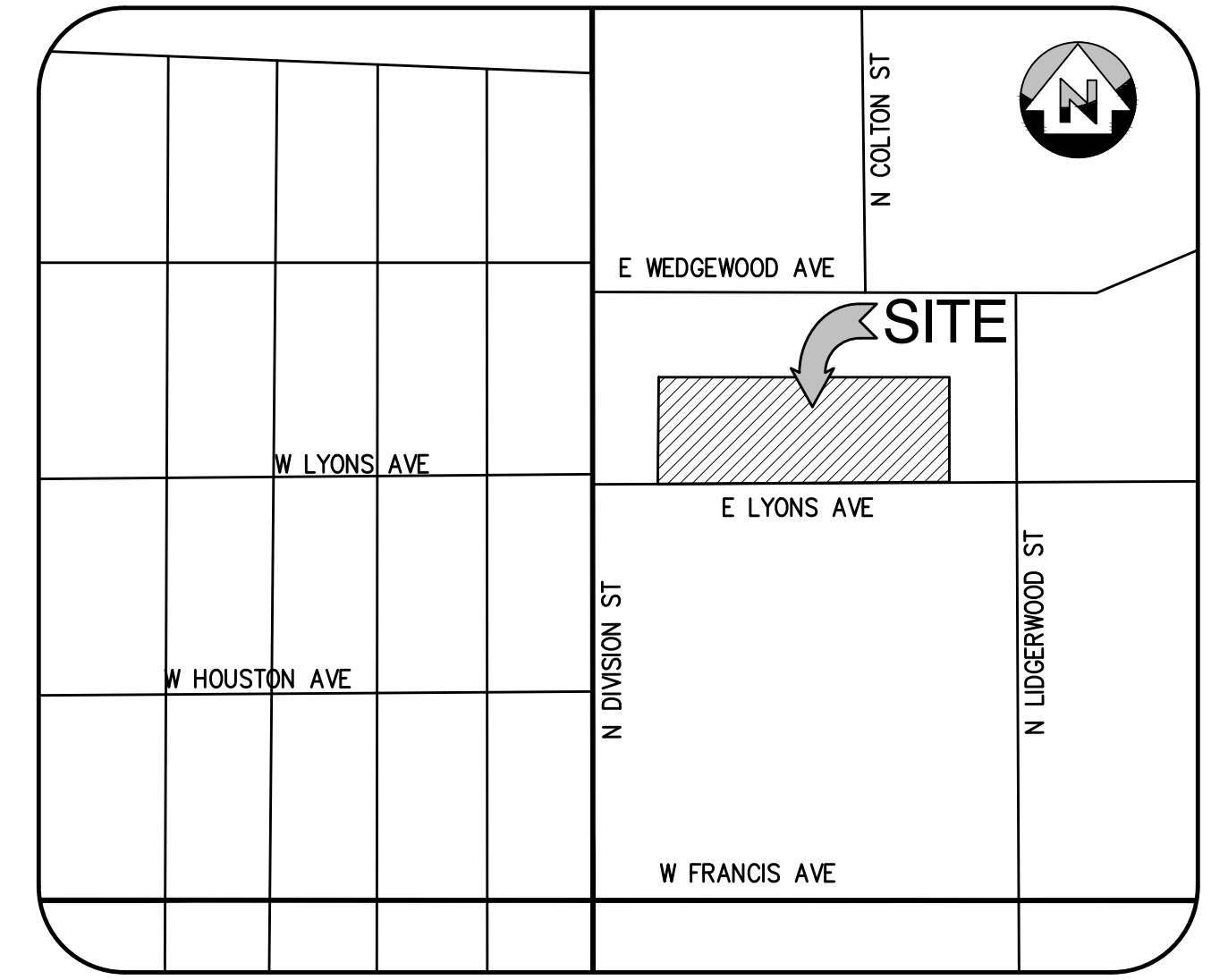


**LEGEND**  
 ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

- BUILDING FACE
- PROPERTY LINE
- CENTERLINE
- EASEMENT LINE
- BUILDING SETBACK LINE



VICINITY MAP  
N.T.S.

**LEGAL DESCRIPTION**

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 26 NORTH, RANGE 43 EAST OF THE WILLAMETTE MERIDIAN AND THAT PORTION OF BLOCK 1, NORTH SPOKANE DEVELOPMENT ADDITION, AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGE 100, RECORDS OF SPOKANE COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF WEDGEWOOD AVENUE AND THE WEST BOUNDARY OF NORTH SPOKANE DEVELOPMENT ADDITION, AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGE 100, RECORDS OF SPOKANE COUNTY  
 THENCE NORTH 89°46'38" WEST ALONG THE SOUTH RIGHT OF WAY LINE 557.13 FEET TO A POINT 195 FEET EAST OF THE EASTERLY RIGHT-OF-WAY OF DIVISION STREET (SR 395);  
 THENCE SOUTH 0°16'09" EAST 164.64 FEET;  
 THENCE SOUTH 89°57'31" WEST 20.00 FEET;  
 THENCE SOUTH 0°16'09" EAST 104.00 FEET;  
 THENCE SOUTH 89°57'31" WEST 185.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF DIVISION STREET;  
 THENCE SOUTH 0°16'09" EAST ALONG SAID RIGHT OF WAY LINE 40.61 FEET; THENCE NORTH 89°59'28" EAST 204.11 FEET;  
 THENCE SOUTH 0°18'18" EAST 229.57 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF LYONS AVENUE;  
 THENCE SOUTH 89°57'31" EAST 792.33 FEET;  
 THENCE NORTH 0°08'57" EAST 258.62 FEET;  
 THENCE NORTH 89°10'11" WEST 235.76 FEET;  
 THENCE NORTH 0°09'07" EAST 274.99 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.  
 THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN THE OLD REPUBLIC TITLE INSURANCE COMPANY GUARANTEE NO. SGW 08003440 DATED AUGUST 21, 2020.

**EXCEPTIONS (GUARANTEE NO. SGW 08003440)**

- DEED RECORDED SEPTEMBER 10, 1907, RECORDING NO. 180599; AFFECTS SUBJECT PROPERTY, NOT PLOTTED, GENERAL IN NATURE.
- RIGHT OF WAY EASEMENT RECORDED JUNE 16, 1939, RECORDING NO. 3925474; AFFECTS SUBJECT PROPERTY, NOT PLOTTED, UNABLE TO LOCATE PER THE RECORDED INSTRUMENT.
- RIGHT OF WAY EASEMENT RECORDED FEBRUARY 5, 1946, RECORDING NO. 6834884; AFFECTS SUBJECT PROPERTY, NOT PLOTTED, UNABLE TO LOCATE PER THE RECORDED INSTRUMENT.
- WARRANTY DEED RECORDED APRIL 23, 1957, RECORDING NO. 4549008; AFFECTS SUBJECT PROPERTY, EASEMENT PLOTTED, ALL OTHER ITEMS GENERAL IN NATURE.
- RIGHT OF WAY EASEMENT RECORDED DECEMBER 2, 1959, RECORDING NO. 6720358; SAID INSTRUMENT IS A RE-RECORD OF INSTRUMENT RECORDED NOVEMBER 20, 1959, RECORDING NO. 6699180; AFFECTS SUBJECT PROPERTY, NOT PLOTTED, UNABLE TO LOCATE PER THE RECORDED INSTRUMENT.
- RIGHT OF WAY EASEMENT RECORDED FEBRUARY 4, 1966, RECORDING NO. 1763450; AFFECTS SUBJECT PROPERTY, NOT PLOTTED, UNABLE TO LOCATE PER THE RECORDED INSTRUMENT.
- RIGHT OF WAY EASEMENT RECORDED FEBRUARY 23, 1966, RECORDING NO. 1802930; AFFECTS SUBJECT PROPERTY, NOT PLOTTED, UNABLE TO LOCATE PER THE RECORDED INSTRUMENT.
- PLAT OF NORTH SPOKANE DEVELOPMENT ADDITION RECORDED MARCH 24, 1971, IN BOOK 9 OF PLATS, AT PAGE 100, RECORDING NO. 530850C; AFFECTS SUBJECT PROPERTY, BUILDING SETBACK LINES PLOTTED, ALL OTHER ITEMS GENERAL IN NATURE.
- PLAT OF NORTH SPOKANE DEVELOPMENT ADDITION RECORDED MARCH 24, 1971, IN BOOK 9 OF PLATS, AT PAGE 100, RECORDING NO. 530850C; AFFECTS SUBJECT PROPERTY, SLOPE EASEMENTS NOT PLOTTED, BLANKET IN NATURE.
- RIGHT OF WAY EASEMENT RECORDED FEBRUARY 1, 1977, RECORDING NO. 770201072; AFFECTS SUBJECT PROPERTY, NOT PLOTTED, UNABLE TO LOCATE PER THE RECORDED INSTRUMENT.
- MAINTENANCE AGREEMENT RECORDED SEPTEMBER 8, 1993, RECORDING NO. 9309080519; AFFECTS SUBJECT PROPERTY, NOT PLOTTED, GENERAL IN NATURE.
- MEMORANDUM OF LAND AND BUILDING LEASE RECORDED MARCH 23, 1999, RECORDING NO. 4345607; AFFECTS SUBJECT PROPERTY, EASEMENT PLOTTED, ALL OTHER ITEMS GENERAL IN NATURE.
- ELECTRIC DISTRIBUTION LINE RIGHT OF WAY EASEMENT RECORDED SEPTEMBER 25, 2002, AFFECTS SUBJECT PROPERTY, PLOTTED.
- BOUNDARY SURVEY RECORDED MAY 20, 2016, IN BOOK 162 OF SURVEYS, AT PAGE 91, RECORDING NO. 6498600; AFFECTS SUBJECT PROPERTY, NOT PLOTTED, GENERAL IN NATURE.

**HORIZONTAL DATUM**

HORIZONTAL CONTROL WAS BASED ON A GPS SURVEY USING GNSS RTK METHODS CONNECTED TO THE WASHINGTON STATE REFERENCE NETWORK, TIED INTO THE WASHINGTON STATE PLANE COORDINATE SYSTEM NORTH ZONE, NAD83-2011, EPOCH 2010.00.

THE MEASURED BEARING OF NORTH 02°59'41" WEST BETWEEN FOUND MONUMENTS ALONG THE EASTERLY RIGHT-OF-WAY LINE OF N. DIVISION ST. AS SHOWN UPON THE FACE OF THIS SURVEY IS SHOWN AS NORTH 02°59'41" WEST UPON THAT CERTAIN MAP ENTITLED "RECORD OF SURVEY" FILED FOR RECORD OCTOBER 28, 1997, IN BOOK 78 OF SURVEYS AT PAGE 92, SPOKANE COUNTY RECORDS.

**VERTICAL DATUM**

REFERENCE BENCHMARK:  
 THE ELEVATION REFERENCE FOR THIS SURVEY IS A CITY OF SPOKANE BENCHMARK BEING A 3" BRASS DISC MARKED "CITY OF SPOKANE" LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF N. DIVISION ST. & E. LYONS AVE.  
 ELEVATION=2065.79 FEET (NAVD88 DATUM)  
 SILE BENCHMARK:  
 CHISELED "X" ON NORTHERLY HEAD BOLT ON FIRE HYDRANT  
 ELEVATION=2067.27 FEET (NAVD88 DATUM)

**UNDERGROUND UTILITY NOTE**

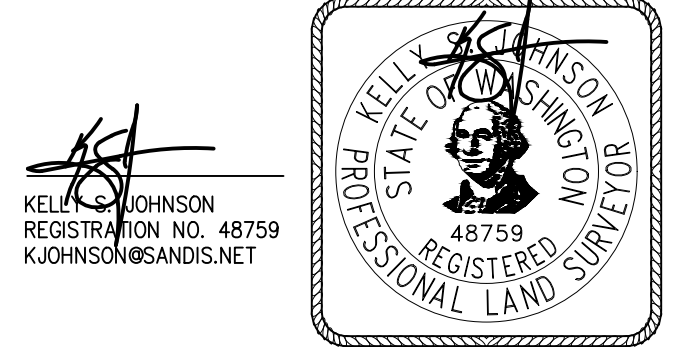
THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY, INCLUDING SURFACE MARKINGS FROM AN UTILITY LOCATE, A PRIVATE UTILITY LOCATE, FIELD LOCATION OF SURFACE UTILITIES, AND PLANS PROVIDED BY CLIENT. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE SURVEYOR CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY.

**SURVEY NOTES**

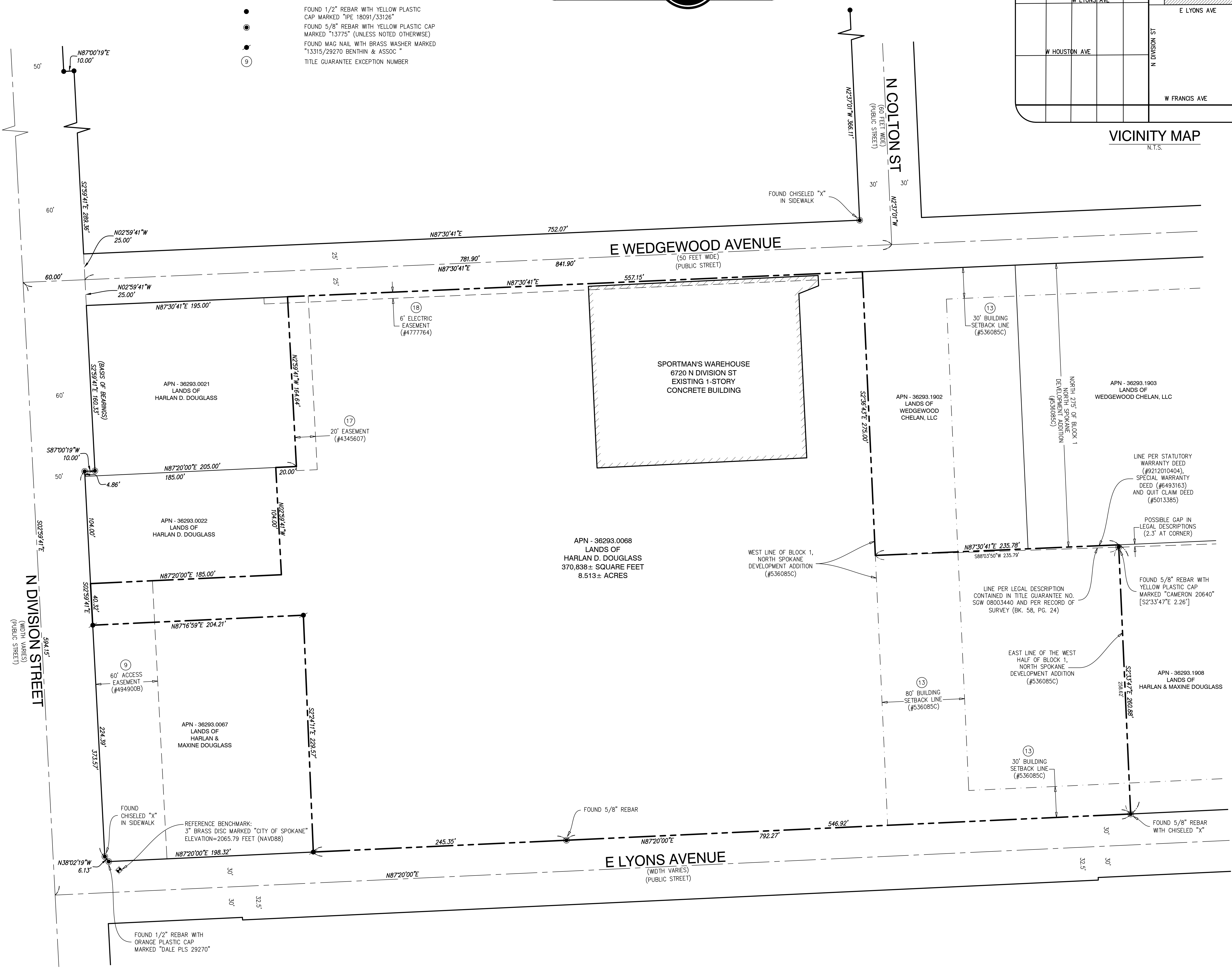
- ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- DATES OF FIELD SURVEY: 8/6/2020 - 8/7/2020
- THE PARCEL LINES SHOWN HEREON ARE THE RESULT OF A BOUNDARY SURVEY.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. NO EFFORT WAS MADE TO SHOW ANY EASEMENTS OR ENCUMBRANCES OF RECORD.
- THE INTENDED USE OF THIS SURVEY IS FOR CIVIL ENGINEERING AND ARCHITECTURAL DESIGN.
- THE TOPOGRAPHIC DATA SHOWN HEREON WITH A 1-FOOT CONTOUR INTERVAL IS BASED UPON A GROUND SURVEY AND MEETS OR EXCEEDS NATIONAL MAPPING STANDARDS, ONE-HALF THE CONTOUR INTERVAL.

**SURVEYOR'S STATEMENT**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AT THE REQUEST OF TRACY BORDHART IN AUGUST, 2020.



AUGUST 17, 2020  
DATE



NO PART OF THIS DOCUMENT MAY BE REPRODUCED IN ANY FORM INCLUDING PHOTOGRAPHY, RECORDING OR ANY INFORMATION RETRIEVABLE AND STORAGE SYSTEM, WITHOUT PERMISSION IN WRITING FROM SANDIS.

**SANDIS CIVIL ENGINEERS SURVEYORS PLANNERS**  
 708 N. ARGONNE RD., SUITE 5 SPOKANE VALLEY, WA 99212 | P. 508.808.1971 | WWW.SANDIS.NET

DATE:	08/17/20
SCALE:	1"=40'
DRAWN BY:	D.A.
APPROVED BY:	K.G.
DRAWING NO.:	220370.02

No.	REVISION/ISSUE	DATE	BY
1	REVISE PER TITLE GUARANTEE	9/11/20	K.G.

**DSK2 ADDITIONAL SERVICE REQUEST**  
**6902 N. DIVISION STREET**  
 SPOKANE WASHINGTON

**BOUNDARY AND TOPOGRAPHIC SURVEY**



- LEGEND**  
ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- BUILDING FACE
  - BUILDING OVERHANG
  - CONCRETE
  - PAVEMENT
  - CURB LINE
  - RETAINING / SCREENING WALL, HEIGHT AS INDICATED
  - 95  
94  
CONTOURS
  - PROPERTY LINE
  - CENTERLINE
  - EASEMENT LINE
  - BUILDING SETBACK LINE
  - FENCE LINE, TYPE / HEIGHT AS INDICATED
  - SD  
UNDERGROUND STORM DRAIN LINE
  - SS  
UNDERGROUND SANITARY SEWER LINE
  - WTR  
UNDERGROUND WATER LINE
  - G  
UNDERGROUND NATURAL GAS LINE
  - E  
UNDERGROUND ELECTRIC LINE
  - OHE  
OVERHEAD ELECTRIC LINE
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**SANDIS** CIVIL ENGINEERS SURVEYORS PLANNERS  
708 N. ARGONNE RD., SUITE 5 SPOKANE VALLEY, WA 99212 | P. 508.808.1971 | WWW.SANDIS.NET

DATE: 08/17/20  
SCALE: 1"=20'  
DRAWN BY: D.A.  
APPROVED BY: K.G.  
DRAWING NO.: 220370.02

No.	REVISION / ISSUE	DATE	BY
1	REVISE PER TITLE GUARANTEE	9/11/20	K.G.

**DSK2 ADDITIONAL SERVICE REQUEST**  
6902 N. DIVISION STREET  
SPOKANE WASHINGTON

**BOUNDARY AND TOPOGRAPHIC SURVEY**  
SHEET **2** OF 3 SHEETS

File: C:\Users\kgant\appdata\local\temp\AcPublish\_17380\220370\_02SP\_10P0.dwg Date: Sep 11, 2020 - 5:00pm, kgant



- ### LEGEND
- ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- BUILDING FACE
  - BUILDING OVERHANG
  - CONCRETE
  - PAVEMENT
  - CURB LINE
  - RETAINING / SCREENING WALL, HEIGHT AS INDICATED
  - CONTOURS
  - PROPERTY LINE
  - CENTERLINE
  - EASEMENT LINE
  - BUILDING SETBACK LINE
  - FENCE LINE, TYPE / HEIGHT AS INDICATED
  - SD UNDERGROUND STORM DRAIN LINE
  - SS UNDERGROUND SANITARY SEWER LINE
  - WTR UNDERGROUND WATER LINE
  - G UNDERGROUND NATURAL GAS LINE
  - E UNDERGROUND ELECTRIC LINE
  - OHE OVERHEAD ELECTRIC LINE
  - 
  - 
  - FOUND MAG NAIL WITH BRASS WASHER MARKED "13315/29270 BENTIN & ASSOC"
  - STORM DRAIN MANHOLE
  - STORM DRAIN CLEANOUT
  - DRAIN INLET
  - DRAIN INLET ON CURB
  - DRYWELL
  - MISCELLANEOUS MANHOLE
  - SANITARY SEWER MANHOLE
  - SANITARY SEWER CLEANOUT
  - WATER METER / BOX
  - FIRE HYDRANT
  - FIRE DEPARTMENT CONNECTION
  - ELECTROLUX WITH MAST ARM
  - IRRIGATION CONTROL / VALVE BOX
  - COMMUNICATIONS VAULT / PULLBOX
  - ELECTRIC VAULT / PULLBOX
  - JOINT POLE
  - POWER POLE
  - GUY WIRE ANCHOR
  - SIGN
  - BOLLARD
  - SPOT ELEVATION
  - TREE WITH DRIPLINE, SIZE AS INDICATED
  - 360 PHOTO VIEW
  - TITLE GUARANTEE EXCEPTION NUMBER



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MATCHLINE (SEE SHEET 2)

**SANDIS** CIVIL ENGINEERS SURVEYORS PLANNERS  
708 N. ARGONNE RD., SUITE 5 SPOKANE VALLEY, WA 99212 | P. 508.808.1971 | WWW.SANDIS.NET

DATE:	08/17/20
SCALE:	1"=20'
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No.	REVISION / ISSUE	DATE	BY
1	REVISE PER TITLE GUARANTEE	9/11/20	K.G.

**DSK2 ADDITIONAL SERVICE REQUEST**  
6902 N. DIVISION STREET  
SPOKANE WASHINGTON

**BOUNDARY AND TOPOGRAPHIC SURVEY**