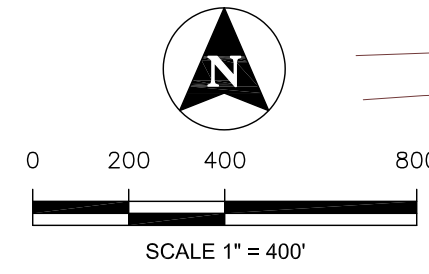


CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	2369.00'	32.85'	0°47'40"	N65°54'21"W	32.85'
C2	1527.04'	421.80'	15°49'34"	N74°12'58"W	420.46'
C3	649.40'	545.19'	48°06'03"	N62°46'49"E	529.32'
C4	952.02'	571.49'	34°23'39"	S69°38'01"W	562.95'
C5	1675.81'	165.14'	5°38'46"	S51°23'25"W	165.07'
C6	512.71'	199.52'	22°17'46"	N66°22'39"E	198.26'
C7	1754.88'	672.95'	21°58'17"	N77°13'19"W	668.83'
C22	2504.64'	1407.36'	32°11'40"	S72°05'41"W	1388.92'
C23	500.00'	194.10'	22°14'32"	S82°48'00"E	192.88'
C24	500.00'	44.37'	5°05'05"	S67°30'43"W	44.36'

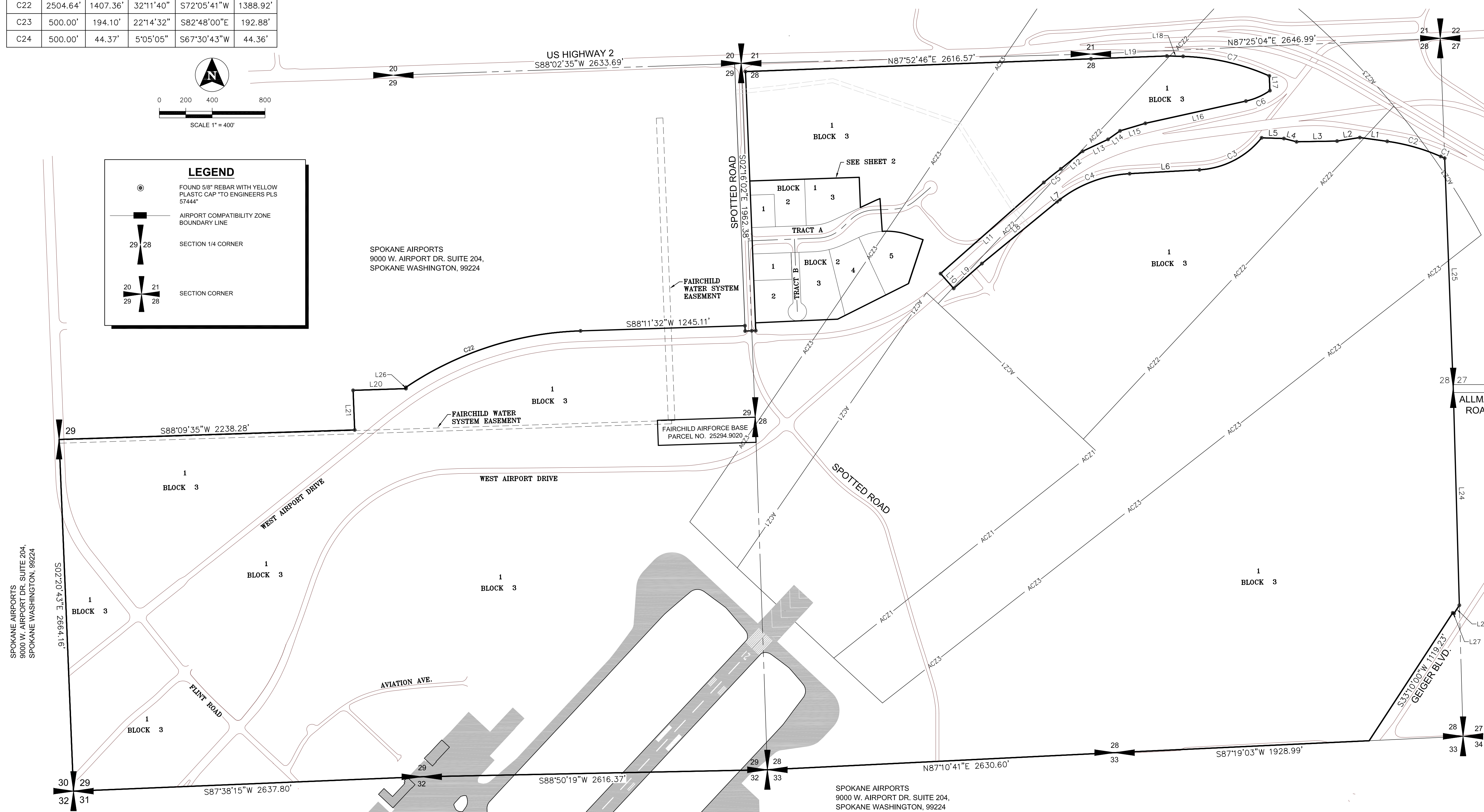
## PRELIMINARY BINDING SITE PLAN OF SPOKANE INTERNATIONAL AIRPORT PARCEL 1 DEVELOPMENT

BEING A PORTION OF THE NE 1/4, SE 1/4, SW 1/4 & NW 1/4 OF SECTION 28 &  
THE NE 1/4, SE 1/4, SW 1/4 & THE NW 1/4 OF SECTION 29,  
TOWNSHIP 25 NORTH, RANGE 42 EAST, W.M.  
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON  
FILE # Z22-??  
JANUARY, 2022



**LEGEND**

- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP TO ENGINEERS PLS 57444"
- AIRPORT COMPATIBILITY ZONE BOUNDARY LINE
- SECTION 1/4 CORNER
- SECTION CORNER



Z:\SIA Airport Survey\ACAD\GIS\SURVEY\BOUNDARY\2018\_WB0 BINDING SITE PLAN\2018\_BSP.DWG, 1/11/2022

**T-O ENGINEERS**

1717 S. Rustle St., Suite 201  
Spokane, WA 99224  
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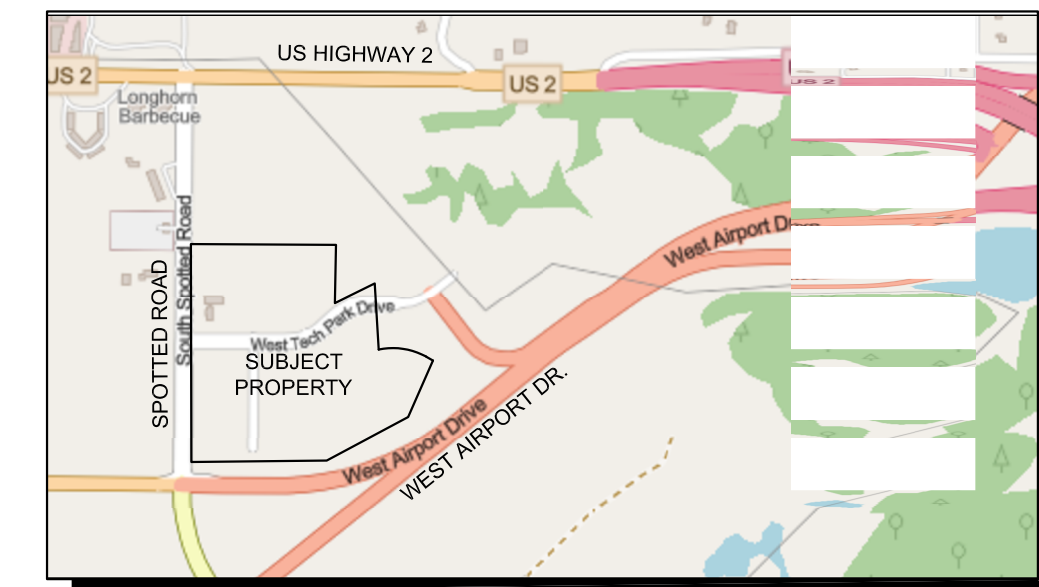
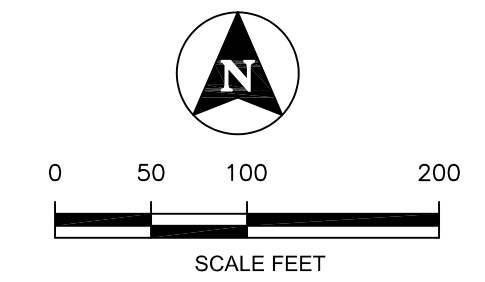
**SHEET NO. 1 OF 2**

J:\SIA Airport Survey\Academy\Survey\210769\_BSP.DWG



# PRELIMINARY BINDING SITE PLAN OF SPOKANE INTERNATIONAL AIRPORT PARCEL 1 DEVELOPMENT

BEING A PORTION OF THE NE 1/4, SE 1/4, SW 1/4 & NW 1/4 OF SECTION 28 &  
THE NE 1/4, SE 1/4, SW 1/4 & THE NW 1/4 OF SECTION 29,  
TOWNSHIP 25 NORTH, RANGE 42 EAST, W.M.  
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON  
FILE # Z22-??  
JANUARY, 2022

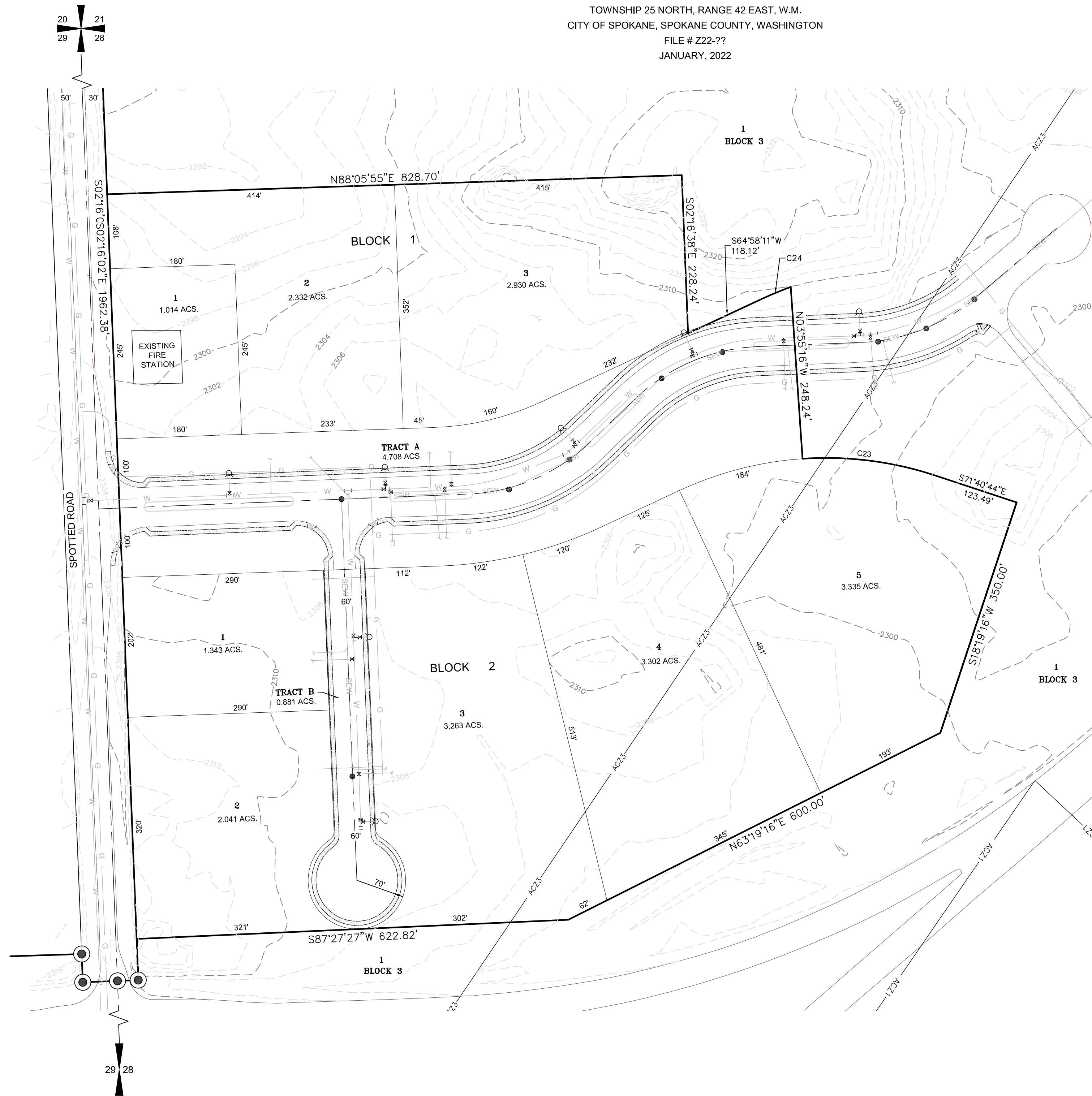


VICINITY MAP

**LEGEND**

- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP \*T-O ENGINEERS PLS 57444\*
- SEWER MANHOLE
- FIRE HYDRANT
- ⊗ WATER VALVE
- SEW — SANITARY SEWER LINE
- W — WATER LINE
- G — GAS LINE
- AIRPORT COMPATIBILITY ZONE BOUNDARY LINE
- ⊕ SECTION 1/4 CORNER
- ⊕ SECTION CORNER

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N82°07'45"W	209.81'
L2	S81°10'07"W	173.98'
L3	S88°59'07"W	306.66'
L4	N75°28'08"W	99.04'
L5	N88°17'02"W	168.74'
L6	N86°49'51"E	529.19'
L7	S52°26'12"W	25.99'
L8	S50°33'35"W	737.16'
L9	S48°34'02"E	285.00'
L10	S41°25'58"E	150.00'
L11	S48°34'02"W	1042.15'
L12	S51°02'09"W	212.14'
L13	S64°56'40"W	212.22'
L14	S54°40'09"W	111.22'
L15	S73°23'48"W	199.98'
L16	S77°31'32"W	779.27'
L17	S02°23'03"E	111.40'
L18	S88°46'19"E	123.16'
L19	N87°52'46"E	574.42'
L20	S88°08'37"W	400.02'
L21	S02°17'25"E	299.99'
L23	S33°10'00"W	75.39'
L24	S01°37'16"E	1646.08'
L25	N02°07'36"W	1739.36'
L26	S02°17'32"E	9.93'
L27	S56°50'00"E	10.50'



**LEGAL DESCRIPTION**

A PARCEL OF LAND LOCATED WITHIN SECTION 28 AND 29, TOWNSHIP 25 NORTH, RANGE 42 EAST, WILLAMETTE MERIDIAN, SPOKANE COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: ALL OF SECTION 28 LYING NORTHWESTERLY OF GEIGER BOULEVARD, EXCEPT STATE HIGHWAY, AND SPOTTED ROAD RIGHT OF WAY TOGETHER WITH THE SOUTH HALF OF SAID SECTION 29, EXCEPT THE NORTH 190 FEET OF THE EAST 740 FEET THEREOF, ALSO TOGETHER WITH THE SOUTH 300 FEET OF THE EAST 400 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29; ALSO TOGETHER WITH, A PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 29 MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 29, MONUMENTED WITH A RAILROAD SPIKE, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 29 BEARS SOUTH 1°58'50" EAST 2870.01 FEET, MONUMENTED WITH A 5/8" REBAR AND YELLOW PLASTIC CAP MARKED LS 13775; THENCE, SOUTH 88°11'05" WEST 2832.52 FEET ALONG THE EAST-WEST CENTER SECTION LINE, TO THE CENTER SECTION CORNER MONUMENTED WITH A 5/8" REBAR AND YELLOW PLASTIC CAP MARKED T-O ENGINEERS PLS 57444; THENCE, NORTH 2°17'36" WEST 299.97 FEET ALONG THE NORTH-SOUTH CENTER SECTION LINE TO A 1/2" REBAR AND YELLOW PLASTIC CAP MARKED MEM PLS 35157; THENCE, CONTINUING ALONG SAID CENTER SECTION LINE NORTH 2°17'32" WEST 9.93 FEET TO A POINT OF NON TANGENT CURVATURE TO THE RIGHT WITH SAID CURVE HAVING A RADIUS OF 2504.64 FEET, AND A CHORD OF NORTH 72°05'41" EAST 1388.92 FEET, MONUMENTED WITH A 5/8" REBAR AND YELLOW PLASTIC CAP MARKED T-O ENGINEERS PLS 57444; THENCE, EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°11'40" AN ARC DISTANCE OF 1407.36 FEET TO A 5/8" REBAR AND YELLOW PLASTIC CAP MARKED T-O ENGINEERS PLS 57444; THENCE, NORTH 88°11'32" EAST 1245.11 FEET TO THE WESTERLY RIGHT OF WAY OF SPOTTED ROAD, MONUMENTED WITH A 5/8" REBAR AND YELLOW PLASTIC CAP MARKED T-O ENGINEERS PLS 57444; THENCE, SOUTH 2°15'34" EAST 40.77 FEET ALONG SAID WESTERLY RIGHT OF WAY TO A 5/8" REBAR AND YELLOW PLASTIC CAP MARKED T-O ENGINEERS PLS 57444, SAID POINT BEING THE TERMINUS OF SPOTTED ROAD RIGHT OF WAY; THENCE, NORTH 87°43'58" EAST 50.00 FEET TO THE EAST LINE OF SECTION 29, MONUMENTED WITH A 5/8" REBAR AND YELLOW PLASTIC CAP MARKED T-O ENGINEERS PLS 57444; THENCE, SOUTH 2°16'02" EAST 654.31 FEET TO THE POINT OF BEGINNING.

CONTAINING: 946.641 ACRES MORE OR LESS

**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 2

**PROPOSED NUMBER OF LOTS**  
9

**CURRENT ZONING DESIGNATION**  
LIGHT INDUSTRIAL AND REGIONAL COMMERCIAL

**PROPOSED PROPERTY SIZE**  
20,441 ACS.

**VERTICAL DATUM**  
NAVD 88

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**SHEET NO. 2 OF 2**