

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°58'49" 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 00°18'30" 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)

SITE BENCHMARK 1:
SANDIS CONTROL POINT #5, BEING A MAG NAIL WITH PLASTIC WASHER IN ASPHALT IN THE
SOUTHEASTERLY PORTION OF THE SITE.

ELEVATION=2063.05 FEET (NAVD88 DATUM)

SITE BENCHMARK 2:
SANDIS CONTROL POINT #8, BEING A MAG NAIL WITH PLASTIC WASHER IN ASPHALT IN THE
SOUTHWESTERLY PORTION OF THE SITE.

ELEVATION=2062.36 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 811 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 SCHEDULED RELOCATE HAS BEEN ORDERED TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. THE ENGINEER AND/OR SURVEYOR 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.

EASEMENT NOTES

EXCEPTIONS PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE
NUMBER SP27923 DATED JULY 15, 2020.

- (5) RIGHT OF WAY EASEMENT RECORDED JUNE 16, 1939, RECORDING NO. 3925474; AFFECTS SUBJECT PROPERTY, NOT PLOTTED, NO SPECIFIC EASEMENT LOCATION DESCRIBED WITHIN THE RECORDED INSTRUMENT.
- (6) RIGHT OF WAY EASEMENT RECORDED OCTOBER 3, 1990, RECORDING NO. 9010030151; AFFECTS SUBJECT PROPERTY, APPROXIMATE LOCATION PLOTTED, NO SPECIFIC EASEMENT LOCATION DESCRIBED WITHIN THE RECORDED INSTRUMENT.

SURVEY NOTES

1. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. DATES OF FIELD SURVEY: 6/29/2020 - 7/7/2020
3. THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN THE OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NUMBER SF27932 DATED JULY 15, 2020.
4. THE PARCEL LINES SHOWN HEREON ARE THE RESULT OF A BOUNDARY SURVEY BASED UPON FOUR EASEMENTS PER THAT CERTAIN MAP ENTITLED "RECORD OF SURVEY" FILED FOR RECORD ON FEBRUARY 28, 1997, IN BOOK 78 OF SURVEYS AT PAGE 92, SPOKANE COUNTY RECORDS.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. NO EFFORT WAS MADE TO SHOW ANY EASEMENTS OR ENCUMBRANCES OF RECORD.
6. THE INTENDED USE OF THIS SURVEY IS FOR CIVIL ENGINEERING AND ARCHITECTURAL DESIGN.
7. THE TOPOGRAPHIC DATA SHOWN HEREON WITH A 1-FOOT CONTOUR INTERVAL IS BASED UPON A 10-FOOT 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 MARK MIELKE IN JUNE, 2020.

KELLY S. JOHNSON
REGISTRATION NO. 487
KJOHNSON@SANDIS.NET



JULY 29, 2020
DATE

 **SANDIS** | CIVIL ENGINEERS
SURVEYORS
PLANNERS

708 N. ARGONNE RD., SUITE 5 SPOKANE VALLEY, WA 99212 | P. 508.808.1971 | www.sandis.net

DATE:	07/29/20
SCALE:	1"=50'
DRAWN BY:	D.A.
APPROVED BY:	K.G.
DRAWING NO.:	220370

No.	REVISION/ISSUE	DATE	BY
1	ADD TITLE REPORT INFO	7/29/20	K.G

DSK2
6902 N. DIVISION STREET
SPOKANE WASHINGTON

BOUNDARY AND TOPOGRAPHIC SURVEY

SHEET

1

OF 5 SHEETS

File: C:\Users\kgaunt\appdata\local\temp\AcPublish_3276\220370_TOPO.dwg Date: Jul 29, 2020 - 11:12am, kgaunt

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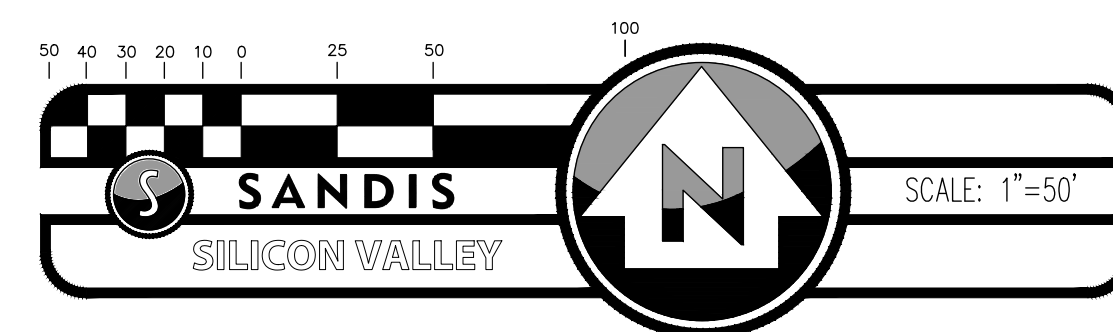


VICINITY MAP
N.T.S.

LEGEND

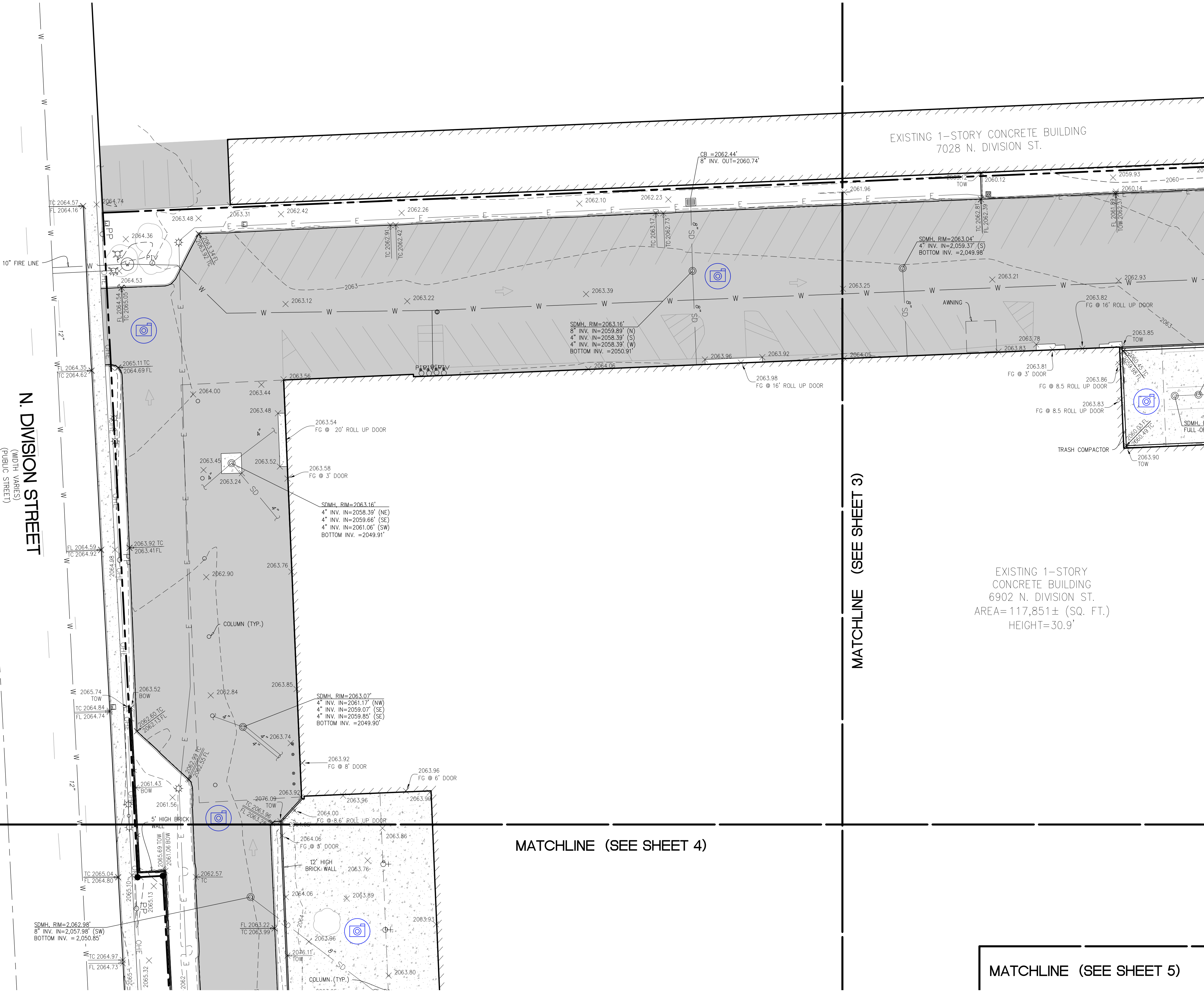
ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

- | | |
|---|--|
|  | BUILDING FACE |
|  | PROPERTY LINE |
|  | CENTERLINE |
|  | UNDERGROUND ELECTRIC LINE |
|  | FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "1E 18091/33126" |
|  | FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "13775" (UNLESS NOTED OTHERWISE) |



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
 - FLOW LINE
 - FENCE LINE, TYPE / HEIGHT AS INDICATED
 - UNDERGROUND STORM DRAIN LINE
 - UNDERGROUND SANITARY SEWER LINE
 - UNDERGROUND WATER LINE
 - UNDERGROUND NATURAL GAS LINE
 - UNDERGROUND ELECTRIC LINE
 - OVERHEAD ELECTRIC LINE
 - FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "IPE 18091/33126"
 - FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "13775" (UNLESS NOTED OTHERWISE)
 - SITE BENCHMARK
 - STORM DRAIN MANHOLE
 - STORM DRAIN CLEANOUT
 - DRAIN INLET
 - DRAIN INLET ON CURB
 - DRAIN INLET (ROUND)
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER CLEANOUT
 - WATER METER / BOX
 - WATER VALVE
 - FIRE HYDRANT
 - FIRE DEPARTMENT CONNECTION
 - POST INDICATOR VALVE
 - HOSE BIB
 - IRRIGATION CONTROL / VALVE BOX
 - GAS METER
 - COMMUNICATIONS VAULT / PULLBOX
 - ELECTRIC VAULT / PULLBOX
 - ELECTROLIER ON TOP OF POLE
 - DOUBLE ELECTROLIER WITH MAST ARMS
 - POWER POLE
 - GUY WIRE ANCHOR
 - SIGN
 - BOLLARD
 - SPOT ELEVATION
 - TREE WITH DRIPLINE, SIZE AS INDICATED



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6902 N. DIVISION STREET

SPOKANE

WASHINGTON

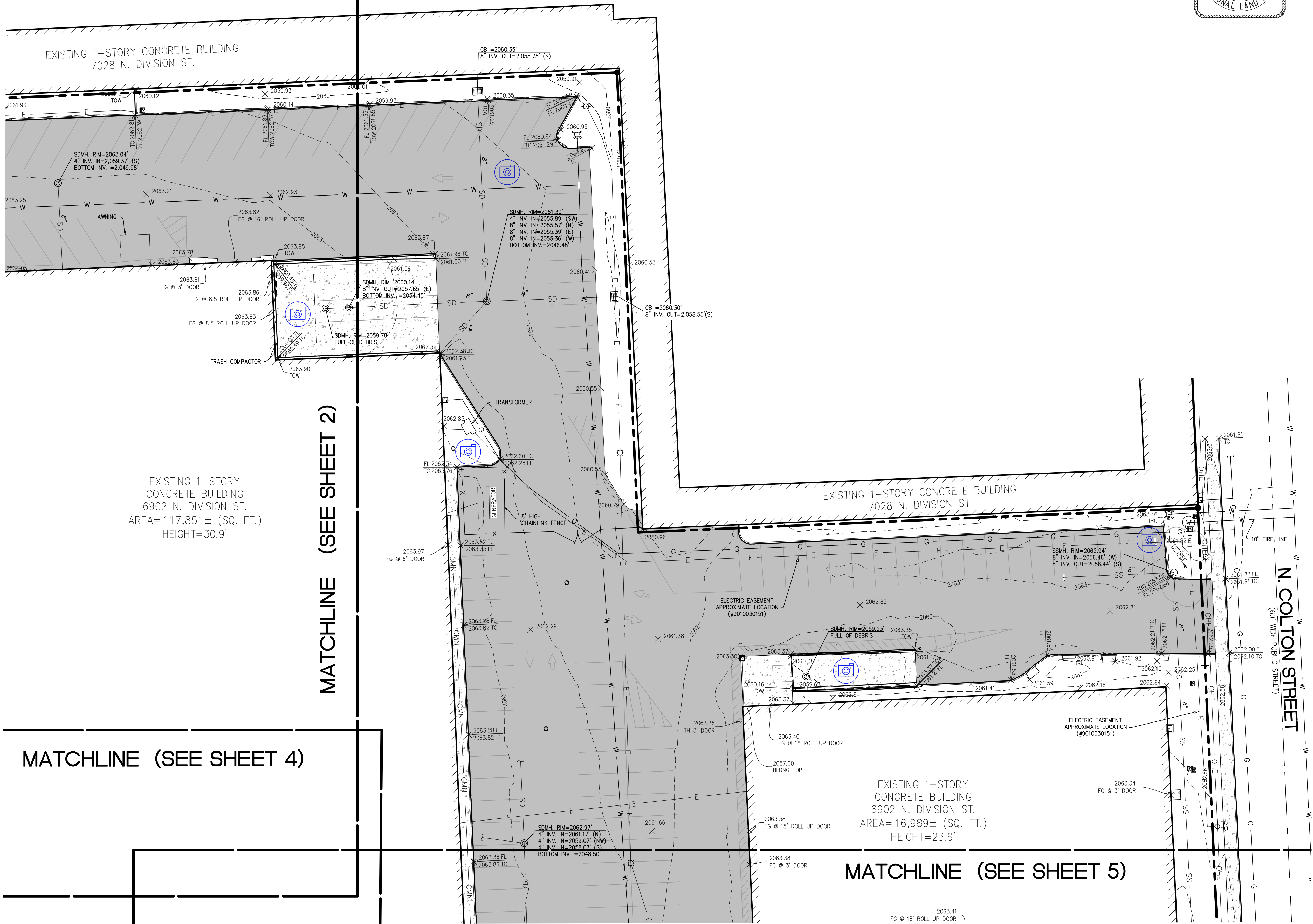
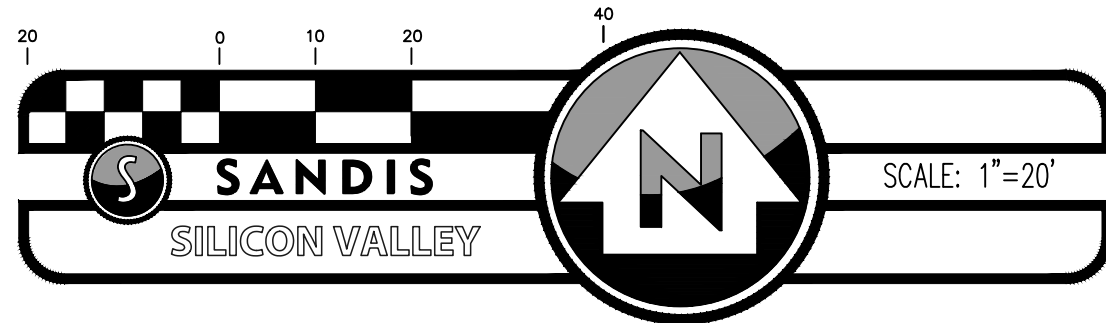
BOUNDARY AND TOPOGRAPHIC SURVEY

SHEET

2

OF 5 SHEETS

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LEGEND

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- BUILDING FACE
- BUILDING OVERHANG
- CONCRETE
- PAVEMENT
- CURB LINE
- RETAINING / SCREENING WALL, HEIGHT AS INDICATED
- CONTOURS
- PROPERTY LINE
- CENTERLINE
- FLOW LINE
- FENCE LINE, TYPE / HEIGHT AS INDICATED
- UNDERGROUND STORM DRAIN LINE
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND WATER LINE
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- UNDERGROUND ELECTRIC LINE
- OVERHEAD ELECTRIC LINE

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- SITE BENCHMARK
- STORM DRAIN MANHOLE
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- SANITARY SEWER CLEANOUT
- WATER METER / BOX
- WATER VALVE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- POST INDICATOR VALVE
- HOSE BIB
- IRRIGATION CONTROL / VALVE BOX
- GAS METER
- COMMUNICATIONS VAULT / PULLBOX
- ELECTRIC VAULT / PULLBOX
- ELECTROLIER ON TOP OF POLE
- DOUBLE ELECTROLIER WITH MAST ARMS
- POWER POLE
- GUY WIRE ANCHOR
- SIGN
- BOLLARD

- SPOT ELEVATION
- TREE WITH DRIPLINE, SIZE AS INDICATED
- 360 PHOTO VIEW



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708 N. ARGONNE RD., SUITE 5 SPOKANE VALLEY, WA 99212 | P. 508.808.1971 | www.sandis.net

DATE: 07/22/20

SCALE: 1"=20'

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APPROVED BY: K.G.

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No.	REVISION/ISSUE	DATE	BY
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DSK2
6902 N. DIVISION STREET

SPOKANE

WASHINGTON

BOUNDARY AND TOPOGRAPHIC SURVEY

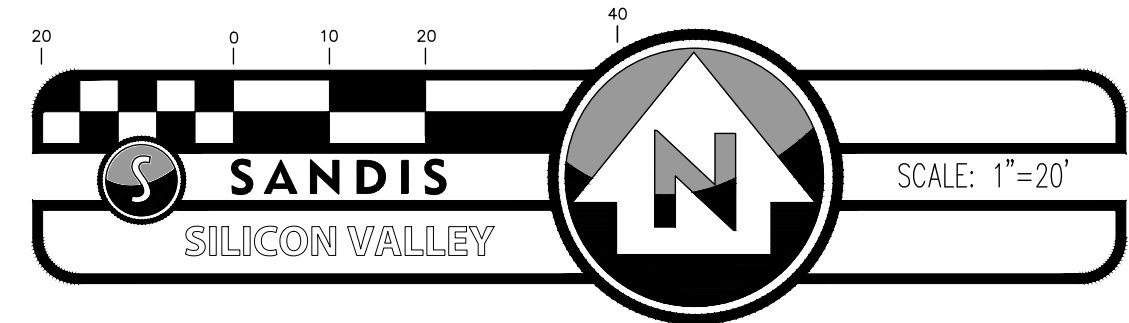
SHEET

3

OF 5 SHEETS

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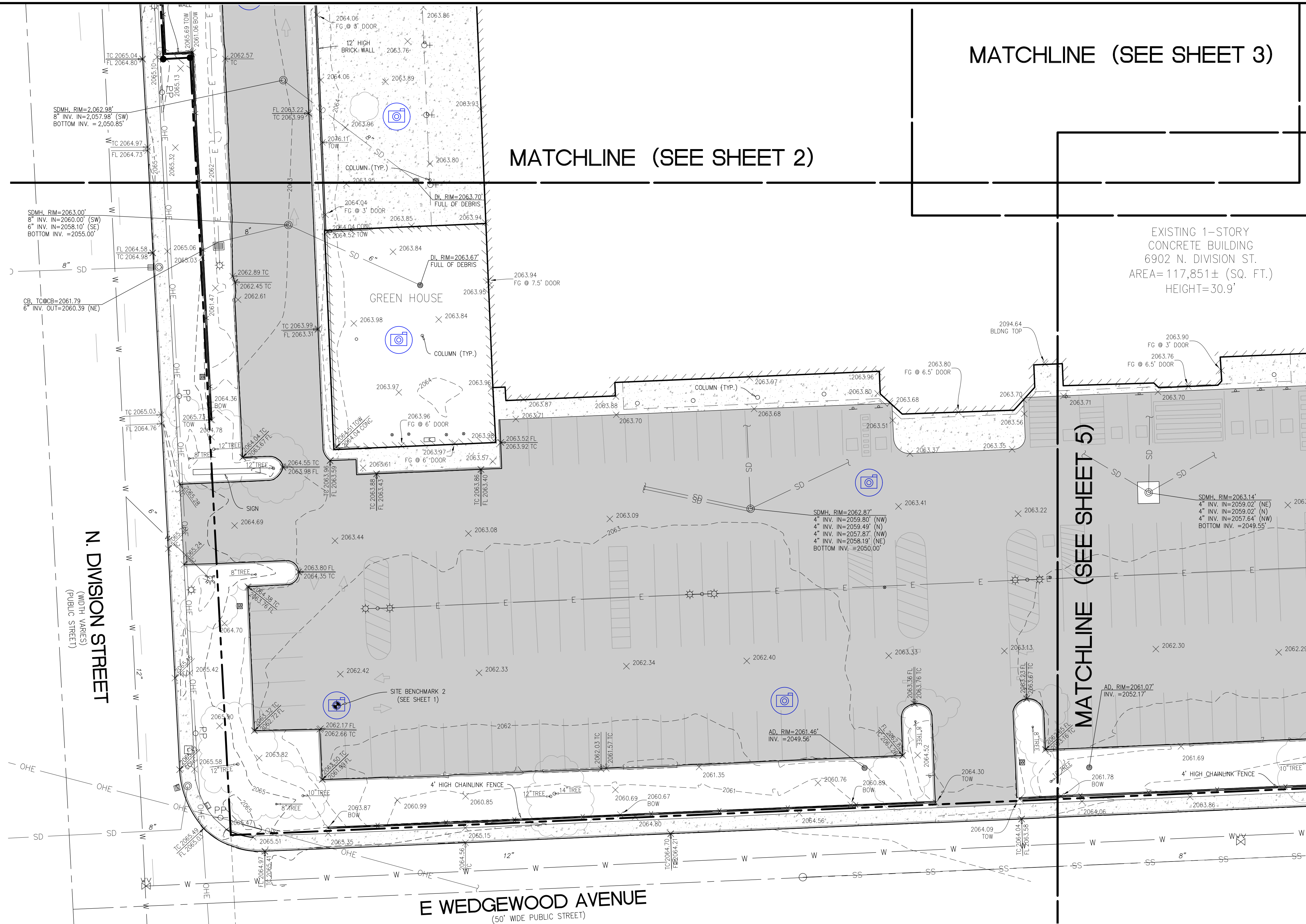
- LEGEND**
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- BUILDING FACE
 - BUILDING OVERHANG
 - CONCRETE
 - PAVEMENT
 - CURB LINE
 - RETAINING / SCREENING WALL, HEIGHT AS INDICATED
 - 95
 - 94
 - CONTOURS
 - PROPERTY LINE
 - CENTERLINE
 - FLOW LINE
 - X FENCE LINE, TYPE / HEIGHT AS INDICATED
 - SD UNDERGROUND STORM DRAIN LINE
 - SS UNDERGROUND SANITARY SEWER LINE
 - W UNDERGROUND WATER LINE
 - G UNDERGROUND NATURAL GAS LINE
 - E UNDERGROUND ELECTRIC LINE
 - OHE OVERHEAD ELECTRIC LINE
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 - GUY WIRE ANCHOR
 - SIGN
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 - SPOT ELEVATION
 - TREE WITH DRIPLINE, SIZE AS INDICATED
 - 360 PHOTO VIEW

MATCHLINE (SEE SHEET 3)

MATCHLINE (SEE SHEET 2)

EXISTING 1-STORY
CONCRETE BUILDING
6902 N. DIVISION ST.
AREA=117,851± (SQ. FT.)
HEIGHT=30.9'

MATCHLINE (SEE SHEET 5)



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PLANNERS
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6902 N. DIVISION STREET

SPOKANE

WASHINGTON

BOUNDARY AND TOPOGRAPHIC SURVEY

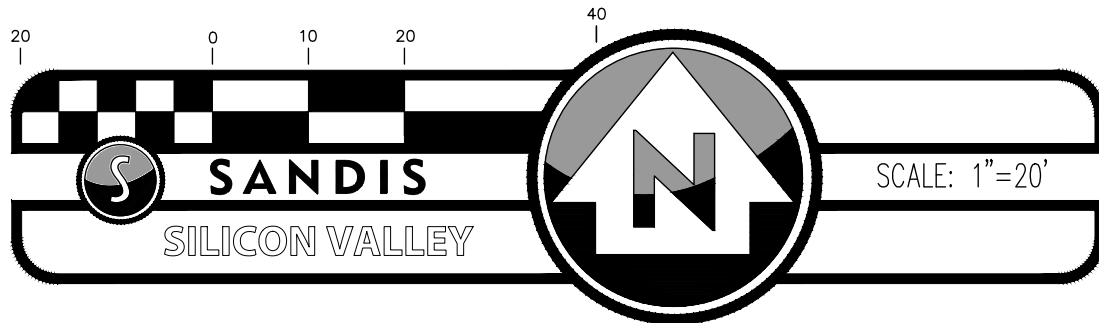
SHEET

4

OF 5 SHEETS

MATCHLINE (SEE SHEET 1)

MATCHLINE (SEE SHEET 3)



LEGEND

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- TREE WITH DRIPLINE, SIZE AS INDICATED
- 360 PHOTO VIEW

EXISTING 1-STORY CONCRETE BUILDING
6902 N. DIVISION ST.
AREA=117,851± (SQ. FT.)
HEIGHT=30.9'

EXISTING 1-STORY CONCRETE BUILDING
6902 N. DIVISION ST.
AREA=16,989± (SQ. FT.)
HEIGHT=23.6'

N COLTON STREET
(60' PUBLIC STREET)

E WEDGEWOOD AVENUE
(50' WIDE PUBLIC STREET)



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DSK2
6902 N. DIVISION STREET

SPOKANE

WASHINGTON

BOUNDARY AND TOPOGRAPHIC SURVEY

SHEET

5

OF 5 SHEETS

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