

PRELIMINARY-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 6.39 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. 4834985, 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°58'29" 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 88°04'03" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF HIGHWAY 2, A DISTANCE OF 280.78 FEET TO THE POINT OF BEGINNING.

-SLOPE EASEMENTS FOR CUT AND FILL, AS DEEMED NECESSARY BY THE ENGINEERING SERVICES-DEVELOPER 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 BINDING SITE PLAN.

-DEVELOPMENT OF THE SUBJECT PROPERTY, INCLUDING GRADING AND FILLING, ARE REQUIRED TO FOLLOW AN EROSION/SEDIMENT CONTROL PLAN THAT HAS BEEN SUBMITTED TO AND ACCEPTED BY ENGINEERING SERVICES-DEVELOPER SERVICES PRIOR TO ISSUANCE OF ANY BUILDING OR GRADING PERMITS.

-NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT IN THIS BINDING SITE PLAN UNTIL EVIDENCE SATISFACTORY TO THE CITY ENGINEER HAS BEEN PROVIDED SHOWING THAT THE RECOMMENDATIONS, BASED ON CHAPTER 170.060 SMC "STORM WATER" FACILITIES AND THE PROJECT ENGINEER'S RECOMMENDATIONS, BASED ON THE DRAINAGE PLAN ACCEPTED FOR THE FINAL BINDING SITE PLAN HAVE BEEN COMPLIED WITH. AN OVERALL DRAINAGE PLAN SHALL BE PREPARED FOR EACH PHASE AND SHALL BE SUBMITTED TO ENGINEERING SERVICES-DEVELOPER SERVICES FOR REVIEW AND ACCEPTANCE PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THAT PHASE.

-PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE LOT SHALL BE CONNECTED TO A FUNCTIONING PUBLIC OR PRIVATE SEWER SYSTEM COMPLYING WITH THE REQUIREMENTS OF THE ENGINEERING SERVICES DEPARTMENT.

-ONLY CITY WATER AND SANITARY SEWER SYSTEMS SHALL SERVE THE BINDING SITE PLAN. THE USE OF INDIVIDUAL ON-SITE SANITARY WASTE DISPOSAL SYSTEMS AND PRIVATE WELLS IS PROHIBITED.

-ALL REQUIRED IMPROVEMENTS SERVING THE BINDING SITE PLAN, INCLUDING STREETS, SANITARY SEWER, STORM WATER, AND WATER SHALL BE DESIGNED AND CONSTRUCTED AT THE DEVELOPER'S EXPENSE. THE IMPROVEMENTS MUST BE CONSTRUCTED TO CITY STANDARDS BY THE DEVELOPER PRIOR TO OCCUPANCY OF ANY STRUCTURES WITHIN THE DEVELOPMENT.

-PRIOR TO ISSUANCE OF ANY BUILDING PERMITS, THE LOTS SHALL BE CONNECTED TO A FUNCTIONING PUBLIC OR PRIVATE WATER SYSTEM COMPLYING WITH THE REQUIREMENTS OF THE ENGINEERING SERVICES DEPARTMENT AND HAVING ADEQUATE PRESSURE FOR DOMESTIC AND FIRE USES, AS DETERMINED BY THE WATER AND HYDROELECTRIC SERVICES DEPARTMENT.

-PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE LOTS SHALL BE SERVED BY FIRE HYDRANTS AND SHALL HAVE APPROPRIATE ACCESS TO STREETS AS DETERMINED BY THE REQUIREMENTS OF THE CITY FIRE DEPARTMENT AND THE ENGINEERING SERVICES DEPARTMENT.

-WATER MAINS AND FIRE HYDRANTS MUST BE INSTALLED AT THE DEVELOPER'S EXPENSE, IN LOCATIONS APPROVED BY THE CITY FIRE DEPARTMENT AND IN ACCORDANCE WITH APPLICABLE STATE AND FEDERAL PROVISIONS.

-THE OWNERS ARE THE OWNERS OF THE PROPERTY AND THE ONLY PARTIES HAVING AN INTEREST IN THE LAND AND IS NOT ENCUMBERED BY ANY DELINQUENT TAXES OR ASSESSMENTS.

-THE OWNERS ADOPT THE PLAN OF LOTS, BLOCKS AND STREETS AS SHOWN.

-OWNERS DEDICATE TO THE CITY AND THE CITY'S PERMITTEES THE EASEMENTS SHOWN UTILITIES AND CABLE TELEVISION PURPOSES.

-THE BINDING SITE PLAN BUSINESS OWNERS ASSOCIATION WAS CREATED BY A DOCUMENT FILED ON THE DAY OF 2019 UNDER SECRETARY OF STATE UBI NUMBER

-THE BINDING SITE PLAN SHALL BE SUBJECT TO ALL OF THE REQUIREMENTS AND CONDITIONS OF THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE FINAL BINDING SITE PLAN, WHICH IS RECORDED UNDER SPOKANE COUNTY AUDITOR'S NUMBER

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 GR5 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

ACKNOWLEDGMENTS

BUSH LIVING TRUST DATE
BY TIM BUSH, MANAGING MEMBER

STATE OF COUNTY OF J.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 PLAN 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 PLAN, AS OF THE DATE OF THIS CERTIFICATION, IS NOT SUBJECT TO ANY LOCAL IMPROVEMENT ASSESSMENTS. 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.

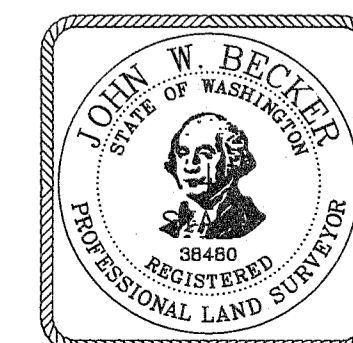
DEPUTY SPOKANE COUNTY AUDITOR

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.

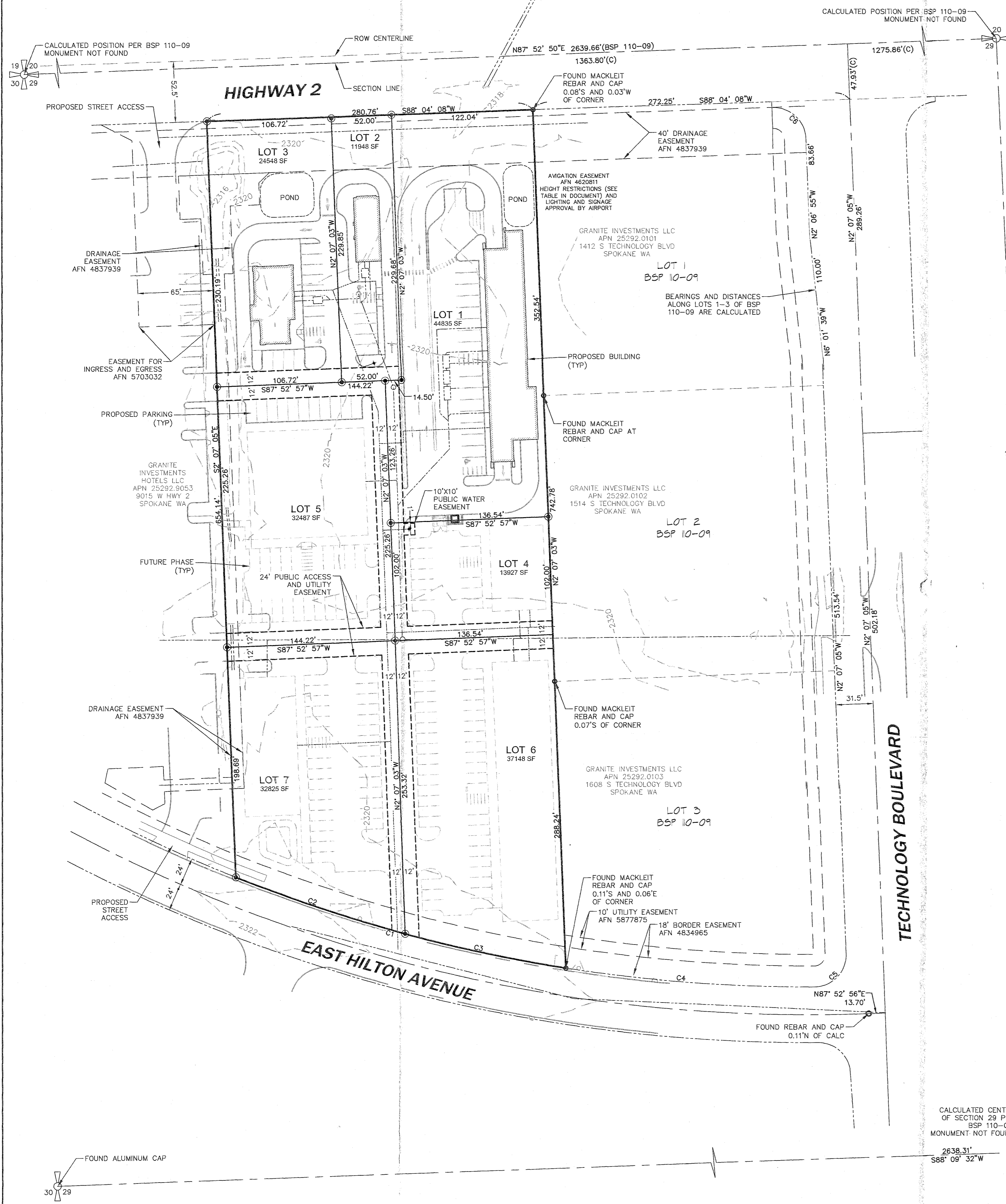
JOHN W. BECKER, PLS REGISTRATION NO. 38480

DWN. BY DATE
TAD 3/14/19
CHKD. BY JOB NO.
JB 2180707



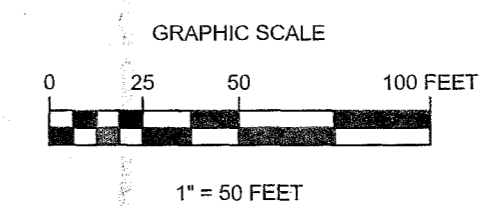
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PRELIMINARY FINAL BINDING SITE PLAN
 A PORTION OF THE NW 1/4 OF THE SNW 1/4 SECTION 29, TOWNSHIP 25 NORTH, RANGE 42 EAST, W.M.,
 CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON.



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	213.98	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: TAD
 DATE: 3/14/19
 CHKD. BY: JB
 JOB NO.: 2180707



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