

**FINAL PLAT
KAHRIMANOVIC CITY SHORT PLAT
FILE #Z2007-082-SP**

**A REPLAT OF A PORTION OF LOT 2 AND ALL OF LOTS 3 AND 4, BLOCK 112, LINCOLN HEIGHTS ADDITION, IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M., IN THE CITY AND COUNTY OF SPOKANE, WASHINGTON.
PAGE 1 OF 2**

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, that Rizah Kahrmanovic and Enisa Kahrmanovic, husband and wife, have platted into parcels the land shown hereon to be known as "KAHRIMANOVIC" City Short Plat File #Z2007-082-SP, in the City and County of Spokane, State of Washington, being a replat of the East 5 feet of lot 2 and all of lots 3 and 4, block 112, Lincoln Heights Addition, according to Plat recorded in volume 1 of Plats, page 36, in the city of Spokane, Spokane County, Washington (per Commonwealth Land Title Insurance Order No. 155340).

This subdivision has been made with the free consent and in accordance with the desire of the owners of the land so divided, and that the signatories hereof hereby certify that Rizah Kahrmanovic and Enisa Kahrmanovic are the owners of, and the only parties having interest in the land so divided, and that the property shown is not encumbered by any delinquent taxes or assessments.

Covenants, Conditions and Restrictions per Auditor File Numbers 802988 and 156108A affect this property. First: No residences shall be erected upon said lot that shall cost less than \$1,500.00 and be of modern style of architecture, and no outhouse or barn shall be erected and used as a dwelling house before the construction of the main dwelling house without written consent of the first parties. Second: No building erected on said lot shall be used for business purposes of any kind.

The property is affected by Washington Water Power Easements for the electric transmission and/or distribution line, Per Auditor File Numbers 141253B and 141254E.

All stormwater and surface drainage generated on-site shall be disposed of on-site in accordance with SMC 170.060 "Storm water Facilities" and as per the Project Engineer's recommendations, based on the drainage plan accepted for the final short plat. Pre-development flow of off-site runoff passing through the plat shall not be increased (rate of volume) or concentrated due to development of the plat, based on a 50-year design storm. An escape route for a storm in excess of a 100-year design storm event 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 170.060 "Stormwater Facilities" and the Project Engineer's recommendations based on the drainage plan accepted for this final plat, have been complied with. A surface drainage plan for each lot shall be prepared and submitted to Engineering Services-Developer Services for review and acceptance prior to issuance of a building permit.

The land in this short plat is not in a Drainage Channel of Flood Plain; this short plat is not in an Irrigation District.

All building setbacks shall not be less than the minimum front, flanking side, or rear yard requirements as shown hereon.

Public sewer and public water to each lot must be constructed to City Standards by the developer prior to the issuance of a building permit for said lot. Individual on-site sewage systems and private wells and water systems are prohibited.

Each lot shall have appropriate street access as determined by the requirements of the City Transportation Department and noted on the Street plan. Slope easements for cut and fill as deemed necessary by Engineering Services 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.

A ten foot easement for utilities is hereby granted along any portion of a lot adjoining a public or private street. Utility easements are hereby granted to the City of Spokane and it's permittees and assigns for the construction, repair, maintenance and operation of utilities, together with the right to inspect said utilities and to trim and/or remove brush and trees that may interfere with all related utility work. No structures are allowed in the easement areas.

ACKNOWLEDGMENT:

In witness whereof the said owners, have hereunto set their hand this _____ day of _____, 2009.

Rizah Kahrmanovic _____
Enisa Kahrmanovic _____

STATE OF WASHINGTON }
COUNTY OF SPOKANE } SS

On this _____ day of _____, 2009, before me personally appeared Rizah Kahrmanovic and Enisa Kahrmanovic, husband and wife, known to me to be the individuals described in and who executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said individuals for the uses and purposes therein stated. 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 :

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AND THE CITY OF SPOKANE SUBDIVISION ORDINANCE.
ENISA KAHRIMANOVIC
IN MAY, 2009



PRELIMINARY

WALTER O. DALER, P.L.S. #29270

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS _____ DAY OF _____, 2009, AT _____ M. IN BOOK _____ OF _____ AT _____ PAGE _____ AT THE REQUEST OF _____

SPOKANE COUNTY AUDITOR _____

CITY OF SPOKANE PLANNING DIRECTOR

This plat has been reviewed on this _____ day of _____, 2009 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 "KAHRIMANOVIC" SHORT PLAT # Z2007-082-SP.

PLANNING DIRECTOR _____

CITY OF SPOKANE ENGINEER:

Approved as to the compliance with the survey data, the design of public works and provisions made for constructing the improvements and permanent control monuments this _____ day of _____, 2009.

CITY OF SPOKANE ENGINEER _____

CITY OF SPOKANE TREASURER:

I, hereby certify that the land described by this plat, as of the date of this certificate, is not subject to any delinquent local improvement assessment. Future installments, if any, shall remain due and payable and it shall be the responsibility of the owners to initiate the segregation of the L.I.D. assessment. Examined and approved, this _____ day of _____, 2009.

SPOKANE TREASURER _____

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 local improvement assessments. Examined and approved this _____ day of _____, 2009.

SPOKANE COUNTY TREASURER _____

CITY COUNCIL:

This plat has been reviewed on this _____ day of _____, 2009 and is found to be in full compliance with all the conditions of approval stipulated in the approval of preliminary plat "KAHRIMANOVIC" SHORT PLAT # Z2007-082-SP.

HEARING EXAMINER _____

PRINT DATE: 5-27-2009

FINAL SHORT PLAT

KAHRIMANOVIC SHORT PLAT
CITY AND COUNTY OF SPOKANE, WASHINGTON

NE 1/4, SE 1/4 S. 27, T. 25 N., R. 43 E., W.M.
F. BK # 2007 DRWN BY: DARRI DWG NAME: 0758AFP
SHEET: 1 OF 2 DATE: 09-10-2007 JOB NO.: 07-68A

BENTHIN & ASSOCIATES
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