

# FINAL PLAT GOLDEN HILLS PHASE 5 A PORTION OF THE SW 1/4 OF THE NW 1/4 S. 12, T. 23 NORTH, R. 41 E., W.M. SPOKANE COUNTY, WA.

SPOKANE COUNTY AUDITOR  
FILED FOR RECORD AT THE REQUEST OF THE CITY OF CHENEY THIS \_\_\_\_  
DAY OF \_\_\_\_\_ 20\_\_\_\_ AT \_\_\_\_ MINUTES PAST \_\_\_\_ O'CLOCK \_\_\_\_M; AND  
RECORDED IN VOLUME \_\_\_\_ OF PLATS ON PAGE(S) \_\_\_\_\_ RECORDS OF  
SPOKANE COUNTY, WASHINGTON.

SPOKANE COUNTY AUDITOR

**DEDICATION:**

KNOW ALL PERSONS BY THESE PRESENTS THAT JAMM DEVELOPMENT LLC, THE UNDERSIGNED OWNERS(S) IN FEE SIMPLE, HEREBY DECLARE THIS PLAT/BINDING SITE PLAN AND DEDICATE(S) FOR THE PUBLIC USE, ALL STREETS, EASEMENTS AND PUBLIC PROPERTY SHOWN ON THE PLAT FOR ANY AND ALL PUBLIC PURPOSES INCLUDING INSTALLATION OF UTILITIES AND RELATED EQUIPMENT AND FIXTURES; TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LOTS, BLOCKS, TRACTS, ETC., SHOWN THERE ON FOR THE REASONABLE GRADING OF ALL STREETS, SHOWN HEREON. THE OWNERS(S), THEIR SUCCESSOR AND ASSIGNS DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES AGAINST THE CITY, WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF STREETS AND ASSOCIATED DRAINAGE IN CONFORMANCE WITH THIS PLAT/BINDING SITE PLAN.

IN WITNESS WHEREOF, IT IS HEREBY DECLARED THAT THIS PLAT/BINDING SITE PLAN IS MADE AND SIGNED WITH THE VOLUNTARY CONSENT OF THE OWNER(S) SUBJECT TO THE CONDITIONS OF APPROVAL AND MATTERS SET FORTH

HEREON, DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_

SIGNED AND SEALED \_\_\_\_\_  
JAMM DEVELOPMENT, LLC

SIGNED AND SEALED \_\_\_\_\_  
JD CHENEY, LLC

**LEGAL DESCRIPTION:**

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 23 NORTH, RANGE 41 EAST, W.M., CITY OF CHENEY, SPOKANE COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 16, BLOCK 5 OF THE FINAL PLAT OF CHENEY GOLDEN HILLS FOURTH ADDITION, RECORDED IN BOOK 32 OF PLATS, PAGES 94 AND 95, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF WASHINGTON STREET;

THENCE NORTH 03°53'32" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 634.41 FEET TO THE SOUTH RIGHT OF WAY LINE OF MIKE MCKEEHAN WAY, THENCE NORTH 89°55'16" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF MIKE MCKEEHAN WAY A DISTANCE OF 1233.14 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE SOUTH 00°02'45" EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12 A DISTANCE OF 364.00 FEET;

THENCE NORTH 88°48'54" WEST, A DISTANCE OF 185.80 FEET;  
THENCE NORTH 00°02'19" EAST, A DISTANCE OF 24.61 FEET;  
THENCE SOUTH 89°55'44" WEST, A DISTANCE OF 930.55 FEET;  
THENCE SOUTH 01°30'09" WEST, A DISTANCE OF 381.53 FEET TO THE NORTH LINE OF THE FINAL PLAT OF CHENEY GOLDEN HILLS FOURTH ADDITION, RECORDED IN BOOK 32 OF PLATS, PAGES 94 AND 95; THENCE NORTH 69°33'03" WEST ALONG THE NORTH LINE OF THE FINAL PLAT OF CHENEY GOLDEN HILLS FOURTH ADDITION, RECORDED IN BOOK 32 OF PLATS, PAGES 94 AND 95 A DISTANCE OF 182.12 FEET TO THE POINT OF BEGINNING.

(CONTAINING 483,870 S.F., 11.108 ACRES)

SUBJECT TO RIGHTS OF WAY, EASEMENTS OR SERVIDUTES OF RECORD OR IN VIEW.

THE CITY OF CHENEY AND ITS AUTHORIZED AGENTS ARE HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS TO ALL DRAINAGE EASEMENTS, ACCESS IS PRIMARILY FOR THE PURPOSES OF INSPECTION AND EMERGENCY MAINTENANCE.

THE PUBLIC WATER SYSTEM AND SEWER SYSTEM, PURSUANT TO THE UTILITIES PLAN APPROVED BY CITY FIRE DEPARTMENT, CITY CODE DEPARTMENT AND CITY PUBLIC WORKS DEPARTMENT, SHALL BE INSTALLED WITHIN THIS SUBDIVISION, AND THE APPLICANT SHALL PROVIDE FOR INDIVIDUAL DOMESTIC WATER AND SEWER SERVICE AS WELL TO EACH LOT PRIOR TO SALE OF EACH LOT AND PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.

DRY UTILITY EASEMENTS SHOWN ON THE HEREOF DESCRIBED PLAT ARE HEREBY DEDICATED FOR THE USE OF SERVING UTILITY COMPANIES FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, PROTECTION, INSPECTION AND OPERATION OF THEIR RESPECTIVE DRY FACILITIES, I.E., FIBER OPTIC, CABLE, PHONE, NATURAL GAS AND ELECTRIC. THE RIGHTS GRANTED HEREIN PROHIBIT CHANGES IN-GRADE THAT ALTER COVERAGE OF UNDERGROUND FACILITIES. THE 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 THE SERVING UTILITY. UTILITY COMPANIES SHALL ALSO HAVE THE RIGHT TO TRIM OR REMOVE TREES, BUSHES, 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 WATER OR SEWER LINES.

BLOCK "A" AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF CHENEY, AS GENERAL CITY PROPERTY TO BE HELD IN TRUST UNTIL THE CONTINUATION OF THE STREET IS DEDICATED OR DEEDED OR FUTURE PLATTING.

TRACT "A" AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF CHENEY FOR THE PURPOSE OF MAINTAINING DRAINAGE STRUCTURES AND 208 SWALES.

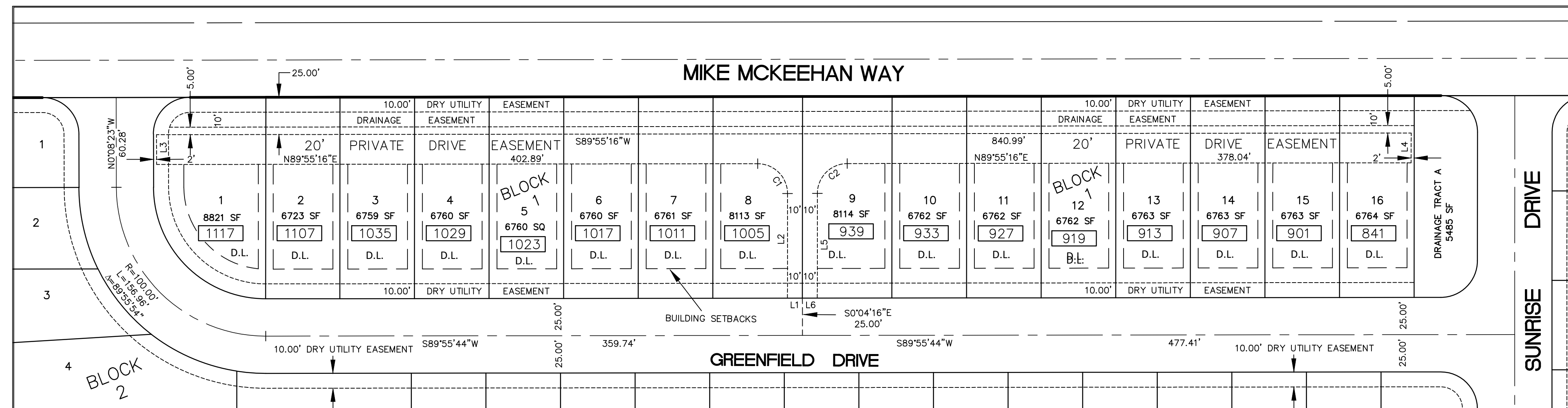
TRACT "B" AS SHOWN HEREON IS DEDICATED FOR THE PURPOSE OF PRESERVING NATURAL NATIVE OPEN SPACE AND SHALL BE THE RESPONSIBILITY OF THE PUD'S HOMEOWNERS ASSOCIATION.

A 10.00 FOOT DRAINAGE EASEMENT AS SHOWN IN BLOCK ONE, LOTS 1 THRU 16 IS HEREBY GRANTED TO THE CITY OF CHENEY FOR MAINTAINING DRAINAGE STRUCTURES AND 208 SWALES. THIS EASEMENT SHALL BE MAINTAINED BY THE RESPECTIVE LOT OWNERS.

A 20.00 FOOT PRIVATE DRIVE EASEMENT AS SHOWN IN BLOCK 1, LOTS 1 THRU 16 IS HEREBY GRANTED TO OWNERS OF LOTS 1 THRU 16 FOR INGRESS AND EGRESS. THIS EASEMENT SHALL BE MAINTAINED BY GOLDEN HILLS PHASE 5 HOME OWNERS ASSOCIATION.

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90°07'03"	20.00'	31.46'	N45°01'12"W	28.31'
C2	89°52'57"	20.00'	31.37'	S44°58'48"W	28.26'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°55'44"W	10.01'
L2	S00°02'19"W	70.18'
L3	S00°08'23"E	20.00'
L4	N00°02'19"E	20.00'
L5	N00°02'19"E	70.27'
L6	N89°55'44"E	9.99'



**DRAINAGE AND PRIVATE DRIVE DETAIL**  
SCALE: 1" = 50'

**HOLT SURVEYING AND MAPPING, INC.**  
PROFESSIONAL LAND SURVEY SERVICES  
TAPIO OFFICE CENTER, 104 S. FREYA BLUE FLAG BUILDING  
SUITE 104A, SPOKANE, WA 99202  
(509) 222-0468 rickholti@surveying@gmail.com

SCALE: 1"=50'  
DRAWN BY: DARIN, BPO  
CHECKED BY: R. HOLT  
FIELD BOOK:  
DATE: 5/2/19

**FINAL PLAT  
GOLDEN HILLS PHASE 5  
A PORTION OF THE S 1/2 OF THE NW 1/4  
S. 12, T. 23 NORTH, R. 41 E., W.M.  
SPOKANE COUNTY, WA.**

JOB NO.  
18-072  
DRAWING NO.  
18072 FP.DWG  
SHEET  
1 OF 2

**APPROVALS:**

**SPOKANE COUNTY TREASURER**

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREIN PLATTED LAND HAVE BEEN PAID.

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

SIGNED, \_\_\_\_\_ SPOKANE COUNTY TREASURER (DEPUTY)

**CITY ENGINEER**

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

SIGNED, \_\_\_\_\_ CITY ENGINEER

**CITY OF CHENEY COMMUNITY DEVELOPMENT**

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

SIGNED, \_\_\_\_\_ CITY OF CHENEY COMMUNITY DEVELOPMENT DIRECTOR

**CITY OF CHENEY  
DEPARTMENT OF PUBLIC WORKS**

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

SIGNED, \_\_\_\_\_ PUBLIC WORKS DIRECTOR

**CITY OF CHENEY  
FIRE DEPARTMENT**

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

SIGNED, \_\_\_\_\_ FIRE CHIEF

**CITY OF CHENEY  
CITY COUNCIL**

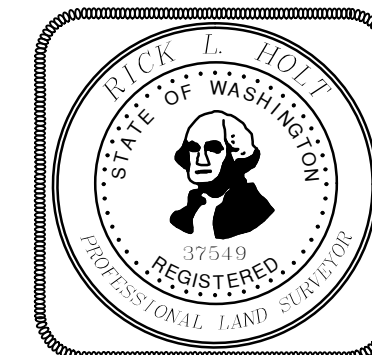
EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20 \_\_\_\_

SIGNED, \_\_\_\_\_ MAYOR

ATTEST \_\_\_\_\_ CITY CLERK

**SURVEYOR CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAT OF GOLDEN HILLS PHASE 5 IS BASED ON ACTUAL SURVEY AND SUBDIVISION OF SECTION 12, TOWNSHIP 23 NORTH, RANGE 41 E.W.M., THAT THE DISTANCES AND COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT PROPER MONUMENTS HAVE BEEN SET AND LOT BLOCK CORNERS STAKED ON THE GROUND.



DATE \_\_\_\_\_ RICK L. HOLT #37549

