

DEDICATION

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 KING BEVERAGE. 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 XXXXXXXXX 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

ACKNOWLEDGMENT

STATE OF _____ } SS
COUNTY OF _____

ON THIS _____ DAY OF _____, IN THE YEAR _____,

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,**

I HAVE, HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC _____

RESIDING AT _____

MY COMMISSION EXPIRES _____

LEGAL DESCRIPTION FOR PARCEL 25335.9056

THE LAND IN SECTION 33, TOWNSHIP 25N, RANGE 42E, W.M. IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

ALL OF SECTION 33 LYING NORTHWESTERLY OF GEIGER BLVD., EXCEPT A PORTION DEFINED AS FOLLOWS; BEGINNING AT THE SOUTHWEST CORNER OF SECTION 33; THENCE N44°46'E 2870.09 FEET; THENCE S89°48'W 223.55 FEET; THENCE N0°15'E 240.68 FEET; THENCE N89°44'W 299.52 FEET; THENCE N0°17'E 457.76 FEET; THENCE S89°37'E 448.26 FEET; THENCE N1°18'W 301.91 FEET; THENCE N89°53'E 794.71 FEET TO THE WESTERLY RIGHT OF WAY LINE OF GEIGER BLVD; THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY, 1229.81 FEET TO THE POINT OF BEGINNING.

CITY TREASURER'S CERTIFICATE

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

PLANNING DIRECTOR'S CERTIFICATE

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

CITY ENGINEER'S CERTIFICATE

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

COUNTY TREASURER'S CERTIFICATE

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



BRIAN NELSON McCLUER PLS 57444
EMAIL ADDRESS: bmccluer@to-engineers.com

SURVEYOR'S CERTIFICATE

I BRIAN NELSON MCCLUER REGISTERED LAND SURVEYOR, HEREBY CERTIFY THE SHORT PLAT OF KING BEVERAGE, 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

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Spokane, WA 99224

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SHEET NO. 1 OF 3

J:\SIA Airport Survey\Acaddwg\Survey\210029-21-026_Short Plat King Beverage.dwg

PRELIMINARY SHORT PLAT
KING BEVERAGE

A PORTION OF THE SW QUARTER OF THE NE QUARTER AND SE QUARTER OF THE NW QUARTER
SECTION 33, TOWNSHIP 25 NORTH, RANGE 42 EAST
WILLAMETTE MERIDIAN, 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

SECTION CORNER

FOUND 3/4" SQUARE HEAD BOLT IN CENTERLINE OF GARDEN SPRINGS ROAD

REFERENCES

FOUND TACK AND TAG IN RR TIE POST PER (R4)
FOUND MAG NAIL AND WASHER MARKED STORHAUG PLS 42441N SOUTH SIDE OF POWER POLE 091829 N67°59'50"E 71.25'
FOUND 1/2" REBAR WITH A PINK PLASTIC CAP MARKED DALE PLS 29270 S3°57'27"E 30.12'

REFERENCE DOCUMENTS

R1) RECORD OF SURVEY BY PLS 25564, DATED MAY, 30, 1989, RECORDED IN BOOK 43 OF SURVEYS AT PG. 10
R2) RECORD OF SURVEY BY PLS 27329 DATED MARCH, 1, 2017, RECORDED IN BOOK 165 OF SURVEYS AT PG. 100
R3) RECORD OF SURVEY BY PLS 26390, DATED DEC. 23, 2005, RECORDED IN BOOK 119 OF SURVEYS AT PAGE 70.
R4) RECORD OF SURVEY BY PLS 26390, DATED AUG. 7, 2007, RECORDED IN BOOK 128 OF SURVEYS AT PAGE 59.
R5) RECORD OF SURVEY BY PLS 38037, DATED OCT. 7, 2019, RECORDED IN BOOK 177 OF SURVEYS AT PAGE 30.
R6) RECORD OF SURVEY BY PLS 13775, DATED OCT 21, 1997, IN BOOK 78 OF SURVEYS AT PAGE 75
R7) RECORD OF SURVEY BY PLS, 706, DATED APRIL 8, 1992, RECORDED IN BOOK 27 OF SURVEYS AT PG 23
R8) RECORD OF SURVEY BY PLS, 12904, DATED JULY 20, 2017, RECORDED IN BOOK 167 OF SURVEYS AT PG 28
R9) RECORD OF SURVEY BY PLS, 29270, DATED MAY 23, 2012, RECORDED IN BOOK 147 OF SURVEYS AT PG 98
R10) RECORD OF SURVEY BY PLS, 27329, DATED APRIL 28, 2016, RECORDED IN BOOK 162 OF SURVEYS AT PG 55
P1) PLAT OF GLENWOOD PARK

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.

QUARTER SECTION CORNER

FOUND 1" PIPE



BRIAN NELSON McCLUER PLS 57444
EMAIL ADDRESS: bmccluer@to-engineers.com

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SHEET NO. 2 OF 3

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0 100 200 400
SCALE FEET

SPOKANE AIRPORTS PARCEL 25285.9011
UNPLATTED

SECTION CORNER

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

REFERENCES

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

LEGEND

- EXISTING BOUNDARY LINE OF PARCEL NUMBER 25295.9050
- NEW LOT LINE BOUNDARY
- RIGHT OF WAY
- FOUND SCRIBED X IN CONCRETE
- SET MAG NAIL WITH ALUMINUM WASHER MARKED T-O ENGINEERS PLS 57444
- FOUND 5/8" REBAR AS NOTED
- FOUND 1/2" REBAR WITH A YELLOW PLASTIC CAP MARKED AS NOTED
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED TO ENGINEERS PLS 57444
- CALCULATED POINT, NOTHING FOUND OR SET
- FOUND RAILROAD SPIKE
- POWER POLE
- FIRE HYDRANT
- RECORD
- EP EDGE OF PAVEMENT
- X FENCE

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'

SECTION CORNER

FOUND PK NAIL WITH NO IDENTIFICATION

REFERENCES

FOUND PER RECORD OF SURVEY BK 117 PG. 61

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S33°10'00"W	42.61'
L2	N36°05'42"W	40.89'
L3	N86°49'53"E	47.47'
L4	N36°05'09"W	117.26'
L5	N12°29'49"W	93.06'
L6	S02°12'05"E	13.06'
L7	S32°30'25"W	11.99'
L8	S69°46'10"W	37.72'

PARCEL# 25335.9056

LOT 1
12,280,337 SF
281.918 ACRES

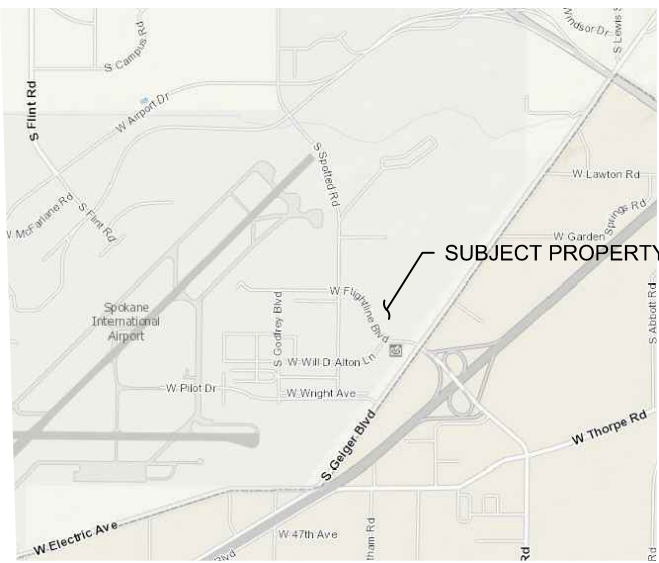
FLIGHTLINE BLVD
NEW GEIGER BLVD.
RIGHT OF WAY LINE
(SEE NOTE 4 ON SHEET 2)

PARCEL# 25335.9009

SPOKANE AIRPORTS BOARD
6801 W. FLIGHTLINE BLVD.
UNPLATTED

CENTER QUARTER CORNER

VICINITY MAP

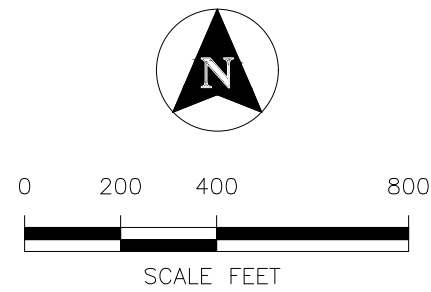


QUARTER SECTION CORNER

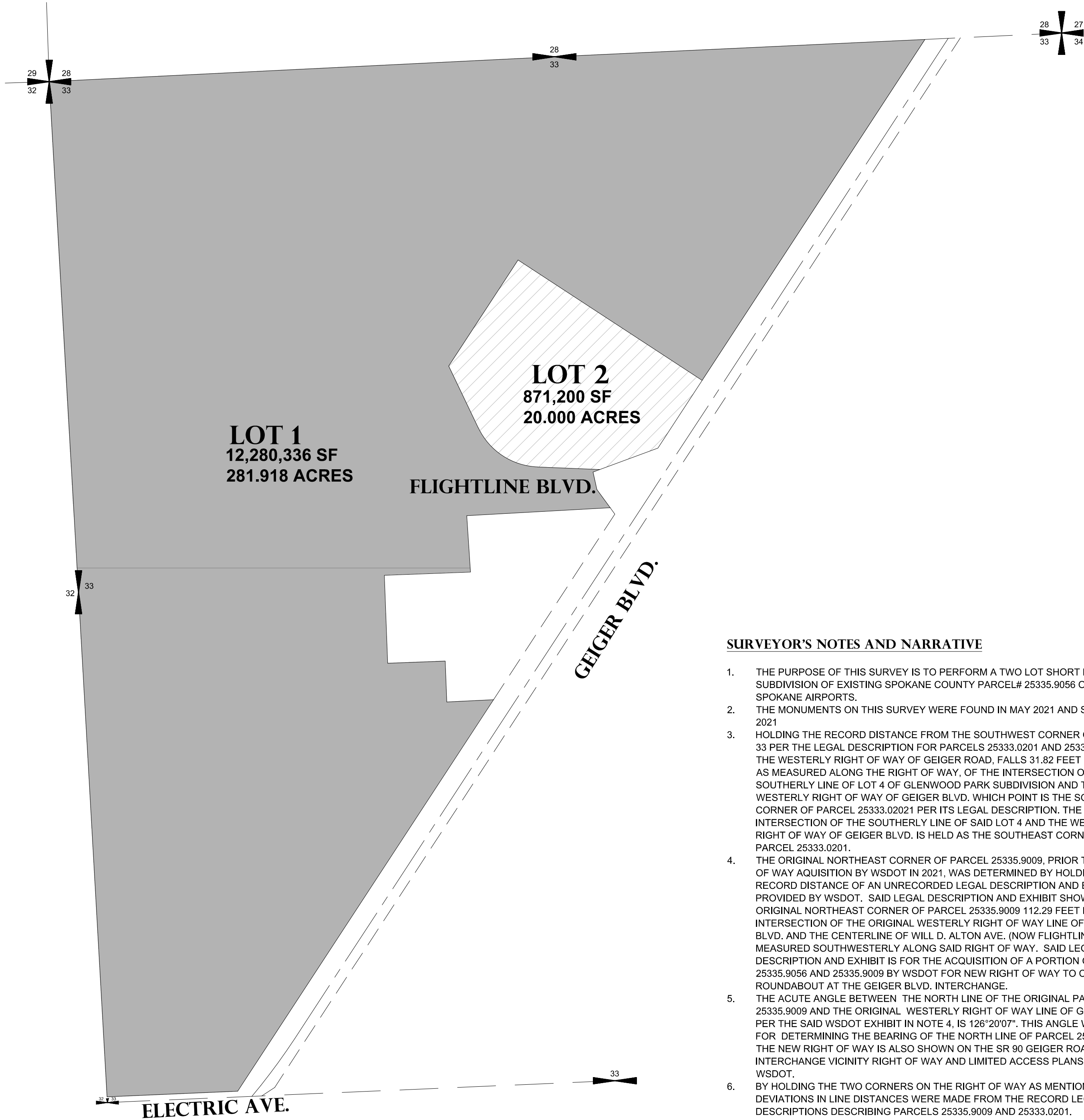
FOUND BROKEN BRASS CAP IN CONCRETE

REFERENCES

FOUND REFERENCES PER (R3)



PRELIMINARY SHORT PLAT
KING BEVERAGE
A PORTION OF THE SW QUARTER OF THE NE QUARTER AND SE QUARTER OF THE NW QUARTER
SECTION 33, TOWNSHIP 25 NORTH, RANGE 42 EAST
WILLAMETTE MERIDIAN, 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

LAND SURVEYOR:

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

LEGAL DESCRIPTION

SEE SHEET 3

PROPOSED NUMBER OF LOTS

2

CURRENT ZONING DESIGNATION

LIGHT INDUSTRIAL AND GENERAL COMMERCIAL

EXISTING PROPERTY SIZE

301.918

VERTICAL DATUM NAVD 88

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

SURVEYOR'S NOTES AND NARRATIVE

1. THE PURPOSE OF THIS SURVEY IS TO PERFORM A TWO LOT SHORT PLAT SUBDIVISION OF EXISTING SPOKANE COUNTY PARCEL# 25335.9056 OWNED BY SPOKANE AIRPORTS.
2. THE MONUMENTS ON THIS SURVEY WERE FOUND IN MAY 2021 AND SET IN JULY 2021
3. HOLDING THE RECORD DISTANCE FROM THE SOUTHWEST CORNER OF SECTION 33 PER THE LEGAL DESCRIPTION FOR PARCELS 25333.0201 AND 253353.9009 TO THE WESTERLY RIGHT OF WAY OF GEIGER ROAD, FALLS 31.82 FEET SOUTHWEST AS MEASURED ALONG THE RIGHT OF WAY, OF THE INTERSECTION OF THE SOUTHERLY LINE OF LOT 4 OF GLENWOOD PARK SUBDIVISION AND THE WESTERLY RIGHT OF WAY OF GEIGER BLVD. WHICH POINT IS THE SOUTHEAST CORNER OF PARCEL 25333.02021 PER ITS LEGAL DESCRIPTION. THE INTERSECTION OF THE SOUTHERLY LINE OF SAID LOT 4 AND THE WESTERLY RIGHT OF WAY OF GEIGER BLVD. IS HELD AS THE SOUTHEAST CORNER OF PARCEL 25333.0201.
4. THE ORIGINAL NORTHEAST CORNER OF PARCEL 25335.9009, PRIOR TO THE RIGHT OF WAY AQUISITION BY WSDOT IN 2021, WAS DETERMINED BY HOLDING THE RECORD DISTANCE OF AN UNRECORDED LEGAL DESCRIPTION AND EXHIBIT PROVIDED BY WSDOT. SAID LEGAL DESCRIPTION AND EXHIBIT SHOWS THE ORIGINAL NORTHEAST CORNER OF PARCEL 25335.9009 112.29 FEET FROM THE INTERSECTION OF THE ORIGINAL WESTERLY RIGHT OF WAY LINE OF GEIGER BLVD. AND THE CENTERLINE OF WILL D. ALTON AVE. (NOW FLIGHTLINE BLVD) AS MEASURED SOUTHWESTERLY ALONG SAID RIGHT OF WAY. SAID LEGAL DESCRIPTION AND EXHIBIT IS FOR THE ACQUISITION OF A PORTION OF PARCEL 25335.9056 AND 25335.9009 BY WSDOT FOR NEW RIGHT OF WAY TO CONSTRUCT A ROUNDABOUT AT THE GEIGER BLVD. INTERCHANGE.
5. THE ACUTE ANGLE BETWEEN THE NORTH LINE OF THE ORIGINAL PARCEL 25335.9009 AND THE ORIGINAL WESTERLY RIGHT OF WAY LINE OF GEIGER BLVD PER THE SAID WSDOT EXHIBIT IN NOTE 4, IS 126°20'07". THIS ANGLE WAS HELD FOR DETERMINING THE BEARING OF THE NORTH LINE OF PARCEL 25335.9009. THE NEW RIGHT OF WAY IS ALSO SHOWN ON THE SR 90 GEIGER ROAD INTERCHANGE VICINITY RIGHT OF WAY AND LIMITED ACCESS PLANS SHEET 7, BY WSDOT.
6. BY HOLDING THE TWO CORNERS ON THE RIGHT OF WAY AS MENTIONED ABOVE, DEVIATIONS IN LINE DISTANCES WERE MADE FROM THE RECORD LEGAL DESCRIPTIONS DESCRIBING PARCELS 25335.9009 AND 25333.0201.



BRIAN NELSON McCluer PLS 57444
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SHEET NO. 3 OF 3

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