

**RESOLUTION NO. 23-251
CITY OF LIBERTY LAKE
SPOKANE COUNTY, WASHINGTON**

**A RESOLUTION OF THE CITY OF LIBERTY LAKE, WASHINGTON APPROVING
THE FINAL PLAT OF RIVER DISTRICT TOWN CENTER FIRST ADDITION,
LOCATED IN PORTIONS OF THE SOUTHEAST QUARTER OF THE NORTHEAST
QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 9, TOWNSHIP 25N, RANGE 45 E.W.M., LIBERTY LAKE, WASHINGTON**

WHEREAS, RCW 58.17 establishes the process by which land is divided and regulates the subdivision of land;

WHEREAS, The City of Liberty Lake adopted a Comprehensive Plan (September 2003, updated October 6, 2015), and a Development Code (adopted in December 2005, and amended through periodic updates);

WHEREAS, The Preliminary Plat of River Crossing East consisting of 612 parcels plus open space tracts and public streets and private alleys on approximately 164.11 acres was approved by the Hearing Examiner on August 15, 2018;

WHEREAS, The River District Town Center 1st Addition Final Plat, a portion of the River Crossing East Preliminary Plat is 19.02 acres in size and contains 29 Lots, several tracts, and public streets;

WHEREAS, All applicable conditions from the preliminary plat approval have been met or a performance guarantee has been provided;

WHEREAS, The River District Town Center 1st Addition Final Plat is in conformance with all applicable land use controls;

WHEREAS, Appropriate signatures and letters of acceptance have been obtained or will be obtained prior to recording; and

WHEREAS, Property taxes and all required fees will be paid prior to recording of the final plat.

THEREFORE, THE CITY COUNCIL OF THE CITY OF LIBERTY LAKE, WASHINGTON, DOES RESOLVE AS FOLLOWS:

The Final Plat of the River District Town Center 1st Addition, located in portions of the southeast quarter of the northeast quarter and the northeast quarter of the southeast quarter of Section 9, Township 25N, Range 45 E.W.M., Liberty Lake, Washington, more precisely described in the dedication, having met all conditions and requirements, is hereby approved.

Passed by the City Council this 17th day of October, 2023.



Cristella Kaminskas, Mayor
City of Liberty Lake

ATTEST:



City Clerk, Kelsey Wright

APPROVED AS TO FORM:

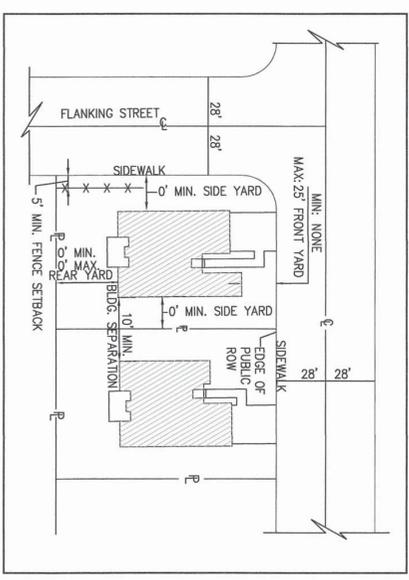
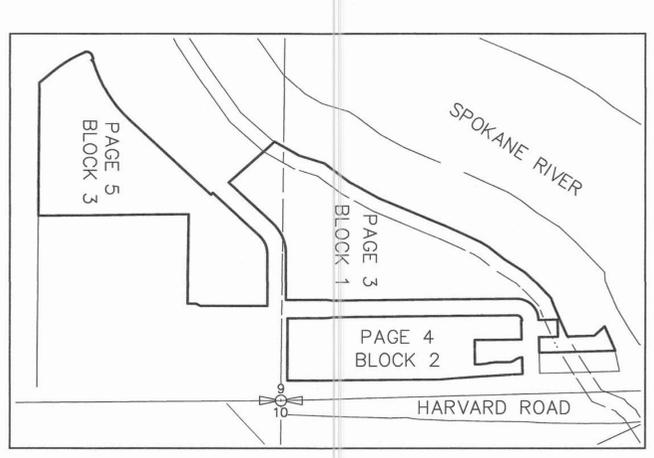


City Attorney, Sean P. Boutz

DEDICATION
 KNOW ALL MEN BY THESE PRESENTS, THAT RIVERCROSSING, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, FRANK FAMILY INVESTMENT, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, WASHINGTON TRUST BANK HAVE CAUSED TO BE PLATED INTO LOTS THE LAND SHOWN HEREON, TO BE KNOWN AS RIVER DISTRICT TOWN CENTER FIRST ADDITION BEING PORTIONS OF GOVERNMENT LOTS 8 AND 9, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 25 NORTH, RANGE 45 EAST W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 7 OF THE FINAL PLAT OF TRULINA ADDITION, RECORDED IN BOOK 38 OF PLATS, PAGES 68 THROUGH 70; SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF WELINGTON PARKWAY AND THE WESTERLY RIGHT OF WAY LINE OF WILDRYE STREET; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF WILDRYE STREET THE FOLLOWING (5) FIVE COURSES:
- 1) S89°27'14"W A DISTANCE OF 0.48 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 77.50 FEET AND A CHORD BEARING AND DISTANCE OF S43°56'28"W, 108.67 FEET;
 - 2) THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°01'31" AN ARC DISTANCE OF 120.42 FEET;
 - 3) S00°34'17"E A DISTANCE OF 644.20 FEET;
 - 4) S06°12'39"W A DISTANCE OF 25.40 FEET;
 - 5) S00°34'17"E A DISTANCE OF 142.68 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF INDIANA AVENUE; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING (3) THREE COURSES:
 - 1) N89°55'40"W A DISTANCE OF 163.57 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 152.50 FEET AND A CHORD BEARING AND DISTANCE OF S86°24'19"W, 122.43 FEET;
 - 2) THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°20'01" AN ARC DISTANCE OF 125.98 FEET;
 - 3) S42°44'18"W A DISTANCE OF 208.05 FEET; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE, N41°15'44"W A DISTANCE OF 164.76 FEET; THENCE N43°23'03"W A DISTANCE OF 52.30 FEET TO THE SOUTHERLY BOUNDARY LINE OF A PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED, RECORDED UNDER SPOKANE AUDITOR'S FILE NUMBER 6930980; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE THE FOLLOWING (17) SEVENTEEN COURSES:
 - 1) THENCE N29°33'22"E A DISTANCE OF 99.25 FEET;
 - 2) THENCE N17°05'47"E A DISTANCE OF 92.49 FEET;
 - 3) THENCE N37°56'46"E A DISTANCE OF 4.72 FEET;
 - 4) THENCE N36°56'56"E A DISTANCE OF 108.00 FEET;
 - 5) THENCE N28°54'27"E A DISTANCE OF 118.82 FEET;
 - 6) THENCE N22°54'23"E A DISTANCE OF 113.57 FEET;
 - 7) THENCE N22°44'25"E A DISTANCE OF 68.27 FEET;
 - 8) THENCE N22°29'50"E A DISTANCE OF 66.72 FEET;
 - 9) THENCE N24°28'34"E A DISTANCE OF 82.30 FEET;
 - 10) THENCE N24°44'38"E A DISTANCE OF 58.92 FEET;
 - 11) THENCE N32°00'52"E A DISTANCE OF 32.58 FEET;
 - 12) THENCE N38°16'45"E A DISTANCE OF 70.22 FEET;
 - 13) THENCE N32°17'24"E A DISTANCE OF 85.37 FEET;
 - 14) THENCE N43°00'12"E A DISTANCE OF 56.59 FEET;
 - 15) THENCE N46°13'36"E A DISTANCE OF 73.64 FEET;
 - 16) THENCE N69°20'41"E A DISTANCE OF 33.57 FEET;
 - 17) THENCE N68°16'45"E A DISTANCE OF 108.60 FEET; THENCE N59°17'43"E A DISTANCE OF 6.33 FEET TO THE INTERSECTION OF THE WEST LINE OF PARCEL 4 (AREA 7) AS DESCRIBED IN STATUTORY WARRANTY DEED, RECORDED UNDER SPOKANE COUNTY AUDITOR'S FILE NUMBER 7162453; THENCE ALONG THE WEST BOUNDARY OF SAID PARCEL 4, THE FOLLOWING (2) TWO COURSES:
 - 1) N01°32'46"W A DISTANCE OF 94.17 FEET;
 - 2) N42°15'54"W A DISTANCE OF 48.45 FEET TO THE SOUTHERLY BOUNDARY LINE OF THE WASHINGTON STATE PARKS DEPARTMENT PER STATUTORY WARRANTY DEED, RECORDED UNDER SPOKANE COUNTY AUDITOR'S FILE NUMBER 8908292052; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE N69°02'17"E A DISTANCE OF 93.68 FEET TO A POINT FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 9 BEARS N04°04'43"E A DISTANCE OF 1479.43 FEET; THENCE S01°32'46"E A DISTANCE OF 267.44 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF WELINGTON PARKWAY; THENCE S89°27'14"W A DISTANCE OF 55.00 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 7, OF SAID FINAL PLAT OF TRULINA ADDITION; THENCE N01°32'46"W A DISTANCE OF 67.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, THENCE S89°27'14"W A DISTANCE OF 60.65 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE S01°32'46"E A DISTANCE OF 67.00 FEET TO THE BEGINNING.
- TOGETHER WITH LOT 1, BLOCK 1 AND TRACT A OF THE FINAL PLAT OF RIVER DISTRICT TOWN CENTER ADDITION, RECORDED IN BOOK 43 OF PLATS, PAGES 68 THRU 69, AND A PORTION OF GOVERNMENT LOT 9 IN THE EAST HALF OF SECTION 9, TOWNSHIP 25 NORTH, RANGE 45 EAST W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:
- BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1 OF SAID FINAL PLAT OF RIVER DISTRICT TOWN CENTER ADDITION; THENCE S00°34'17"W ALONG THE EAST LINE OF SAID LOT 1, BLOCK 1 A DISTANCE OF 165.62 FEET TO THE SOUTHWEST CORNER OF LOT 3, BLOCK 1 OF SAID FINAL PLAT OF RIVER DISTRICT TOWN CENTER ADDITION; THENCE N89°25'43"E ALONG THE SOUTH LINE OF SAID LOT 3, BLOCK 1 A DISTANCE OF 86.38 FEET TO THE SOUTHWEST CORNER OF TRACT A OF SAID FINAL PLAT OF RIVER DISTRICT TOWN CENTER ADDITION; THENCE ALONG THE WESTERLY LINE OF SAID TRACT A THE FOLLOWING (7) SEVEN COURSES:
- 1) N00°00'01"E A DISTANCE OF 13.89 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 100.00 FEET AND A CHORD BEARING AND DISTANCE OF N05°34'30"W, 19.43 FEET;
 - 2) THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°09'02" AN ARC DISTANCE OF 19.46 FEET;
 - 3) N11°09'00"W A DISTANCE OF 19.15 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 100.00 FEET AND A CHORD BEARING AND DISTANCE OF N05°13'39"W, 18.44 FEET;
 - 4) THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°34'43" AN ARC DISTANCE OF 18.46 FEET;
 - 5) N00°34'17"W A DISTANCE OF 50.76 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 28.00 FEET AND A CHORD BEARING AND DISTANCE OF N19°46'47"W, 18.42 FEET;
 - 6) THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°29'00" AN ARC DISTANCE OF 18.77 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 52.00 FEET AND A CHORD BEARING AND DISTANCE OF N22°08'19"W, 30.20 FEET;
 - 7) THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°48'03" AN ARC DISTANCE OF 30.65 FEET TO THE NORTH LINE OF SAID TRACT A; THENCE N89°27'14"E ALONG SAID NORTH LINE A DISTANCE OF 59.48 FEET (RECORD 61.75 FEET) TO THE WESTERLY RIGHT OF WAY LINE OF HARVARD ROAD; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING (3) THREE COURSES:
 - 1) THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 5759.58 FEET AND A CHORD BEARING AND DISTANCE OF S03°31'59"E, 203.86 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE 02°01'41" AN ARC DISTANCE OF 203.87 FEET;
 - 2) S04°32'48"E A DISTANCE OF 85.85 FEET;
 - 3) S00°29'14"E A DISTANCE OF 539.79 FEET TO THE NORTHERLY LINE OF INDIANA AVENUE; THENCE N89°55'40"W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 220.89 FEET TO THE EASTERLY RIGHT OF WAY LINE OF WILDRYE STREET; THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF WILDRYE STREET THE FOLLOWING (5) FIVE COURSES:
 - 1) N00°34'17"W A DISTANCE OF 137.39 FEET;
 - 2) N07°21'14"W A DISTANCE OF 28.40 FEET;
 - 3) N00°34'17"W A DISTANCE OF 644.22 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 19.50 FEET AND A CHORD BEARING AND DISTANCE OF N43°49'19"E, 27.28 FEET;
 - 4) THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°47'05" AN ARC DISTANCE OF 30.22 FEET;
 - 5) S01°58'34"E A DISTANCE OF 3.00 TO THE NORTHERLY LINE OF LOT 1, BLOCK 1 OF SAID FINAL PLAT OF RIVER DISTRICT TOWN CENTER ADDITION; THENCE S89°27'14"W ALONG SAID NORTH LINE A DISTANCE OF 67.11 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION CONTINUING ON PAGE 2 OF 5



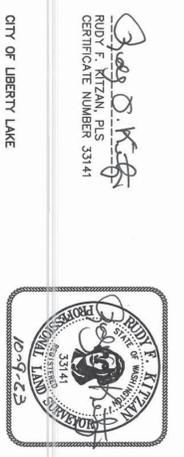
SPOKANE COUNTY AUDITOR'S CERTIFICATE
 FILED FOR RECORD THIS _____ DAY OF _____ 20____
 AT _____ M., IN BOOK _____ AT PAGE _____
 AT THE REQUEST OF _____

SPOKANE COUNTY AUDITOR BY DEPUTY _____

SURVEYOR'S CERTIFICATE
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AND IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS ACTUALLY SURVEYED AND IS IN CONFORMANCE WITH THE REQUIREMENTS OF THE CITY OF LIBERTY LAKE SUBDIVISION ORDINANCE. THE LAND WAS CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS AS PROVIDED IN RCW 56.17.

 SURVEYOR

 CITY OF LIBERTY LAKE



CITY OF LIBERTY LAKE
 THIS PLAT WAS APPROVED AND ACCEPTED BY THE CITY OF LIBERTY LAKE OF SPOKANE COUNTY, WASHINGTON, ON THIS _____ DAY OF _____ 20____.

 MAYOR, CITY OF LIBERTY LAKE

CITY OF LIBERTY LAKE PLANNING AND ENGINEERING SERVICES
 EXAMINED AND APPROVED THIS _____ DAY OF _____ 20____.

 CITY OF LIBERTY LAKE DIRECTOR OF PLANNING AND ENGINEERING

CITY OF LIBERTY LAKE ENGINEER
 EXAMINED AND APPROVED THIS _____ DAY OF _____ 20____.

 CITY OF LIBERTY LAKE ENGINEER

SPOKANE COUNTY ASSESSOR
 EXAMINED AND APPROVED THIS _____ DAY OF _____ 20____.

 SPOKANE COUNTY ASSESSOR BY DEPUTY

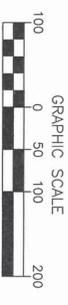
SPOKANE COUNTY TREASURER
 I DO HEREBY CERTIFY THAT ALL TAXES WHICH HAVE BEEN LEVIED AND BECOME CHARGEABLE AGAINST THE LAND SHOWN WITHIN THIS MAP HAVE BEEN FULLY PAID THE _____ DAY OF _____ 20____.

 SPOKANE COUNTY TREASURER, BY DEPUTY

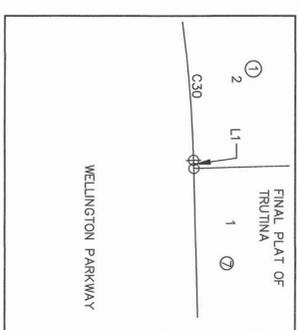
RPK LAND SURVEYING INC.			
1420 WEST GARLAND AVENUE			
SPOKANE, WA 99205			
TEL: (509) 324-7861			
FAX: (509) 327-7249			
E-MAIL: rjrdy@rpklandsurveying.com			
DRAWN	APPROVED	SCALE	PROJECT
MEM	RFK	AS NOTED	22-199
DATE	DATE	SHEET	FIELD BOOK
10/09/23	10/09/23	1 OF 5	

FINAL PLAT OF
RIVER DISTRICT TOWN CENTER FIRST ADDITION
 PLT2018-0001F

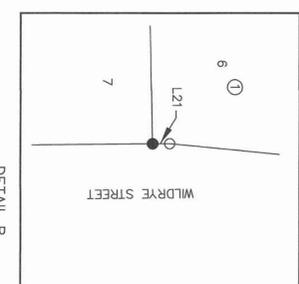
A PORTION OF GOVERNMENT LOTS 8 AND 9, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF SECTION 09, TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M., CITY OF LIBERTY LAKE, SPOKANE COUNTY, WASHINGTON



DETAIL A
NOT TO SCALE

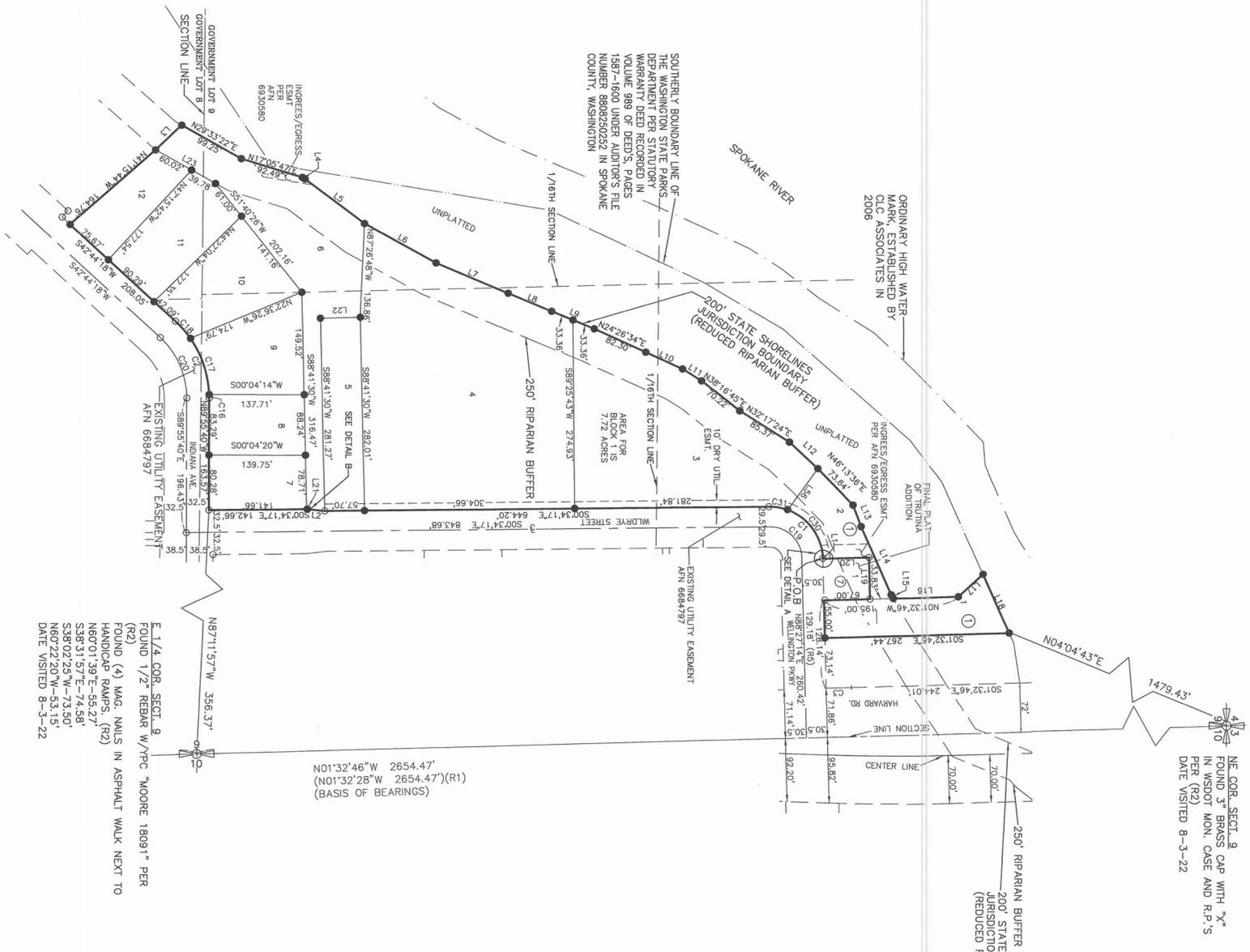


DETAIL B
NOT TO SCALE



- LEGEND**
- FOUND MONUMENT AS NOTED
 - FOUND 1/2" X 18" REBAR WITH YELLOW PLASTIC CAP MARKED "KITZAN 33141" OR LEAD PLUG WITH WASHER MARKED "KITZAN 33141" AT ACTUAL CORNER
 - SET 1/2" X 18" REBAR WITH YELLOW PLASTIC CAP MARKED "KITZAN 33141" OR LEAD PLUG WITH WASHER MARKED "KITZAN 33141" AT ACTUAL CORNER
- P.O.B. = POINT OF BEGINNING

SOUTHERLY BOUNDARY LINE OF THE WASHINGTON STATE PARKS DEPARTMENT PER STATUTORY WARRANTY DEED RECORDED IN VOLUME 989 OF DEEDS, PAGES 1587-1600 UNDER AUDITOR'S FILE NUMBER 8808202522 IN SPOKANE COUNTY, WASHINGTON



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	72.50'	120.42'	108.67'	S43°36'28"W	69°01'31"
C2	152.50'	123.98'	126.43'	S69°24'19"W	47°20'01"
C3	575.9358'	368.83'	368.83'	S01°43'43"E	0°21'58"
C4	575.9358'	203.87'	203.86'	S02°51'58"E	0°21'41"
C5	52.00'	30.85'	30.20'	N22°08'16"W	33°26'03"
C6	28.00'	16.71'	16.42'	N19°46'47"W	38°25'00"
C7	100.00'	18.46'	18.44'	N05°34'30"W	10°34'43"
C8	100.00'	19.46'	19.45'	N05°34'50"W	11°09'02"
C9	19.50'	30.22'	27.28'	N43°49'15"E	88°47'05"
C10	467.50'	130.29'	129.87'	N31°27'31"W	15°58'05"
C11	20.00'	33.40'	29.65'	N24°21'59"E	95°40'54"
C12	1538.50'	11.14'	11.14'	N71°59'59"E	0°24'54"
C13	1541.50'	40.29'	40.29'	N71°02'36"E	1°29'52"
C14	441.50'	212.34'	210.30'	N65°30'58"E	27°33'22"
C15	87.50'	72.29'	70.25'	N69°24'19"E	47°20'01"
C16	152.50'	4.93'	4.93'	S89°08'49"W	1°51'02"
C17	152.50'	87.66'	86.46'	S71°45'15"W	32°56'05"
C18	152.50'	33.40'	33.33'	S49°00'46"W	12°32'54"
C19	46.02'	75.24'	67.14'	S44°57'45"W	93°40'23"
C20	120.00'	99.14'	96.34'	S66°24'19"W	47°20'01"
C21	400.00'	192.38'	190.53'	S56°30'59"W	27°33'22"
C22	1500.00'	39.21'	39.21'	S71°02'36"W	1°29'52"
C23	575.9358'	167.90'	167.89'	S03°21'14"E	1°40'13"
C24	575.9358'	35.98'	35.98'	S04°22'04"E	0°21'28"
C25	405.00'	49.61'	49.58'	S86°21'19"W	7°01'09"
C26	395.00'	50.00'	49.97'	S86°28'20"W	7°15'11"
C27	405.00'	2.74'	2.74'	N89°53'17"E	0°23'17"
C28	405.00'	43.41'	43.39'	N85°54'59"E	6°08'27"
C29	395.00'	48.39'	48.36'	N86°21'19"E	7°01'09"
C30	77.50'	92.55'	87.15'	S54°14'36"W	68°25'15"
C31	77.50'	27.87'	27.72'	S09°43'51"W	20°36'16"

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S89°27'4"W	0.48'	L11	N03°34'7"W	13.85'
L2	S06°27'39"W	25.40'	L12	N89°59'59"W	7.93'
L3	N43°23'03"W	62.30'	L13	N00°00'00"W	74.95'
L4	N42°58'48"E	4.72'	L14	S89°51'54"W	61.37'
L5	N69°59'59"E	108.00'	L15	N00°08'06"W	12.00'
L6	N69°59'59"E	118.62'	L16	S00°34'17"W	2.36'
L7	N42°54'23"E	113.57'	L17	S89°23'41"W	3.00'
L8	N22°44'25"E	88.27'	L18	N89°51'54"E	2.36'
L9	N22°29'50"E	88.72'	L19	N89°51'54"W	3.00'
L10	N24°44'36"E	98.92'	L20	S00°34'17"E	1.315'
L11	N32°00'52"E	32.58'	L21	S00°08'06"E	8.73'
L12	N43°00'12"E	56.59'	L22	S00°08'06"E	29.10'
L13	N69°20'41"E	108.60'	L23	N89°25'43"E	5.00'
L14	N69°16'45"E	108.60'	L24	N00°34'17"W	29.11'
L15	N59°17'43"E	6.33'	L25	N89°51'54"E	16.333'
L16	N01°32'46"W	94.17'	L26	S00°34'17"E	16.333'
L17	N42°15'54"W	48.45'	L27	S89°25'43"W	5.00'
L18	N66°02'17"E	93.68'	L28	N00°34'17"W	16.333'
L19	S89°27'14"W	60.65'	L29	S00°34'17"E	18.50'
L20	S01°32'46"E	67.00'	L30	S00°05'09"E	13.89'
L21	S00°34'17"E	1.00'			
L22	N01°18'30"W	57.70'			
L23	S29°33'22"W	99.80'			
L24	S01°58'34"E	3.00'			
L25	N07°21'14"W	25.40'			
L26	S11°09'00"E	19.15'			
L27	N00°00'01"E	13.89'			
L28	N89°23'41"E	35.99'			
L29	S00°05'09"E	40.10'			
L30	N89°25'43"E	58.11'			

FINAL PLAT OF RIVER CENTER FIRST ADDITION
 PLT2018-0001F

A PORTION OF GOVERNMENT LOTS 8 AND 9, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF SECTION 09, TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M., CITY OF LIBERTY LAKE, SPOKANE COUNTY, WASHINGTON

THE SOUTHEAST QUARTER OF

RIVER DISTRICT TOWN CENTER FIRST ADDITION

FINAL PLAT OF

RIVER CENTER FIRST ADDITION

PLT2018-0001F

A PORTION OF GOVERNMENT LOTS 8 AND 9, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF SECTION 09, TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M., CITY OF LIBERTY LAKE, SPOKANE COUNTY, WASHINGTON

THE SOUTHEAST QUARTER OF

RIVER DISTRICT TOWN CENTER FIRST ADDITION

FINAL PLAT OF

RIVER CENTER FIRST ADDITION

PLT2018-0001F



E 1/4 COR. SECT. 9
 FOUND 1/2" REBAR W/PC "MOORE 18091" PER (R2)
 FOUND (4) MAG. NAILS IN ASPHALT WALK NEXT TO HANDICAP RAMPS. (R2)
 N60°01'39"E-55.27'
 S38°31'57"E-74.58'
 S38°02'25"W-73.50'
 N60°22'20"W-53.15'
 DATE VISITED 8-3-22

N01°32'46"W 2654.47'
 (N01°32'28"W 2654.47')(R1)
 (BASIS OF BEARINGS)

250' RIPARIAN BUFFER
 300' STATE SHORELINES JURISDICTION BOUNDARY (REDUCED RIPARIAN BUFFER)
 1/16TH SECTION LINE
 UNPLATTED
 1/16TH SECTION LINE
 UNPLATTED
 250' RIPARIAN BUFFER
 300' STATE SHORELINES JURISDICTION BOUNDARY (REDUCED RIPARIAN BUFFER)
 1/16TH SECTION LINE
 UNPLATTED
 250' RIPARIAN BUFFER
 300' STATE SHORELINES JURISDICTION BOUNDARY (REDUCED RIPARIAN BUFFER)
 1/16TH SECTION LINE
 UNPLATTED

WILDRYE STREET
 HARVARD RD.
 CENTER LINE
 250' RIPARIAN BUFFER
 300' STATE SHORELINES JURISDICTION BOUNDARY (REDUCED RIPARIAN BUFFER)
 1/16TH SECTION LINE
 UNPLATTED
 250' RIPARIAN BUFFER
 300' STATE SHORELINES JURISDICTION BOUNDARY (REDUCED RIPARIAN BUFFER)
 1/16TH SECTION LINE
 UNPLATTED

WILDRYE STREET
 HARVARD RD.
 CENTER LINE
 250' RIPARIAN BUFFER
 300' STATE SHORELINES JURISDICTION BOUNDARY (REDUCED RIPARIAN BUFFER)
 1/16TH SECTION LINE
 UNPLATTED
 250' RIPARIAN BUFFER
 300' STATE SHORELINES JURISDICTION BOUNDARY (REDUCED RIPARIAN BUFFER)
 1/16TH SECTION LINE
 UNPLATTED

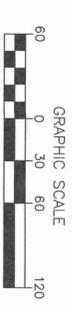
WILDRYE STREET
 HARVARD RD.
 CENTER LINE
 250' RIPARIAN BUFFER
 300' STATE SHORELINES JURISDICTION BOUNDARY (REDUCED RIPARIAN BUFFER)
 1/16TH SECTION LINE
 UNPLATTED
 250' RIPARIAN BUFFER
 300' STATE SHORELINES JURISDICTION BOUNDARY (REDUCED RIPARIAN BUFFER)
 1/16TH SECTION LINE
 UNPLATTED

LOT & BLOCK	ADDRESS	AREA
L181	21851 E WELINGTON PKWY.	14,872 S.F.
L182	21851 E WELINGTON PKWY.	14,872 S.F.
L183	21851 E WELINGTON PKWY.	14,872 S.F.
L184	21851 E WELINGTON PKWY.	14,872 S.F.
L185	21851 E WELINGTON PKWY.	14,872 S.F.
L186	21851 E WELINGTON PKWY.	14,872 S.F.
L187	21851 E WELINGTON PKWY.	14,872 S.F.
L188	21851 E WELINGTON PKWY.	14,872 S.F.
L189	21851 E WELINGTON PKWY.	14,872 S.F.
L190	21851 E WELINGTON PKWY.	14,872 S.F.
L191	21851 E WELINGTON PKWY.	14,872 S.F.
L192	21851 E WELINGTON PKWY.	14,872 S.F.
L193	21851 E WELINGTON PKWY.	14,872 S.F.
L194	21851 E WELINGTON PKWY.	14,872 S.F.
L195	21851 E WELINGTON PKWY.	14,872 S.F.
L196	21851 E WELINGTON PKWY.	14,872 S.F.
L197	21851 E WELINGTON PKWY.	14,872 S.F.
L198	21851 E WELINGTON PKWY.	14,872 S.F.
L199	21851 E WELINGTON PKWY.	14,872 S.F.
L200	21851 E WELINGTON PKWY.	14,872 S.F.

RPK LAND SURVEYING INC.
 1420 WEST GARLAND AVENUE
 SPOKANE, WA 99205
 TEL: (509) 324-7861
 FAX: (509) 327-7249
 E-MAIL: rudy@rtklandsurveying.com

DRAWN MEM 10/09/23
APPROVED RPK 10/09/23
SCALE 1"=100'
SHEET 3 OF 5
PROJECT 22-199
FIELD BOOK

LOT & BLOCK	ADDRESS	AREA
L1B2	2698 N WILDFIRE ST.	16,409 S.F.
L2B2	2658 N WILDFIRE ST.	6,137 S.F.
L3B2	2660 N WILDFIRE ST.	21,928 S.F.
L4B2	2638 N WILDFIRE ST.	17,977 S.F.
L5B2	2598 N WILDFIRE ST.	25,315 S.F.
L7B2	2528 N WILDFIRE ST.	20,242 S.F.
L8B2	2468 N WILDFIRE ST.	11,980 S.F.
L9B2	2484 N WILDFIRE ST.	3,232 S.F.
L10B2	2407 E INDIANA AVE.	31,444 S.F.
L11B2	2180 E INDIANA AVE.	10,682 S.F.
TRACT A	N/A	10,964 S.F.
TRACT B	N/A	7,810 S.F.



1 inch = 60' FT.

- LEGEND**
- FOUND MONUMENT AS NOTED
 - FOUND 1/2" X 18" REBAR WITH YELLOW PLASTIC CAP MARKED KITZAN 33141 OR LEAD PLUG WITH WASHER MARKED KITZAN 33141 AT ACTUAL CORNER
 - SET 1/2" X 18" REBAR WITH YELLOW PLASTIC CAP MARKED KITZAN 33141 OR LEAD PLUG WITH WASHER MARKED KITZAN 33141 AT ACTUAL CORNER
- P.O.B. = POINT OF BEGINNING

PLAT DATA
 NUMBER OF LOTS=29
 LARGEST LOT=4.86 ACRES
 SMALLEST LOT=3,232 S.F.
 AREA PLATTED=19,02 AC
 RIGHT OF WAY AREA=0
 AREA OF TRACTS=18,361 SQUARE FEET
 LOT NET DENSITY=810.150/29=27,936 S.F.
 ZONING=RD-R AND RD-M ZONES AS DELINEATED IN THE RIVER DISTRICT SPECIFIC AREA PLAN SAP-08-0001.
 PROPOSED USES=COMMERCIAL
 DATE OF SURVEY 8-3-22

EQUIPMENT AND PROCEDURES
 THIS SURVEY WAS PERFORMED WITH A SOKKIA GSR2700 ISX GPS SYSTEM AND A NIKON 521 TOTAL STATION. THE AMOUNT OF ERROR IN EACH GROUP OF MEASUREMENTS IS WITHIN WASHINGTON STATE TOLERANCES.

BASIS OF BEARINGS
 THE BEARING OF N0132°48'W ALONG THE EAST LINE OF THE TRACTS OF CENTER OF SECTION 9, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

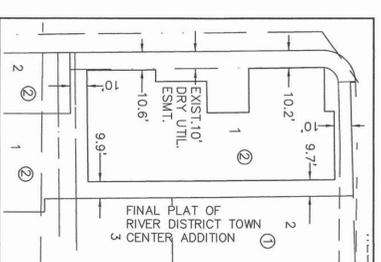
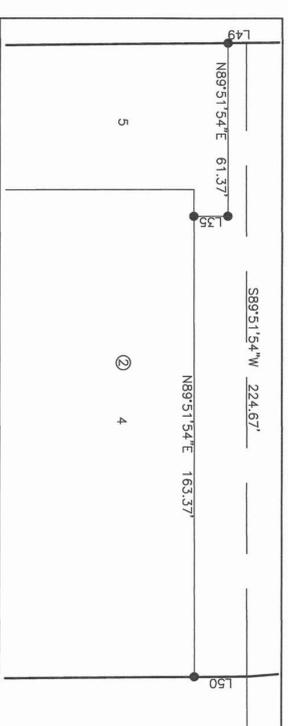
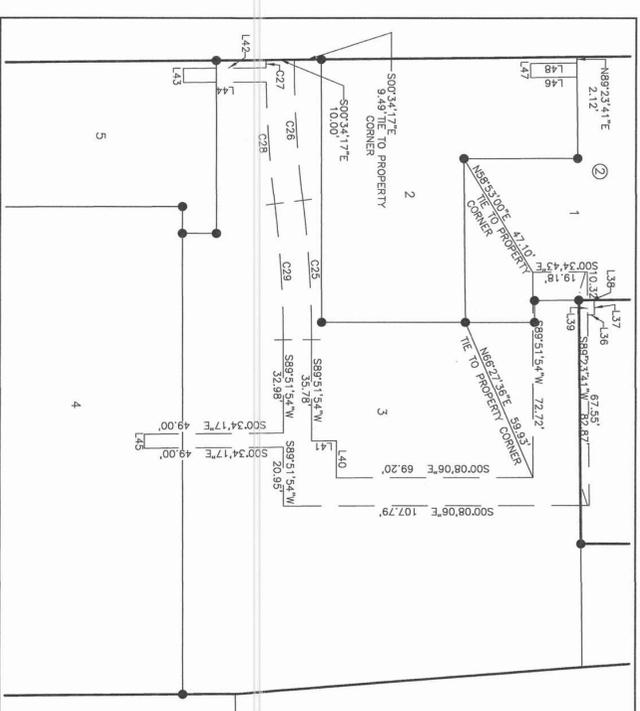
REFERENCES:

- (R1) FINAL PLAT OF TRUTINA ADDITION, RECORDED IN BOOK 38 OF PLATS, PAGES 68 THRU 70
- (R2) AMENDMENT TO FINAL PLAT OF TRUTINA 2ND ADDITION BOOK 40 OF PLATS, PAGES 78 AND 79
- (R3) SPOKANE COUNTY BINDING SITE PLAN NO. BSP--46-95 (PHASE 1), RECORDED IN BOOK 1 OF BSP, PAGES 85 & 86
- (R4) RECORD OF SURVEY BOOK 135, PAGE 55
- (R5) FINAL PLAT OF RIVER DISTRICT TOWN CENTER ADDITION, RECORDED IN BOOK 43 OF PLATS, PAGES 66 THRU 68.



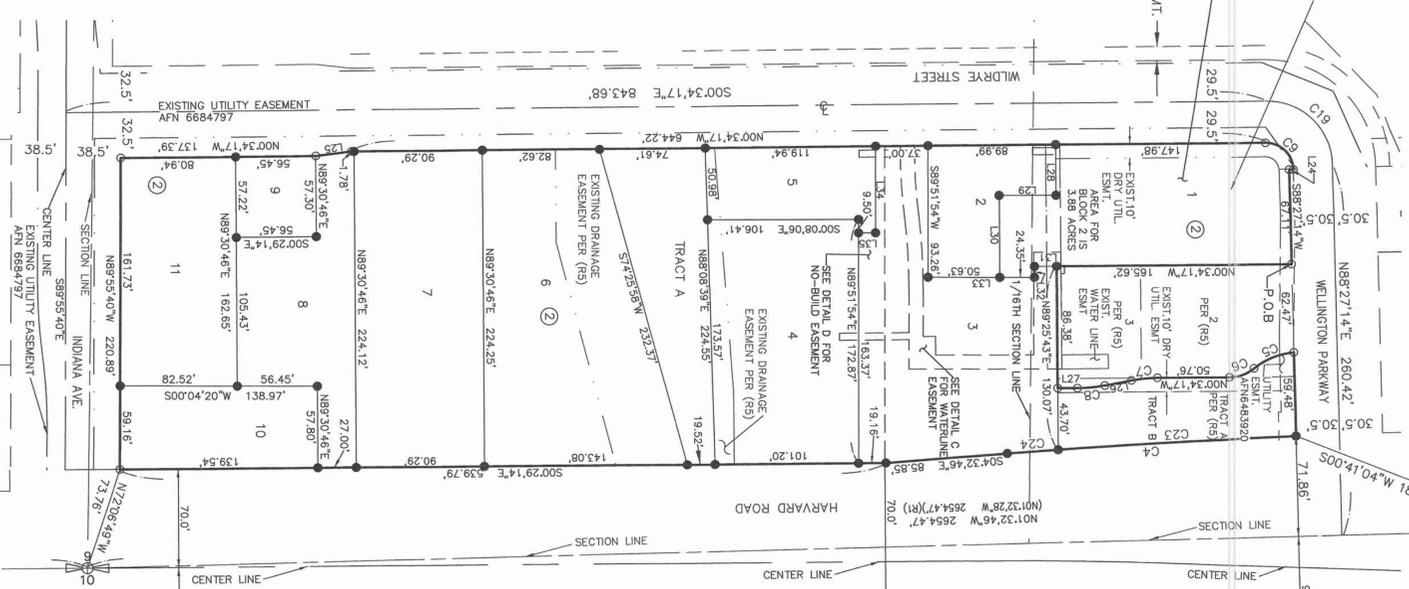
**FINAL PLAT OF
 RIVER DISTRICT TOWN CENTER FIRST ADDITION**
 PLT2018-0001F

A PORTION OF GOVERNMENT LOTS 8 AND 9, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 09, TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M., CITY OF LIBERTY LAKE, SPOKANE COUNTY, WASHINGTON



E 1/4 COR. SECT. 9
 FOUND 1/2" REBAR W/PPC MOORE 18091" PER
 FOUND (4) MAG. NAILS IN ASPHALT WALK NEXT TO
 HANDICAP RAMPS. (R2)
 N6001°39'E-55.27'
 S38°31'57"E-74.58'
 S38°02'25"W-73.50'
 N60°22'20"W-53.15'
 DATE VISITED 8-3-22

N E COR. SECT. 9
 FOUND 3" BRASS CAP WITH "X"
 IN WSDOT MON. CASE AND R.P.'S
 PER (R2)
 DATE VISITED 8-3-22



1420 WEST GARLAND AVENUE SPOKANE, WA 99206 TEL: (509) 324-7861 FAX: (509) 327-7249 E-Mail: rudy@riklandsurveying.com		DATE	DATE	PROJECT
DRAWN	APPROVED	MEM	MEM	MEM
MEM	MEM	MEM	MEM	MEM
DATE	DATE	DATE	DATE	DATE
10/09/23	10/09/23	4 OF 5	20-159	FIELD BOOK

RFK LAND SURVEYING INC.

