

FINAL BINDING SITE PLAN

A PORTION OF THE NW 1/4 OF THE SNW 1/4 SECTION 29, TOWNSHIP 25 NORTH, RANGE 42 EAST, W.M.,
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON.

DEDICATION

KNOW BY THESE PRESENTS: THAT BUSH LIVING TRUST, HAVE CAUSED TO BE ALTERED THE LAND SHOWN HEREON, TO BE KNOWN AS FINAL BINDING SITE PLAN _____, LOCATED IN SECTION 29, TOWNSHIP 25, RANGE 42 EAST, W.M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 29;

THENCE NORTH 87°52'45" EAST, ALONG THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 810.81 FEET TO A POINT LYING 6.59 FEET RIGHT OF HIGHWAY 2 ENGINEERS STATION 425+40.72, AS SHOWN ON WASHINGTON STATE DEPARTMENT OF TRANSPORTATION EASTERN REGION MONUMENTATION MAP SHEET 4 OF 4, GRAHAM ROAD TO RUSSELL ROAD, SIGNED AND SEALED AUGUST 29, 2007; THENCE SOUTH 02°07'13" EAST, A DISTANCE OF 46.11 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF SAID HIGHWAY 2 AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 02°07'13" EAST, A DISTANCE OF 654.13 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF HILTON AVENUE AS DESCRIBED UNDER STATUTORY WARRANTY DEED FILED UNDER SPOKANE COUNTY RECORDING NO. 4834965, SAID POINT BEING A POINT ON CURVE OF A 1321.00 FEET RADIUS NONTANGENT CURVE, CONCAVE TO THE NORTHEAST, THE CENTER OF SAID CURVE BEARING NORTH 21°52'29" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE AND SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 295.33 FEET, THROUGH A CENTRAL ANGLE OF 12°48'34"; THENCE NORTH 02°07'13" WEST, LEAVING SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 742.77 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF SAID HIGHWAY 2, SAID POINT BEING 52.50 FEET RIGHT OF HIGHWAY 2 ENGINEERS STATION 428+21.66; THENCE SOUTH 89°04'01" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF HIGHWAY 2, A DISTANCE OF 280.78 FEET TO THE POINT OF BEGINNING.

--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 BINDING SITE PLAN.

--RECIPROCAL ACCESS IS REQUIRED FOR ALL LOTS WITHIN THIS BSP.

--PROPERTIES WHICH CONTAIN PORTIONS OF SHARED STORMWATER PONDS, SWALES, OR OTHER FACILITIES, AGREE TO PROVIDE RECIPROCAL RIGHTS OF USE, MAINTAIN DESIGN FLOWPATHS AND SHARE RESPONSIBILITIES FOR OPERATION AND MAINTENANCE OF THESE FACILITIES.

--THE CITY OF SPOKANE DOES NOT ACCEPT THE RESPONSIBILITY TO INSPECT OR MAINTAIN DRAINAGE FACILITIES LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY, NEITHER DOES THE CITY OF SPOKANE ACCEPT ANY LIABILITY FOR ANY FAILURE BY THE PROPERTY OWNERS TO PROPERLY MAINTAIN SUCH AREAS.

--PRIVATE INGRESS, EGRESS, AND UTILITY EASEMENTS, ARE GRANTED AS PLATTED AND SHOWN HEREON FOR THE RECIPROCAL ACCESS AND NON-EXCLUSIVE UTILITY SERVICE NEEDS OF THE AFFECTED LOT.

--EASEMENTS FOR DRY UTILITIES (ELECTRIC, GAS, PHONE, FIBER, CABLE TV) AS SHOWN ON THE HEREIN DESCRIBED PLAT ARE HEREBY DEDICATED FOR 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 OR REMOVE TREES, BUSHES, LANDSCAPING, WITHOUT COMPENSATION AND TO PROHIBIT BRICK, ROCK OR MASONRY STRUCTURES THAT MAY INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, RELIABILITY, MAINTENANCE AND SAFE OPERATION OF SAME.

--STORM DRAIN DRY WELLS AND WATER METER BOXES SHALL NOT BE PLACED WITHIN DRY EASEMENTS; HOWEVER, LATERAL CROSSINGS BY STORM DRAIN, WATER AND SEWER LINES ARE PERMITTED. SERVING UTILITY COMPANIES ARE ALSO GRANTED THE RIGHT TO INSTALL UTILITIES ACROSS FUTURE ACQUISITION AREAS OR BORDER EASEMENTS.

--IF ANY ARCHAEOLOGICAL RESOURCES, INCLUDING SITES, OBJECTS, STRUCTURES, ARTIFACTS, AND/OR IMPLEMENTS, ARE DISCOVERED ON THE PROJECT SITE, ALL CONSTRUCTION AND/OR SITE DISTURBING SHALL CEASE UNTIL APPROPRIATE AUTHORITIES, AGENCIES, AND/OR ENTITIES HAVE BEEN NOTIFIED IN ACCORDANCE WITH CHAPTERS 27.44 AND 27.53 RCW.

VERTICAL DATUM

NAVD 1988 VERTICAL DATUM ON ORTHOMETRICALLY CORRECTED GPS OBSERVATIONS USING WSRN AND GEOID 2012A.

BASIS OF BEARING

NAD 1983 WASHINGTON STATE PLANE NORTH PROJECTION, BASED ON GPS OBSERVATIONS USING WSRN AND GEOID 2012A. UNITS OF MEASUREMENT ARE US SURVEY FEET.

EQUIPMENT USED

3" TOTAL STATION UTILIZING STANDARD FIELD TRAVERSE METHODS FOR CONTROL AND STAKING.

TOPCON GRS USING WASHINGTON STATE REFERENCE NETWORK (WSRN)

SITE DATA

PARCEL NUMBER: 25292.9066
ADDRESS: 9014 W HILTON DRIVE, SPOKANE 99224
ZONING: LI-LIGHT INDUSTRIAL
AREA: 197,716 SF (4.54 AC)

AVERAGE LOT SIZE: 28,245 SF
PROPOSED LOTS: 7

SURVEY FOR

BUSH LIVING TRUST
520 W COLUMBIA DRIVE
KENNEWICK, WA 98536

ACKNOWLEDGMENTS

BUSH LIVING TRUST _____ DATE _____
BY TIM BUSH, MANAGING MEMBER

STATE OF _____)
COUNTY OF _____) s.s.

BY ITS PROPER OFFICERS THIS _____ DAY OF _____, 20____
ON THE DAY AND YEAR FIRST ABOVE WRITTEN, BEFORE ME PERSONALLY
APPEARED:

TO ME KNOWN TO BE THE INDIVIDUAL THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID PARTIES, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT.

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

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

CERTIFICATE OF CITY ENGINEER

APPROVED AS TO COMPLIANCE WITH THE SURVEY DATA, THE DESIGN PUBLIC WORKS AND PROVISIONS MADE FOR CONSTRUCTION THE IMPROVEMENTS AND PERMANENT CONTROL

MONUMENTS THIS _____ DAY OF _____, 2019.

CITY OF SPOKANE ENGINEER DATE _____

CERTIFICATE OF CITY PLANNING DIRECTOR

THIS PLAT HAS BEEN REVIEWED ON THIS _____ DAY OF _____, 2019 AND IS FOUND TO BE IN FULL COMPLIANCE WITH ALL CONDITIONS OF APPROVAL STIPULATED IN THE HEARING EXAMINERS/PLANNING DIRECTORS APPROVAL OF THE BINDING SITE PLAN # _____

CITY OF SPOKANE PLANNING DIRECTOR DATE _____

CERTIFICATE OF CITY 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

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2019

CITY OF SPOKANE TREASURER DATE _____

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 _____, 2019

SPOKANE COUNTY TREASURER DATE _____

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20____

AT _____ MINUTES PAST _____ AM/PM, AT THE REQUEST OF

AHBL, INC., UNDER AUDITOR'S FEE NO. _____

IN VOLUME _____ OF BINDING SITE PLANS, AT PAGE _____

INDEX/RECORD SURVEY NO. _____

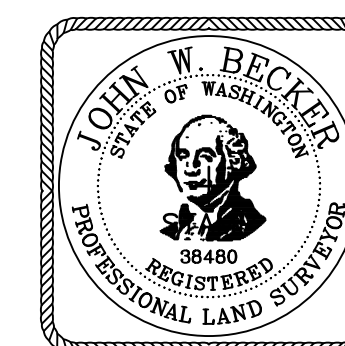
DEPUTY SPOKANE COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

I JOHN W. BECKER, WASHINGTON PROFESSIONAL LAND SURVEYOR NUMBER 38480, CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE BINDING SITE PLAN IS A TRUE AND CORRECT REPRESENTATION OF THE SUBJECT LAND, AND THAT MONUMENTATION HAS BEEN ESTABLISHED AS REQUIRED BY SPOKANE COUNTY STANDARDS.

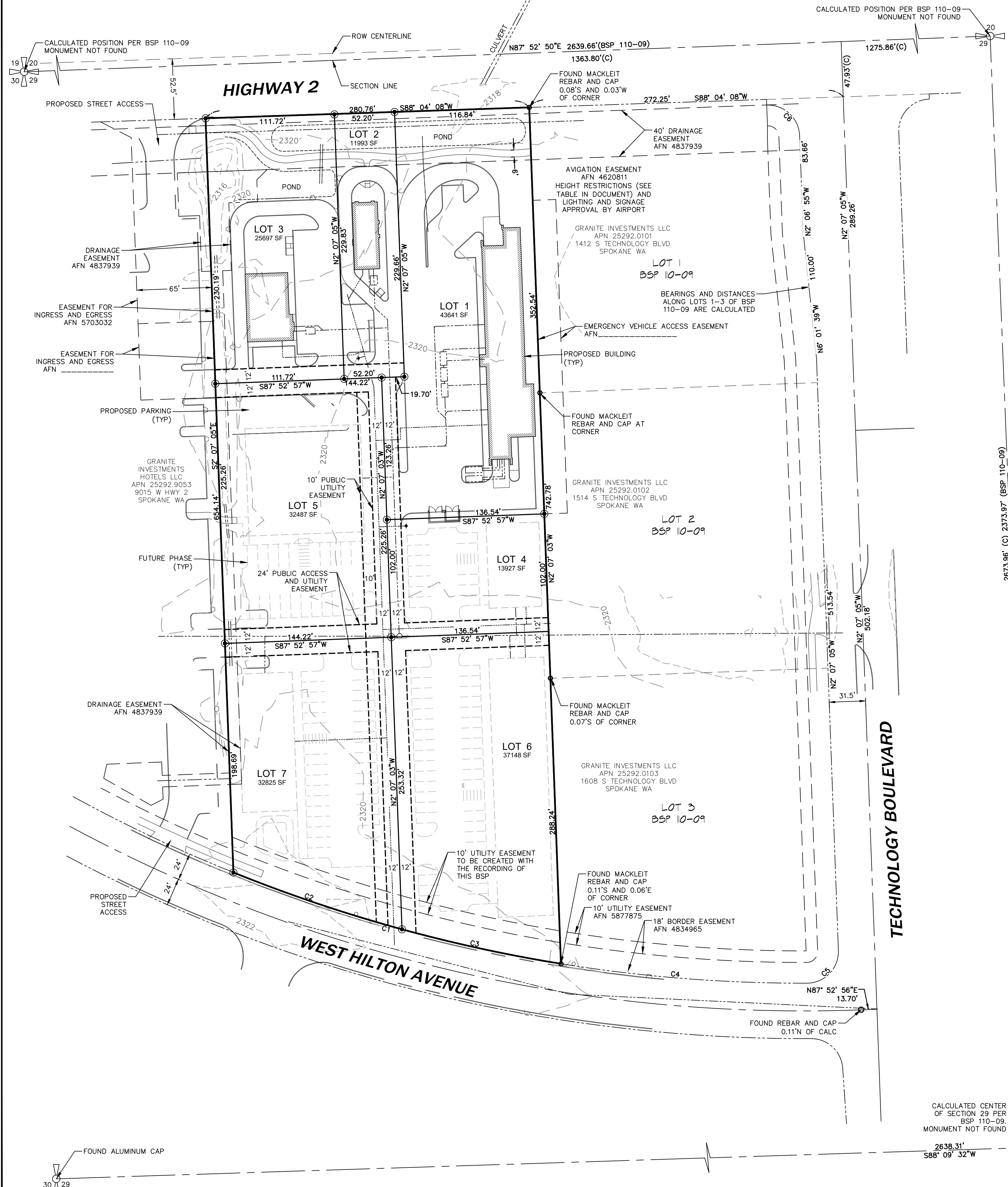
JOHN W. BECKER, PLS REGISTRATION NO. 38480

DWN. BY TAD
CHKD. BY JB
DATE 12/4/19
JOB NO. 2180707



FINAL BINDING SITE PLAN

A PORTION OF THE NW 1/4 OF THE SNW 1/4 SECTION 29, TOWNSHIP 25 NORTH, RANGE 42 EAST, W.M.,
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON.

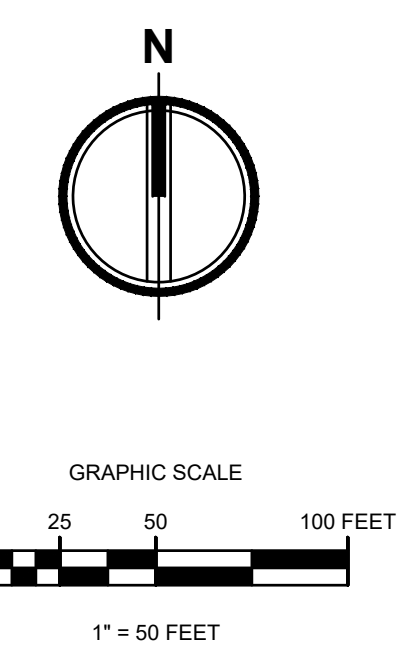


ADDRESS TABLE

LOT 1	9009 WEST US 2 HIGHWAY
LOT 2	9011 WEST US 2 HIGHWAY
LOT 3	9013 WEST US 2 HIGHWAY
LOT 4	9012 WEST HILTON AVENUE
LOT 5	9010 WEST HILTON AVENUE
LOT 6	9008 WEST HILTON AVENUE
LOT 7	9014 WEST HILTON AVENUE

LEGEND

- SECTION CORNER
- QUARTER SECTION CORNER
- CENTER SECTION
- FOUND MONUMENT AS NOTED
- SET NAIL AND WASHER
- SET REBAR AND CAP
- FOUND PROPERTY CORNER
- CALCULATED
- MEASURED
- SEWER LINE
- STORM LINE
- WATER LINE



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	295.30	1321.00	12°48'29"	S74° 25' 35"E	294.69
C2	154.30	1321.00	6°41'34"	S71° 22' 07"E	154.22
C3	141.00	1321.00	6°06'56"	S77° 46' 22"E	140.93
C4	213.96	1321.00	9°16'48"	S85° 28' 14"E	213.73
C5	44.16	27.50	92°00'27"	N43° 53' 08"E	39.57
C6	43.20	27.50	90°00'05"	N47° 07' 07"W	38.89

DWN. BY DATE
TAD 12/4/19
CHKD. BY JOB NO.
JB 2180707

