUILDING & PLANNING
EXAMINED AND APPROVED THIS _____ DAY OF _____, 2020

SPOKANE COUNTY DEPARTMENT OF BUILDING & PLANNING

SPOKANE COUNTY ASSESSOR
EXAMINED AND APPROVED THIS _____ DAY OF _____, 2020

SPOKANE COUNTY ASSESSOR

SPOKANE COUNTY TREASURER
I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREIN PLATTED LAND HAVE BEEN PAID THIS _____ DAY OF _____, 2020

SPOKANE COUNTY TREASURER

ALTERATION FINAL SHORT PLAT SP - 1528-09

N 1/2 OF THE SW1/4 OF SEC. 21 T.25N. R.45 E.W.M.
SHEET 1 OF 2

Founded 1946
Simpson Engineers, Inc.

CIVIL ENGINEERS & LAND SURVEYORS
N. 909 ARGONNE ROAD, SPOKANE VALLEY WA., 99212-2789
PHONE (509) 926-1322 FAX (509) 926-1323

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Spokane County Subdivision Ordinance.

Charles E. Simpson
Charles E. Simpson P.E. & P.L.S. 19967
Professional Engineer and Land Surveyor



SP-1528-09-11-10-2020

MAR 10 2020

SP-1528A-09

AUDITORS CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 2020,
AT _____ M. IN BOOK _____ OF SHORT PLATS ON
PAGE _____ AT THE REQUEST OF SIMPSON ENGINEERS,
INC.

SPOKANE COUNTY AUDITOR _____

EQUIPMENT & PROCEDURE

THIS SURVEY WAS PERFORMED USING A NIKON
DTM-520 TOTAL STATION AND JAVAD RTK GLOBAL
POSITIONING SYSTEM. THE FIELD TRAVERSE METHODS
USED ARE IN CONFORMANCE WITH WAC 332-130-090
AND RCW 58.09.

BASIS OF BEARING

THE BEARING OF S01°12'25"W, ALONG THE CENTERLINE
OF HENRY ROAD, WHICH IS ALSO THE WEST LINE OF
SOUTHWEST QUARTER OF SECTION 21, WAS USED AS
THE BASIS OF BEARING FOR THIS SURVEY.

LEGEND

- = SET 1/2" REBAR WITH YPC LS #9967
- = FOUND MONUMENT AS NOTED
- ◻ = SET NAIL AND TAG #9967 IN CONCRETE

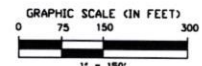
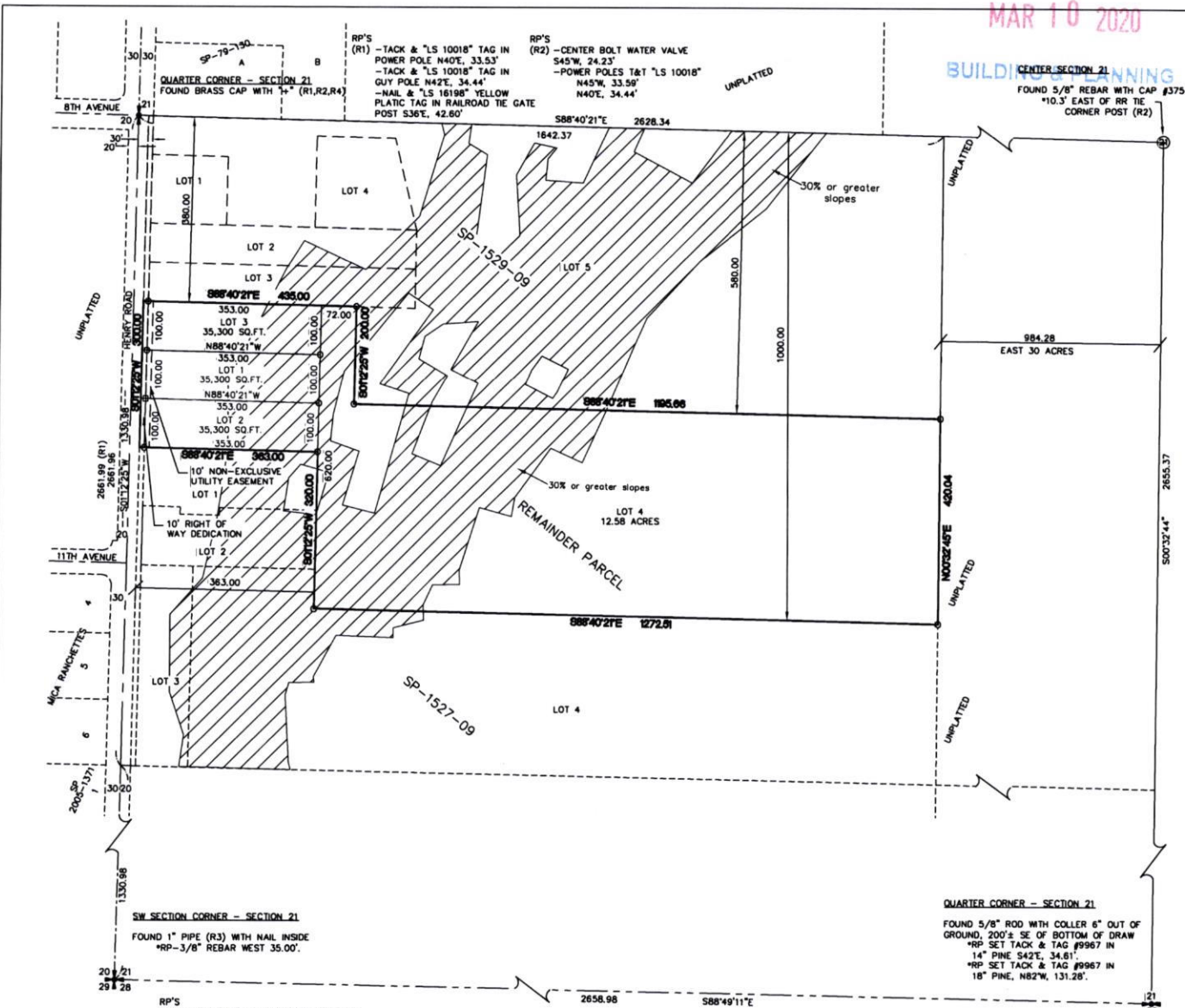
SURVEYS REFERENCED

RECORD OF SURVEYS

- (R1) BOOK 118, PAGE 36 OF SURVEYS
- (R2) BOOK 64, PAGE 17 OF SURVEYS
- (R3) BOOK 83, PAGE 94 OF SURVEYS
- (R4) BOOK 81, PAGE 32 OF SURVEYS

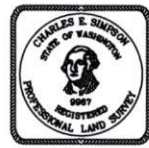
ADDRESSES

REMAINDER PARCEL	S HENRY RD.
LOT 1	915 S HENRY RD.
LOT 2	923 S HENRY RD.
LOT 3	907 S HENRY RD.



SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE
BY ME OR UNDER MY DIRECTION IN CONFORMANCE
WITH THE REQUIREMENTS OF THE SPOKANE COUNTY
SUBDIVISION ORDINANCE.



CHARLES E. SIMPSON P.E. & P.L.S. #9967
PROFESSIONAL ENGINEER AND LAND SURVEYOR

ALTERATION
FINAL SHORT PLAT
SP-1528-09

THE N1/2 SW1/4 OF SEC. 21 T.25N., R.45 E.W.M.
SHEET 2 OF 2

Founded 1946
Simpson Engineers, Inc.

CIVIL ENGINEERS & LAND SURVEYORS
N. 909 ARGONNE ROAD, SPOKANE VALLEY WA., 99212-2789
PHONE (509) 926-1322 FAX (509) 926-1323