

CHICK-FIL-A SPOKANE FINAL BINDING SITE PLAN

CONSENT STATEMENT:

IN WITNESS WHEREOF, I HAVE SET MY HAND:

XXXXXXXXXXXXXXXXXXXXX  
BY:  
ITS:

ACKNOWLEDGMENT:

STATE OF \_\_\_\_\_ } SS.  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020, BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ TO ME KNOWN TO BE THE \_\_\_\_\_ OF \_\_\_\_\_ THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED AND STATED ON OATH THE HE/SHE IS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF, I HAVE SET AND MY HAND AND SEAL:

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_  
RESIDING AT \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 26 NORTH, RANGE 43 EAST, W.M., IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID NORTHWEST QUARTER OF SECTION 20;  
THENCE FROM SAID POINT OF COMMENCEMENT NORTH 0°07'00" EAST ALONG THE WESTERLY LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 663.19 FEET;  
THENCE LEAVING SAID LINE SOUTH 89°59'00" EAST 910.00 FEET;  
THENCE NORTH 0°05'00" WEST 660.10 FEET;  
THENCE SOUTH 89°49'00" EAST 408.17 FEET;  
THENCE NORTH 0°00'12" EAST 700.17 FEET;  
THENCE SOUTH 89°17'00" WEST 35.13 FEET TO THE POINT OF BEGINNING, SAID POINT BEING SITUATED ON THE NORTHERLY RIGHT OF WAY LINE OF HOERNER AVENUE;  
THENCE FROM SAID POINT OF BEGINNING AND CONTINUING SOUTH 89°17'00" WEST, ALONG SAID RIGHT OF WAY LINE, 415.14 FEET;  
THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE AND ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 70.00 FEET, THROUGH A CENTRAL ANGLE OF 34°04'00" AND AN ARC DISTANCE OF 41.62 FEET;  
THENCE TANGENT TO THE PRECEDING CURVE AND CONTINUING ALONG SAID RIGHT OF WAY LINE NORTH 56°39'00" WEST 135.67 FEET;  
THENCE NORTH 11°43'37" WEST 7.49 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF P.S.H. NO. 6;  
THENCE NORTH 33°24'45" EAST ALONG LAST SIDE RIGHT OF WAY LINE 264.71 FEET;  
THENCE LEAVING SAID RIGHT OF WAY LINE SOUTH 56°39'00" EAST 39.63 FEET;  
THENCE ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 130.00 FEET, THROUGH A CENTRAL ANGLE OF 34°04'00" AND AN ARC DISTANCE OF 77.29 FEET;  
THENCE TANGENT TO THE PRECEDING CURVE NORTH 89°17'00" EAST 322.53 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COLTON STREET;  
THENCE SOUTH 0°00'12" WEST ALONG LAST SAID RIGHT OF WAY LINE 264.87 FEET;  
THENCE SOUTH 44°38'36" WEST 7.29 FEET TO THE POINT OF BEGINNING.

SURVEY INFORMATION:

HORIZONTAL DATUM:

HORIZONTAL DATUM FOR THIS SURVEY IS NAD 83/91 PER SPOKANE COUNTY. SPOKANE COUNTY CONTROL POINT NO. 40C0 WAS HELD FOR POSITION, AND A LINE BETWEEN SAID POINT NO. 40C0 AND CONTROL POINT NO. 39C0 WAS HELD FOR ROTATION, BEING SOUTH 87°21'37" EAST.

VERTICAL DATUM:

VERTICAL DATUM FOR THIS SURVEY IS NAVD88 PER SPOKANE COUNTY. SPOKANE COUNTY VERTICAL CONTROL POINT NO. 40C0 WAS HELD FOR ELEVATION, BEING 1955.99'(NAVD88)

PROCEDURE/NARRATIVE:

THIS IS A FIELD TRAVERSE SURVEY. SPECTRA PRECISION FOCUS 30, TOPCON GR5 GPS AND SPECTRA PRECISION RANGER DATA COLLECTOR WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN W.A.C. 332-130-090. ALL INSTRUMENTS AND EQUIPMENT HAVE BEEN MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURERS' SPECIFICATIONS AND USED BY APPROPRIATELY TRAINED PERSONNEL.

LOT AREA:

141,273 +/- S.F. (3,243AC +/-)

ADDRESS:

9304 N. NEWPORT HWY SPOKANE, WA 99218

REFERENCE SURVEYS:

RECORD OF SURVEY 6278282, BOOK 153, PAGE 88 (R1)  
RECORD OF SURVEY 8105220099, BOOK 24, PAGE 62 (R2)  
"SPEARS" CITY S.P. NO. 87-09, REC. NO. 8707240247 (R3)  
RECORD OF SURVEY 9204100134, BOOK 52, PAGE 18 (R4)

DATE OF SURVEY:

THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON APRIL 10, 2019. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN APRIL OF 2019.

FLOOD INFORMATION:

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) INFORMATION: FIRM (FLOOD INSURANCE RATE MAP) MAP NO.53063C005310 PANEL 531 OF 1150, DATED JULY 6, 2010. THE SUBJECT PROPERTY IS IN ZONE X (AREA OUT SIDE OF 500-YEAR FLOODPLAIN).

ZONING:

GC - GENERAL COMMERCIAL

ASSESSOR'S PARCEL NUMBER:

36202-0096

PROPOSED PARKING:

80 STALLS

SURVEYOR'S NOTES:

1. ALL DISTANCES SHOWN HEREON ARE GROUND MEASUREMENTS IN U.S. SURVEY FEET.

SPECIAL EXCEPTIONS:

(PER FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO.: NCS-952761-SD DATED MARCH 07, 2019 AT 08:00 AM)

(TEMS 1 THROUGH 11 ARE NOT SURVEY RELATED.)

12. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:  
RECORDING INFORMATION: APRIL 25, 1947 AS RECORDING NO. 750429A IN VOLUME 541 PAGE 534  
IN FAVOR OF: THE WASHINGTON WATER POWER COMPANY, A WASHINGTON CORPORATION  
FOR: ELECTRICAL DISTRIBUTION LINE  
(DOES NOT AFFECT SUBJECT PROPERTY)

13. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:  
RECORDING INFORMATION: OCTOBER 29, 1957 AS RECORDING NO. 494166B  
IN FAVOR OF: THE WASHINGTON WATER POWER COMPANY, A WASHINGTON CORPORATION  
FOR: ELECTRIC TRANSMISSION LINE AND TELEPHONE SYSTEM  
(DOES NOT AFFECT SUBJECT PROPERTY)

14. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:  
RECORDING INFORMATION: FEBRUARY 5, 1971 AS RECORDING NO. 532368C  
IN FAVOR OF: THE WASHINGTON WATER POWER COMPANY, A WASHINGTON CORPORATION  
FOR: ELECTRICAL DISTRIBUTION LINE  
(EASEMENT LOCATION FOR 2 POLES AND 1 ANCHOR NOT SPECIFIC ENOUGH TO BE PLOTTED)

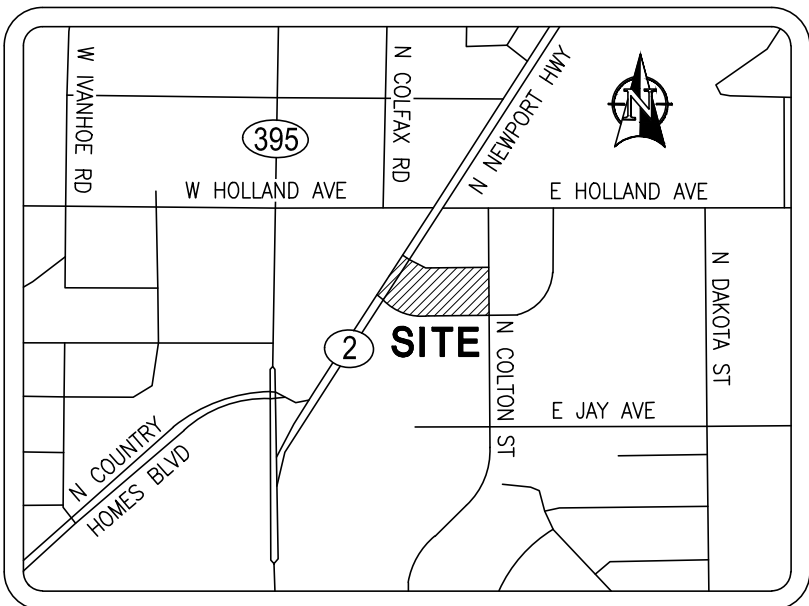
15. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:  
RECORDING INFORMATION: APRIL 22, 1976 AS RECORDING NO. 7604220198  
IN FAVOR OF: THE WASHINGTON WATER POWER COMPANY, A WASHINGTON CORPORATION  
FOR: ELECTRICAL DISTRIBUTION LINE  
(EASEMENT LOCATION FOR 2 POLES AND 2 ANCHORS AS-CONSTRUCTED NOT SPECIFIC ENOUGH TO BE PLOTTED)

16. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:  
RECORDING INFORMATION: JULY 29, 1983 AS RECORDING NO. 8307290214  
IN FAVOR OF: THE WASHINGTON WATER POWER COMPANY, A WASHINGTON CORPORATION  
FOR: ELECTRICAL DISTRIBUTION LINE  
(EASEMENT LOCATION FOR 1 PADMOUNT TRANSFORMER AND ASSOCIATED FIXTURES NOT SPECIFIC ENOUGH TO BE PLOTTED)

17. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:  
RECORDING INFORMATION: OCTOBER 10, 1983 AS RECORDING NO. 8310120140  
IN FAVOR OF: THE WASHINGTON WATER POWER COMPANY, A WASHINGTON CORPORATION  
FOR: GAS DISTRIBUTION PIPELINE  
(FOR 2" GAS PIPELINE AS-CONSTRUCTED, NOT PLOTTABLE, BLANKET IN NATURE)

18. CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SURVEY RECORDED APRIL 10, 1992 AS RECORDING NO. 9204100132 OF SURVEYS, IN SPOKANE COUNTY, WASHINGTON.  
(FOUND CORNERS SHOWN. NO EASEMENTS NOTED ON SURVEY)

19-28. NOT APPLICABLE TO BE SHOWN ON SURVEY.



VICINITY MAP (N.T.S.)

CITY TREASURER:

I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS BINDING SITE PLAN, AS OF THE DATE OF THIS CERTIFICATION, IS NOT SUBJECT TO ANY LOCAL IMPROVEMENT ASSESSMENTS.  
EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

CITY PLANNING DIRECTOR:

THIS BINDING SITE PLAN HAS BEEN REVIEWED ON THIS \_\_\_\_ OF \_\_\_\_\_, 2020, AND IS FOUND TO BE IN FULL COMPLIANCE WITH ALL CONDITIONS OF APPROVAL, STIPULATED IN THE HEARING EXAMINER'S/PLANNING DIRECTOR'S APPROVAL OF THE BINDING SITE PLAN # \_\_\_\_\_.

CITY ENGINEER:

APPROVED AS TO COMPLIANCE WITH THE SURVEY DATA, THE DESIGN OF PUBLIC WORKS AND PROVISIONS MADE FOR CONSTRUCTING THE IMPROVEMENTS AND PERMANENT CONTROL MONUMENTS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

COUNTY TREASURER:

APN: 36202.0096  
I HEREBY CERTIFY THAT THE LAND DESCRIBED IN THIS BINDING SITE PLAN, AS OF THE DATE OF THIS CERTIFICATION, IS NOT SUBJECT TO ANY OUTSTANDING FEES OR ASSESSMENTS.  
EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

AUDITOR'S CERTIFICATE:

FILED FOR RECORD BY BARGHAUSEN CONSULTING ENGINEERS, INC. THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020, AT \_\_\_\_ MINUTES PAST \_\_\_\_ O'CLOCK \_\_\_\_M.; AND RECORDED IN BOOK \_\_\_\_ OF BINDING SITE PLANS AT PAGES \_\_\_\_\_, RECORDS OF SPOKANE COUNTY, WASHINGTON, AT THE REQUEST OF CHICK-FIL-A.

SURVEYOR'S CERTIFICATE:

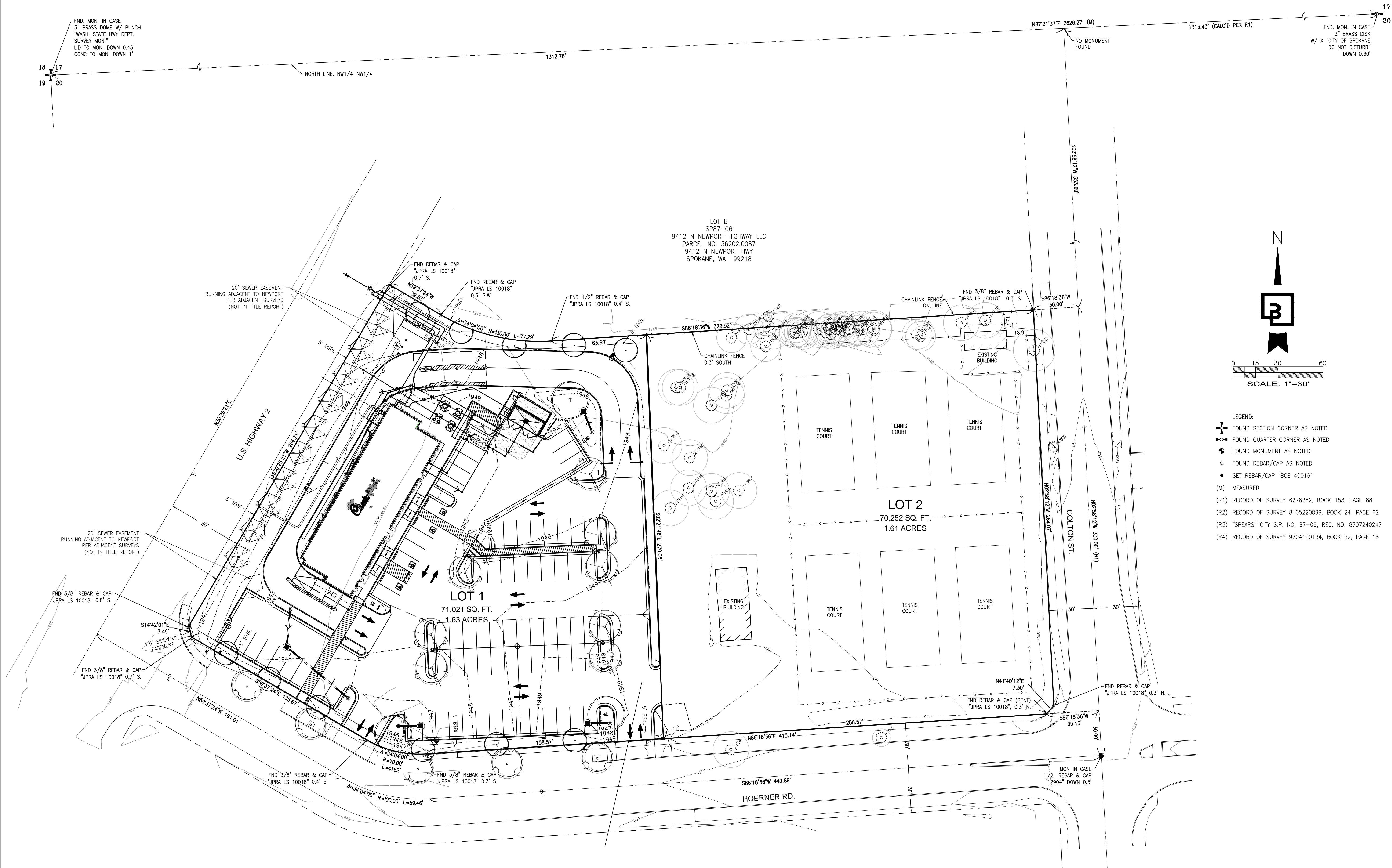
I, OWEN B HILLE, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THE BINDING SITE PLAN OF CHICK-FIL-A SPOKANE, AS SHOWN HEREON, IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE CORRECTLY SHOWN AND THAT ALL NON FRONTING LOT CORNERS ARE SET AS SHOWN ON THE PLAT. MONUMENT AND FRONTING LOT CORNER SHALL BE SET UPON COMPLETION OF THE UTILITY AND STREET IMPROVEMENTS.



Revision		Title: CHICK-FIL-A SPOKANE FINAL BINDING SITE PLAN		CITY FILE NO. _____		PORTION OF THE NW1/4 OF THE NW1/4, SECTION 20, T26N-R43E, W.M. CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON	
No.	Date	By	Ckd.	Appr.			
For: CHICK-FIL-A 5200 BUFFINGTON ROAD ATLANTA, GA 30349				Scale: Horizontal 1"=50' Vertical		Designed _____ Drawn _____ KML Checked _____ DBL Approved _____ DBL Date 9/12/19	
Barghausen Consulting Engineers, Inc. 18215 72nd Avenue South Kent, W 98032 425.251.6222 barghausen.com				Job Number 20760		Sheet 1 of 2	



CHICK-FIL-A SPOKANE FINAL BINDING SITE PLAN



Job Number  
20760

Sheet  
2 of 2

**Barghausen Consulting Engineers, Inc.**  
18215 72nd Avenue South  
Kent, WA 98032  
425.251.6222  
[barghausen.com](http://barghausen.com)

Designed —  
Drawn — KMA  
Checked — DBL  
Approved — DBL  
Date 9/12/19

Scale:  
Horizontal  
1"=30'  
Vertical  
1"=30'

For:

CHICK-FIL-A  
5200 BUFFINGTON ROAD  
ATLANTA, GA 30349

Title:  
CHICK-FIL-A SPOKANE  
FINAL BINDING SITE PLAN  
CITY FILE NO. \_\_\_\_\_  
PORTION OF THE NW1/4 OF THE NW1/4, SECTION 20, T26N-R43E, W.M.  
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

Revision  
No. Date By Ckd. Appr.