

[illegible]

KNOWN ALL MEN BY THESE PRESENTS, THAT SPOKANE AIRPORT BOARD HAS PLATTED INTO TWO LOTS THE LAND SHOWN HEREON TO BE KNOWN AS SHORT PLAT CITY WATER RESERVOIRS. THIS SUBDIVISION HAS BEEN MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNERS OF THE LAND SO DIVIDED. THE SIGNATORIES HEREOF HEREBY CERTIFY THAT SPOKANE AIRPORT BOARD/SPOKANE COUNTY/CITY OF SPOKANE, ARE THE OWNERS OF AND THE ONLY PARTIES HAVING INTEREST IN THE LAND SO DIVIDED, AND THAT THE PROPERTY SHOWN IS NOT ENCUMBERED BY ANY DELINQUENT TAXES OR ASSESSMENTS.

BY: XXXXXXXXXXXX OWNER

STATE OF _____ } SS
COUNTY OF _____

BEFORE ME PERSONALLY APPEARED _____,
THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGE SAID
INSTRUMENT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND
PURPOSES THEREIN MENTIONED AND STATED ON OATH THAT HE/SHE IS AUTHORIZED
TO EXECUTE SAID INSTRUMENT. **IN WITNESS WHEREOF,**

NOTARY PUBLIC _____

RESIDING AT _____

MY COMMISSION EXPIRES _____

THE LAND IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON, DESCRIBED AS
FOLLOWS:
ALL OF SECTION 32, IN TOWNSHIP 25 NORTH, RANGE 42 EAST, W.M., SITUATE IN THE
COUNTY OF SPOKANE, STATE OF WASHINGTON

LOCATED WITHIN ALL OF SEC 32,
TOWNSHIP 25 NORTH, RANGE 42 EAST, W.M.,
SPOKANE COUNTY, WASHINGTON

FILED FOR RECORD THIS _____ DAY OF _____, 20____

AT _____ M., IN BOOK _____, PAGE _____

AT THE REQUEST OF T-O ENGINEERS.

SPOKANE COUNTY AUDITOR BY DEPUTY

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 AND APPROVED, THIS

____ DAY OF _____, 20____

CITY OF SPOKANE TREASURER

THIS PLAT HAS BEEN REVIEWED ON THIS

_____ DAY OF _____, 20____ AND IS FOUND TO BE IN FULL COMPLIANCE WITH ALL THE CONDITIONS
OF APPROVAL STIPULATED IN THE HEARING EXAMINER'S/PLANNING DIRECTOR'S APPROVAL OF THE
PRELIMINARY PLAT #XXXXXXX PP/SP

CITY OF SPOKANE PLANNING DIRECTOR

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

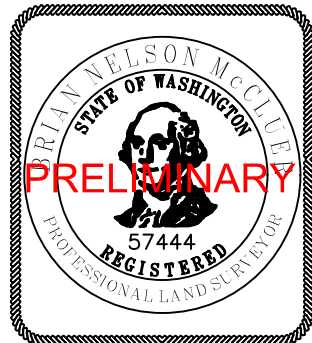
____ DAY OF _____, 20____

CITY OF SPOKANE ENGINEER

I HEREBY CERTIFY THAT THE LAND DESCRIBED IN THIS PLAT, AS OF THE DATE OF THIS CERTIFICATION, IS NOT SUBJECT TO ANY OUTSTANDING FEES OR ASSESSMENTS. EXAMINED AND APPROVED THIS

____ DAY OF _____, 20____

SPOKANE COUNTY TREASURER



I BRIAN NELSON MCCLUER REGISTERED LAND SURVEYOR,
HEREBY CERTIFY THE SHORT PLAT OF CITY WATER
RESERVOIRS, 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 LOT CORNERS ARE SET AS SHOWN
ON THE PLAT.



T-O ENGINEERS

1717 S. Rustle St., Suite 201
Spokane, WA 99224

PHONE: (509) 319-2580

FAX: (509) 319-2590

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SHEET NO. 1 OF 3

J:\SIA Airport Survey\Acaddwg\Survey\210029-21-023 Short Plat City Reservoirs.dwg

SECTION CORNER

FOUND A 5/8" DIAMETER REBAR WITH A 2-1/2" DIAMETER ALUMINUM CAP MARKED PER THE 2009 BLM MANUAL OF INSTRUCTION AND T-O ENGINEERS, PLS 46153 1.5 FEET BELOW SURFACE

REFERENCE POINTS:

A 5/8" REBAR AND YELLOW PLASTIC CAP MARKED PLS 42411 BEARS N02°43'41"W 65.39'
AN X SCRIBED ON THE TOP EASTERLY SIDE OF A 36" DIAMETER CONCRETE LIGHT POLE PEDESTAL BEARS N65°24'04"W, 67.84'
AN X SCRIBED ON THE TOP WESTERLY SIDE OF A METAL LIGHT POLE BASE BEARS N56°16'29"E 153.42'

1/4 SECTION CORNER

FOUND A 1"x1" SQUARE IRON ROD BENT TO THE WEST. MEASUREMENT WAS TAKEN WHERE THE ROD ENTERS STRAIGHT INTO THE GROUND.

REFERENCES

SET A MAG NAIL ON EASTERLY EDGE OF CONCRETE SIDEWALK. BEARS N18°40'42"E 133.96'
SET A MAG NAIL IN CONCRETE AT SOUTHEASTERLY CORNER OF A COMMUNICATIONS VAULT. BEARS N15°44'34"W 139.02
SET A 3/8" REBAR WITH RED PLASTIC CAP MARKED TO ENG CONTROL, BEARS S54°14'44"W 59.88'

SPOKANE AIRPORTS UNPLATTED PARCEL #25295.9050

1/4 SECTION CORNER

FOUND MAG NAIL WITH ALUMINUM WASHER MARKED TO ENGINEERS PLS 57444

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 (NAD83) 2007 ADJUSTMENT WASHINGTON COORDINATE SYSTEM, NORTH ZONE, USING THE SURVEY CONTROL NETWORK THAT WAS DEVELOPED BY LANDWORKS ENGINEERING. ALL BEARINGS SHOWN ARE GRID USING A CONVERGENCE ANGLE OF (+)2°27'59". A COMBINED ADJUSTMENT FACTOR (CAF) OF 1.000130207 CALCULATED AT GRID NORTHING: 248745.89, EASTING: 2457333.61 AND NAVD 88 ORTHOMETRIC HEIGHT: 2316.00 WAS USED TO CONVERT GRID COORDINATES TO GROUND COORDINATES AND APPLIED AT THE 0.0 ORIGIN. ALL DISTANCES SHOWN ARE GROUND DISTANCES AND REPORTED IN U.S. SURVEY FEET.

EQUIPMENT AND PROCEDURES:

TRIMBLE GPS R8 GNSS BASE/ROVER WAS USED TO COMPLETE THIS SURVEY USING RTK MEASUREMENTS DOUBLE TIED WITHIN THE 95% CONFIDENCE LEVEL.

PRELIMINARY SHORT PLAT CITY WATER RESERVOIRS

LOCATED WITHIN ALL OF SEC 32, TOWNSHIP 25 NORTH, RANGE 42 EAST, W.M., SPOKANE COUNTY, WASHINGTON

SECTION CORNER

FOUND 5/8" REBAR WITH A YELLOW PLASTIC CAP MARKED LS 13775 1 FT BELOW SURFACE

REFERENCE POINTS:

3/8" REBAR WITH RED PLASTIC CAP MARKED TO ENG CONTROL BEARS S42°31'25"W 53.20'
MAG NAIL BEARS S15°51'30"E 8.95'
SCRIBED X ON TOP OF WESTERLY SIDE OF A 1.5' DIAM. CONCRETE SECURITY CAMERA PEDESTAL BEARS S46°49'23"E 54.86'

PARCEL #25335.9056 SPOKANE AIRPORTS UNPLATTED

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS DAY OF 20

AT M., IN BOOK PAGE

AT THE REQUEST OF T-O ENGINEERS.

SPOKANE COUNTY AUDITOR BY DEPUTY

REFERENCE DOCUMENTS

R1) BINDING SITE PLAN BY PLS 27329, DATED MAY. 9, 2011, RECORDED IN BOOK 3 OF BINDING SITE PLANS AT PG. 38
R2) RECORD OF SURVEY BY PLS 12904 DATED SEPT. 2, 1997, RECORDED IN BOOK 78 OF SURVEYS AT PG. 1
R3) RECORD OF SURVEY BY PLS 18100, DATED AUG 20, 1986, RECORDED IN BOOK 37 OF SURVEYS AT PG. 41
R4) RECORD OF SURVEY BY PLS 12904 DATED AUG. 8, 2005, RECORDED IN BOOK 117 OF SURVEYS AT PG. 61
R5) RECORD OF SURVEY BY PLS 12904 DATED APRIL 17, 1997, RECORDED IN BOOK 75 OF SURVEYS AT PG. 55
R6) RECORD OF SURVEY BY PLS 13775 DATED OCT. 21, 1997, RECORDED IN BOOK 78 OF SURVEYS AT PG. 75
P1) PLAT OF URBANA VOL. K OF PLATS PG. 17
SPOKANE COUNTY ROAD FILE 1862 INCLUDING NUMEROUS MAPS, DEDICATIONS AND VACATIONS

QUARTER SECTION CORNER

FOUND 5/8" REBAR WITH NO IDENTIFICATION

REFERENCES

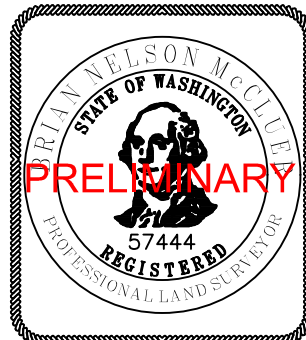
FOUND SCRIBED X ON HEADWALL N49°12'00"W 72.20'
FOUND SCRIBED X ON HEADWALL N72°30'27"W 55.71'
FOUND SCRIBED X ON CONCRETE VAULT N75°26'49"E 10.06'

SURVEYOR'S NOTES AND NARRATIVE

- THE PURPOSE OF THIS SURVEY IS TO PERFORM A TWO LOT SHORT PLAT SUBDIVISION OF EXISTING SPOKANE COUNTY PARCEL# 25320.9004 OWNED BY SPOKANE AIRPORTS.
- THE MONUMENTS ON THIS SURVEY WERE FOUND IN MAY 2021 AND SET IN SEPTEMBER 2021
- THE STREETS SHOWN ON THE PLAT ARE NOT PUBLIC RIGHT OF WAYS, EXCEPT ELECTRIC AVE.

LEGEND

- EXISTING BOUNDARY LINE OF PARCEL NUMBER 25320.9004
- LOT 2 BOUNDARY LINE
- RIGHT OF WAY
- EG EDGE OF GRAVEL TRAVELWAYS
- EC OUTSIDE EDGE OF OLD CONCRETE SIDEWALK.
- PLAT OF URBANA LOT LINES
- FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "A & C INC. 12904"
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED TO ENGINEERS PLS 57444
- CALCULATED POINT, NOTHING FOUND OR SET



SURVEYOR'S CERTIFICATE

I BRIAN NELSON MCCLUER REGISTERED LAND SURVEYOR, HEREBY CERTIFY THE SHORT PLAT OF CITY WATER RESERVOIRS, 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 LOT CORNERS ARE SET AS SHOWN ON THE PLAT.



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SHEET NO. 2 OF 3

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PARCEL #25310.9021 SPOKANE AIRPORTS UNPLATTED

LOT 1
645.109 ACRES

PARCEL #25320.9004
648.004 ACRES

LOT 2
2.895 ACRES
126,094 SF

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	5679.58'	168.27'	1°41'51"	S70°45'44"W	168.26'
C2	5679.58'	30.15'	0°18'15"	S71°45'47"W	30.15'
C3	5679.58'	30.15'	0°18'15"	S72°04'02"W	30.15'
C4	5679.58'	32.36'	0°19'35"	S72°22'57"W	32.36'
C5	5680.38'	15.78'	0°09'33"	S72°37'32"W	15.78'
C6	5779.58'	104.54'	1°02'11"	S70°50'19"W	104.54'

CLOSING CORNER

FOUND 2" IRON PIPE WITH 3/4" IRON ROD DRIVEN INSIDE OF PIPE. 0.70' NORTH OF SECTION LINE

QUARTER SECTION CORNER

SET 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED TO ENGINEERS PLS 57444

SECTION CORNER

FOUND 3/4" O.D. IRON PIPE
FOUND PER RECORD OF SURVEY BK 114 PG. 71

PARCEL #24052.9013 SPOKANE AIRPORTS UNPLATTED

PARCEL #24052.9070 WASHINGTON STATE DEPT. MILITARY CAMP MURRAY TA-20, TACOMA, WA 98430 UNPLATTED

PARCEL #24052.9071 SPOKANE AIRPORTS UNPLATTED

PARCEL #24051.9059 SPOKANE AIRPORTS UNPLATTED

FOUND 5/8" REBAR WITH PLASTIC CAP MARKED DEA 27329

FOUND 5/8" REBAR WITH AN ILLEGIBLE PLASTIC CAP

FOUND 5/8" REBAR WITH NO ID 0.17" N 0.10" W

CURVES CALCULATED PER (R1) AND HELD FOR RIGHT OF WAY

CLOSING CORNER

FOUND X ON MANHOLE LID DID NOT FIND X FIRES ON RIM AS INDICATED ON PREVIOUS SURVEYS.

SECTION CORNER

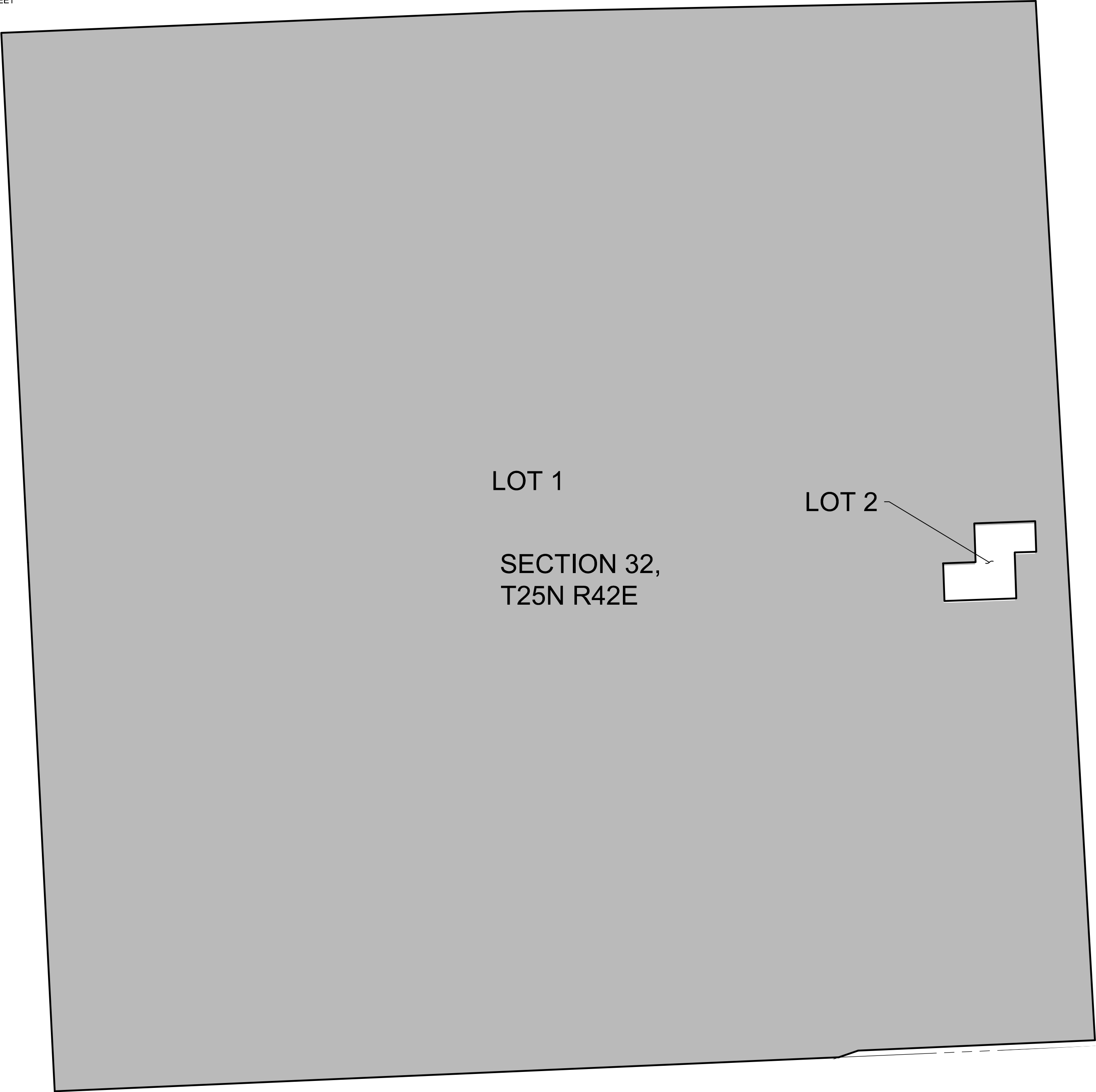
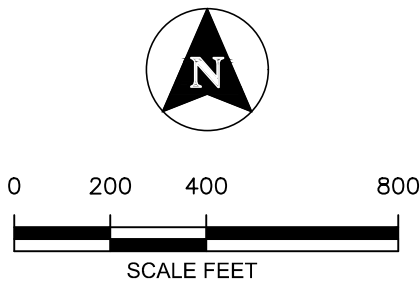
FOUND PK NAIL WITH NO IDENTIFICATION

REFERENCES

FOUND PER RECORD OF SURVEY BK 117 PG. 61

PRELIMINARY SHORT PLAT
CITY WATER RESERVOIRS

LOCATED WITHIN ALL OF SEC 32,
TOWNSHIP 25 NORTH, RANGE 42 EAST, W.M.,
SPOKANE COUNTY, WASHINGTON



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF
_____, 20____
AT _____ M., IN BOOK _____, PAGE _____
AT THE REQUEST OF T-O ENGINEERS.

SPOKANE COUNTY AUDITOR BY DEPUTY

APPLICANT

LISA CORCORAN, MANAGER PLANNING
AND ENGINEERING DEPARTMENT,
SPOKANE AIRPORTS
9000 W. AIRPORT DR. SUITE 204,
SPOKANE WASHINGTON, 99224
PHONE: 509-455-6406

LEGAL DESCRIPTION

SEE SHEET 1

CURRENT ZONING DESIGNATION

LIGHT INDUSTRIAL AND GENERAL COMMERCIAL

VERTICAL DATUM NAVD 88

SPOKANE INTERNATIONAL AIRPORT CONTROL
NETWORK MONUMENT #1, ELEVATION=2316.71

LAND SURVEYOR:

BRIAN MCCLUER (T-O ENGINEERS)
1717 S. RUSTLE STREET SUITE 201
SPOKANE WASHINGTON, 99224
PHONE: 509-319-2580

EXISTING PROPERTY SIZE

648.004 ACRES

PROPOSED NUMBER OF LOTS

2



SURVEYOR'S CERTIFICATE

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SHEET NO. 3 OF 3

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