

**RESOLUTION NO. 24-261
CITY OF LIBERTY LAKE
SPOKANE COUNTY, WASHINGTON**

**A RESOLUTION OF THE CITY OF LIBERTY LAKE, WASHINGTON APPROVING
THE FINAL PLAT OF RIVER CROSSING EAST FOURTH ADDITION, LOCATED IN
PORTIONS OF THE NORTHEAST, AND SOUTHEAST QUARTERS 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 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 Crossing East Fourth Addition Final Plat, is 4.50 acres in size and contains 23 lots, a private alley and a public street;

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

WHEREAS, The River Crossing East Fourth 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 East Fourth Addition, located in a portions of the Northeast, and Southeast Quarters 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
Cristella Kaminskas, Mayor
City of Liberty Lake

ATTEST:

Kelsey Hardy
City Clerk, Kelsey Harding

APPROVED AS TO FORM:

Sean P. Boutz
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 EAST 4TH ADDITION, BEING A PORTION OF THE NORTHEAST AND SOUTHEAST QUARTERS 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 5, BLOCK 1 OF THE FINAL PLAT OF RIVER CROSSING EAST 3RD ADDITION, RECORDED IN BOOK 44 OF PLATS, PAGES 43 AND 44, SAID POINT IS ALSO ON THE SOUTHERLY RIGHT OF WAY LINE OF INDIANA AVENUE; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING (4) FOUR COURSES:

- 1) N75°35'05"E A DISTANCE OF 6.16 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 2006.50 FEET AND A CHORD BEARING AND DISTANCE OF N76°52'39"E, 90.54 FEET;
2) THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°35'08" AN ARC DISTANCE OF 90.55 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 1993.50 FEET AND A CHORD BEARING AND DISTANCE OF N74°31'38"E, 253.34 FEET;
3) THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°17'11" AN ARC DISTANCE OF 253.51 FEET;
4) N70°53'03"E A DISTANCE OF 53.36 FEET;

THENCE LEAVING SAID RIGHT OF WAY LINE, S19°06'57"E A DISTANCE OF 131.42 FEET, THENCE S70°53'03"W A DISTANCE OF 53.36 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 2124.92 AND A CHORD BEARING AND DISTANCE OF S71°53'55"W, 74.19; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°00'02" AN ARC DISTANCE OF 74.19 FEET; THENCE S17°04'00"E A DISTANCE OF 128.60 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 2253.50 FEET AND A CHORD BEARING AND DISTANCE OF N72°41'18"E, 15.87; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE 00°23'54" AN ARC DISTANCE OF 15.67 FEET; S17°30'39"E A DISTANCE OF 178.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 2432.00 FEET AND A CHORD BEARING AND DISTANCE OF S74°04'16"W, 134.28 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°09'50" AN ARC DISTANCE OF 134.30 FEET; THENCE S13°50'42"E A DISTANCE OF 119.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 2551.50 FEET AND A CHORD BEARING AND DISTANCE OF N75°27'43"E, 19.11 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°25'45" AN ARC DISTANCE OF 19.11 FEET; THENCE S14°45'09"E A DISTANCE OF 59.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 2610.50 FEET AND A CHORD BEARING AND DISTANCE OF S75°42'04"W, 41.35 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°54'27" AN ARC DISTANCE OF 41.35 FEET; THENCE S76°09'18"W A DISTANCE OF 247.67 FEET; THENCE N13°50'42"W A DISTANCE OF 0.50 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF NORA AVENUE; THENCE CONTINUING N13°50'42"W A DISTANCE OF 58.00 FEET TO THE SOUTHERLY LINE OF TRACT B OF SAID FINAL PLAT OF RIVER CROSSING EAST 3RD ADDITION, THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID FINAL PLAT OF RIVER CROSSING EAST 3RD ADDITION THE FOLLOWING (11) ELEVEN COURSES:

- 1) N76°09'18"E A DISTANCE OF 18.98 FEET;
2) N13°50'42"W A DISTANCE OF 121.68 FEET;
3) N75°35'05"E A DISTANCE OF 78.80 FEET;
4) N14°24'55"W A DISTANCE OF 119.99 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF DESCHUTES AVENUE;
5) THENCE CONTINUING N14°24'55"W A DISTANCE OF 58.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 1746.00 FEET AND A CHORD BEARING AND DISTANCE OF S75°41'22"W, 6.38 FEET;
6) THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°12'33" AN ARC DISTANCE OF 6.38 FEET;
7) S75°35'05"W A DISTANCE OF 19.80 FEET;
8) N14°24'55"W A DISTANCE OF 133.08 FEET;
9) N75°35'05"E A DISTANCE OF 13.70 FEET;
10) N14°33'15"W A DISTANCE OF 23.00 FEET;
11) N14°24'55"W A DISTANCE OF 104.42 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ALL EASEMENTS OF RECORD CONTAINING 4.45 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 (NORA AVENUE AND DESCHUTES AVENUE), LOTS 1 AND 2 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, 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 UTILITIES RESERVE THE RIGHT TO CROSS BORDER EASEMENTS AND COMMON AREAS.

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.

TRACT A (ALLEY TRACT) IS DEDICATED TO THE RIVER CROSSING OWNER'S ASSOCIATION FOR OWNERSHIP AND MAINTENANCE OF SAID PROPERTY.

A 20' (TWENTY FOOT) WIDE SEWER EASEMENT ACROSS TRACT A AND LOTS 1 THROUGH 14, BLOCK 1 AS SHOWN HEREON IS GRANTED TO THE SPOKANE COUNTY PUBLIC WORKS DEPARTMENT.

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 SHALL 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.

THE DEVELOPMENT OF RIVER CROSSING EAST SHALL COMPLY WITH THE POWER TRANSMISSION UTILITY EASEMENT, AS RECORDED UNDER AUDITOR'S DOCUMENT NO. 440081B.

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS 22nd DAY OF May, 2024.

RIVERCROSSING-LLC, A WASHINGTON LIMITED LIABILITY COMPANY BY: [Signature]

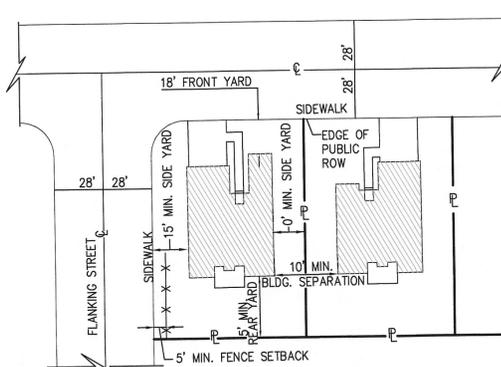
ITS: [Signature]

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.

[Signature] NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON RESIDING AT SPOKANE, HYDEN, IDAHO MY COMMISSION EXPIRES December 6, 2027



TYPICAL SETBACKS NOT TO SCALE

SPOKANE COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 22nd DAY OF May, 2024 AT 10:00 A.M. IN BOOK 44 OF PLATS AT PAGE 43 AND 44 AT THE REQUEST OF [Signature]

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.

[Signature] MICHAEL E. MOORE, PLS CERTIFICATE NUMBER 35157



CITY OF LIBERTY LAKE

THIS PLAT WAS APPROVED AND ACCEPTED BY THE CITY OF LIBERTY LAKE OF SPOKANE COUNTY, WASHINGTON, ON THIS 22nd DAY OF May, 2024.

MAYOR, CITY OF LIBERTY LAKE

CITY OF LIBERTY LAKE PLANNING, ENGINEERING, & BUILDING SERVICES

EXAMINED AND APPROVED THIS 22nd DAY OF May, 2024.

CITY OF LIBERTY LAKE DIRECTOR OF PLANNING & ENGINEERING

CITY OF LIBERTY LAKE ENGINEER

EXAMINED AND APPROVED THIS 22nd DAY OF May, 2024.

CITY OF LIBERTY LAKE ENGINEER

SPOKANE COUNTY ASSESSOR

EXAMINED AND APPROVED THIS 22nd DAY OF May, 2024.

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 22nd DAY OF May, 2024.

SPOKANE COUNTY TREASURER, BY DEPUTY

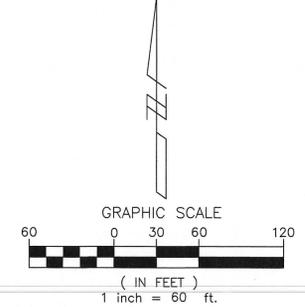
FINAL PLAT OF RIVER CROSSING EAST 4TH ADDITION PLT2018-0001G

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

Table with 5 columns: DRAWN, APPROVED, SCALE, PROJECT, FIELD BOOK. Includes contact info for RFK Land Surveying Inc.

FILED FOR RECORD THIS _____ DAY OF _____ 20____
 AT _____ M., IN BOOK _____ OF _____ AT PAGE _____
 AT THE REQUEST OF _____

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

LINE	BEARING	DISTANCE
L1	N75°35'05"E	6.16'
L2	N70°53'03"E	53.36'
L3	S70°53'03"W	53.36'
L4	S14°45'09"E	59.00'
L5	N13°50'42"W	0.50'
L6	N13°50'42"W	58.00'
L7	N76°09'18"E	18.98'
L8	N14°24'55"W	58.00'
L9	N75°35'05"E	19.80'
L10	N75°35'05"E	13.70'
L11	S14°33'15"E	23.00'
L12	S75°35'05"W	3.58'
L13	N75°35'05"E	3.05'
L14	N70°53'03"E	53.36'
L15	N75°35'05"E	2.52'
L16	S75°35'05"W	19.80'
L17	S19°06'57"E	23.00'
L18	N70°53'03"E	41.86'
L19	N70°53'03"E	11.50'
L20	S70°53'03"W	15.36'
L21	N70°53'03"E	11.50'
L22	N70°53'03"E	11.50'
L23	N70°53'03"E	23.00'
L24	S19°06'57"E	20.00'

LINE	BEARING
R1	N12°51'10"W
R2	N13°59'41"W
R3	N15°08'12"W
R4	N16°16'43"W
R5	N17°25'14"W
R6	N18°33'45"W

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2006.50'	90.55'	90.54'	N76°52'39"E	2°35'08"
C2	1993.50'	253.51'	253.34'	N74°31'38"E	7°17'11"
C3	2124.92'	74.19'	74.19'	S71°53'55"W	2°00'02"
C4	2253.50'	15.67'	15.67'	N72°41'18"E	0°23'54"
C5	2432.00'	134.30'	134.28'	S74°04'16"W	3°09'50"
C6	2551.50'	19.11'	19.11'	N75°27'43"E	0°25'45"
C7	2610.50'	41.35'	41.35'	S75°42'04"W	0°54'27"
C8	1746.00'	6.38'	6.38'	S75°41'22"W	0°12'33"
C9	2006.50'	33.84'	33.84'	N76°04'05"E	0°57'59"
C10	2006.50'	52.56'	52.56'	N77°18'06"E	1°30'04"
C11	2006.50'	4.14'	4.14'	N78°06'41"E	0°07'05"
C12	1993.50'	35.59'	35.59'	N77°39'32"E	1°01'23"
C13	1993.50'	39.73'	39.73'	N76°34'35"E	1°08'31"
C14	1993.50'	39.73'	39.73'	N75°26'04"E	1°08'31"
C15	1993.50'	39.73'	39.73'	N74°17'33"E	1°08'31"
C16	1993.50'	39.73'	39.73'	N73°09'01"E	1°08'31"
C17	1993.50'	39.73'	39.73'	N72°00'30"E	1°08'31"
C18	1993.50'	19.25'	19.25'	N71°09'39"E	0°33'12"
C19	2101.92'	20.30'	20.30'	N71°10'30"E	0°33'12"
C20	2101.92'	41.89'	41.89'	S72°01'22"W	1°08'31"
C21	2101.92'	41.89'	41.89'	S73°09'53"W	1°08'31"
C22	2101.92'	41.89'	41.89'	S74°18'24"W	1°08'31"
C23	2101.92'	41.89'	41.89'	S75°26'55"W	1°08'31"
C24	2101.92'	41.89'	41.89'	S76°35'26"W	1°08'31"
C25	2101.92'	41.89'	41.89'	S77°43'57"W	1°08'31"
C26	2101.92'	47.50'	47.50'	S78°57'03"W	1°17'41"
C27	2101.92'	36.54'	36.54'	S80°05'47"W	0°59'46"
C28	2113.42'	357.15'	356.72'	N75°44'22"E	9°40'57"
C29	2124.92'	35.81'	35.81'	N80°05'04"E	0°57'56"
C30	2124.92'	65.45'	65.44'	N78°43'10"E	1°45'53"
C31	2124.92'	62.03'	62.03'	N77°00'02"E	1°40'21"
C32	2124.92'	59.08'	59.08'	N75°22'04"E	1°35'35"
C33	2124.92'	62.03'	62.03'	N73°44'06"E	1°40'21"
C34	2253.50'	65.74'	65.74'	S73°43'23"W	1°40'17"
C35	2253.50'	62.61'	62.61'	S75°21'17"W	1°35'31"
C36	2253.50'	65.74'	65.74'	S76°59'11"W	1°40'17"
C37	2253.50'	13.69'	13.69'	S77°59'47"W	0°20'53"
C38	1746.50'	48.92'	48.92'	S77°22'05"W	1°36'17"
C39	1746.50'	29.89'	29.89'	S76°04'31"W	0°58'50"
C40	1717.00'	71.11'	71.10'	S76°59'02"W	2°22'22"
C41	2283.00'	226.38'	226.28'	N75°19'47"E	5°40'53"
C42	2312.50'	59.55'	59.55'	N73°13'36"E	1°28'32"
C43	2312.50'	49.63'	49.62'	N74°34'45"E	1°13'46"
C44	2312.50'	69.48'	69.47'	N76°03'17"E	1°43'17"
C45	2312.50'	50.65'	50.65'	N77°32'35"E	1°15'18"
C46	1687.50'	9.76'	9.76'	N78°00'17"E	0°19'53"
C47	1687.50'	60.02'	60.02'	N76°49'13"E	2°02'16"
C48	1654.92'	60.02'	60.02'	N76°55'48"E	2°04'41"
C49	1654.92'	51.21'	51.21'	N76°46'39"E	1°46'22"
C50	1654.92'	13.17'	13.17'	N77°53'31"E	0°27'22"
C51	1654.92'	4.36'	4.36'	N78°02'41"E	0°09'04"
C52	2432.00'	53.27'	53.26'	S77°32'35"W	1°15'18"
C53	2432.00'	46.85'	46.85'	N77°37'07"E	1°06'13"
C54	2432.00'	60.00'	60.00'	N76°21'36"E	1°24'49"
C55	2432.00'	73.07'	73.06'	N76°03'17"E	1°43'17"
C56	2432.00'	52.19'	52.19'	N74°34'45"E	1°13'46"
C57	2432.00'	62.63'	62.63'	N73°13'36"E	1°28'32"
C58	2551.50'	21.30'	21.30'	S75°54'57"W	0°28'42"
C59	2101.92'	355.70'	355.28'	N75°44'47"E	9°41'46"
C60	2124.92'	358.59'	358.16'	S75°43'58"W	9°40'08"
C61	2581.00'	40.88'	40.88'	S75°42'04"W	0°54'27"
C62	15.00'	23.56'	21.21'	S25°53'03"W	90°00'00"

PLAT INFORMATION
 TOTAL NO. LOTS: 23 LOTS, 1 TRACT
 TOTAL PLAT AREA: 4.45 ACRES
 EXISTING ZONING: SAP-08-0001 RIVER DISTRICT RD-R MIXED RESIDENTIAL

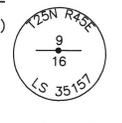
BASIS OF BEARINGS
 THE BEARING OF N00°48'20"W ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 9.

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

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



5-21-24

FINAL PLAT OF RIVER CROSSING EAST 4TH ADDITION

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

NOTE: ADDRESS AND AREA TABLE SEE SHEET 3 OF 3

- REFERENCES:**
- (A) FINAL PLAT OF RIVER CROSSING EAST 3RD ADDITION, RECORDED IN BOOK 44 OF PLATS, PAGES 43 AND 44.
 - (B) FINAL PLAT OF RIVER CROSSING 2020 1ST ADDITION, RECORDED IN BOOK 44 OF PLATS, PAGES 45 AND 46.
 - (C) LAND CORNER RECORD RECORDED UNDER AFN 6804659
 - (D) LAND CORNER RECORD RECORDED UNDER AFN 7324227

WEST QUARTER CORNER OF SECTION 9
 FND. 3" BRASS CAP IN CONCRETE PER (A)
 FOUND RP'S PER (A)
 DATE VISITED DECEMBER 2023



SOUTHWEST CORNER OF SECTION 9

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



- FND R.P.'S PER (C)
- TACK & TAG KITZAN 33141 IN CURB
- N17°18'19"E-25.98'
- TACK & TAG KITZAN 33141 IN CURB
- S20°31'54"E-26.07'
- 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

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"=60'	23-207	
DATE	DATE	SHEET	FIELD BOOK	
05/21/24	05/21/24	2 OF 3		

