

LEGAL DESCRIPTION:

THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN THE FIDELITY NATIONAL TITLE INSURANCE COMPANY PLAT CERTIFICATE NUMBER 00056027 DATED JANUARY 8, 2014.

APPLICANT:

HARLAN D. DOUGLAS
815 ROSEWOOD AVE.
SPOKANE, WA 99208
PHONE: 509-455-5103

LAND SURVEYOR

DURYEA & ASSOCIATES
P.O. BOX 7400
2702 N. PERRY STREET
SPOKANE, WA 99207
MITCH DURYEA, PLS
PHONE: 509-465-8007

CIVIL ENGINEER

J.R. BONNETT ENGINEERING
803 E. 3RD AVENUE
SPOKANE, WA 99202
JAY BONNETT, P.E.
PHONE: 509-534-3929

DATE OF SURVEY: JANUARY, 2014

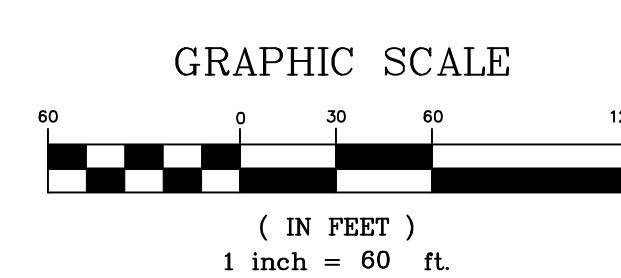
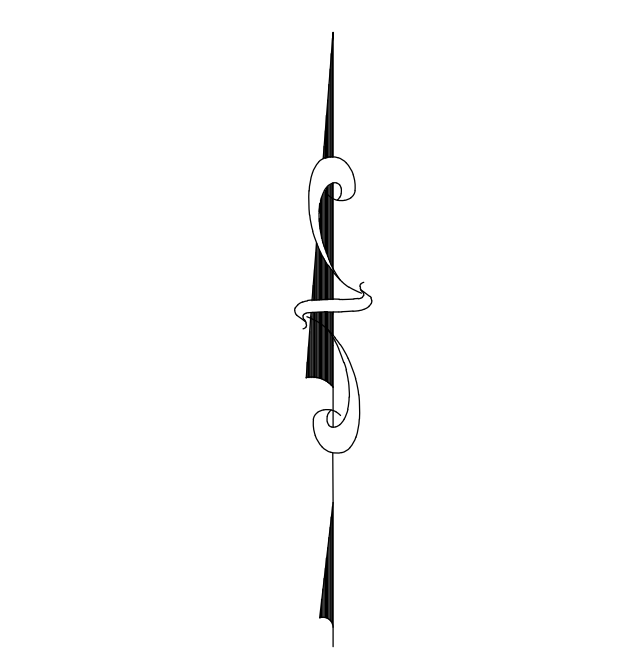
VERTICAL DATUM NAVD 88

FOUND 3" BRASS CAP IN THE CURB AT THE NORTHEAST QUADRANT AT THE INTERSECTION OF DIVISION & LYONS. CITY ELEVATION = 2078.92

BASIS OF BEARING

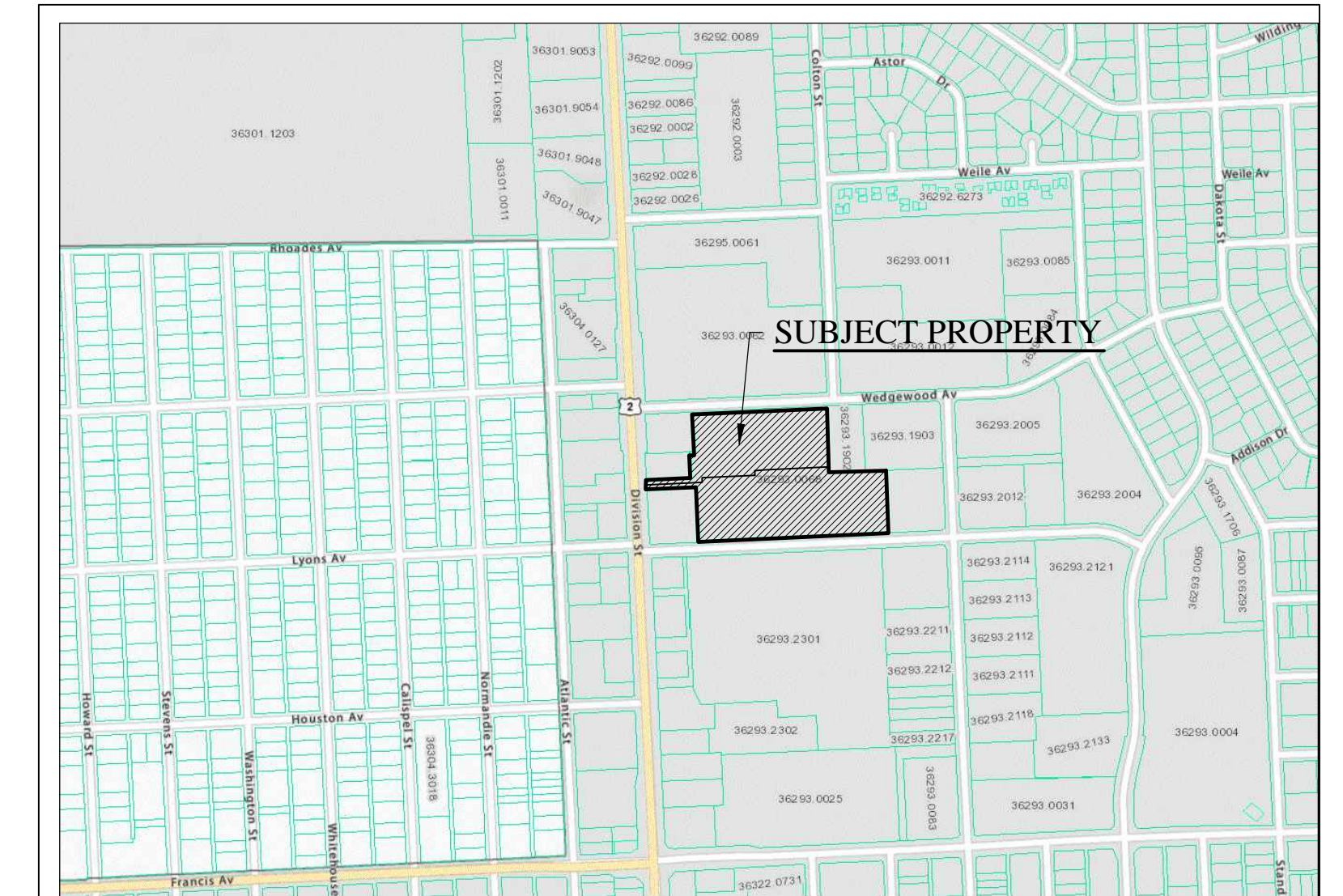
THE BASIS OF BEARING IS N89°46'06"W ALONG THE SOUTH RIGHT OF WAY OF E. WEDGEWOOD AVE. AND THE WEST BOUNDARY OF NORTH SPOKANE DEVELOPMENT ADDITION THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN THE FIDELITY NATIONAL TITLE INSURANCE COMPANY PLAT CERTIFICATE NUMBER 00056027 DATED JANUARY 8, 2014.

LEGEND	
●	FOUND MONUMENT AS NOTED
RB	REBAR
YPC	YELLOW PLASTIC CAP
⊕	TELEPHONE RISER
⊕	CATCH BASIN
⊕	VAULT LABELED "TS"
⊕	IRRIGATION CONTROL BOX
⊕	GAS VALVE
⊕	WATER VALVE
⊕	FIRE HYDRANT
— W —	WATER LINE
— G —	GAS LINE
▭	CONCRETE
▨	LANDSCAPING AREA

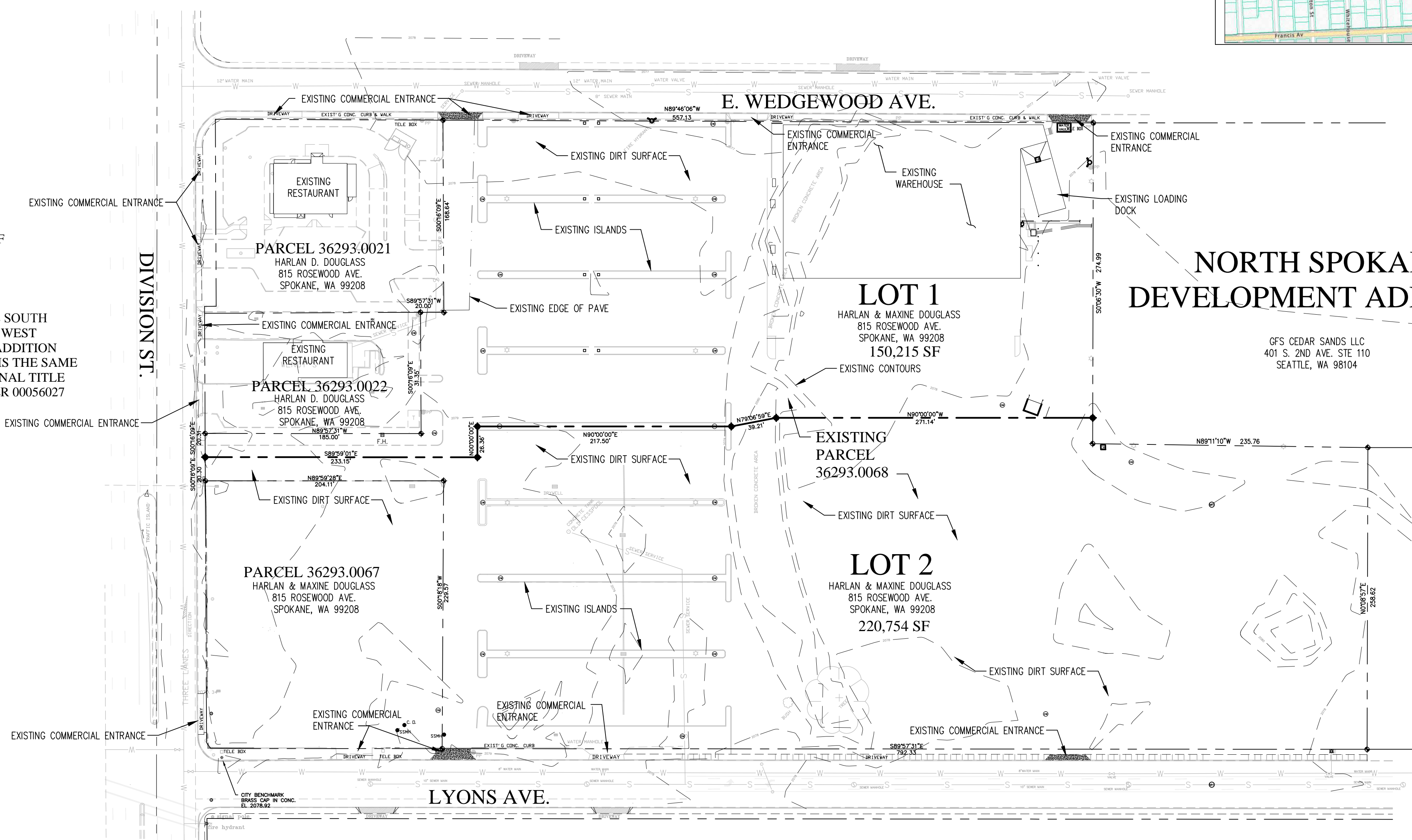


SPORTSMANS WAREHOUSE

SAME AS PLAT CERTIFICATE NO. 00056027
SW 1/4 SEC. 29, T. 26 N., R. 43 E W.M.



VICINITY MAP



PRELIMINARY BINDING SITE PLAN

1" = 60'

NORTH SPOKANE DEVELOPMENT ADDITION

PROJECT DESCRIPTION:

EXISTING PROPERTY SIZE:	8.44 ACRES
PROPOSED NUMBER OF LOTS:	2 (SEE SITE PLAN)
CURRENT ZONING DESIGNATION:	GC (GENERAL COMMERCIAL)
PROPOSED ZONING DESIGNATION:	GC (GENERAL COMMERCIAL)
FROM STREET LOT LINE:	0 FEET
FROM R-ZONED LOTS:	10 FEET
FROM LOT LINE ABUTTING AN O, OR, NR, NMU, CB, GC, DOWNTOWN, CC OR I-ZONED LOT:	0 FEET
HEIGHT:	70 FEET
MAXIMUM FAR (FLOOR AREA RATIO):	2.5

EASEMENTS:

- RIGHT OF WAY EASEMENT RECORDED FEBRUARY 4, 1966 UNDER RECORDING NO. 176345C; AFFECTS SUBJECT PROPERTY, NOT PLOTTED, UNABLE TO DETERMINE SPECIFIC EASEMENT LOCATION.
- RECORD OF SURVEY RECORDED NOVEMBER 17, 1993 UNDER RECORDING NO. 931170223; AFFECTS SUBJECT PROPERTY, PLOTTED.
- CERTIFICATE OF APPROVAL OF BOUNDARY LINE ADJUSTMENT RECORDED DECEMBER 9, 1999 UNDER RECORDING NO. 4438354; AFFECTS SUBJECT PROPERTY, NOT PLOTTED, GENERAL IN NATURE.
- ELECTRIC DISTRIBUTION LINE RIGHT OF WAY EASEMENT RECORDED SEPTEMBER 25, 2005 UNDER RECORDING NO. 4777764; AFFECTS SUBJECT PROPERTY, PLOTTED.
- RECORD OF SURVEY RECORDED DECEMBER 9, 2002 UNDER RECORDING NO. 4813058 AND RE-RECORDED DECEMBER 30, 2002 UNDER RECORDING NO. 4823591; AFFECTS SUBJECT PROPERTY, SURVEY MATTERS PLOTTED, ALL OTHERS GENERAL IN NATURE.
- BUILDING OFFICIAL ORDER RECORDED AUGUST 12, 2010 UNDER RECORDING NO. 5924283; AFFECTS SUBJECT PROPERTY, NOT PLOTTED, GENERAL IN NATURE.

PRELIMINARY

REV.	DATE	BY	DESCRIPTION

J.R. BONNETT ENGINEERING
CIVIL AND STRUCTURAL CONSULTING AND DESIGN
803 E. 3RD AVENUE
SPOKANE, WASHINGTON 99202
(509) 534-3929 / FAX (509) 534-4014

SPORTSMANS WAREHOUSE BINDING SITE PLAN
JOB TITLE
DIVISION STREET
SPOKANE, WA

DURYEA AND ASSOCIATES
SHEET TITLE
2702 N. PERRY STREET
SPOKANE, WA 99207

DATE	JULY, 2014
DRAWN BY	MLH
DESIGN BY	MLH
JOB NO.	14-026.10
SHEET NO.	1