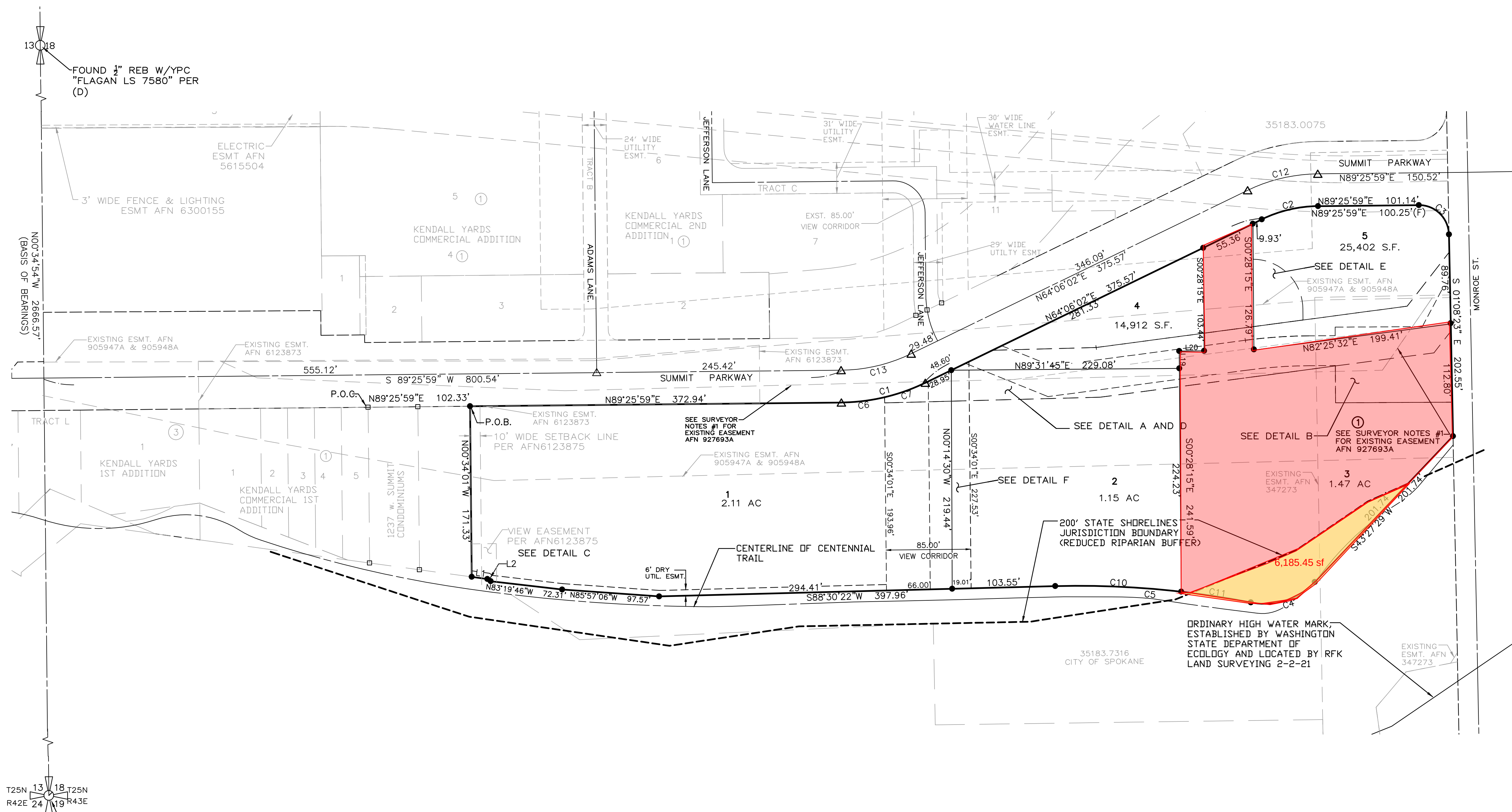




13 18
T25N
R42E 24 19
3 1/2" ALUMINUM
CAP PER (E)
DATE VISITED
9-27-21

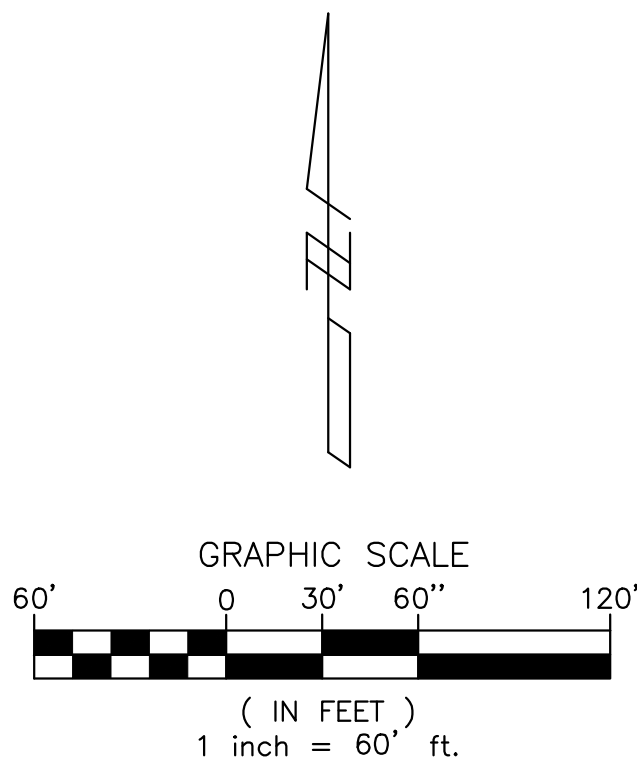
CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	197.50'	87.32'	86.61'	N 76°46'00" E	25°19'57"
C2	132.50'	58.58'	58.11'	S 76°46'00" W	25°19'57"
C3	30.00'	46.82'	42.21'	S 45°51'12" E	89°25'38"
C4	70.00'	70.39'	67.47'	S 72°16'02" W	57°37'06"
C5	900.00'	197.46'	197.06'	N 85°12'32" W	12°34'14"
C6	197.50'	43.78'	43.69'	N 83°04'55" E	12°42'08"
C7	197.50'	43.54'	43.45'	N 70°24'56" E	12°37'49"
C8	508.75'	64.18'	64.14'	N 86°02'23" E	7°13'42"
C9	478.75'	60.40'	60.36'	N 86°02'23" E	7°13'42"
C10	900.00'	126.70'	126.59'	N 87°27'40" W	8°03'57"
C11	900.00'	70.76'	70.74'	N 81°10'33" W	4°30'16"
C12	165.07'	72.94'	72.35'	S 76°46'00" W	25°19'06"
C13	165.00'	72.95'	72.36'	N 76°46'00" E	25°19'57"
C14	197.50'	43.54'	43.45'	N 70°24'56" E	12°37'49"
C15	197.50'	43.54'	43.45'	N 70°24'56" E	12°37'49"
C16	50.50'	78.33'	70.71'	S 44°54'12" E	88°51'55"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 82°15'00" E	15.86'
L2	S 56°39'21" E	4.00'
L3	N 89°39'14" E	26.24'
L4	N 00°18'11" W	8.59'
L5	N 00°18'11" W	37.41'
L6	S 89°39'14" W	26.22'
L7	N 89°25'59" E	25.00'
L8	S 00°34'01" E	38.45'
L9	N 83°19'46" W	6.04'
L10	N 00°34'01" W	33.17'
L11	N 00°34'01" W	5.59'
L12	S 64°06'02" W	28.95'
L13	S 64°06'02" W	45.94'
L14	S 00°18'11" E	37.01'
L15	S 00°28'15" E	10.98'
L16	N 64°06'02" E	3.23'
L17	N 64°06'02" E	25.72'
L18	N 64°06'02" E	19.65'
L19	N 00°28'15" W	17.36'
L20	N 89°31'45" E	25.00'

SURVEYOR NOTES
1. THE LEGAL DESCRIPTION FOR THIS EASEMENT (AUDITOR'S FILE NO. 927693A) IS INSUFFICIENT AND AMBIGUOUS AND IS TO BE VACATED WITH THIS PLAT AND REPLACED WITH A 50' WIDE SEWER EASEMENT AS SHOWN IN DETAIL A PAGE 3 OF 3.

SPOKANE COUNTY AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS _____ DAY OF _____, 20____
AT _____ M., IN BOOK _____ OF _____ AT PAGE _____
AT THE REQUEST OF _____

SPOKANE COUNTY AUDITOR BY DEPUTY _____



- LEGEND
- - FOUND MONUMENT AS NOTED
 - - FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "MEM 35157" OR TAG IN LEAD PLUG IN SIDEWALK PER (D)
 - △ - SET PK NAIL WITH WASHER MARKED "KITZAN 33141"
 - - SET 1/2" X 18" REBAR WITH YELLOW PLASTIC CAP MARKED "KITZAN 33141" OR LEAD PLUG WITH WASHER MARKED "KITZAN 33141" AT ACTUAL CORNERS.
 - 1329 - ADDRESS
 - P.O.C. - POINT OF COMMENCEMENT
 - P.O.B. - POINT OF BEGINNING
 - YPC. - YELLOW PLASTIC CAP

BASIS OF BEARINGS
THE BEARING OF N00°34'54"W BETWEEN TWO FOUND MONUMENTS ALONG THE EAST LINE OF SECTION 18, PER SURVEY SURVEY REFERENCE (A), WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

VERTICAL DATUM:
NAVD 88 BASED ON WSDOT MONUMENT ID 3072 DESIGNATED GP32395-172 DESCRIBED AS FOLLOWS: WSDOT BRASS DISK SET IN THE CENTER OF THE CONCRETE SIDEWALK AT THE SOUTHEAST QUADRANT OF 2ND AVENUE AND DIVISION STREET, 5.0 METERS @ 180 DEGREES FROM AN INLET GRATE 6.0 METERS @ 270 DEGREES FROM A LAMP POST AND 6.0 METERS @ 90 DEGREES FROM A WATER VALVE DATUM NAVD 88 ELEVATION=592.512 METERS/1943.9370 FEET.

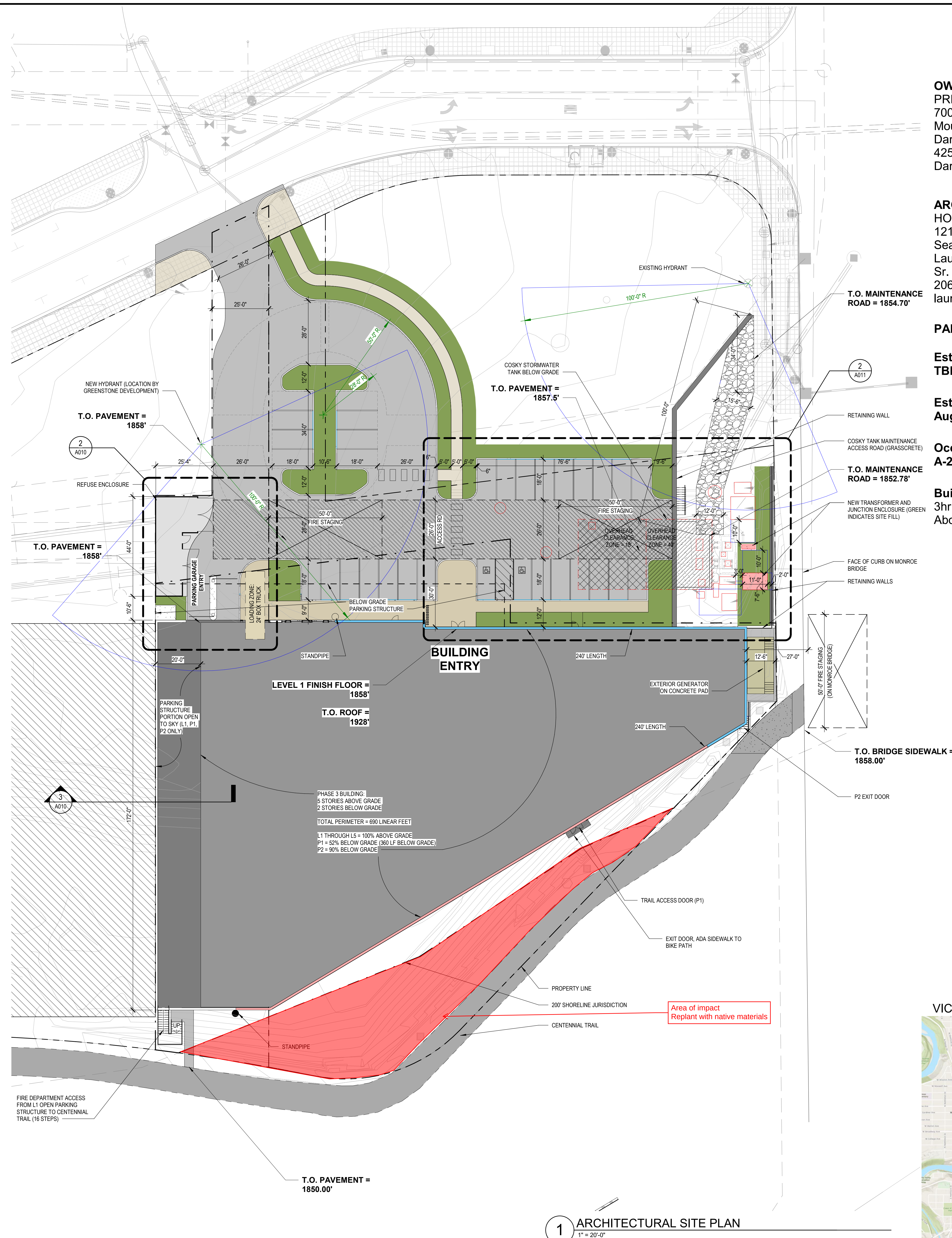
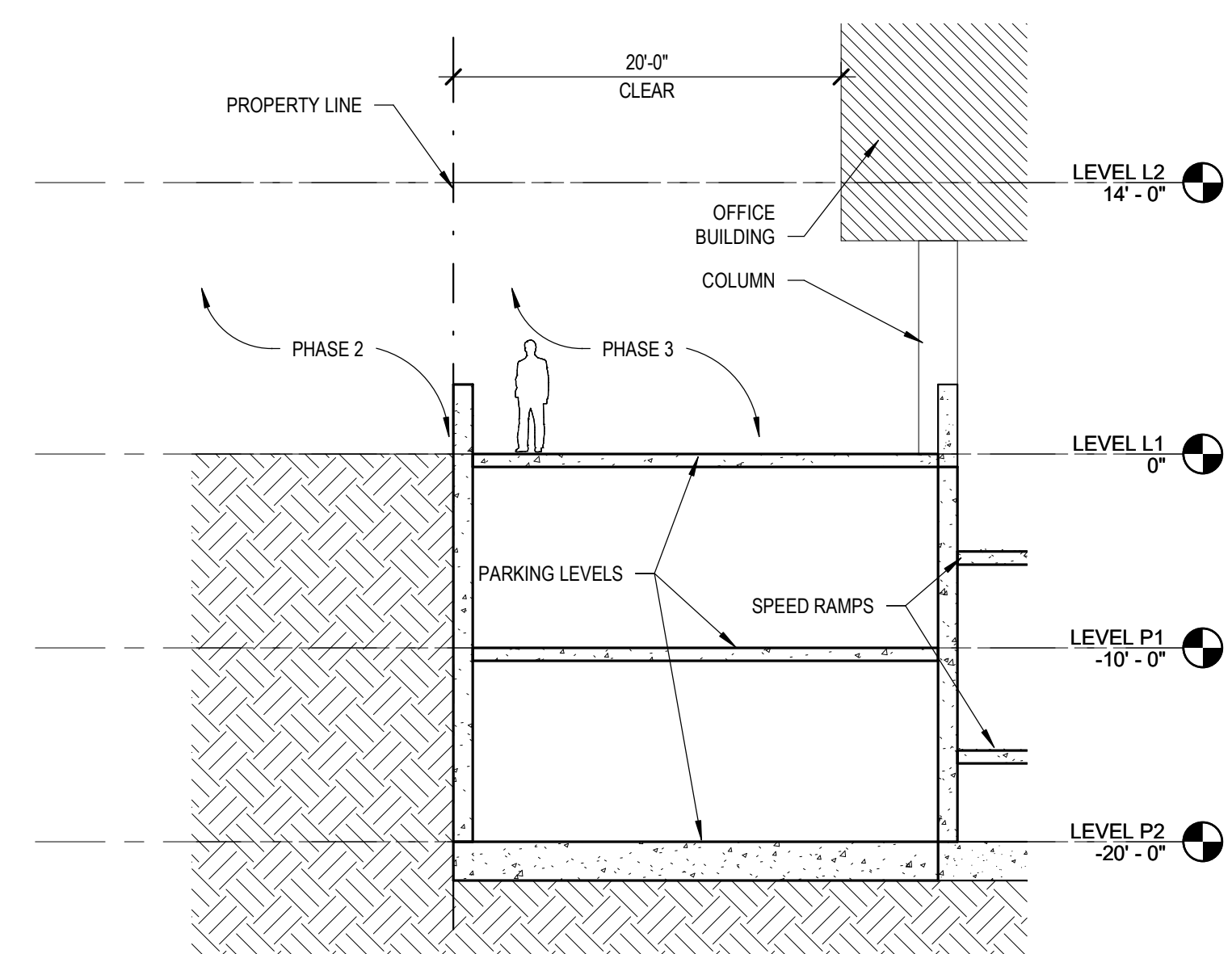
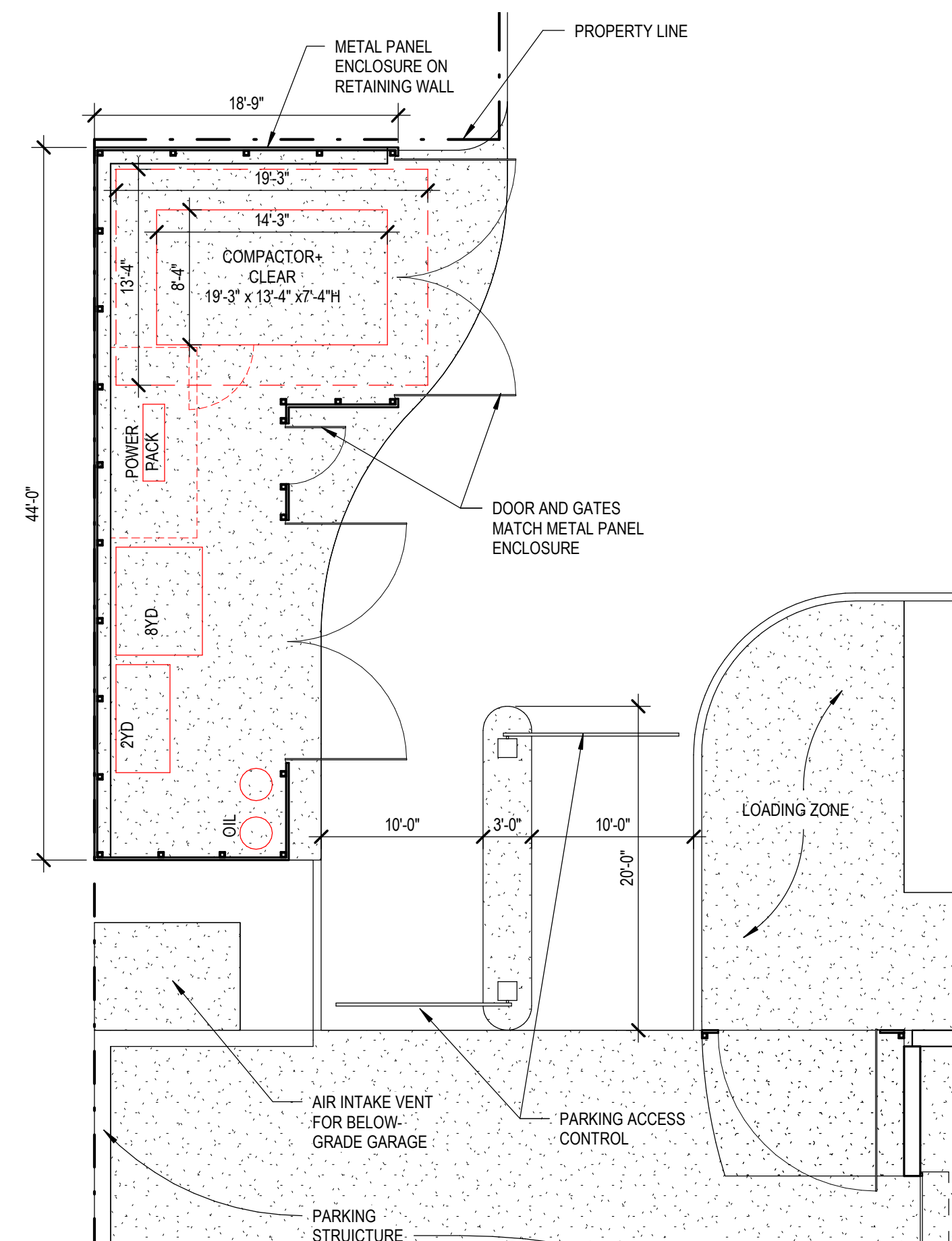
SURVEY REFERENCES
(A) KENDALL YARDS COMMERCIAL 1ST ADDITION, RECORDED IN BOOK 37 OF PLATS, PAGE 32
(B) KENDALL YARDS COMMERCIAL 3RD ADDITION, RECORDED IN BOOK 38 OF PLATS, PAGES 80 THRU 82
(C) 1237 W. SUMMIT CONDOMINIUMS, RECORDED IN BOOK 10 OF CONDOMINIUM PLATS, PAGES 89 THRU 90
(D) RECORD OF SURVEY BOOK 107 OF SURVEYS, PAGES 9 THRU 16
(E) GLO LAND CORNER RECORD WITH APPLICATION FOR PERMIT TO REMOVE OR DESTROY A SURVEY MONUMENT PERMIT NO. 6001 WITH DNR 3-22-17
(F) KENDALL YARDS COMMERCIAL 2ND ADDITION, RECORDED IN BOOK 37 OF PLATS, PAGES 90 THRU 91.

PRELIMINARY



FINAL PLAT
OF
KENDALL YARDS COMMERCIAL 4TH ADDITION
Z16-084FPLT/FPUD
(A PLANNED UNIT DEVELOPMENT)
LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF
SECTION 18, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M.,
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

RFK LAND SURVEYING INC..				
1420 WEST GARLAND AVENUE SPOKANE, WA 99205 TEL: (509) 324-7861 FAX: (509) 327-7249 E-MAIL: rudy@rfklandsurveying.com	DRAWN	APPROVED	SCALE	PROJECT
	MEM	RFK	1"=60'	21-214
	DATE	DATE	SHEET	FIELD BOOK
	5/12/22	5/12/22	2 OF 3	



OWNER
PREMERA BLUE CROSS
7001 220th St SW, Building 3
Mountlake Terrace, WA 98043
Darrell Frost
425.918.6453
Darrell.Frost@Premera.com

ARCHITECT
HOK
1218 Third Avenue, Suite 500
Seattle, WA 98101
Laurie Bull
Sr. Project Manager
206.620.3498
laurie.bull@hok.com

PARCEL: 35183.0058 (CB-150)

Estimated Construction Valuation = TBD

Estimated Construction Start Date:
August 2022

Occupancy Classification:
A-2, A-3, B and S2

Building Construction Type:
3hr L2 or L3 slab and below = I-A
Above 3hr slab = III-A



Project
PREMERA - SPOKANE
KENDAL YARDS: PARCEL 35183.0058
SPOKANE, WA 99201
Prepared For
PREMERA BLUE CROSS
7001 220th St SW,
Mountlake Terrace, WA 98043
Contract No: 21.05020.00



PICK PROJECT LOCATION!!
1218 Third Avenue, Suite 1315
Seattle, WA 98101 USA
t +1 206 493 1771 f +1 206 493 1778

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In Association with

Consultant Name
Consultant Title
Consultant Address Line 1
Consultant Address Line 2

PRELIMINARY
5-20-2022

Professional Seals

**NOT FOR
CONSTRUCTION**

No.	Description	Date
-----	-------------	------

Project No: 00.00000.00

Sheet Title

ARCHITECTURAL SITE
PLAN

Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number

A010

2022-05-20 11:56:13 AM