



LEGEND			
B.S.W. (C)	BACK OF SIDEWALK CALCULATED DATA	I.R. (M)	IRON ROD MEASURED DATA
C.L.	CENTER LINE	M.H.	MAN HOLE
C.L.F.	CHAIN LINK FENCE	M/W	MAG IN WASHER
C.O.	CLEAN OUT	MON.SN.	MONUMENT SIGN
CLV.	CULVERT	P.L.	PROPERTY LINE
(D)	DEED DATA	P.S.	PARKING SPACE
D.I.	DRAIN INLET	(R1)	BK. 27 OF SHORT PLATS, PGS. 94-95
E.CAB.	ELECTRIC CABINET	R/W	RIGHT-OF-WAY
E.V.T.	ELECTRIC VALVE	S.C.O.	SEWER CLEAN OUT
F.H.	FIRE HYDRANT	SN	SEWER SIGN
F.H.C.	FIRE HOSE CONNECTOR	T.CAB.	TELECOMMUNICATION CABINET
F.S.V.	FIRE SERVICE VALVE	T.E.	TRASH ENCLOSURE
FD.	FOUND	TR.	TRANSFORMER
GEN.	GENERATOR	W.M.	WATER METER
I.F.	IRON FENCE	Y.P.C.	YELLOW PLASTIC CAP
			BLOCK/CONCRETE WALL
			CONCRETE
			ASPHALTIC CONCRETE
			BUILDING LINE
			HANDICAP PARKING
			CHAIN LINK FENCE
			IRON FENCE
			LIGHT POLE

### MISCELLANEOUS NOTES

- THE LOCATION OF UTILITIES SERVING THE SUBJECT PROPERTY CAN ONLY BE DETERMINED BY OBSERVED EVIDENCE TOGETHER WITH PLANS AND MARKINGS PROVIDED BY CLIENT, UTILITY COMPANIES, AND OTHER APPROPRIATE SOURCES. THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY FOR THIS SURVEY WAS DETERMINED BY OBSERVATION OF ABOVE GROUND EVIDENCE. THIS SURVEY WOULD NOT SHOW UTILITIES COVERED BY VEHICLES, OR OVERGROWTH OF FOLIAGE, TREES, BUSH OR SHRUBS.
- THE BUILDING FOOTINGS WERE NOT EASILY ACCESSIBLE AND THEREFORE THE BUILDING LIMITS SHOWN HEREON, AND THE BUILDING SQUARE FOOT CALCULATIONS, WERE MEASURED ALONG THE BUILDING FASCIA.
- ITEM NUMBERS SHOWN HEREON ARE STATED AS MATTERS ON REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BLDG. ADDITIONS WITHIN RECENT MONTHS.
- THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED TO THE BEST OF OUR KNOWLEDGE, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
- THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY.
- THIS SURVEY MAP CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.
- THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE PROPERTY AS SHOWN ON THIS SURVEY MAP AND AS DESCRIBED IN THE LEGAL DESCRIPTION PRESENTED IN THE TITLE COMMITMENT.
- THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN +/- 0.1'.
- THE BOUNDARY LINES OF THE PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HWYS., RIGHTS OF WAY AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.
- EXCEPT AS OTHERWISE NOTED BELOW, IF THE PROPERTY CONSISTS OF TWO OR MORE PARCELS, THERE ARE NO GAPS OR GORES BETWEEN SAID PARCELS.
- THE SUBJECT PROPERTY HAS DIRECT ACCESS TO/FROM W RHODES AVENUE, BEING A PUBLIC RIGHT-OF-WAY.
- ANY APPURTENANT EASEMENTS NOTED IN DOCUMENTS PROVIDED TO THE SURVEYOR ARE SHOWN OR NOTED HEREON. INSTRUMENT NO. 6219695, SHOWN HEREON AS SCHEDULE B ITEM 19 CONTAINS A DRAINAGE AREA, NOTED HERE.
- THE SUBJECT PARCEL IS LANDSCAPED WITH TREES/SHRUBS. THIS SURVEY REFLECTS MEASUREMENTS OF HARDSCAPE ONLY AND THEREFORE LANDSCAPING, LANDSCAPE LIGHTING AND IRRIGATION SYSTEMS ARE NOT SHOWN HEREON.
- NO PARTY WALLS EXIST BETWEEN THE SUBJECT PROPERTY AND ANY ADJOINING PROPERTIES.

### ITEMS CORRESPONDING TO SCHEDULE B-II

- FIRST AMERICAN TITLE INSURANCE COMPANY: COMMITMENT # NCS-1200874-DC72; COMMITMENT DATE: NOVEMBER 17, 2023;  
THE FOLLOWING SURVEY RELATED ITEMS WERE FOUND IN SAID TITLE REPORT AND ARE REFERENCED ON THIS MAP.
- TERMS AND PROVISIONS OF A NOTICE RECORDED SEPTEMBER 13, 1947 AS RECORDING NO. 773131A. SAID ITEM IS BLANKET IN NATURE OVER THE SUBJECT PROPERTY AND IS THEREFORE NOT SHOWN HEREON.
  - AN EASEMENT FOR ELECTRIC PURPOSES RECORDED OCTOBER 5, 1967 AS RECORDING NO. 322764C. SAID ITEM MAY LIE ON THE SUBJECT PROPERTY, NOT DESCRIBING A SPECIFIC EASEMENT LOCATION, AND IS THEREFORE NOT SHOWN HEREON.
  - AN EASEMENT FOR ELECTRIC PURPOSES RECORDED SEPTEMBER 24, 1963 AS RECORDING NO. 966049B. SAID ITEM LIES TO THE WEST OF THE SUBJECT PROPERTY AND IS THEREFORE NOT SHOWN HEREON.
  - AN EASEMENT FOR ELECTRIC PURPOSES RECORDED JANUARY 29, 1973 AS RECORDING NO. 7301290215. SAID ITEM TO THE EAST OF THE SUBJECT PROPERTY AND IS THEREFORE NOT SHOWN HEREON.
  - AN EASEMENT FOR ELECTRIC PURPOSES RECORDED JUNE 1, 1973 AS RECORDING NO. 7306010117. SAID ITEM LIES ON THE WESTERLY ADJOINING PROPERTY AND IS THEREFORE NOT SHOWN HEREON.
  - AN EASEMENT FOR ELECTRIC PURPOSES RECORDED MARCH 4, 1976 AS RECORDING NO. 7603040168. SAID ITEM DESCRIBED AN OVER HAND CONDUIT RUNNING FROM THE SOUTHERLY RIGHT-OF-WAY OF RHODES AVENUE TO A POLE ACROSS AN AREA THAT IS NOT PARTICULARLY DESCRIBED AND IS THEREFORE NOT SHOWN HEREON.
  - GRANT OF DRAINAGE EASEMENT RECORDED AUGUST 19, 1993 AS RECORDING NO. 9308190292. AMENDED JUNE 18, 2013 AS RECORDING NO. 6219695. SAID ITEM LIES ON THE SUBJECT PROPERTY AND IS SHOWN HEREON.
  - TERMS AND PROVISIONS OF A TITLE NOTICE RECORDED SEPTEMBER 21, 2000 AS RECORDING NO. 451797B. SAID ITEM IS BLANKET IN NATURE OVER THE SUBJECT PROPERTY AND IS THEREFORE NOT SHOWN HEREON.
  - ORDINANCE NO. C34032 RECORDED JANUARY 14, 2008 AS RECORDING NO. 5630536. AMENDED JANUARY 14, 2008 AS RECORDING NO. 5630537. SAID ITEM IS BLANKET IN NATURE OVER THE SUBJECT PROPERTY AND IS THEREFORE NOT SHOWN HEREON.
  - MATTERS SHOWN ON THE LOT LINE ADJUSTMENT RECORDED NOVEMBER 23, 2009 AS RECORDING NO. 5854183. SAID ITEM IS BLANKET IN NATURE OVER THE SUBJECT PROPERTY AND IS THEREFORE NOT SHOWN HEREON.
  - MATTERS SHOWN ON THE HOLY CROSS FINAL CITY SHORT PLAT NO. Z1200036FSP RECORDED IN VOL. 27 OF SHORT PLATS, PGS. 94-95. SAID ITEM IS BLANKET IN NATURE OVER THE SUBJECT PROPERTY AND IS THEREFORE NOT SHOWN HEREON.
  - AN EASEMENT FOR BORDER PURPOSES RECORDED NOVEMBER 22, 2010 AS RECORDING NO. 5949429. SAID ITEM LIES ON THE SUBJECT PROPERTY AND IS SHOWN HEREON.
  - AN EASEMENT AGREEMENT RECORDED NOVEMBER 4, 2010 AS RECORDING NO. 5950250. SAID ITEM LIES ON THE SUBJECT PROPERTY AND IS SHOWN HEREON.
  - TERMS AND PROVISIONS OF A DOCUMENT RECORDED MAY 7, 2013 AS RECORDING NO. 6205470. SAID ITEM IS BLANKET IN NATURE OVER THE SUBJECT PROPERTY AND IS THEREFORE NOT SHOWN HEREON.

### SIGNIFICANT OBSERVATIONS

- (A) CHAIN LINK FENCE EXTENDS UP TO 20.4' SOUTHERLY INTO THE RIGHT-OF-WAY.
- (B) IRON FENCE EXTENDS UP TO 6.0' SOUTHERLY INTO THE RIGHT-OF-WAY.
- (C) IRON FENCE EXTENDS UP TO 0.7' WESTERLY INTO THE NEIGHBORING PROPERTY.

### FLOOD NOTE

THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (UNSHADED) OF THE FLOOD INSURANCE RATE MAP NO. 53063C0531D, COMMUNITY PANEL NO. 530174.0531 D, WHICH BEARS AN EFFECTIVE DATE OF JULY 6, 2010. ZONE "X" (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

### PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
12/19/2023	CLIENT COMMENTS		
1/2/2024	CLIENT COMMENTS/ZONING		
1/3/2024	CLIENT COMMENTS		

FIELD WORK: JN    DRAFTED: KJM    CHECKED BY: MH    FB & PG:

### LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION.

### RECORD DESCRIPTION

THAT PORTION OF THE HOLY CROSS CEMETERY, AS PER PLAT RECORDED IN VOLUME "X" OF PLATS, PAGE 32, RECORDS OF SPOKANE COUNTY, BEING A PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 26 NORTH, RANGE 43 EAST OF THE WILLAMETTE MERIDIAN, AND BEING FURTHER DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF THE SPOKANE COUNTY SHORT PLAT NO. SP-83-242, AS PER PLAT RECORDED IN VOLUME 2 OF SHORT PLATS, PAGES 77 AND 78, RECORDS OF SPOKANE COUNTY; THENCE NORTH 00°27'34" WEST, ALONG THE WEST LINE OF SAID SHORT PLAT 363.02 FEET; THENCE NORTH 88°11'17" WEST, PARALLEL WITH THE NORTH LINE OF RHODES AVENUE 270 FEET; THENCE SOUTH 00°27'34" EAST, 363.02 FEET; THENCE SOUTH 88°11'17" EAST PARALLEL WITH THE NORTH LINE OF RHODES AVENUE 270 FEET TO THE POINT OF BEGINNING;  
EXCEPT THAT PORTION THEREOF CONVEYED TO SPOKANE COUNTY FOR RHODES AVENUE BY RIGHT OF WAY DEED RECORDED UNDER SPOKANE COUNTY AUDITOR'S FILE NO. 5949430;  
SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON;  
TOGETHER WITH THE SOUTH 50 FEET OF PARCEL B OF HOLY CROSS FINAL CITY SHORT PLAT NO. Z1200036FSP, AS PER PLAT THEREOF RECORDED IN VOLUME 27 OF SHORT PLATS, PAGE 94,  
SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.  
THE LEGAL DESCRIPTION SHOWN ABOVE DESCRIBES ALL THAT PROPERTY IN THE PRELIMINARY TITLE REPORT IDENTIFIED AS "FIRST AMERICAN TITLE INSURANCE COMPANY" COMMITMENT NUMBER NCS-1200874-DC72, WITH A COMMITMENT DATE OF NOVEMBER 17, 2023.

### LAND AREA

THE LAND AREA OF THE SUBJECT PROPERTY IS 103,338 SF (2.37 AC) AS DESCRIBED IN THE LEGAL DESCRIPTION SHOWN HEREON.

### BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE NE 1/4 OF SECTION 30, TOWNSHIP 26 NORTH, RANGE 43 EAST, WILLAMETTE MERIDIAN, AS SHOWN ON HOLY CROSS FINAL CITY SHORT PLAT, FILED AS BK. 27 OF SHORT PLATS, PG. 94-95 IN THE OFFICE OF THE SPOKANE COUNTY AUDITOR, STATE OF WASHINGTON, BEING NORTH 88°12'33" WEST.

### CURRENT ZONING INFORMATION

ACCORDING TO A ZONING REPORT PREPARED BY NV5 UNDER SITE NO. 7202302527 AND DATED DECEMBER 28, 2023, THE SUBJECT PROPERTY IS ZONED "RSF" (RESIDENTIAL SINGLE FAMILY) AND IS SUBJECT TO THE FOLLOWING CONDITIONS:

HEIGHT RESTRICTION:	35'
MAXIMUM LOT COVERAGE:	2,250 SQ. FT. + 35% FOR PORTION OF LOT OVER 5,000 SQ. FT.
MAXIMUM FLOOR AREA RATIO:	0.5
FRONT SETBACK:	15'
SIDE SETBACK:	5'
REAR SETBACK:	25'
<b>PARKING RESTRICTIONS:</b>	
COMMUNITY SERVICES:	1 PER 500 SQ. FT. MINIMUM; 1 PER 200 SQ. FT. MAXIMUM (26 MINIMUM, 65 MAXIMUM)
<b>EXISTING PARKING:</b>	
REGULAR PARKING:	36 SPACES
HANDICAP PARKING:	2 SPACES
TOTAL PARKING:	38 SPACES

### ALTA/NSPS LAND TITLE SURVEY

**SUMMIT SPOKANE**  
NV5 PROJECT NO. 202304501-001  
128727.015  
102 W RHODES AVE, SPOKANE, WA 99210  
BASED UPON TITLE COMMITMENT NO. NCS-1200874-DC72 OF FIRST AMERICAN TITLE INSURANCE COMPANY BEARING AN EFFECTIVE DATE OF NOVEMBER 17, 2023  
SURVEYOR'S CERTIFICATION

TO: BASS, BERRY & SIMS PLC; FIRST AMERICAN TITLE INSURANCE COMPANY; SUMMIT BEHAVIORAL HEALTHCARE, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND ITS SUCCESSORS AND ASSIGNS; AND BOCK & CLARK CORPORATION, AN NV5 COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10, 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON: 12/7/2023

**PRELIMINARY**  
MICHAEL HOFFMANN  
REGISTRATION NO. 40017  
IN THE STATE OF WASHINGTON  
DATE OF SURVEY: 12/18/2023  
DATE OF LAST REVISION: 1/3/2024  
NETWORK PROJECT NO. 202304501-001 RRF

SHEET 1 OF 1

**Bock & Clark Corporation**  
an NV5 Company

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