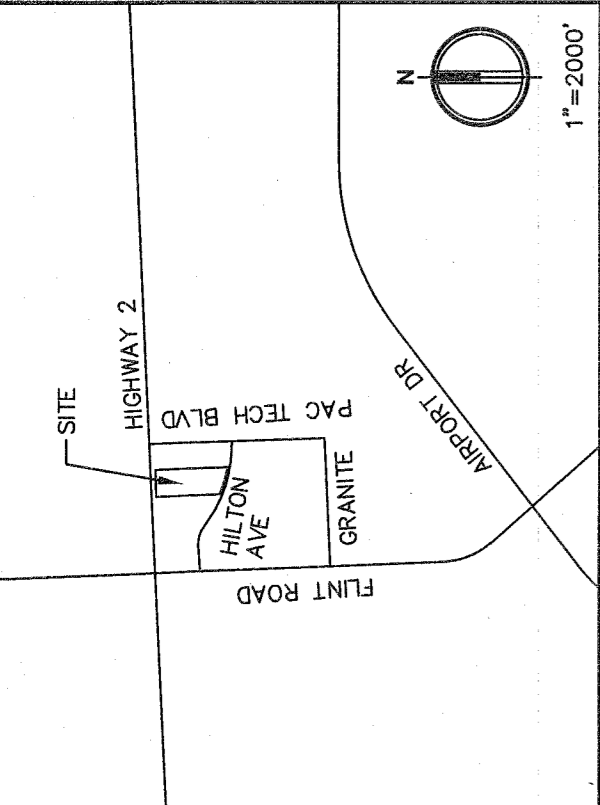


PRELIMINARY-FINAL BINDING SITE PLAN
A PORTION OF THE NW 1/4 OF THE SNW 1/4 SECTION 29, TOWNSHIP 25 NORTH, RANGE 42 EAST, W.M.,
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON.



DEDICATION

OWNERS OF THESE PERMITS THAT BUSH LIVING TRUST HAVE AGREED TO BE ALTERED TO BE KNOWN AS FINAL BINDING SITE PLAN AND SHOWN HEREON. 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°45'10\"/>

-SLOPE EASEMENTS FOR CUT AND FILL, AS REQUIRED 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 SUBMITTED TO THE CITY OF SPOKANE FOR REVIEW AND APPROVAL BY THE 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 CHEMICAL ANALYSIS AND SOIL TESTING, AND THE RECOMMENDATIONS BASED ON THE FINAL BINDING SITE PLAN HAVE BEEN COMPLIED WITH. AN OVERALL BEING 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 AND SHALL COMPLY 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 SHALL BE CONSTRUCTED AND OPERATIONAL PRIOR TO THE OCCUPANCY OF ANY STRUCTURES WITHIN THE DEVELOPMENT.

-PRIOR TO ISSUANCE OF ANY BUILDING PERMITS, THE LOTS SHALL BE COMPLETED WITH A FUNCTIONING WATER AND WASTE SYSTEM. THE SYSTEM SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY ENGINEERING SERVICES DEPARTMENT AND HAVING ADEQUATE PRESSURE FOR DOMESTIC AND FIRE DEPARTMENT USE.

-PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE LOTS SHALL BE SERVED BY THE 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 PERSONS ENTITLED TO 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 SHALL BE THE DEVELOPER. THE BINDING SITE PLAN WAS CREATED BY A 2019 UNDER SECRETARY OF STATE UBI NUMBER _____ DAY OF _____ 2019.

-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 DEVELOPMENT OF THE BINDING SITE PLAN, WHICH IS RECORDED UNDER SPOKANE COUNTY AUDITOR'S NUMBER _____.

VERTICAL DATUM

WAS 1985 VERTICAL DATUM OR ORTHOMETRICALLY CORRECTED GPS OBSERVATIONS USING WSRN AND GCOID 2012A.

BASIS OF BEARING

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

EQUIPMENT USED

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: U-LIGHT INDUSTRIAL
AREA: 197,716 SF (4.54 AC)

AVERAGE LOT SIZE: 28,245 SF

ACKNOWLEDGMENTS

BUSH LIVING TRUST
BY TIM BUSH, MANAGING MEMBER
DATE _____

STATE OF _____
COUNTY OF _____
BY ITS PROPER OFFICERS THIS _____ DAY OF _____, 20____
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 SET FORTH, AND 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 PLAN, ARE CURRENTLY PAID IN FULL. THE DEBTS 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 _____
INDEX/RECORD SURVEY NO. _____

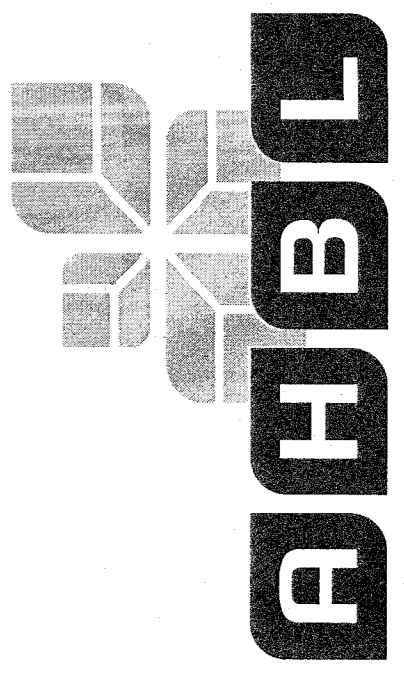
AHBL, INC., UNDER AUDITOR'S FEE NO. _____
IN VOLUME _____ OF BINDING SITE PLANS, AT PAGE _____

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 IN ACCORDANCE WITH THE REQUIREMENTS AND STANDARDS OF THE SURVEYING ACT AND THE REGULATIONS AND SPECIFIC REQUIREMENTS OF THE SUBJECT LAND AND THAT MONUMENTATION HAS BEEN ESTABLISHED AS REQUIRED BY SPOKANE COUNTY STANDARDS.

JOHN W. BECKER, PLS REGISTRATION NO. 38480



TACOMA, SEATTLE - SPOKANE - TRICITIES
9504 Road 90, Suite H - Pasco, WA 99301
509.380.3885 TEL 509.380.3885 FAX www.ahbl.com WEB



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