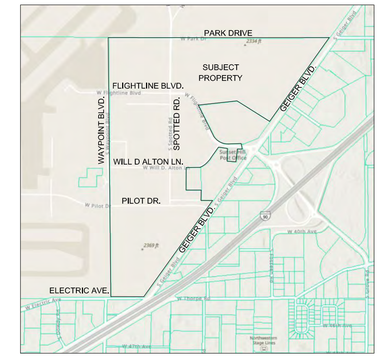
PRELIMINARY BSP OF SPOKANE AIRPORT BUSINESS PARK

LOCATED IN THE NW 1/4, NE 1/4, SE 1/4, & SW 1/4 OF THE NW 1/4, THE NW1/4, NE 1/4, SW 1/4, THE NW 1/4, NE 1/4, SE 1/4, SW 1/4, OF THE SW 1/4 OF SECTION 33, TOWNSHIP 25 NORTH, RANGE 42 EAST, W.M., CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

JUNE, 2023



VICINITY MAP

LEGAL DESCRIPTION

(As shown on Subdivision Guarantee Order No. 4046065, Issued by First American Title Insurance Company dated April 20, 2023.)

THAT PORTION OF SECTION 33, TOWNSHIP 25 NORTH, RANGE 42 EAST OF THE WILLAMETTE MERIDIAN, LYING NORTHWESTERLY OF GEIGER BOULEVARD, CITY OF SPOKANE, SPOKANE COUNTY WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 33, MONUMENTED WITH A 3/4" SQUARE HEAD BOLT IN THE CENTERLINE OF GARDEN SPRINGS ROAD, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 33 BEARS S87°19'03"W 2640.42 FEET MONUMENTED WITH A MAG NAIL AND WASHER MARKED T-O ENGINEERS PLS 57444;

THENCE S87°19'03"W ALONG THE NORTH SECTION LINE OF SECTION 33 711.43 FEET TO THE WESTERLY RIGHT OF WAY OF GEIGER BOULEVARD, MONUMENTED WITH A MAG NAIL AND WASHER MARKED T-O ENGINEERS PLS 57444 AND THE **POINT OF BEGINNING**;

THENCE CONTINUING S87°19'03"W ALONG SAID SECTION LINE 1928.99 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION MONUMENTED WITH A MAG NAIL AND WASHER MARKED T-O ENGINEERS PLS 57444;

THENCE CONTINUING S87°10'41"W ALONG SAID SECTION LINE 2630.60 FEET TO THE NORTHWEST CORNER OF SECTION 33, MONUMENTED WITH A 5/8" REBAR AND YELLOW PLASTIC CAP MARKED LS 13775;

THENCE S00°17'21"E ALONG THE WEST SECTION LINE OF SECTION 33, 2658.52 FEET TO THE WEST QUARTER CORNER OF SECTION 33, MONUMENTED WITH A 5/8" REBAR WITH NO IDENTIFICATION;

THENCE CONTINUING ALONG SAID SECTION LINE, S03°14'34"E 2627.69 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF ELECTRIC AVENUE, MONUMENTED WITH A MAG NAIL AND WASHER MARKED PLS 57444;

THENCE, N87°32'09"E ALONG SAID NORTHERLY RIGHT OF WAY 680.00 FEET TO THE NORTHWESTERLY RIGHT OF WAY OF GEIGER BOULEVARD, MONUMENTED WITH A 5/8" REBAR AND YELLOW PLASTIC CAP MARKED T-O ENGINEERS PLS 57444;

THENCE N33°10'00E" ALONG SAID NORTHWESTERLY RIGHT OF WAY, 2431.27 FEET TO THE SOUTHERLY LINE OF LOTS 3 AND 4 OF GLENWOOD PARK AS RECORDED IN BOOK "E" OF PLATS , PAGE 70, MONUMENTED WITH A 5/8" REBAR AND YELLOW PLASTIC CAP MARKED T-O ENGINEERS PLS 57444;

THENCE DEPARTING SAID RIGHT OF WAY S87°18'37"W ALONG SAID SOUTHERLY LINE 243.03 FEET TO A 5/8" REBAR AND YELLOW PLASTIC CAP MARKED T-O ENGINEERS PLS 57444;

THENCE DEPARTING SAID SOUTHERLY LINE N02°12'05"W 212.84 FEET TO A 5/8" REBAR AND YELLOW PLASTIC CAP MARKED T-O ENGINEERS PLS 57444;

THENCE S87°46'55"W 299.52 FEET TO A 5/8" REBAR AND YELLOW PLASTIC CAP MARKED T-O ENGINEERS PLS 57444;

THENCE N02°12'05"W 444.70 FEET TO THE EAST/WEST CENTER SECTION LINE OF SECTION 33, MONUMENTED WITH A 5/8" REBAR AND YELLOW PLASTIC CAP MARKED T-O ENGINEERS PLS 57444;

THENCE CONTINUING N02°12'05"W 13.06 FEET TO A 5/8" REBAR AND YELLOW PLASTIC CAP MARKED T-O ENGINEERS PLS 57444;

THENCE N87°53'55"E 299.52 FEET TO A 5/8" REBAR AND YELLOW PLASTIC CAP MARKED T-O ENGINEERS PLS 57444;

THENCE N02°12'05"W 10.99 FEET TO A POINT OF NON TANGENT CURVATURE TO THE LEFT WITH SAID CURVE HAVING A RADIUS OF 462.31 FEET, AND A CHORD OF N46°12'08"E 267.72 FEET, MONUMENTED WITH A 5/8" REBAR AND YELLOW PLASTIC CAP MARKED T-O ENGINEERS PLS 57444;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°39'45" AN ARC DISTANCE OF 271.61 FEET TO A 5/8" REBAR AND YELLOW PLASTIC CAP MARKED T-O ENGINEERS PLS 57444;

THENCE N32°12' 10"E 265.33 FEET TO A POINT OF CURVATURE TO THE RIGHT WITH SAID CURVE HAVING A RADIUS OF 38.82 FEET, AND A CHORD OF N64°34'49"E 32.13 FEET, MONUMENTED WITH A 5/8" REBAR AND YELLOW PLASTIC CAP MARKED T-O ENGINEERS PLS 57444;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°53'31" AN ARC DISTANCE OF 33.12 FEET TO A 5/8" REBAR AND YELLOW PLASTIC CAP MARKED T-O ENGINEERS PLS 57444;

THENCE S83°02'41"E 173.20 FEET TO A 5/8" REBAR AND YELLOW PLASTIC CAP MARKED T-O ENGINEERS PLS 57444;

THENCE S02°16'33"W 260.18 FEET TO A 2-1/2" BRASS CAP ON A 6" DIAMETER CONCRETE PEDESTAL MARKED LS 13775;

THENCE S87°43'24"E 194.71 FEET TO A 2-1/2" BRASS CAP ON A 6" DIAMETER CONCRETE PEDESTAL MARKED LS 13775;

THENCE N02°16'36"E 263.12 FEET TO A 5/8" REBAR AND YELLOW PLASTIC CAP MARKED T-O ENGINEERS PLS 57444;

THENCE N89°33'35"E 94.92 FEET TO THE WESTERLY RIGHT OF WAY LINE OF GEIGER BOULEVARD MONUMENTED WITH 5/8" REBAR AND YELLOW PLASTIC CAP MARKED T-O ENGINEERS PLS 57444;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING THREE COURSES;

1. N36°05'09"W 31.38 FEET TO A 5/8" REBAR AND YELLOW PLASTIC CAP MARKED T-O ENGINEERS PLS 57444;
2. N12°29'49"W 93.06 FEET TO A 5/8" REBAR AND YELLOW PLASTIC CAP MARKED T-O ENGINEERS PLS 57444;
3. N69°46'10"E 37.72 FEET TO THE SOUTHERLY LINE OF LOT 2 OF THE KING BEVERAGE FINAL CITY SHORT PLAT AS RECORDED IN BOOK 36, PAGES 45-47, MONUMENTED WITH A 5/8" REBAR AND YELLOW PLASTIC CAP MARKED T-O ENGINEERS PLS 57444;

THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE N87°39'49"W ALONG THE BOUNDARY LINE OF SAID LOT 2, 325.55 FEET TO A POINT OF CURVATURE TO THE RIGHT WITH SAID CURVE HAVING A RADIUS OF 355.92 FEET, AND A CHORD OF N56°34'27"W 367.58 FEET, MONUMENTED WITH A 5/8" REBAR AND YELLOW PLASTIC CAP MARKED T-O ENGINEERS PLS 57444;

THENCE CONTINUING ALONG THE BOUNDARY LINE OF SAID LOT 2, THE FOLLOWING FOUR COURSES;

1. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62°10'45" AN ARC DISTANCE OF 386.26 FEET TO A 5/8" REBAR AND YELLOW PLASTIC CAP MARKED T-O ENGINEERS PLS 57444;
2. N25°29'04"W 664.57 FEET TO A 5/8" REBAR AND YELLOW PLASTIC CAP MARKED T-O ENGINEERS PLS 57444;
3. N84°04'59"E 791.02 FEET TO A 5/8" REBAR AND YELLOW PLASTIC CAP MARKED T-O ENGINEERS PLS 57444;
4. S56°49'10"E 792.63 FEET TO THE WESTERLY RIGHT OF WAY LINE OF GEIGER BOULEVARD, MONUMENTED WITH A 5/8" REBAR AND YELLOW PLASTIC CAP MARKED T-O ENGINEERS PLS 57444;

THENCE N33°10'00"E ALONG SAID WESTERLY RIGHT OF WAY LINE, 2117.71 FEET TO THE **POINT OF BEGINNING.**

EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY INSTRUMENT RECORDED JULY 22, 2021 AS NUMBER 7103998.

LEGEND

- SECTION CORNER
- SECTION 1/4 CORNER
- CLOSING CORNER
- STANDARD CORNER
- FIRE HYDRANT
- SEWER MANHOLE
- W — WATER LINE
- SEW — SANITARY SEWER LINE
- FO — FIBER OPTIC LINE
- G — GAS LINE
- EXISTING BUILDING

APPLICANT
LISA CORCORAN,
DIRECTOR, PLANNING & DEVELOPMENT DEPARTMENT
SPOKANE AIRPORTS
9000 W. AIRPORT DR, SUITE 204
SPOKANE, WA 99224
(509) 455-6406
lcorcoran@spokaneairports.net

AGENT:
JON HESTER, ARDURRA
1717 RUSTLE STREET SUITE 201
SPOKANE, WA 99224
(509) 319-2580
jhester@ardurra.com

SITE ADDRESS
8125 W. PILOT DR.
SPOKANE, WA 99224

PARCEL NUMBERS
25335.0503

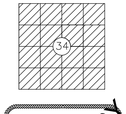
PROPOSED NUMBER OF LOTS
17

ZONING DESIGNATION
LIGHT INDUSTRIAL & GENERAL COMMERCIAL

OVERALL ACREAGE
281.88 ACRES

VERTICAL DATUM
NAVD 88

SECTION LOCATION DIAGRAM



SURVEYOR'S CERTIFICATE

I BRIAN NELSON MCCLUER REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THE PLAT OF SPOKANE AIRPORT BUDINESS PARK, 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 STATE OF WASHINGTON 57444 REGISTERED PROFESSIONAL LAND SURVEYOR
PRELIMINARY

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

N

150 0 150 300
1"=300'

BORDER SIZE	6/5/2023
DESIGNED	
DESIGNED	
DRAWN	
DRAWN	
CHECKED	
CHECKED	
APPROVED	
APPROVED	

REVISIONS

NO.	DESCRIPTION	DATE

ARDURRA
1717 S. RUSTLE STREET, SUITE 201
SPOKANE, WA 99224
509-319-2580 | WWW.ARDURRA.COM

PRELIMINARY BINDING SITE PLAN OF
SPOKANE AIRPORT BUSINESS PARK

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE:	6/5/2023
PROJECT:	230001_23-004
SHEET:	1 OF 1