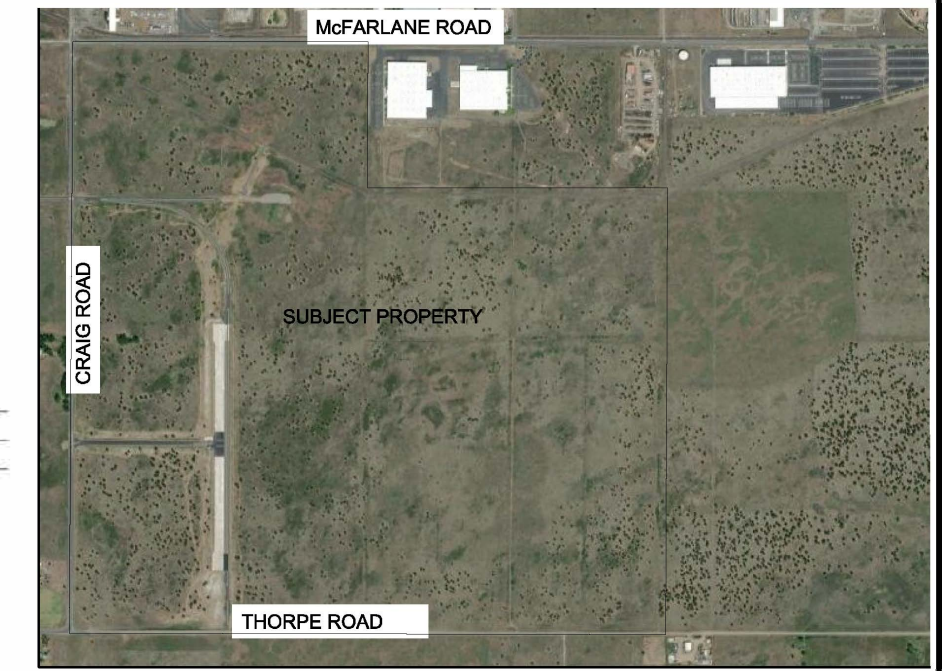
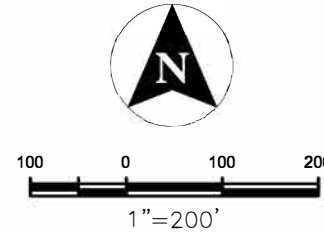
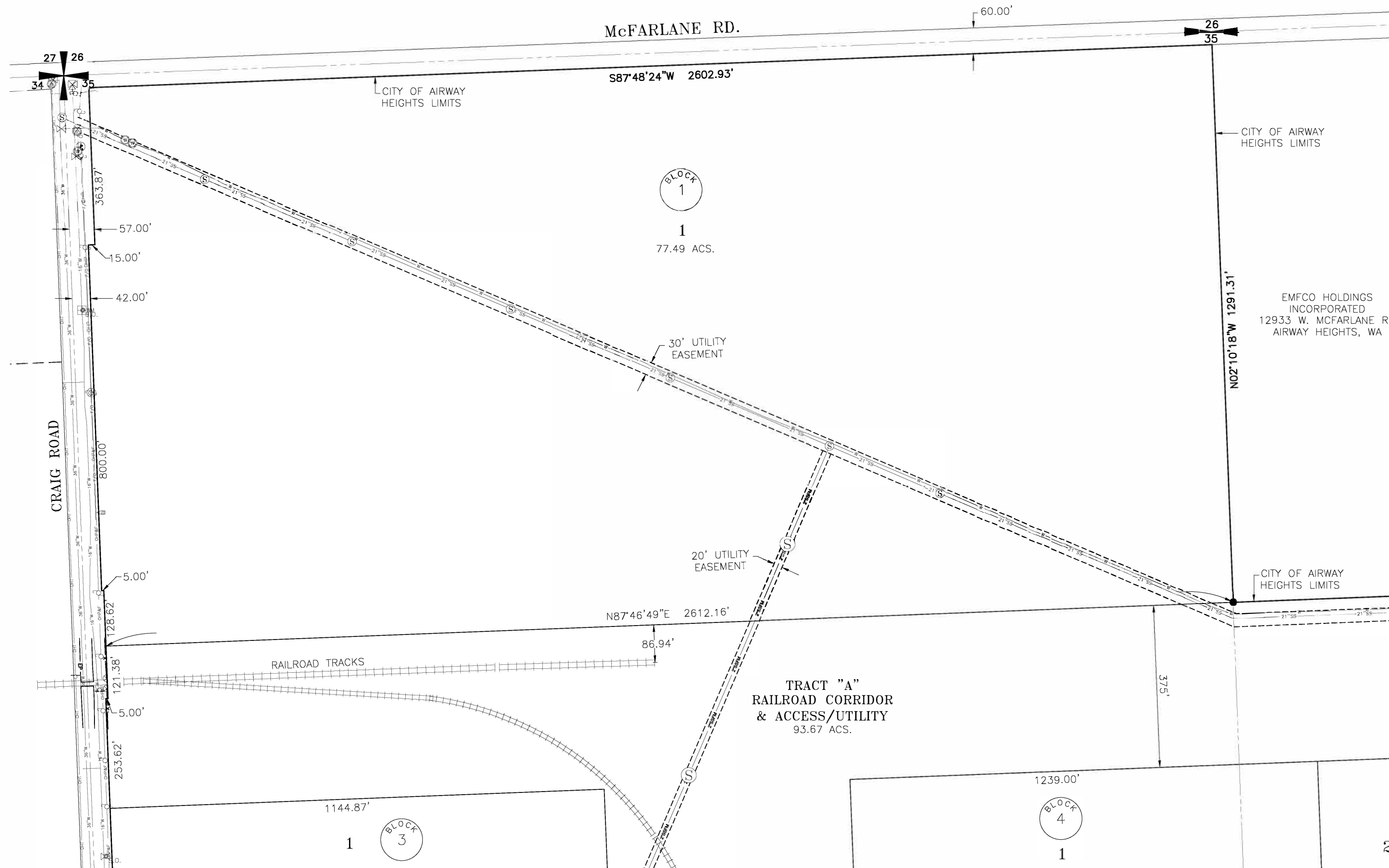


PRELIMINARY BINDING SITE PLAN OF THE RAIL-TRUCK TRANSLOAD CENTER

LOCATED IN THE NW 1/4, NE 1/4, SW 1/4 AND THE SE 1/4 OF SECTION 35, TOWNSHIP 25 NORTH, RANGE 41 EAST, W.M.
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON
FEBRUARY, 2025



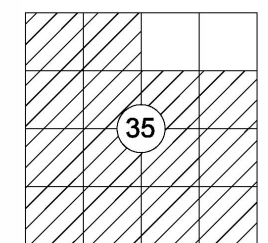
VICINITY MAP



EMFCO HOLDINGS
INCORPORATED
12933 W. MCFARLANE RD
AIRWAY HEIGHTS, WA

LEGEND	
	SECTION CORNER
	SECTION 1/4 CORNER
	POWER POLE
	SEWER MANHOLE
	WATER MANHOLE
	WATER METER
	WATER VALVE
	TELEPHONE PEDESTAL
	FIBER OPTIC MARKER
	GATE POST
	WATER LINE (PIPE SIZE VARIES)
	SANITARY SEWER LINE
	OVERHEAD TELEPHONE
	FIBER OPTIC
	OVERHEAD POWER

SECTION LOCATION DIAGRAM



APPLICANT
LISA CORCORAN, CHIEF DEVELOPMENT OFFICER,
SPOKANE INTERNATIONAL AIRPORT
9000 W. AIRPORT DR. SUITE 204
SPOKANE, WA 99224
(509) 455-6406
lcorcoran@spokaneairports.net

SITE ADDRESS
3911 S. CRAIG ROAD
SPOKANE, WA 99224

PARCEL NUMBERS
15355.9007

PROPOSED NUMBER OF LOTS
9

ZONING DESIGNATION
LIGHT INDUSTRIAL

EXISTING PARCEL
550.84 ACS. MORE OR LESS

VERTICAL DATUM
NAVD 88

LEGAL DESCRIPTION

(As shown on Subdivision Guarantee Order No. 4042245, issued by First American Title Insurance Company dated February 25, 2025.)

ALL OF SECTION 35, TOWNSHIP 25 NORTH, RANGE 41 WEST, W.M., IN SPOKANE COUNTY, WASHINGTON, EXCEPT THE NORTH HALF OF THE NORTHEAST QUARTER;

AND,
EXCEPT ROADS.

SURVEYOR'S CERTIFICATE

I BRIAN NELSON MCCLUER REGISTERED LAND SURVEYOR, HEREBY CERTIFY THE SHORT PLAT OF THE RAIL-TRUCK TRANSLOAD CENTER, 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.

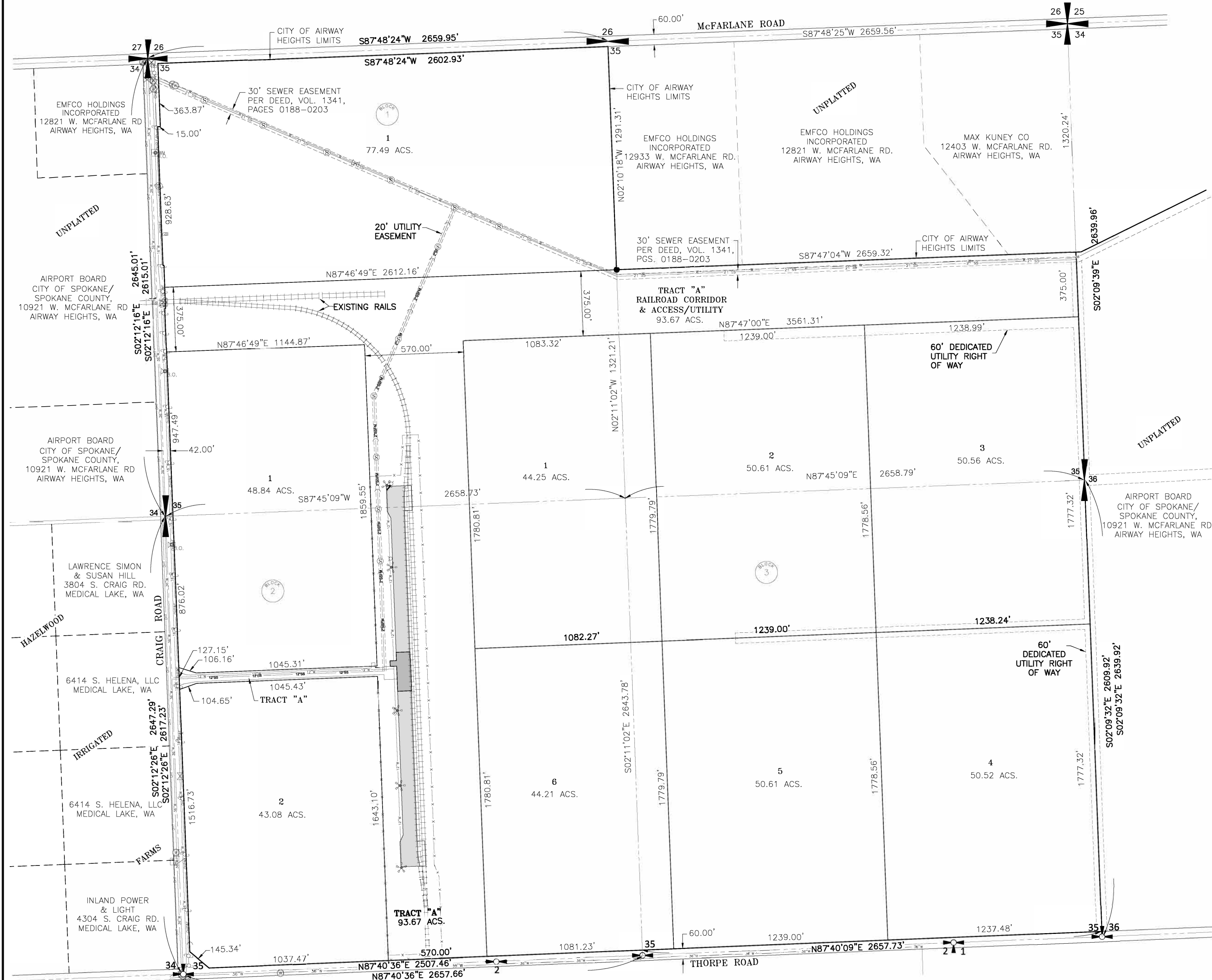
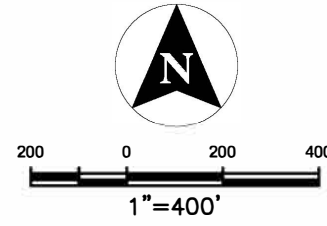


BRIAN NELSON McCluer PLS 57444
EMAIL ADDRESS: bmcccluer@ardurra.com

ARDURRA
1717 S. RUSTLE STREET, SUITE 201
SPOKANE, WA 99224
509-319-2580 | WWW.ARDURRA.COM
SHEET NO. 1 OF 2
N:\230001\Acaddwg\Survey\23-005_SP.DWG

PRELIMINARY BINDING SITE PLAN OF THE RAIL-TRUCK TRANSLOAD CENTER

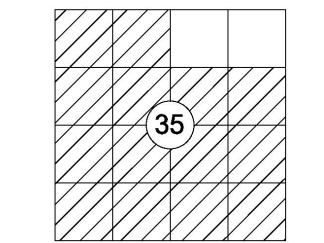
LOCATED IN THE NW 1/4, NE 1/4, SW 1/4 AND THE SE 1/4 OF SECTION 35, TOWNSHIP 25 NORTH, RANGE 41 EAST, W.M.
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON
FEBRUARY, 2025



LEGEND

- SECTION CORNER
- SECTION 1/4 CORNER
- POWER POLE
- LIGHT POLE
- SEWER MANHOLE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- FIBER OPTIC MARKER
- GATE POST
- POWER TRANSFORMER
- POWER J-BOX
- WATER LINE (PIPE SIZE VARIES)
- SANITARY SEWER LINE
- OVERHEAD TELEPHONE
- FIBER OPTIC
- OVERHEAD POWER
- FENCE LINE
- CONCRETE

SECTION LOCATION DIAGRAM



BRIAN NELSON McCLUER PLS 57444
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SHEET NO. 2 OF 2
N:\230001\Acaddwg\Survey\230005_PSP.DWG