

CHENEY FINAL BINDING SITE PLAN LUA-2020-010

BEING A PORTION OF GOVERNMENT LOT 7 IN THE NW1/4 OF THE SW1/4 OF SECTION 7 T. 23N., R.42 E.W.M.

CITY OF CHENEY, SPOKANE COUNTY, WASHINGTON

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2021 AT _____ M. IN BOOK _____ AT PAGE _____ AT THE REQUEST OF _____

(SIGNED) _____ COUNTY AUDITOR

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT RICHARD N. ROCCANOVA AND DEBORAH G. ROCCANOVA, HUSBAND AND WIFE, THE UNDERSIGNED OWNER(S), HAVE CAUSED TO BE PLATTED INTO LOTS AND BLOCK THE LAND SHOWN HEREON TO BE KNOWN AS CHENEY BINDING SITE PLAN LUA-2020-010, BEING A SUBDIVISION OF THAT PORTION OF TRACT "B" OF BSP-03-02 IN THE NW1/4 OF THE SW1/4 OF SECTION 07, T. 23N., R. 42 E.W.M., DESCRIBED AS FOLLOWS:

TRACT "B" OF BSP-03-02 AS RECORDED DOCUMENT NO. 4816763 ON DECEMBER 16, 2002 IN BOOK 2, PAGE 48 OF BSPS IN THE CITY OF CHENEY, COUNTY OF SPOKANE, STATE OF WASHINGTON.

KNOW ALL PERSONS BY THESE PRESENTS THAT RICHARD N. ROCCANOVA AND DEBORAH G. ROCCANOVA, HUSBAND AND WIFE, THE UNDERSIGNED OWNER(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 THEREON FOR THE REASONABLE GRADING OF ALL STREETS, SHOWN HEREON. THE OWNER(S), THEIR SUCCESSORS 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., 2021.

SIGNED AND SEALED _____

ALL DEVELOPMENT AND USE OF THE LAND DESCRIBED HEREIN SHALL BE IN ACCORDANCE WITH THIS BINDING SITE PLAN, AS IT MAY BE AMENDED WITH THE APPROVAL OF THE CITY OF CHENEY, AND IN ACCORDANCE WITH SUCH OTHER GOVERNMENTAL PERMITS, APPROVALS, REGULATIONS, REQUIREMENTS, AND RESTRICTIONS THAT MAY BE IMPOSED UPON SUCH LAND AND THE DEVELOPMENT AND USE THEREOF. THIS BINDING SITE PLAN SHALL BE BINDING UPON ALL NOW AND HEREAFTER HAVING ANY INTEREST IN THE LAND DESCRIBED HEREIN.

ALL PERSONS, FIRMS, OR CORPORATIONS PURCHASING, LEASING, OR OTHERWISE ACQUIRING OWNERSHIP OF ANY LAND WITHIN THE BINDING SITE PLAN SHALL BE REQUIRED TO FOLLOW ANY AND ALL REGULATION, PROVISIONS, RESTRICTIONS, COVENANTS, AND CONDITIONS OF THE USE OF THE LAND GOVERNING THE BINDING SITE PLAN.

THE PUBLIC WATER SYSTEM AND SEWER SYSTEM, PURSUANT TO THE UTILITIES PLAN APPROVED BY THE CITY FIRE DEPARTMENT, CITY CODE DEPARTMENT, AND CITY PUBLIC WORKS DEPARTMENT, SHALL BE INSTALLED WITHIN THIS BINDING SITE PLAN, AND THE SPONSOR SHALL PROVIDE FOR INDIVIDUAL DOMESTIC WATER SERVICE TO EACH LOT PRIOR TO SALE OR LEASE OF EACH LOT AND PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT FOR EACH LOT.

UTILITY EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE CITY OF CHENEY AND/OR THE SERVING UTILITY COMPANIES FOR THE CONSTRUCTION, RECONSTRUCTION, 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 THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF SAME.

ALL STORMWATER MUST BE CONTAINED ON SITE UNLESS APPROVED BY CITY OF CHENEY OFFICIAL.

IF ANY CULTURAL RESOURCES ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE WASHINGTON STATE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA AND CITY OF CHENEY COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, PUNISHABLE BY IMPRISONMENT AND/OR FINES.

AT THE TIME OF DEVELOPMENT OF LOT 2, IF THERE IS ANY ACCESS TO LOT 2 FROM ANDRUS ROAD, STREET IMPROVEMENTS (PER CITY OF CHENEY DESIGN STANDARDS) WOULD BE REQUIRED BETWEEN THE DEVELOPED SITE AND FIRST STREET (HIGHWAY 904).

DECLARATION OF COVENANTS AS RECORDED NOVEMBER 8TH 2008, UNDER AUDITOR'S DOCUMENT NO. 4783700 WHICH BY REFERENCE IS MADE A PART HEREOF.

RICHARD N. ROCCANOVA DEBORAH G. ROCCANOVA

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SPOKANE) ss

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ A.D., 2021 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED _____

TO BE KNOWN TO BE THE PERSON(S) WHO EXECUTED THE FOREGOING

DEDICATION AND ACKNOWLEDGED TO ME THAT _____

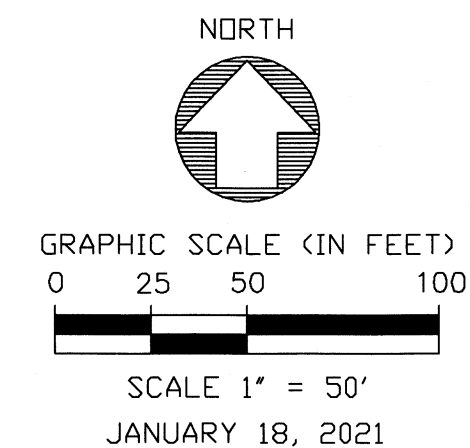
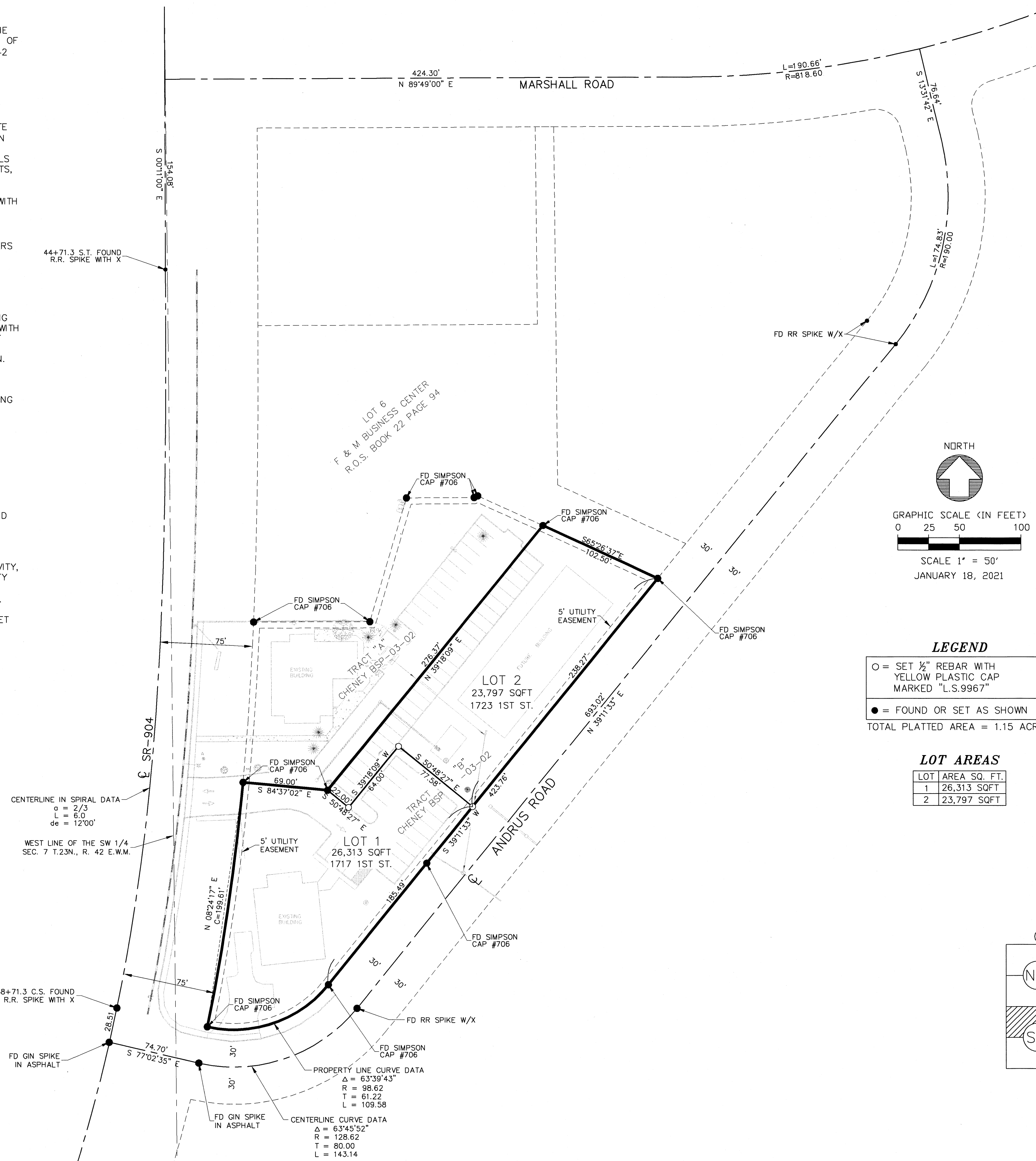
SIGNED THE SAME AS _____ FREE AND

VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

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

MY COMMISSION EXPIRES: _____



LEGEND
 ○ = SET 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "L.S.9967"
 ● = FOUND OR SET AS SHOWN
 TOTAL PLATTED AREA = 1.15 ACRES

LOT AREAS

LOT	AREA SQ. FT.
1	26,313 SQFT
2	23,797 SQFT

APPROVALS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2021

CITY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE HEREIN PLATTED LAND HAVE BEEN PAID.
 EXAMINED AND APPROVED THIS _____ DAY OF _____, 2021

SPOKANE COUNTY TREASURER (DEPUTY)

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2021

PLANNING OFFICIAL

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2021

PUBLIC WORKS DIRECTOR

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2021

FIRE CHIEF

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2021

CITY COUNCIL

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2021

CITY OF CHENEY MAYOR

ATTEST

CITY CLERK

FILED FOR RECORD AT THE REQUEST OF THE CITY OF CHENEY THIS _____ DAY OF _____, 2021, AT _____ MINUTES PAST _____ O'CLOCK, _____ M., AND RECORDED IN VOLUME _____ OF PLATS, ON PAGE _____, RECORDS OF SPOKANE, WASHINGTON.

SPOKANE COUNTY AUDITOR

SPOKANE DEPUTY COUNTY AUDITOR

BASIS OF BEARING

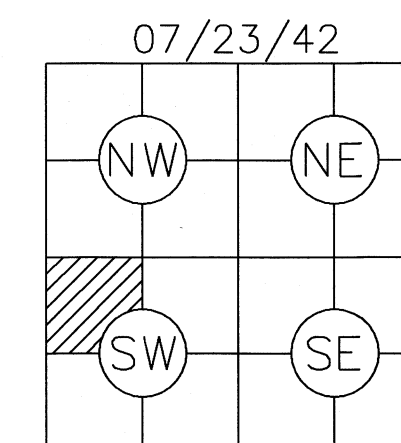
THE BEARING OF S 39°11'33"W ON THE CENTERLINE OF ANDRUS ROAD AS PER RECORD OF SURVEY FILED IN BOOK 33 OF SURVEYS, PAGE 70.

EQUIPMENT & PROCEDURES

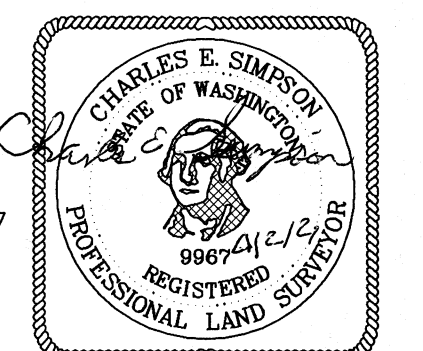
THIS SURVEY WAS PERFORMED USING A NIKON DTM-520 TOTAL STATION AND EPOCH 50 GLOBAL POSITIONING SYSTEM. THE FIELD TRAVERSE METHODS USED ARE IN CONFORMANCE WITH WAC 332-130-090 AND RCW 58.09.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BSP OF ROCCANOVA IS BASED ON ACTUAL SURVEY AND SUBDIVISION OF SECTION 07, TOWNSHIP 23 NORTH, RANGE 42 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.



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



909 N. ARGONNE RD
 SPOKANE VALLEY, WA 99212
 509-926-1322
SIMPSON
 ENGINEERS, INC.