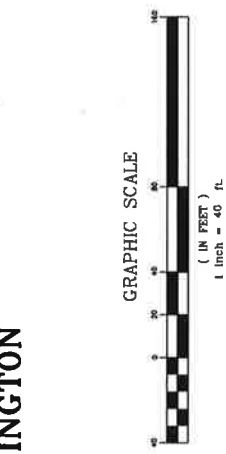


PRELIMINARY SHORT PLAT NORTHWEST BLVD SHORT PLAT NO. _____ NE 1/4, SECTION 12, T25N, R42E, W.M. CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON



LEGAL DESCRIPTION:
PARCEL G OF SHORT PLAT 84-03, ACCORDING TO PLAT RECORDED IN VOLUME 2 OF SHORT PLATS, PAGE 74, UNDER RECORDING NO. S309220160, IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON.

PROPOSED USE:
LOTS FOR USE AS RETAIL STORES

OWNER:
WEST PROCO II, LLC
1345 AVE OF THE AMERICAS
NEW YORK, NY 10105

APPLICANT/CONTACT:
MICHAEL J. WITCHELL
510 E. MEMORIAL DRIVE SUITE A-1
OKLAHOMA CITY, OK 73114

LAND SURVEYOR:
WITCH DURYEA
DURYEA & ASSOCIATES, P.S.
2702 N. PERRY STREET
SPOKANE, WA 99207
(509) 465-8007

NOTES AND COMMENTS

- GROSS LAND AREA 151,728 SQUARE FEET OR 3.48 ACRES, MORE OR LESS AND UNDERGROUND LINES
- SEE CIVIL PLANS FOR EXISTING & PROPOSED UTILITY SURFACE FEATURES
- THE FOLLOWING ZONING INFORMATION WAS PROVIDED TO THE SURVEYOR IN THE ZONING REPORT PREPARED BY EMG, DATED AUGUST 3, 2017, EMG PROJECT # 127014.17000-088.259. THE ZONING REPORT IS SUBJECT TO THE CITY OF SPOKANE'S ZONING REQUIREMENTS FOR THIS SITE.

SETBACKS:
FRONT: ZERO FEET
SIDE (EAST): 10 FEET
SIDE (WEST): ZERO FEET
REAR: 10 FEET
HEIGHT: 55 FEET
FLOOR AREA RATIO: 1.3 MAXIMUM

PARKING:
RETAIL PERSONAL SERVICE, REPAIR ORIENTED, 1 SPACE PER 500 SQUARE FEET, 1 SPACE PER 100 SQUARE FEET, 1 SPACE PER 500 SQUARE FEET, QUICK VEHICLE SERVICING, 1 SPACE PER 500 SQUARE FEET.

THE PROPERTY IS CONSIDERED TO BE LEGAL CONFORMING FOR USE AND PREMISE AND LEGAL NONCONFORMING FOR STRUCTURE.

SURVEYOR'S STATEMENT:

THIS SURVEY WAS PREPARED BY ME IN ACCORDANCE WITH THE CITY OF SPOKANE SUBDIVISION ORDINANCE.

WITCH DURYEA
P.S. 33658
WITCHDURYEA-ASSOCIATES.COM
1/5 ZONING DATE



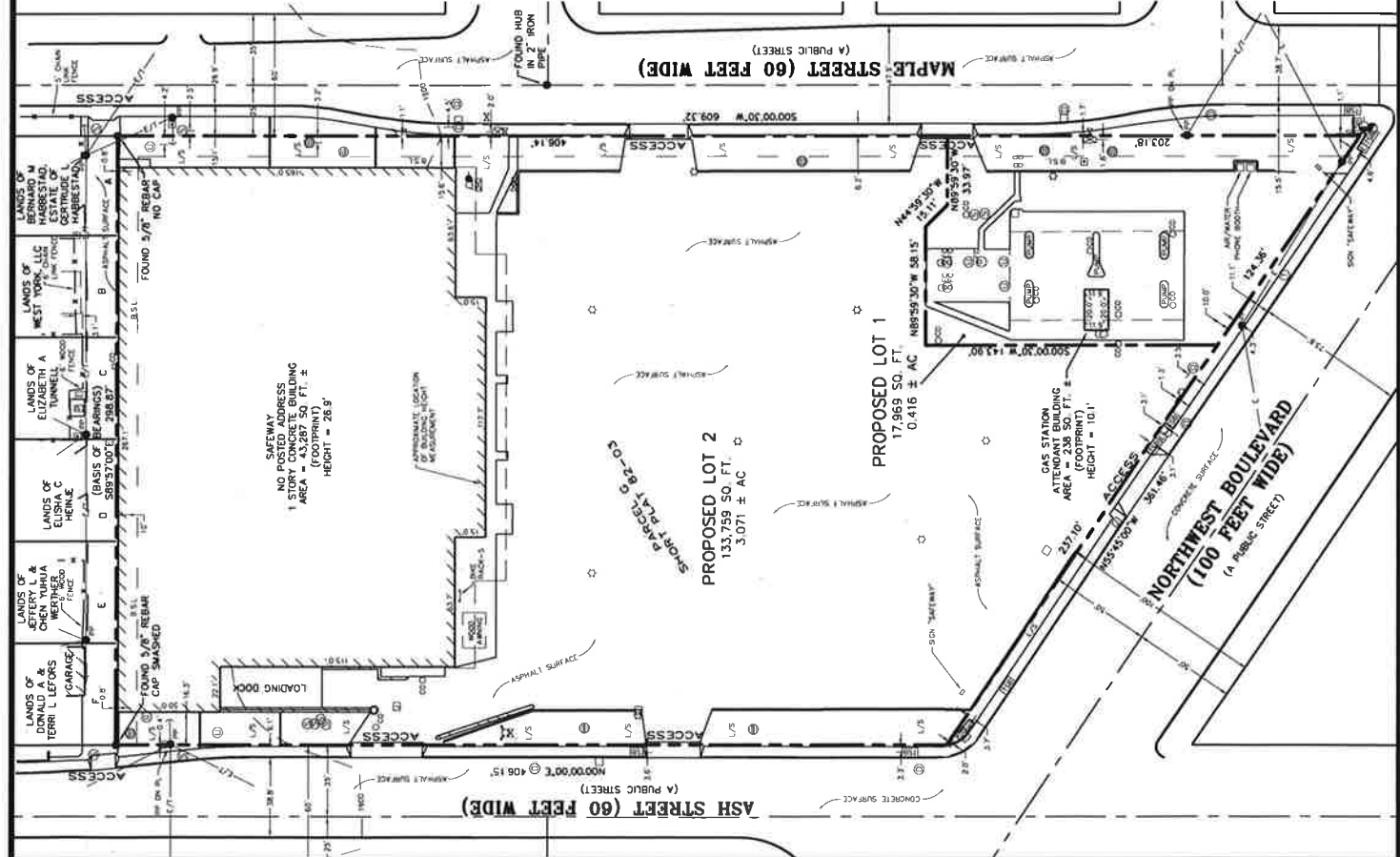
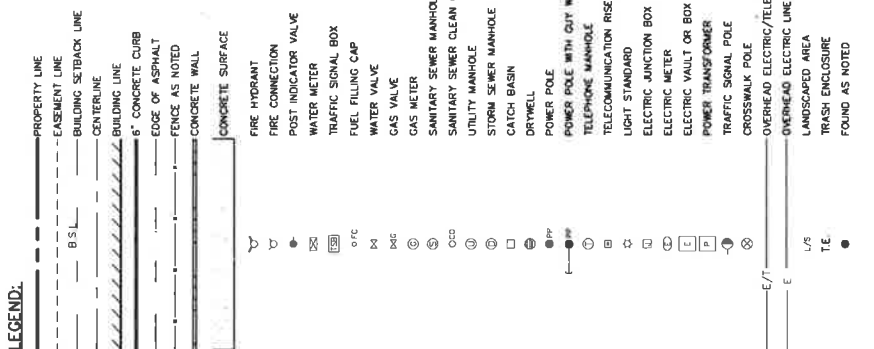
DURYEA & ASSOCIATES
Surveying and Mapping

2702 N. Perry Street Spokane, WA 99207 (509) 465-8007
www.duryea-associates.com

JOB NO. 17-2308



VICINITY MAP
NOT TO SCALE



SAFETY
NO POSTED ADDRESS
1 STORY CONCRETE BUILDING
AREA (FOOTPRINT)
HEIGHT = 28' 3"

PROPOSED LOT 2
133,759 SQ. FT.
3.071 ± AC

PROPOSED LOT 1
17,969 SQ. FT.
0.416 ± AC

NORTHWEST BOULEVARD
(100 FEET WIDE)
(A PUBLIC STREET)

MAPLE STREET (60 FEET WIDE)
(A PUBLIC STREET)

ASH STREET (80 FEET WIDE)
(A PUBLIC STREET)

SHORT PLAT 84-03