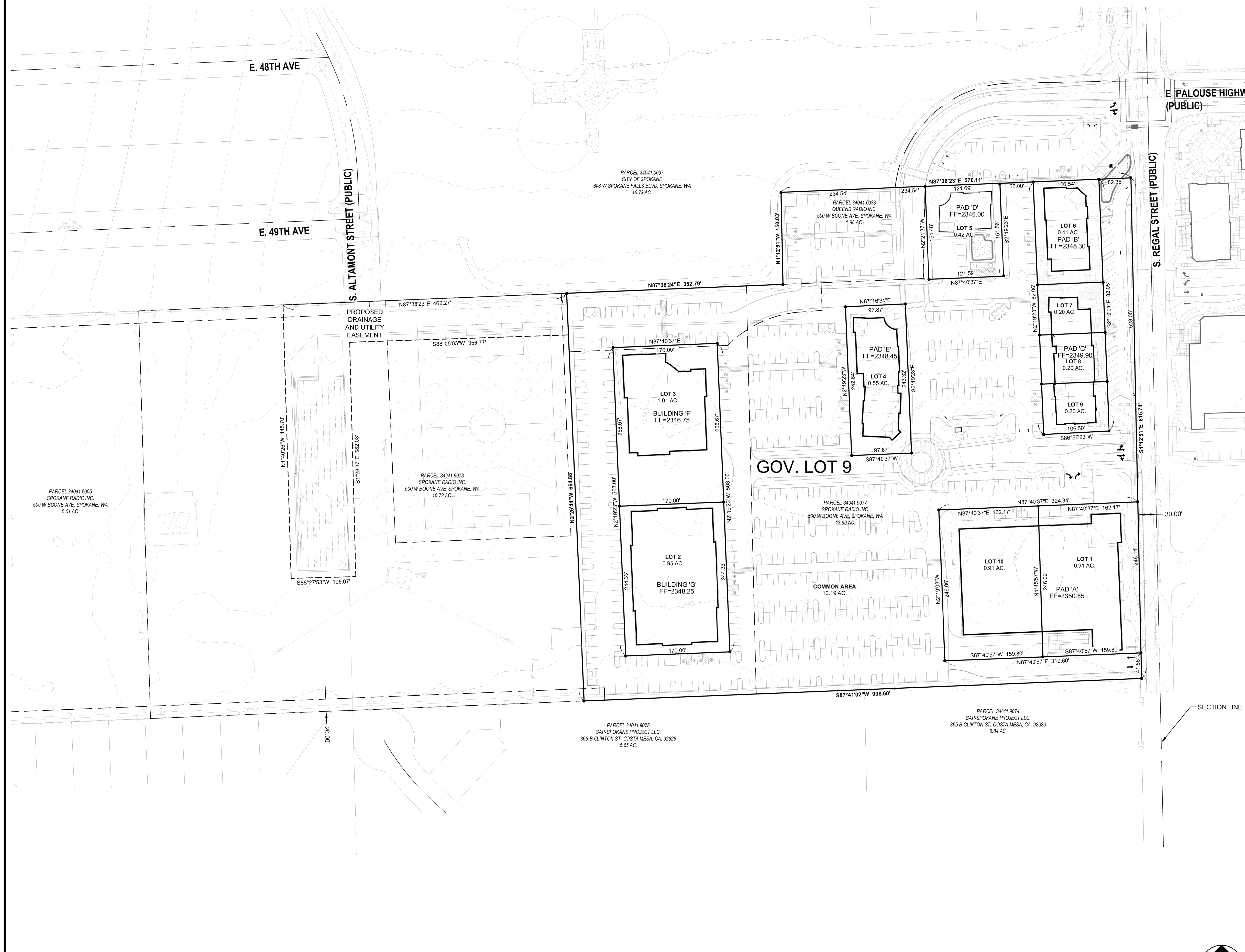
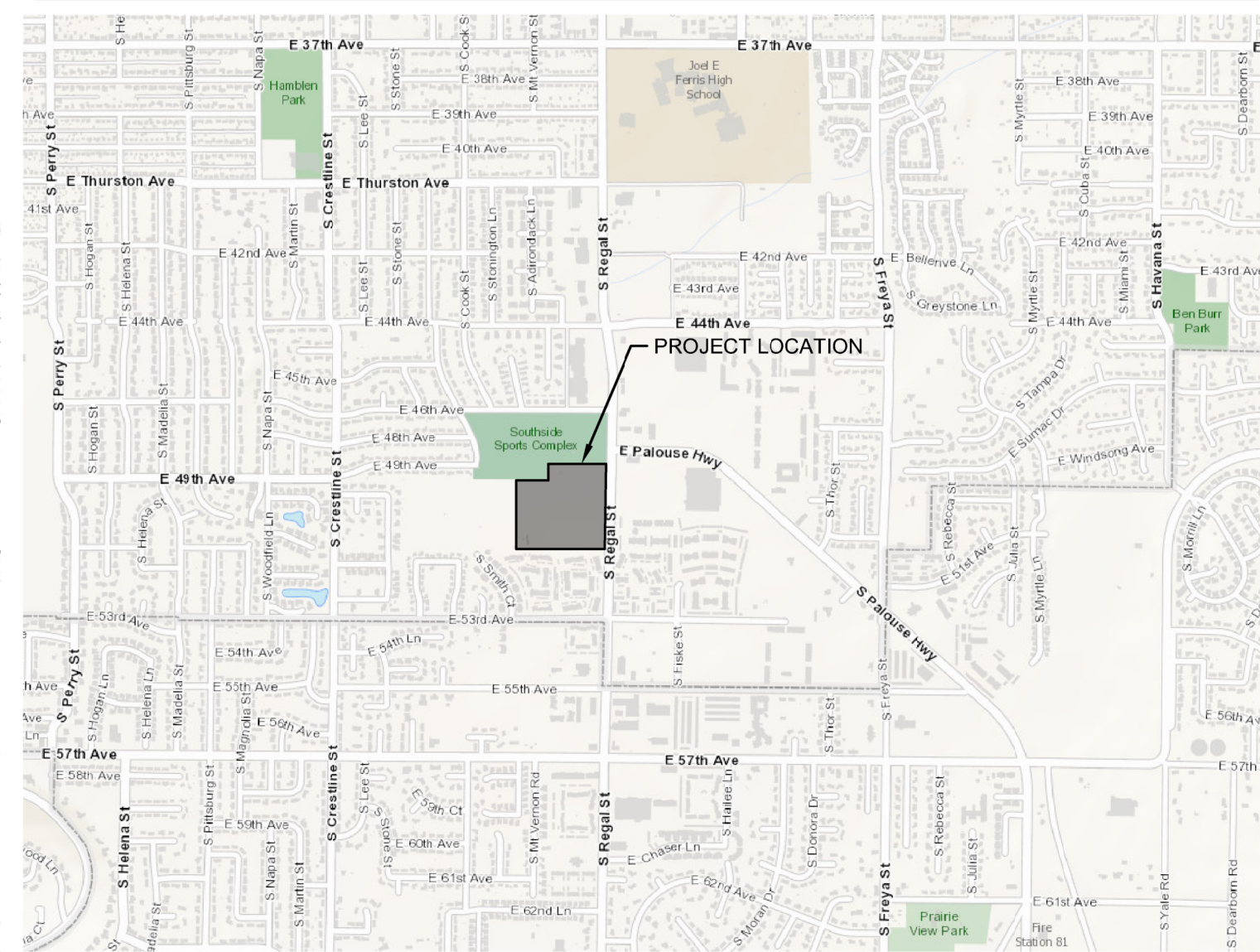


# KXLY SOUTHGATE BINDING SITE PLAN

S.4, T.24N., R.43E., W.M., CITY OF SPOKANE, SPOKANE COUNTY, WA



## VICINITY MAP



## PROJECT DESCRIPTION

EXISTING PROPERTY SIZE: P.N. 34041.0038 (PARCEL "A") = 1.96 AC.  
 P.N. 34041.9077 (PARCEL "B") = 13.99 AC.  
 PROPOSED NUMBER OF LOTS: 10  
 CURRENT ZONING CLASSIFICATION: CC2-DC  
 PROPOSED ZONING CLASSIFICATION: CC2-DC  
 SETBACKS:  
 FROM STREET LOT LINE: 0 FEET  
 FROM RSF AND RTF ZONE LOTS: 10 FEET  
 FROM LOT LINE ABUTTING O,OR,NR,NMU,CB, GC, DT, CC, LI, HI: 0 FEET  
 FRONT LOT LINE: 10 FEET  
 HEIGHT: OVER 70 FEET REFER TO 17C.250.SMC  
 MIXED USE  
 PROPOSED USE OF LOTS: MIXED USE  
 PROPOSED METHOD OF WATER SUPPLY: CITY OF SPOKANE  
 PROPOSED METHOD OF SANITARY SEWAGE DISPOSAL: CITY OF SPOKANE  
 SITE ADDRESS: 5222 S. REGAL ST. SPOKANE WA, 99223

APPLICANT	LAND SURVEYOR	CIVIL ENGINEER
CARL F. GUENZEL RADIO PARK LLC 500 W BOONE AVE. SPOKANE, WA 99201	DANIEL J. ATHA, P.L.S. COFFMAN ENGINEERS 10 N. POST ST. SUITE 500 SPOKANE, WA 99201 PHONE: (509) 328-2994	CARSTON B. MORTENSON, P.E. COFFMAN ENGINEERS 10 N. POST ST. SUITE 500 SPOKANE, WA 99201 PHONE: (509) 328-2994

## EQUIPMENT AND PROCEDURES

PER WAC 332-130-090 GPS AND FIELD TRAVERSE PROCEDURES FOR LAND BOUNDARY SURVEYS WERE UTILIZED AND THE STANDARDS SET FORTH THEREIN (RURAL - 1:5,000) WERE MET OR EXCEEDED.

PER WAC 332-130-100 EQUIPMENT AND PROCEDURES. A CALIBRATED TOTAL STATION WITH ELECTRONIC DISTANCE METER IN CONJUNCTION WITH STATIC RTK GPS OBSERVATIONS WERE UTILIZED WITH THE FIELD TRAVERSE PROCEDURE.

## LEGAL DESCRIPTION (PER FIRST AMERICAN TITLE, FILE #4259-2955925)

PARCEL A  
 THE WEST 570 FEET OF THE EAST 600 FEET OF THE SOUTH 150 FEET OF GOVERNMENT LOT 8, IN SECTION 4, TOWNSHIP 24 NORTH, RANGE 43 EAST, W.M.;  
 EXCEPT REGAL STREET;  
 SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

PARCEL B  
 THE NORTHEAST QUARTER OF GOVERNMENT LOT 9, SECTION 4, TOWNSHIP 24 NORTH, RANGE 43 EAST, W.M., CITY OF SPOKANE, WASHINGTON;  
 EXCEPTING COUNTY ROAD.

TOGETHER WITH THAT PORTION OF THE NORTHWEST QUARTER OF SAID GOVERNMENT LOT 9 LYING EAST OF A LINE DESCRIBED AS FOLLOWS:

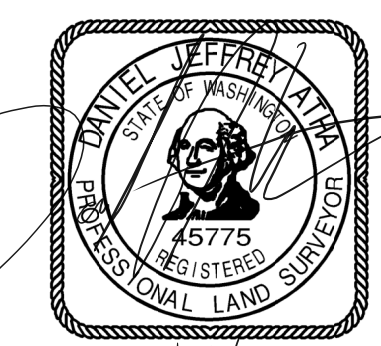
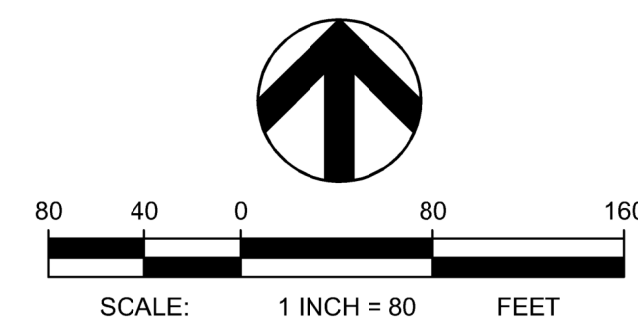
COMMENCING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 9, THENCE N87°40'18"E ALONG THE NORTH LINE THEREOF A DISTANCE OF 367.44 FEET TO THE POINT OF BEGINNING OF SAID LINE;  
 THENCE FROM SAID POINT OF BEGINNING S02°27'16"E A DISTANCE OF 665.47 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER AND THE TERMINUS OF THIS LINE DESCRIPTION, SAID POINT BEARING N87°41'12"E A DISTANCE OF 377.70 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER.

## NOTE

1. SEE PAGE 202 FOR EASEMENTS.

LEGEND	
•	SET
○	FOUND
—	BOUNDARY
- - -	CENTERLINE
- - - -	EASEMENT

**UTILITY STATEMENT**  
 LOCATION OF EXISTING UNDERGROUND UTILITIES HAVE BEEN TAKEN FROM DRAWINGS AND FIELD LOCATES SUPPLIED BY THE APPROPRIATE UTILITY COMPANIES. UTILITY LOCATIONS SHOWN ON THIS DRAWING ARE APPROXIMATE ONLY. PRIOR TO BEGINNING ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EACH UTILITY.



10 N. Post Street Suite 500 Spokane, Washington 99201 Tel 509 328 2994 Fax 509 328 2999			
<b>KXLY SOUTHGATE</b>			
<b>BINDING SITE PLAN</b>			
PROJECT NO. 181129	SCALE: 1" = 80'	DATE: FEB. 8, 2019	REVISION NO.
DESIGNED BY: N/A	CHECKED BY: N/A	DRAWING NO. 1 OF 2	
DRAWN BY: TJW/KMR	REVIEWED BY: JEA/DJA		