

**RESOLUTION NO. 24-260
CITY OF LIBERTY LAKE
SPOKANE COUNTY, WASHINGTON**

**A RESOLUTION OF THE CITY OF LIBERTY LAKE, WASHINGTON APPROVING
THE FINAL PLAT OF RIVER CROSSING 2020 SECOND ADDITION, LOCATED IN A
PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST 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 2020, consisting of 270 residential lots plus open space tracts and public streets and a private alley on approximately 53.39 acres, was approved by the Hearing Examiner on February 1st, 2021;

WHEREAS, The River Crossing 2020 Second Addition Final Plat, is 4.14 acres in size and contains 19 lots, 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 Crossing 2020 Second 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:

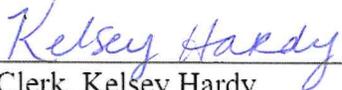
The Final Plat of the River Crossing 2020 Second Addition, located in a portion of the Southwest Quarter of Section 9, Township 25N, Range 45 E.W.M., Liberty Lake, Washington, more precisely described in the dedication, having met all conditions and requirements, is hereby approved.

Passed by the City Council this 4th day of June, 2024.



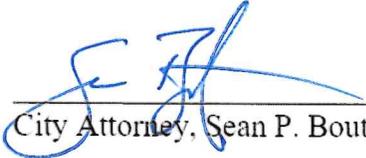
Cristella Kaminskas, Mayor
City of Liberty Lake

ATTEST:



City Clerk, Kelsey Hardy

APPROVED AS TO FORM:



City Attorney, Sean P. Boutz

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT RIVERCROSSING LLC A WASHINGTON LIMITED LIABILITY COMPANY, HAS CAUSED TO BE PLATTED INTO LOTS THE LAND SHOWN HEREON, TO BE KNOWN AS RIVER CROSSING 2020 2ND ADDITION, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 25 N, RANGE 45 E, W.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 2 OF FINAL PLAT OF RIVER CROSSING 2020 1ST ADDITION, RECORDED IN BOOK 44 OF PLATS, PAGES 45 AND 46, SAID POINT IS ALSO ON THE SOUTH RIGHT OF WAY LINE OF NORA AVENUE; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING (4) FOUR COURSES;

- 1) N76°09'18"E A DISTANCE OF 49.30 FEET;
- 2) THENCE S13°50'42"E A DISTANCE OF 0.50 FEET;
- 3) N76°09'18"E A DISTANCE OF 247.67 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 2610.50 FEET AND A CHORD BEARING AND DISTANCE OF N76°06'32"E, 4.19 FEET;
- 4) THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°05'31" AN ARC DISTANCE OF 4.19 FEET TO THE

BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 649.00 FEET AND A CHORD BEARING AND DISTANCE OF S05°59'56"E, 102.13 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°01'32" AN ARC DISTANCE OF 102.23 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 851.00 FEET AND A CHORD BEARING AND DISTANCE OF S02°44'41"E, 37.38 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°31'02" AN ARC DISTANCE OF 37.39 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 2816.50 FEET AND A CHORD BEARING AND DISTANCE S00°52'23"E, 307.95 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°16'04" AN ARC DISTANCE OF 308.11 FEET; THENCE S89°56'47"E A DISTANCE OF 22.10 FEET; THENCE S00°03'13"W A DISTANCE OF 178.50 FEET TO THE INTERSECTION OF THE NORTH LINE OF BLOCK 2 OF SAID FINAL PLAT OF RIVER CROSSING 2020 1ST ADDITION; THENCE N89°56'47"W ALONG SAID NORTH LINE A DISTANCE 323.98 FEET TO THE SOUTHEAST CORNER OF LOT 9, BLOCK 2 OF SAID FINAL PLAT OF RIVER CROSSING 2020 1ST ADDITION; THENCE ALONG THE EASTERLY LINE OF SAID BLOCK 2 THE FOLLOWING (2) TWO COURSES;

- 1) N00°03'13"E A DISTANCE OF 113.21 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 2524.95 FEET AND A CHORD BEARING AND DISTANCE OF N01°00'32"W, 440.32 FEET;
- 2) THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°00'16" AN ARC DISTANCE OF 440.88 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 2 OF SAID FINAL PLAT OF RIVER CROSSING 2020 1ST ADDITION, AND THE POINT OF BEGINNING.

SUBJECT TO ALL EASEMENTS OF RECORD
CONTAINING 4.14 ACRES MORE OR LESS
SITUATE IN THE CITY OF LIBERTY LAKE, SPOKANE COUNTY, WASHINGTON

AND THEY DO HEREBY DEDICATE TO PUBLIC USE FOREVER THE PUBLIC STREETS AND ROADS (UMATILLA STREET AND KALAMA AVENUE) AND LOT 1, BLOCK 3, BEING ONE-FOOT (1') WIDE STRIP OF LAND AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF LIBERTY LAKE AS GENERAL CITY PROPERTY, TO BE DEDICATED FOR ROAD PURPOSES FOREVER, AT SUCH TIME AS THE ROAD IS CONTINUED AS A FULL WIDTH RIGHT OF WAY, OR UNTIL ADJACENT LANDS ARE PLATTED.

EASEMENTS FOR "DRY" UTILITIES (ELECTRIC, GAS, PHONE, FIBER, CABLE TV) AS SHOWN ON THE HEREIN DESCRIBED PLAT ARE HEREBY DEDICATED FOR THE USE OF SERVING UTILITY COMPANIES FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, PROTECTION, INSPECTION AND OPERATION OF THEIR RESPECTIVE FACILITIES, TOGETHER WITH THE RIGHT TO PROHIBIT, CHANGES IN GRADE OVER INSTALLED UNDERGROUND FACILITIES AND THE RIGHT TO PROHIBIT, TRIM, AND/OR REMOVE TREES, BUSHES, OR LANDSCAPING WITHOUT COMPENSATION AND TO PROHIBIT BRICK, ROCK, OR MASONRY STRUCTURES THAT MAY INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, RELIABILITY, MAINTENANCE, AND SAFE OPERATION OF SAME. STORM DRAIN DRY WELLS AND WATER METER BOXES SHALL NOT BE PLACED WITHIN THE "DRY" EASEMENTS; HOWEVER, LATERAL CROSSINGS BY STORM DRAIN, WATER AND SEWER LINES ARE PERMITTED. SERVING UTILITY COMPANIES ARE ALSO GRANTED THE RIGHT TO INSTALL UTILITIES ACROSS FUTURE ACQUISITION AREAS OR BORDER EASEMENTS.

THE OWNERS OF ALL LOTS WITHIN THIS SUBDIVISION SHALL BE MEMBERS OF THE RIVER CROSSING OWNER'S ASSOCIATION. AN OWNERS ASSOCIATION CREATED BY DOCUMENT RECORDED NOVEMBER 18, 2002 BY THE SECRETARY OF STATE OF THE STATE OF WASHINGTON UNDER U.B.I. NUMBER 602 249 891 AND SUBJECT TO THE ARTICLES OF INCORPORATION AND BYLAWS THEREOF. ALSO SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS FOR RIVER CROSSING OWNER'S ASSOCIATION AS RECORDED UNDER AUDITOR'S DOCUMENT NO. 55084-9077.

RIVER CROSSING OWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPED STRIPS, OPEN SPACE TRACTS, COMMON AREAS, ALLEYS/DRIVEWAYS/AUTO-COURT LANES, PRIVATE STREETS, AND STREET LIGHTING, AS APPLICABLE.

THE OWNERS OR SUCCESSORS IN INTEREST AGREE TO JOIN IN ANY CITY-APPROVED LOCAL IMPROVEMENT DISTRICT FOR STREET IMPROVEMENTS AND TO PAY SUCH RATES AND CHARGES AS MAY BE FIXED THROUGH PUBLIC HEARINGS FOR SERVICE OR BENEFIT OBTAINED BY THE PLANNING, DESIGN, CONSTRUCTING, MAINTAINING, OR OPERATION OF STREETS.

THE OWNERS OR SUCCESSORS IN INTEREST AGREE TO JOIN IN ANY CITY-APPROVED STORMWATER MANAGEMENT PROGRAM AND TO PAY SUCH RATES AND CHARGES AS MAY BE FIXED THROUGH PUBLIC HEARINGS FOR SERVICE OR BENEFIT OBTAINED BY THE PLANNING, DESIGN, CONSTRUCTING, MAINTAINING, OR OPERATION OF STORMWATER CONTROL FACILITIES.

A PUBLIC SEWER SYSTEM WILL BE REQUIRED TO BE INSTALLED FOR THE PLAT. INDIVIDUAL SERVICE MUST BE PROVIDED TO EACH LOT PRIOR TO SALE. USE OF INDIVIDUAL ON-SITE DISPOSAL SYSTEMS SHALL NOT BE AUTHORIZED. THE DEVELOPER SHALL BEAR THE COST OF PROVIDING THE REQUIRED SERVICES TO EACH LOT.

A PUBLIC WATER SYSTEM WILL BE REQUIRED TO BE INSTALLED FOR THE PLAT. INDIVIDUAL SERVICE MUST BE PROVIDED TO EACH LOT PRIOR TO SALE. THE USE OF PRIVATE WELLS OR WATER SYSTEMS IS PROHIBITED. THE DEVELOPER OF THE PROPOSAL SHALL BEAR THE COST OF AND SHALL PROVIDE FOR INDIVIDUAL DOMESTIC WATER SERVICE AS WELL AS FIRE PROTECTION TO EACH LOT PRIOR TO SALE OF EACH LOT AND PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED
THIS _____ DAY OF _____, 20____.

RIVERCROSSING LLC, A WASHINGTON LIMITED LIABILITY COMPANY
BY: _____

ITS: MANAGED

STATE OF WASHINGTON)
) SS
COUNTY OF SPOKANE)

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT Joseph Frank IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Manager OF RIVERCROSSING LLC, TO BE THE FREE AND VOLUNTARY ACT OF SUCH COMPANY, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS 22nd DAY OF May, 2024.

Katherine Frank
NOTARY PUBLIC, IN AND FOR THE STATE
OF WASHINGTON RESIDING AT SPOKANE, Hayden, WA 99205
MY COMMISSION EXPIRES December 6, 2027



SPOKANE COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20____
AT _____ M., IN BOOK _____ OF _____ 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 58.17.

Michael E. Moore
MICHAEL E. MOORE, PLS
CERTIFICATE NUMBER 35157



5-21-24

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, ENGINEERING, & BUILDING SERVICES

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____.

CITY OF LIBERTY LAKE DIRECTOR OF PLANNING & ENGINEERING

CITY OF LIBERTY LAKE ENGINEER

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____.

CITY OF LIBERTY LAKE ENGINEER

SPOKANE COUNTY ASSESSOR

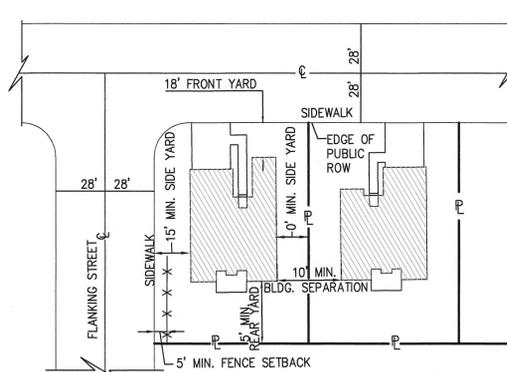
EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____.

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



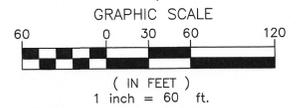
TYPICAL SETBACKS
NOT TO SCALE

RFK LAND SURVEYING INC.				
1420 WEST GARLAND AVENUE SPOKANE, WA 99205 TEL: (509) 324-7861 FAX: (509) 327-7249 E-MAIL: rudy@rfklandsurveying.com				
DRAWN	APPROVED	SCALE	PROJECT	
MEM	RFK	N/A	23-199	
DATE	DATE	SHEET	FIELD BOOK	
05/21/24	05/21/24	1 OF 2		

FINAL PLAT OF
RIVER CROSSING 2020 2ND ADDITION
PLT2020-0001B

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M., CITY OF LIBERTY LAKE, SPOKANE COUNTY, WASHINGTON

SPOKANE COUNTY AUDITOR BY DEPUTY



- LEGEND**
- -FOUND 1/2" X 18" REBAR WITH YELLOW PLASTIC CAP MARKED "MEM 35157" OR LEAD PLUG WITH WASHER MARKED "MEM 35157 AT ACTUAL CORNER
 - -FOUND MONUMENT CASE WITH 1/2" X 18" REBAR WITH YELLOW PLASTIC CAP MARKED "MEM 35157"
 - ⊙ -SET MONUMENT CASE & COVER PER LIBERTY LAKE STANDARD A-14 FOR ALL REQUIRED ROADWAY MONUMENTS WITH 1/2" X 18" REBAR WITH YELLOW PLASTIC CAP MARKED "MEM 35157"
 - -SET 1/2" X 18" REBAR WITH YELLOW PLASTIC CAP MARKED "MEM 35157" OR LEAD PLUG WITH WASHER MARKED "MEM 35157 AT ACTUAL CORNER

P.O.B.=POINT OF BEGINNING
 (R) =RADIAL BEARING

PLAT INFORMATION

TOTAL NO. LOTS: 19 LOTS
 TOTAL PLAT AREA: 4.14 ACRES
 EXISTING ZONING: SAP-08-0001 RIVER DISTRICT RD-R MIXED RESIDENTIAL

DATE OF SURVEY

THE MONUMENTS SHOWN AS FOUND AND TIED HEREON WERE VISITED IN DECEMBER OF 2023.

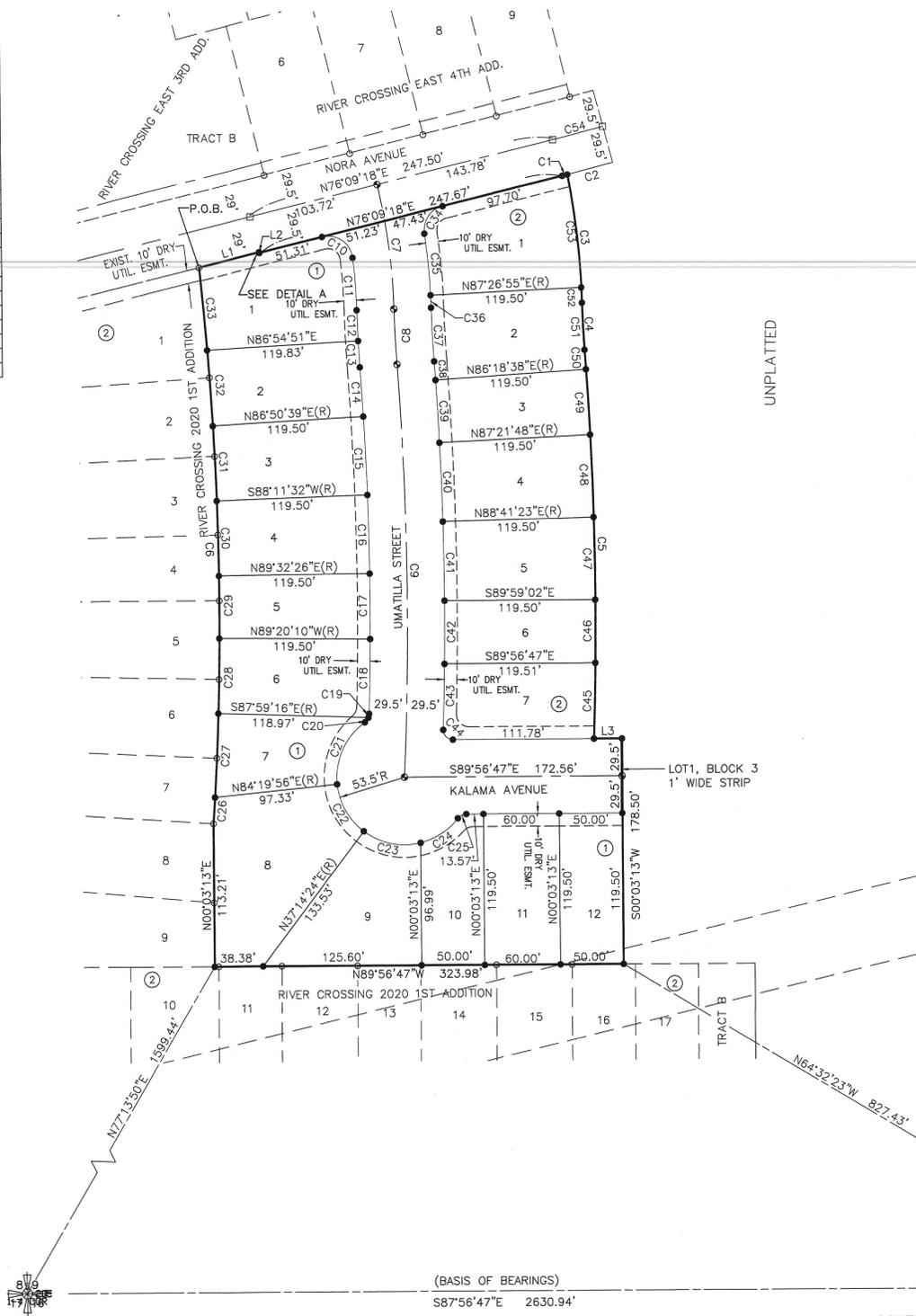
BASIS OF BEARINGS

THE BEARING OF S87°56'47"E ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 9.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N76°09'18"E	49.30'
L2	S13°50'42"E	0.50'
L3	S89°56'47"E	22.10'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2610.50'	4.19'	4.19'	N76°06'32"E	0°05'31"
C2	2610.50'	37.16'	37.16'	N75°39'19"E	0°48'56"
C3	649.00'	102.23'	102.13'	S05°59'56"E	9°01'32"
C4	851.00'	37.39'	37.38'	S02°44'41"E	2°31'02"
C5	2816.50'	308.11'	307.95'	S00°52'23"E	6°16'04"
C6	2524.95'	440.88'	440.32'	N01°00'32"W	10°00'16"
C7	500.00'	99.61'	99.45'	N07°11'37"W	11°24'53"
C8	1000.00'	43.93'	43.93'	S02°44'41"W	2°31'02"
C9	2673.95'	327.09'	326.89'	S00°29'57"E	7°00'31"
C10	19.50'	33.11'	29.27'	S55°11'58"E	97°17'29"
C11	470.50'	41.61'	41.60'	S04°01'12"E	5°04'03"
C12	1029.50'	24.37'	24.37'	S02°09'51"E	1°21'22"
C13	1029.50'	20.86'	20.86'	S03°25'22"E	1°09'40"
C14	2644.45'	39.11'	39.11'	S03°34'47"E	0°50'51"
C15	2644.45'	62.23'	62.22'	S02°28'55"E	1°20'54"
C16	2644.45'	62.23'	62.22'	S01°08'01"E	1°20'54"
C17	2644.45'	51.85'	51.85'	S00°06'08"W	1°07'25"
C18	2644.45'	59.27'	59.26'	S01°18'22"W	1°17'03"
C19	8.50'	3.02'	3.01'	N12°07'59"E	20°22'11"
C20	8.50'	4.80'	4.74'	S38°29'54"W	32°21'40"
C21	53.50'	56.35'	53.78'	S24°30'20"W	60°20'47"
C22	53.50'	43.97'	42.75'	S29°12'50"E	47°05'33"
C23	53.50'	47.40'	45.86'	S78°08'29"E	50°45'45"
C24	53.50'	36.07'	35.39'	N57°09'55"E	38°37'27"
C25	8.50'	7.74'	7.48'	N63°57'12"E	52°12'01"
C26	2524.95'	20.80'	20.80'	N03°45'27"E	0°28'19"
C27	2524.95'	66.51'	66.51'	N02°46'00"E	1°30'33"
C28	2524.95'	59.41'	59.41'	N01°20'17"E	1°20'54"
C29	2524.95'	49.51'	49.51'	N00°06'08"E	1°07'25"
C30	2524.95'	59.41'	59.41'	N01°08'01"W	1°20'54"
C31	2524.95'	59.41'	59.41'	N02°28'55"W	1°20'54"
C32	2524.95'	60.13'	60.13'	N03°50'17"W	1°21'52"
C33	2524.95'	65.69'	65.69'	N05°15'56"W	1°29'26"
C34	19.50'	28.59'	26.10'	N34°08'50"E	84°00'56"
C35	529.50'	49.06'	49.05'	N05°12'22"W	5°18'32"
C36	529.50'	9.85'	9.84'	N02°01'08"W	1°03'55"
C37	970.50'	42.64'	42.63'	N02°44'41"W	2°31'02"
C38	2703.45'	14.82'	14.82'	N03°50'47"W	0°18'50"
C39	2703.45'	49.67'	49.67'	N03°09'47"W	1°03'10"
C40	2703.45'	62.58'	62.58'	N01°58'25"W	1°19'35"
C41	2703.45'	62.58'	62.58'	N00°38'50"W	1°19'35"
C42	2703.45'	49.99'	49.99'	N00°32'45"E	1°03'34"
C43	2703.45'	52.22'	52.22'	N01°37'44"E	1°06'24"
C44	7.50'	12.06'	10.80'	N43°52'56"W	92°07'43"
C45	2816.50'	60.00'	60.00'	S01°39'02"W	1°13'14"
C46	2816.50'	50.07'	50.07'	S00°31'52"W	1°01'07"
C47	2816.50'	65.35'	65.35'	S00°38'35"E	1°19'46"
C48	2816.50'	65.35'	65.35'	S01°58'21"E	1°19'46"
C49	2816.50'	51.87'	51.86'	S03°09'53"E	1°03'18"
C50	2816.50'	15.47'	15.47'	S03°50'59"E	0°18'53"
C51	851.00'	37.39'	37.38'	S02°44'41"E	2°31'02"
C52	649.00'	12.07'	12.07'	S02°01'08"E	1°03'55"
C53	649.00'	90.17'	90.09'	S06°31'54"E	7°57'37"
C54	2581.00'	40.88'	40.88'	N75°42'04"E	0°54'27"

LOT & BLOCK	ADDRESS	AREA
L1B1	1797 N UMATILLA STREET	9,211 S.F.
L2B1	1787 N UMATILLA STREET	7,179 S.F.
L3B1	1777 N UMATILLA STREET	7,268 S.F.
L4B1	1767 N UMATILLA STREET	7,268 S.F.
L5B1	1757 N UMATILLA STREET	6,057 S.F.
L6B1	1747 N UMATILLA STREET	7,267 S.F.
L7B1	1737 N UMATILLA STREET	6,081 S.F.
L8B1	1727 N UMATILLA STREET	11,801 S.F.
L9B1	1717 N UMATILLA STREET	8,698 S.F.
L10B1	1707 N UMATILLA STREET	5,514 S.F.
L11B1	20980 E KALAMA AVENUE	7,170 S.F.
L12B1	20990 E KALAMA AVENUE	5,975 S.F.
L1B2	1798 N UMATILLA STREET	9,301 S.F.
L2B2	1788 N UMATILLA STREET	7,900 S.F.
L3B2	1778 N UMATILLA STREET	6,067 S.F.
L4B2	1768 N UMATILLA STREET	7,644 S.F.
L5B2	1758 N UMATILLA STREET	7,644 S.F.
L6B2	1748 N UMATILLA STREET	5,978 S.F.
L7B2	1738 N UMATILLA STREET	7,156 S.F.



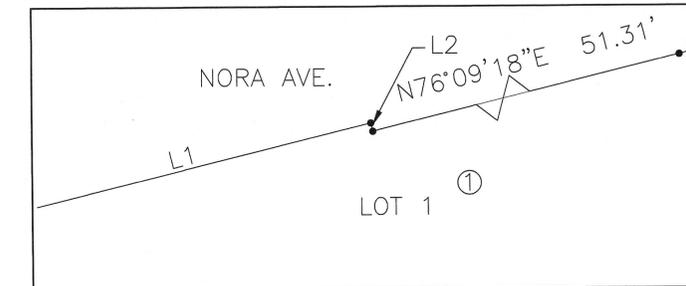
SOUTHWEST CORNER OF SECTION 9

FND. 5/8" REBAR WITH 2" ALUM. CAP. PER (C)



FND R.P.'S PER (D)
 TACK & TAG KITZAN 33141 IN CURB
 N17°18'19"E-25.98'
 TACK & TAG KITZAN 33141 IN CURB
 S20°31'54"E-28.07'
 TACK & TAG KITZAN 33141 IN POWER POLE
 S58°35'14"W-47.32'
 TACK & TAG KITZAN 33141 AT EDGE OF PAVEMENT
 N56°56'49"W-37.54'
 DATE VISITED DECEMBER 2023

(BASIS OF BEARINGS)
 S87°56'47"E 2630.94'



DETAIL A
 NOT TO SCALE

SOUTH QUARTER CORNER OF SECTION 9

FND. 5/8" REBAR WITH 2" ALUM. CAP. PER (D)



FND R.P.'S PER (D)
 TACK & TAG MEM 35157 IN CURB
 N38°50'34"E-34.29'
 TACK & TAG MEM 35157 IN CURB
 S70°32'15"E-29.18'
 MAG NAIL & STEEL WASHER IN WEDGE ISLAND PARAMETRIX CONTROL
 N88°45'29"W-28.68'
 BRASS RAIL SPIKE IN BACK OF WALK
 N34°05'47"W-133.76'
 DATE VISITED DECEMBER 2023

REFERENCES:

- (A) FINAL PLAT OF RIVER CROSSING 2020 1ST ADDITION, RECORDED IN BOOK 44 OF PLATS, PAGES 45 AND 46.
- (B) FINAL PLAT OF RIVER CROSSING EAST 4TH ADDITION, RECORDED IN BOOK ____ OF PLATS, PAGES ____ AND ____
- (C) LAND CORNER RECORD RECORDED UNDER AFN 6804659
- (D) LAND CORNER RECORD RECORDED UNDER AFN 7324227

RFK LAND SURVEYING INC.

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

DRAWN	APPROVED	SCALE	PROJECT
MEM	RFK	1"=100'	23-199
DATE	DATE	SHEET	FIELD BOOK
05/21/24	05/21/24	2 OF 2	

**FINAL PLAT OF
 RIVER CROSSING 2020 2ND ADDITION
 PLT2020-0001B**

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M., CITY OF LIBERTY LAKE, SPOKANE COUNTY, WASHINGTON



5-21-24