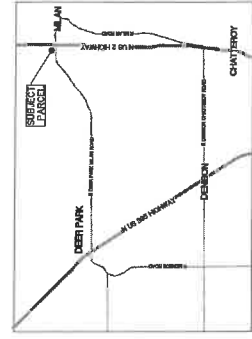
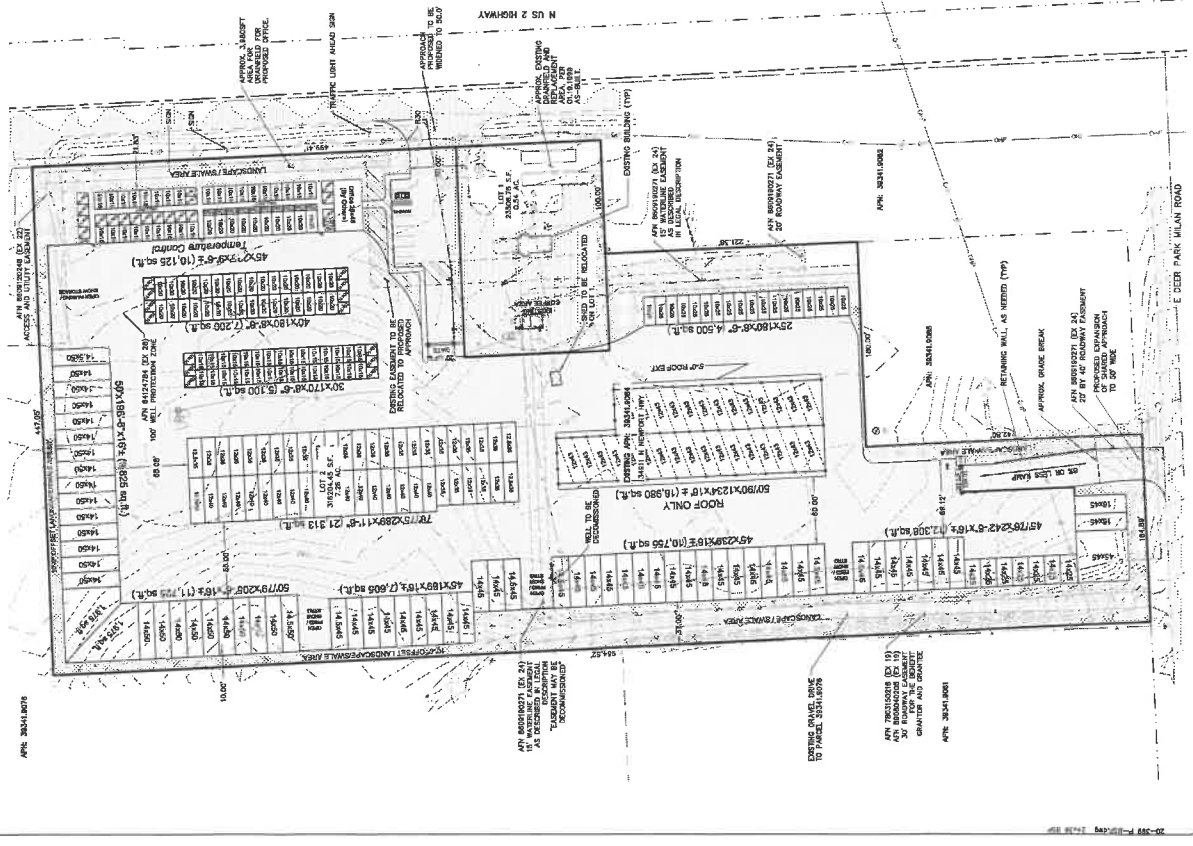


STORAGE SOLUTIONS RIVERSIDE - PRELIMINARY BINDING SITE PLAN

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34,
TOWNSHIP 29 NORTH, RANGE 43 EAST, 7th 1/2 N.M.,
SPOKANE COUNTY, WASHINGTON



- LEGEND**
- FOUND MONUMENT AS NOTED
 - SET 1/2" INCH 1/4" PLASTIC CAP PLS 45X75 OR 1/4" DIA. W/ WAGON, PLS 45X75, UNLESS OTHERWISE NOTED
 - SUBJECT PARCEL BOUNDARY
 - EXISTING PROPERTY LINE
 - SECTIONAL LINE
 - RIGHT-OF-WAY CENTER LINE
 - RIGHT-OF-WAY EASEMENT LINE
- EXISTING FEATURES**
- ASPHALT DRIVEWAY
 - GRAVEL
 - SEWER/CONCRETE
 - ROAD POINT AS NOTED
 - STONEMARKER
 - CURB BURN
 - UTILITY POLE
 - CONCRETE POLE/POSTING FILE
 - TELEPHONE ENCLOSURE
 - WATER VALVE
 - FIRE HYDRANT
 - STANDBY SEWER MANHOLE
 - TREE (CIRCUMFERENCE OR CONTROUR)
 - WATER LINE
 - STANDBY SEWER LINE
 - STORM DRAIN LINE / GROUND
 - POWER LINE (OH OR UF)
 - TELEPHONE LINE (OH OR UF)
 - GAS LINE
 - CONTROUR
 - FENCE
 - FIELD OPTIC LINE
- PROPOSED IMPROVEMENTS**
- ASPHALT DRIVEWAY
 - CURB

BUILDING INFORMATION

STORAGE BLDG. 1 - 45,765 SQ. FT. (1.23 AC)
OFFICE BLDG. 2 - 1,225 SQ. FT. (0.028 AC)
USING ALSO WITH = 72

SITE DATA TABLE

NO. OF PARCELS: 1
EXISTING STRUCTURES: 2
EXISTING DRIVEWAYS: 1
MAX. RESIDENTIAL DENSITY: 1.23
WATER PUMP/POLE: 1
WATER VALVE: 1
TELEPHONE ENCLOSURE: 1
STANDBY SEWER MANHOLE: 1
STANDBY SEWER LINE: 1
STORM DRAIN LINE / GROUND: 1
POWER LINE (OH OR UF): 1
TELEPHONE LINE (OH OR UF): 1
GAS LINE: 1
CONTROUR: 1
FENCE: 1
FIELD OPTIC LINE: 1

OWNER

KARL YOUNG ENTERPRISES, LLC
2713 S. PINECLOAN AVE.
MILAN, WA 99021

AGENT/SURVEYOR

STORHÄUG ENGINEERING INC.
510 E. 3RD AVENUE
SPOKANE, WA 99202 509-342-1000

LEGAL DESCRIPTION

The East 1/4 of the Northeast Quarter of the Northeast Quarter of Section 34, Township 29 North, Range 43 East, 7th 1/2 North, Spokane County, Washington, containing 20 acres, more or less, is hereby described as follows:

ALSO EXCEPT that part lying within Primary State Highway No. 2, of the Northeast Quarter and South 1/4 of the Northeast Quarter of the Northeast Quarter and South 1/4 of the Northeast Quarter of Section 34, Township 29 North, Range 43 East, 7th 1/2 North, Spokane County, Washington, containing 0.028 acre, more or less, as shown on the plat of the Survey of the Northeast Quarter of Section 34, Township 29 North, Range 43 East, 7th 1/2 North, Spokane County, Washington, filed for record in the County of Spokane, State of Washington, on the 12th day of August, 1992.

ALSO EXCEPT that portion of said East 1/4 of the Northeast Quarter of the Northeast Quarter and South 1/4 of the Northeast Quarter of Section 34, Township 29 North, Range 43 East, 7th 1/2 North, Spokane County, Washington, containing 0.028 acre, more or less, as shown on the plat of the Survey of the Northeast Quarter of Section 34, Township 29 North, Range 43 East, 7th 1/2 North, Spokane County, Washington, filed for record in the County of Spokane, State of Washington, on the 12th day of August, 1992.

CUN-03-21



storhäug
civil engineering planning
landscape architecture surveying

310 West Third Avenue | Spokane, WA 99202
P: 509.342.1000

DATE	04-14-2021	SCALE	1" = 50'
FIELD BOOK NUMBER	20-036	DRAWN	TMS
DRAWING NO.	20-039	DATE	1 OF 1