

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT NORTH GORGE COMMERCIAL PARTNERS, LLC AND WASHINGTON TRUST BANK HAVE CAUSED TO BE PLATTED INTO LOTS, BLOCKS, AND PUBLIC ROADS, THE LAND SHOWN HEREON, TO BE KNOWN AS KENDALL YARDS COMMERCIAL 2ND ADDITION, A PLANNED UNIT DEVELOPMENT, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 25N., RANGE 43E., W.M. IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL 4(1), 4A, 9, 3, AND 12 AS SHOWN ON THE RECORD OF SURVEY, RECORDED IN BOOK 107 OF SURVEYS, PAGES 9 THROUGH 16, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 25N., RANGE 43E., W.M. IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 1 OF THE FINAL PLAT OF KENDALL YARDS COMMERCIAL ADDITION, RECORDED IN BOOK 37 OF PLATS, PAGE'S 30 AND 31; THENCE N89°17'30"E A DISTANCE OF 116.00 FEET; THENCE S00°34'01"E A DISTANCE OF 213.95 FEET; THENCE N89°43'05"E A DISTANCE OF 46.00 FEET; THENCE S00°34'01"E A DISTANCE OF 65.75 FEET; THENCE N89°25'59"E A DISTANCE OF 71.42 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 132.50 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°19'58" AN ARC DISTANCE OF 58.58 FEET; THENCE N64°06'02"E A DISTANCE OF 375.57 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 197.50 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°19'57" AN ARC DISTANCE OF 87.32 FEET; THENCE N89°25'59"E A DISTANCE OF 99.89 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°34'22" AN ARC DISTANCE OF 47.42 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT OF LINE OF MONROE STREET; THENCE S01°08'23"E ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 125.59 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 30.00 FEET AND A CHORD BEARING AND DISTANCE OF N46°06'33"W, 42.24 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92°13'48" AN ARC DISTANCE OF 48.29 FEET; THENCE S89°25'59"W A DISTANCE OF 100.25 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 132.57 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°19'56" AN ARC DISTANCE OF 58.61 FEET; THENCE S64°06'02"W A DISTANCE OF 375.57 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 197.50 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°19'57" AN ARC DISTANCE OF 87.32 FEET; THENCE S89°25'59"W A DISTANCE OF 475.28 FEET TO THE NORTHEAST CORNER OF BLOCK 12 OF THE FINAL PLAT OF KENDALL YARDS COMMERCIAL 1ST ADDITION, RECORDED IN BOOK 37 OF PLATS, PAGE 32; THENCE CONTINUING S89°25'59"W ALONG THE NORTH LINE OF SAID BLOCK 1 A DISTANCE OF 170.00 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 1 SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF SUMMIT PARKWAY PER THE FINAL PLAT OF KENDALL YARDS 1ST ADDITION, RECORDED IN BOOK 36 OF PLATS, PAGE'S 39 THRU 42; THENCE N00°34'01"W A DISTANCE OF 97.97 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF SUMMIT PARKWAY; THENCE N89°39'21"E A DISTANCE OF 123.43 FEET TO THE WESTERLY LINE OF LOT 1, BLOCK 1 OF SAID FINAL PLAT OF KENDALL YARDS COMMERCIAL ADDITION; THENCE ALONG THE BOUNDARY LINE OF SAID FINAL PLAT OF KENDALL YARDS COMMERCIAL ADDITION THE FOLLOWING SIX (6) COURSES:

- 1) S00°34'54"W A DISTANCE OF 24.79 FEET;
- 2) N89°25'59"E A DISTANCE OF 43.75 FEET;
- 3) S00°34'01"E A DISTANCE OF 7.70 FEET;
- 4) N89°25'59"E A DISTANCE OF 254.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 10.00 FEET AND A CHORD BEARING AND DISTANCE OF N45°34'01"W, 14.14 FEET;
- 5) THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 15.71 FEET;
- 6) N00°34'01"W A DISTANCE OF 269.64 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ALL EASEMENTS OF RECORD.

CONTAINING 2.86 ACRES MORE OR LESS.

THE OWNERS DO HEREBY DEDICATE TO THE CITY OF SPOKANE FOR PUBLIC USE FOREVER THE PUBLIC ROADS (JEFFERSON ALLEY AND SUMMIT PARKWAY) AS SHOWN HEREON.

NOTICE: THIS PLAT SHALL BE RESTRICTED BY THE TERMS OF THE COVENANTS, RESTRICTIONS AND EASEMENTS FOR KENDALL YARDS BUSINESS DISTRICT AS RECORDED UNDER AUDITOR'S DOCUMENT NO. 6123061.

ONLY CITY WATER AND SANITARY SEWER SYSTEMS SHALL SERVE THE PLAT/PUD; THE USE OF INDIVIDUAL ON-SITE SANITARY WASTE DISPOSAL SYSTEMS AND PRIVATE WELLS ARE PROHIBITED.

ALL REQUIRED IMPROVEMENTS SERVING THE PLAT, INCLUDING STREETS, SANITARY SEWER, STORMWATER AND WATER, SHALL BE DESIGNED AND CONSTRUCTED AT THE DEVELOPER'S EXPENSE. THE IMPROVEMENTS MUST BE CONSTRUCTED TO CITY STANDARDS BY THE DEVELOPER PRIOR TO THE OCCUPANCY OF ANY STRUCTURES WITHIN THE DEVELOPMENT.

THE LOTS TO BE SOLD SHALL HAVE ACCESS TO A FUNCTIONING PUBLIC WATER SYSTEM COMPLYING WITH THE REQUIREMENTS OF THE CITY OF SPOKANE AND HAVING ADEQUATE PRESSURE FOR DOMESTIC AND FIRE USES.

SLOPE EASEMENTS FOR CUT AND FILL, AS DEEMED NECESSARY BY THE ENGINEERING SERVICES DEPARTMENT IN ACCORDANCE WITH THE CITY'S DESIGN STANDARDS, ARE HEREBY GRANTED TO THE CITY OF SPOKANE FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC STREETS ADJOINING THIS PLAT/PUD.

ALL BUILDINGS SHALL BE SET BACK THE MINIMUM FRONT YARD, REAR YARD, AND FLANKING STREET SIDE YARD REQUIREMENTS AS OUTLINED IN THE PUD..APPROVED IN THE PRELIMINARY PUD FILE #Z2006-06-PP/PUD.

THIS SUBDIVISION HAS BEEN MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS OF THE LAND SO DIVIDED. THE SIGNATORIES HEREOF HEREBY CERTIFY THAT THEY ARE THE OWNERS OF AND THE ONLY PARTIES HAVING ANY INTEREST IN THE LANDS SO DIVIDED; AND THAT THE PROPERTY SHOWN HEREON IS NOT ENCUMBERED BY DELINQUENT TAXES OR ASSESSMENTS. THE COVENANTS HEREIN EXPRESSED SHALL RUN WITH THE LAND AND SHALL BE REFERENCED IN EACH DEED DRAWN TO TRANSFER OWNERSHIP OF ANY AND ALL PROPERTY DELINEATED WITHIN THIS PLAT.

THE OWNER ADOPTS THE PLAN OF LOTS AND BLOCKS SHOWN HEREON. THE OWNER HEREBY WAIVERS OF ALL CLAIMS AGAINST ANY GOVERNMENTAL AUTHORITY FOR DAMAGE WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, MAINTENANCE AND ASSOCIATED DRAINAGE FACILITIES FOR THE PUBLIC STREET ADJOINING THIS PLAT.

THE KENDALL YARDS BUSINESS DISTRICT ASSOCIATION WAS CREATED BY DOCUMENT FILED ON THE 24TH DAY OF AUGUST 2012, UNDER SECRETARY OF STATE U.B.I. NO. 603-233-079.

ALL PRIVATE IMPROVEMENTS CONSTRUCTED WITHIN THE BOUNDARIES OF THIS PLAT/PUD ARE REQUIRED TO BE MAINTAINED BY THE KENDALL YARDS BUSINESS DISTRICT ASSOCIATION WHICH WILL CONSTRUCT PRIVATE IMPROVEMENTS WITHIN THIS PLAT/PUD.

DEVELOPMENT OF THE SUBJECT PROPERTY, INCLUDING GRADING AND FILLING, ARE REQUIRED TO FOLLOW AN EROSION/SEDIMENT CONTROL PLAN THAT HAS BEEN SUBMITTED TO AND ACCEPTED BY ENGINEERING SERVICES-DEVELOPMENT SERVICES PRIOR TO THE ISSUANCES OF ANY BUILDING AND/OR GRADING PERMITS.

NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION/PUD UNTIL EVIDENCE, SATISFACTORY TO THE DIRECTOR OF ENGINEERING SERVICES, HAS BEEN PROVIDED SHOWING THAT THE RECOMMENDATIONS OF SMC 17D.060 "STORMWATER FACILITIES" AND THE PROJECT ENGINEER'S RECOMMENDATIONS, BASED ON THE DRAINAGE PLANS ACCEPTED FOR THIS FINAL PLAT, HAVE BEEN COMPLIED WITH.

THIS PUD IS LOCATED IN THE AQUIFER SENSITIVE CRITICAL AREA.

ALL STREET IDENTIFICATION AND TRAFFIC CONTROL SIGNS REQUIRED BY THIS PROJECT WILL BE THE RESPONSIBILITY OF THE DEVELOPER.

ALL STORMWATER AND SURFACE DRAINAGE GENERATED ON-SITE MUST BE DISPOSED OF ON-SITE IN ACCORDANCE WITH SMC 17D.60 "STORMWATER FACILITIES" AND AS PER THE PROJECT ENGINEER'S RECOMMENDATIONS, BASED ON THE DRAINAGE PLAN ACCEPTED FOR THIS FINAL PLAT/PUD.

THE DEVELOPMENT OF ANY BELOW-GRADE STRUCTURES, INCLUDING BASEMENTS, IS SUBJECT TO PRIOR REVIEW OF A GEOTECHNICAL EVALUATION FOR FOUNDATION DESIGN TO DETERMINE SUITABILITY AND THE EFFECTS FROM STORMWATER AND/OR SUBSURFACE RUNOFF. THE GEOTECHNICAL EVALUATION SHALL BE PERFORMED FOR EACH LOT WITH BELOW GRADE-LEVEL STRUCTURES AND SUBMITTED FOR REVIEW AND ACCEPTANCE TO THE CITY OF SPOKANE BUILDING DEPARTMENT AND THE CITY ENGINEERING SERVICES-DEVELOPER SERVICES DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

THE KENDALL YARDS BUSINESS DISTRICT ASSOCIATION WILL BE RESPONSIBLE FOR SURFACE MAINTENANCE OF THE PUBLIC ALLEY SHOWN HEREON. SURFACE MAINTENANCE INCLUDES SNOW PLOWING AND STREET SWEEPING/FLUSHING. THE CITY OF SPOKANE WILL BE RESPONSIBLE FOR MAINTAINING THE ASPHALT, STREET SIGN REPLACEMENT, SANITARY SEWER, WATER AND STORMWATER FACILITIES LOCATED IN THE PUBLIC ALLEY, WITH THE EXCEPTION THAT ANY STORMWATER FACILITIES IN THE ALLEY, COLLECTING AND DISCHARGING RUNOFF TO FACILITIES LOCATED ON PRIVATE PROPERTY, SHALL BE MAINTAINED BY THE KENDALL YARDS BUSINESS DISTRICT ASSOCIATION. SIGNAGE IN THE PUBLIC ALLEY SHALL MEET CITY OF SPOKANE STANDARDS.

THE LAND IN THIS PLAT/PUD IS NOT IN AN IRRIGATION DISTRICT.

ALL PARKING AREAS AND DRIVEWAYS SHALL BE HARD SURFACED.

RFK LAND SURVEYING INC.. 1420 WEST GARLAND AVENUE SPOKANE, WA 99205 TEL: (509) 324-7861 FAX: (509) 327-7249 E-MAIL: lsrfkitzan@qwestoffice.net

DRAWN	APPROVED	SCALE	PROJECT
MEM	RFK	1"=60'	14-152
DATE	DATE	SHEET	FIELD BOOK
09/25/14	09/25/14	1 OF 2	87

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR CORPORATE NAMES TO BE HEREUNTO SUBSCRIBED THIS ____ DAY OF _____, 20____.

NORTH GORGE COMMERCIAL PARTNERS LLC., A WASHINGTON LIMITED LIABILITY COMPANY

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
COUNTY OF SPOKANE) SS

ON THIS ____ DAY OF _____, 20 ____ BEFORE ME PERSONALLY APPEARED _____ TO ME KNOWN TO BE

EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE MY COMMISSION EXPIRES _____

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR CORPORATE NAMES TO BE HEREUNTO SUBSCRIBED THIS ____ DAY OF _____, 20____.

WASHINGTON TRUST BANK

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
COUNTY OF SPOKANE) SS

ON THIS ____ DAY OF _____, 20 ____ BEFORE ME PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SPOKANE MY COMMISSION EXPIRES _____

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

SURVEYOR'S CERTIFICATE

I, RUDY F. KITZAN, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THE PLAT OF KENDALL YARDS COMMERCIAL ADDITION, 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. MONUMENTS AND FRONTING LOT CORNERS SHALL BE SET UPON COMPLETION OF THE UTILITY AND STREET IMPROVEMENTS.



Rudy F. Kitzan, PLS
CERTIFICATE NUMBER 33141

CITY OF SPOKANE HEARING EXAMINER

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 FILE NO. Z2006-06-PP/PUD

CITY OF SPOKANE HEARING EXAMINER

CITY OF SPOKANE TREASURER

I HEREBY CERTIFY THAT THE LAND CONTAINED WITHIN 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

CITY OF SPOKANE 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 _____, 20____.

CITY OF SPOKANE ENGINEER

CITY OF SPOKANE PLANNING DIRECTOR

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 FILE NO. Z2006-06-PP/PUD

CITY OF SPOKANE PLANNING DIRECTOR

SPOKANE COUNTY TREASURER

I HEREBY CERTIFY THAT THE LAND DESCRIBED IN THIS PLAT, AS OF THE DATE OF THIS CERTIFICATION, IS NOT SUBJECT TO ANY LOCAL IMPROVEMENT ASSESSMENTS. EXAMINED AND APPROVED ____ DAY OF _____, 20____.

SPOKANE COUNTY TREASURER

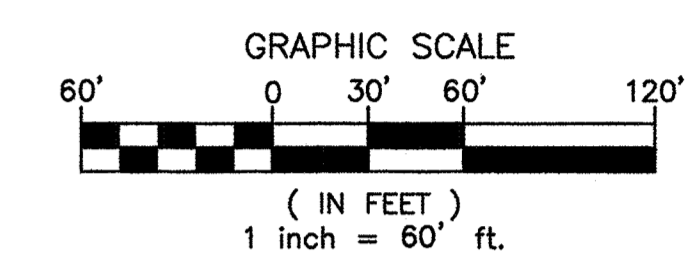
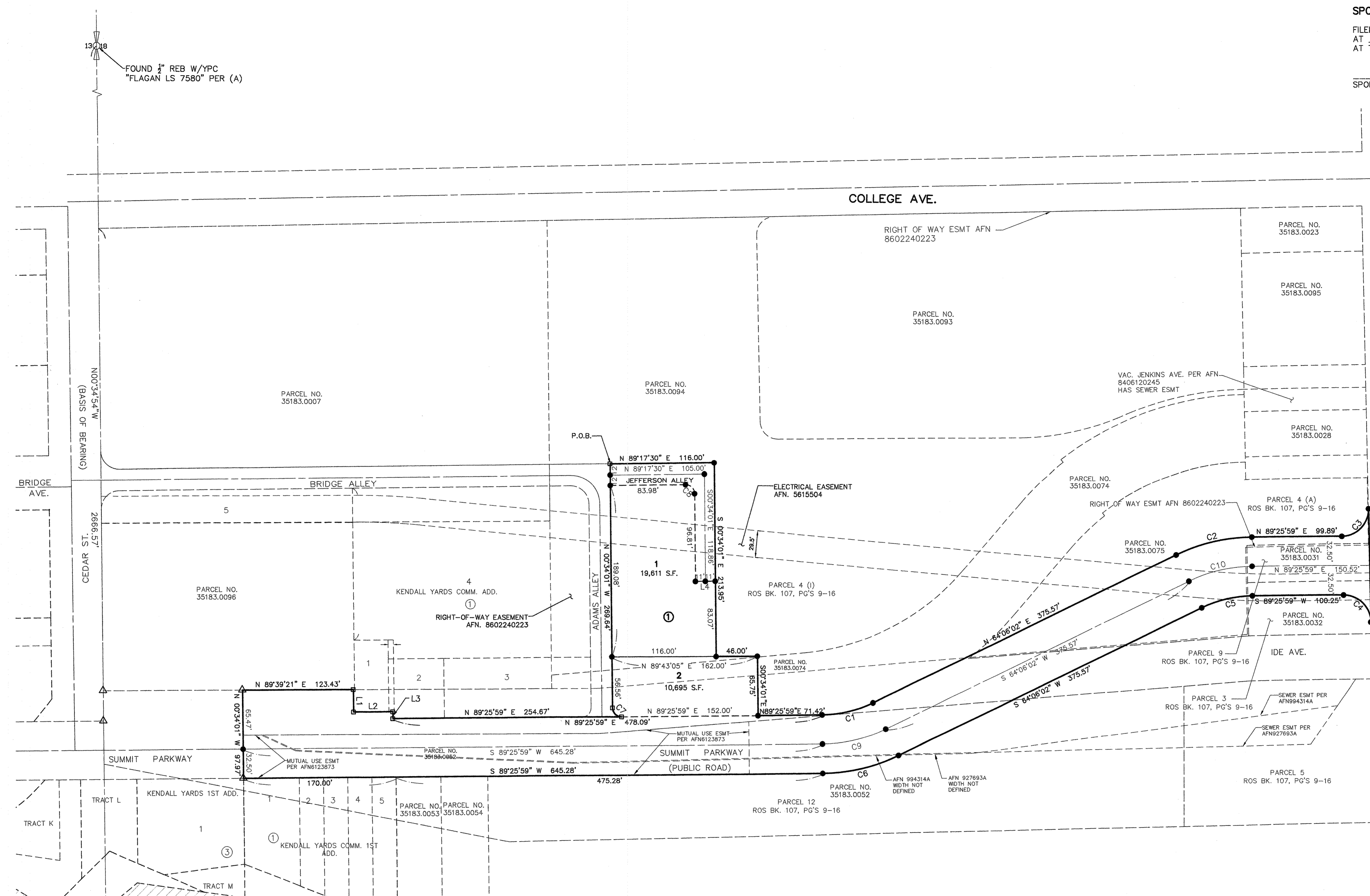
SPOKANE COUNTY ASSESSOR

EXAMINED AND APPROVED THIS ____ DAY OF _____, 20____.

SPOKANE COUNTY ASSESSOR BY DEPUTY

PRELIMINARY

FINAL PLAT OF KENDALL YARDS COMMERCIAL 2ND ADDITION Z1300029-FPLT/PUD (A PLANNED UNIT DEVELOPMENT) LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 25N., RANGE 43E., W.M. CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON SEPTEMBER 2014



- LEGEND**
- - FOUND MONUMENT AS NOTED
 - △ - FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "CLC 44925" OR LEAD PLUG WITH WASHER MARKED "CLC 44925" PER (B)
 - - FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "MEM 35157" PER (D)
 - - SET 1/2" X 18" REBAR WITH YELLOW PLASTIC CAP MARKED "KITZAN 33141" OR LEAD PLUG WITH WASHER MARKED "KITZAN 33141" AT ACTUAL CORNERS.
- 1929 - ADDRESS
- P.O.B. - POINT OF BEGINNING

- SURVEY REFERENCES**
- (A) RECORD OF SURVEY BOOK 107, PAGES 9 THRU 16.
 - (B) FINAL PLAT OF KENDALL YARDS 1ST ADDITION, RECORDED IN BOOK 36 OF PLATS, PAGES 39-42.
 - (C) FINAL PLAT OF KENDALL YARDS COMMERCIAL 1ST ADDITION RECORDED IN BOOK 37 OF PLATS, PAGE 32.
 - (D) FINAL PLAT OF KENDALL YARDS COMMERCIAL ADDITION, RECORDED IN BOOK 37 OF PLATS, PAGES 30-31.

BASIS OF BEARINGS

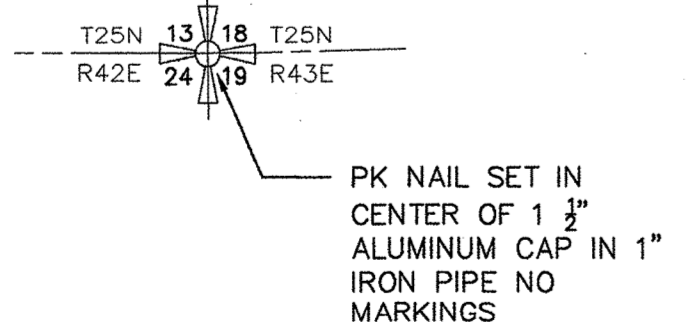
THE BEARING OF N00°34'54"W BETWEEN TWO FOUND MONUMENTS ALONG THE EAST LINE OF SECTION 18, PER SURVEY REFERENCE "B", WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

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.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	132.50'	58.58'	58.11'	N 76°46'00" E	25°19'58"
C2	197.50'	87.32'	86.61'	N 76°46'00" E	25°19'57"
C3	30.00'	47.42'	42.64'	N 44°08'48" E	90°34'22"
C4	30.00'	48.29'	43.24'	N 46°06'33" W	92°13'48"
C5	132.57'	58.61'	58.14'	S 76°46'25" W	25°19'56"
C6	197.50'	87.32'	86.61'	S 76°46'00" W	25°19'57"
C7	10.00'	15.71'	14.14'	N 45°34'01" W	90°00'00"
C8	10.00'	15.73'	14.16'	S 45°38'16" E	90°08'29"
C9	165.00'	72.95'	72.36'	S 76°46'00" W	25°19'57"
C10	165.07'	72.94'	72.35'	S 76°46'00" W	25°19'06"

LINE	BEARING	DISTANCE
L1	S 00°34'54" E	24.79'
L2	S 89°25'59" W	43.75'
L3	S 00°34'01" E	7.70'
L4	N 89°24'32" E	22.00'

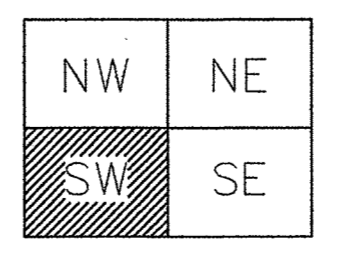


EQUIPMENT AND PROCEDURES

THIS SURVEY WAS PERFORMED WITH A SOKKIA GSR2700 ISX GPS SYSTEM AND A NIKON 521 TOTAL STATION. THE AMOUNT OF ERROR IN EACH GROUP OF MEASUREMENTS IS WITHIN WASHINGTON STATE TOLERANCES.

PLAT INFORMATION

TOTAL NO. LOTS: 2 LOTS
 TOTAL PLAT AREA: 2.86 ACRES
 EXISTING ZONING: PLANNED UNIT DEVELOPMENT



PRELIMINARY

FINAL PLAT
 OF
KENDALL YARDS COMMERCIAL 2ND ADDITION
 Z1300029-FPLT/PUD
 (A PLANNED UNIT DEVELOPMENT)
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18,
 TOWNSHIP 25N., RANGE 43E., W.M.
 CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON
 SEPTEMBER 2014

RFK LAND SURVEYING INC..

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 SPOKANE, WA 99205
 TEL: (509) 324-7861
 FAX: (509) 327-7249
 E-MAIL: lsrfkitzan@qwestoffice.net

DRAWN	APPROVED	SCALE	PROJECT
MEM	RFK	1"=60'	14-152
DATE	DATE	SHEET	FIELD BOOK
09/25/14	09/25/14	2 OF 2	87