

**RESOLUTION NO. 24-263  
CITY OF LIBERTY LAKE  
SPOKANE COUNTY, WASHINGTON**

**A RESOLUTION OF THE CITY OF LIBERTY LAKE, WASHINGTON APPROVING  
THE FINAL PLAT OF HAWKSTONE 4TH ADDITION, LOCATED IN PORTIONS OF  
THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 25N, RANGE 45 E.W.M.,  
LIBERTY LAKE, WASHINGTON,  
FILE P-06-0002C**

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 (December 2005, and updated periodically thereafter);

WHEREAS, The Preliminary Plat of Liberty Village, later renamed Lakemore and Hawkstone, consisting of 506 single-family lots, 8 multi-family lots, 44 commercial lots, and 22 open space tracts and parking lots on approximately 100 acres was approved by the City Council on January 24, 2006, with subsequent requests for extension granted;

WHEREAS, The Hawkstone 4<sup>th</sup> Addition Final Plat, File P-06-0002C is 37.037 acres in size and contains 108 single-family lots, 12 open space tracts, and private streets;

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

WHEREAS, The Hawkstone 3rd 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 Hawkstone 3rd Addition, located in portions of the northeast quarter of Section 11, 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 16<sup>th</sup> day of July, 2024.

*Cristella Kaminskas*

Cristella Kaminskas, Mayor  
City of Liberty Lake

**ATTEST:**

*Kelsey Hardy*

City Clerk, Kelsey Hardy

**APPROVED AS TO FORM:**

*SPB*

City Attorney, Sean P. Boutz



# FINAL PLAT OF HAWKSTONE 4th ADDITION

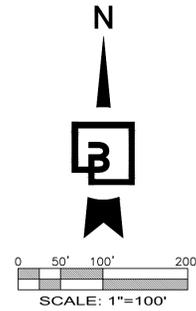
P-06-0002D

IN A PORTION OF THE OF THE NE1/4, SW1/4 & SE1/4 OF THE NE1/4 OF  
SECTION 11, TOWNSHIP 25 NORTH, RANGE 45 EAST OF THE W.M.  
CITY OF LIBERTY LAKE, SPOKANE COUNTY, WASHINGTON

**SPOKANE COUNTY AUDITOR**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AND RECORDED IN BOOK \_\_\_\_\_ OF PLATS AT PAGE(S) \_\_\_\_\_, RECORDS OF SPOKANE COUNTY, WASHINGTON, AT THE REQUEST OF BARGHAUSEN CONSULTING ENGINEERS, INC.

COUNTY AUDITOR: \_\_\_\_\_  
AUDITOR'S FILE NO. \_\_\_\_\_



**LEGEND:**

- ⊕ SECTION CORNER (CALCULATED POSITION)
- ⊕ FOUND QUARTER CORNER AS NOTED
- ⊕ FOUND MONUMENT AS NOTED
- ⊕ REBAR/CAP "LS 38036" PER HAWKSTONE 3RD ADDITION AUDITOR FILE NO. 7232841
- ⊕ REBAR/CAP "BCE 38970" PER BOUNDARY LINE ADJUSTMENT, AUDITOR FILE NO. 7253429 BOUNDARY LINE ADJUSTMENT, AUDITOR FILE NO. 7250709 BOUNDARY LINE ADJUSTMENT, AUDITOR FILE NO. 7327742
- ⊕ SET 5/8" x 24" REBAR WITH RED PLASTIC CAP MARKED "BCE 38970"



**REFERENCES**

1. PLAT OF HAWKSTONE 1ST ADDITION, SEPTEMBER 2013, AUDITOR FILE NO. 6248302.
2. PLAT OF HAWKSTONE 2ND ADDITION, JULY 2020, AUDITOR FILE NO. 6949603.
3. PLAT OF HAWKSTONE 3RD ADDITION, AUGUST 2022, AUDITOR FILE NO. 7232841.
4. PLAT OF ROCKY HILL NORTH 5TH ADDITION, JUNE 2020, AUDITOR FILE NO. 6935073
5. PLAT OF ROCKY HILL NORTH 6TH ADDITION, DECEMBER 2021, AUDITOR FILE NO. 7166305
6. BOUNDARY LINE ADJUSTMENT, NOVEMBER 2022, AUDITOR FILE NO. 7253429
7. BOUNDARY LINE ADJUSTMENT, JANUARY 2022, AUDITOR FILE NO. 7169706
8. BOUNDARY LINE ADJUSTMENT, JANUARY 2024, AUDITOR FILE NO. 7327742
9. RECORD OF SURVEY, NOVEMBER 2000, AUDITOR FILE NO. 4533572
10. RECORD OF SURVEY, DECEMBER 2005, AUDITOR FILE NO. 5313838
11. RECORD OF SURVEY, JUNE 2006, AUDITOR FILE NO. 5392457
12. RECORD OF SURVEY, AUGUST 2013, AUDITOR FILE NO. 6241032
13. RECORD OF SURVEY, JANUARY 2023, AUDITOR FILE NO. 7264846

THE RECORDING INFORMATION GIVEN REFERS TO SPOKANE COUNTY RECORDS, UNLESS NOTED OTHERWISE.

**BASIS OF BEARING**

NORTH 89°55'37" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 11, T. 25 N., R. 45 E. PER THE PLAT OF HAWKSTONE 2ND ADDITION, JULY 2020, AUDITOR FILE NO. 6949603.

**EQUIPMENT & PROCEDURES**

THIS SURVEY WAS PERFORMED USING A TRIMBLE R12i GPS AND A TRIMBLE S-7 ROBOTIC TOTAL STATION (TRIMBLE TSC7 DATA COLLECTOR) TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN W.A.C. 332-130-090. ALL INSTRUMENTS AND EQUIPMENT HAVE BEEN MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURERS' SPECIFICATION AND USED BY APPROPRIATELY TRAINED PERSONNEL.

- ALL DISTANCES SHOWN HEREON ARE GROUND MEASUREMENTS IN U.S. SURVEY FEET.
- ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT BETWEEN DECEMBER OF 2021 AND SEPTEMBER OF 2023.

**OVERALL SITE LAYOUT**

<b>Barghausen Consulting Engineers, Inc.</b> 18215 72nd Avenue South Kent, WA 98032 425.251.6222 <a href="http://barghausen.com">barghausen.com</a>		<b>LENNAR NORTHWEST, LLC.</b> 33455 6TH AVENUE S., UNIT 1B FEDERAL WAY, WA 98003	
		DWN. BY KMA/AF	DATE 7/9/2024
CHKD. BY MWD		SCALE 1"=100'	SHEET 2 OF 8

# FINAL PLAT OF HAWKSTONE 4th ADDITION

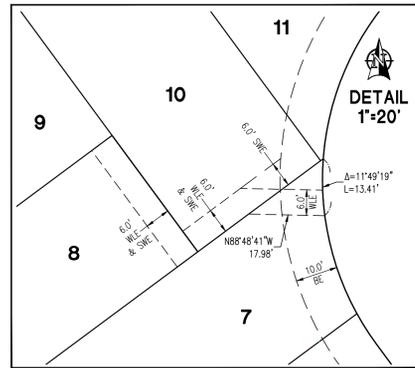
P-06-0002D

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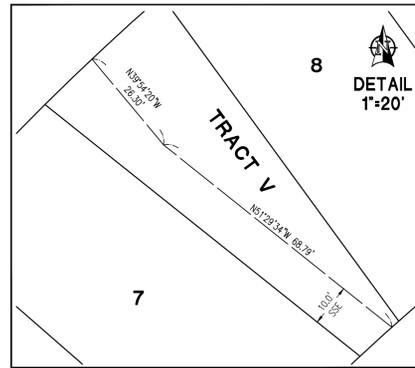
SPOKANE COUNTY AUDITOR

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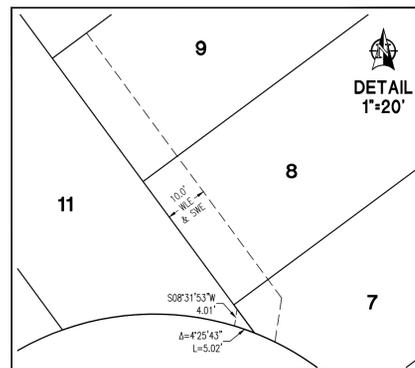
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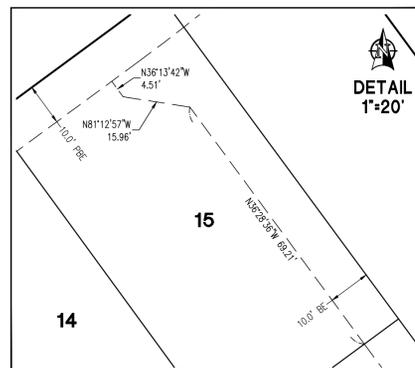
DETAIL 'A'



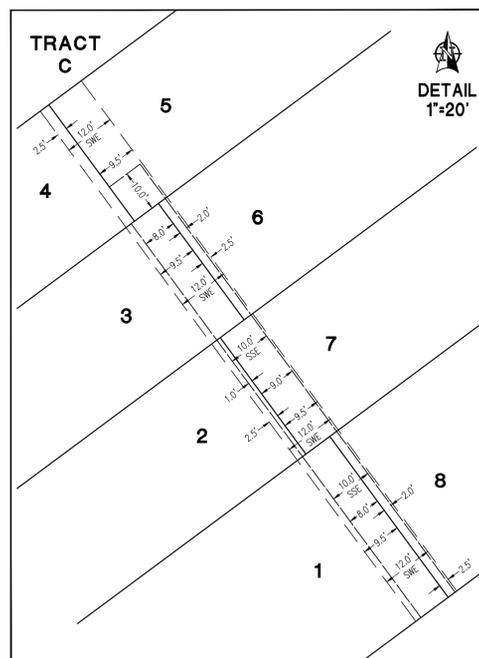
DETAIL 'D'



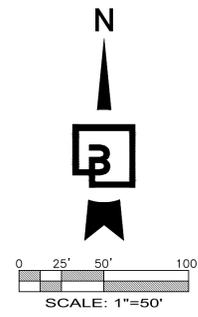
DETAIL 'B'



DETAIL 'E'



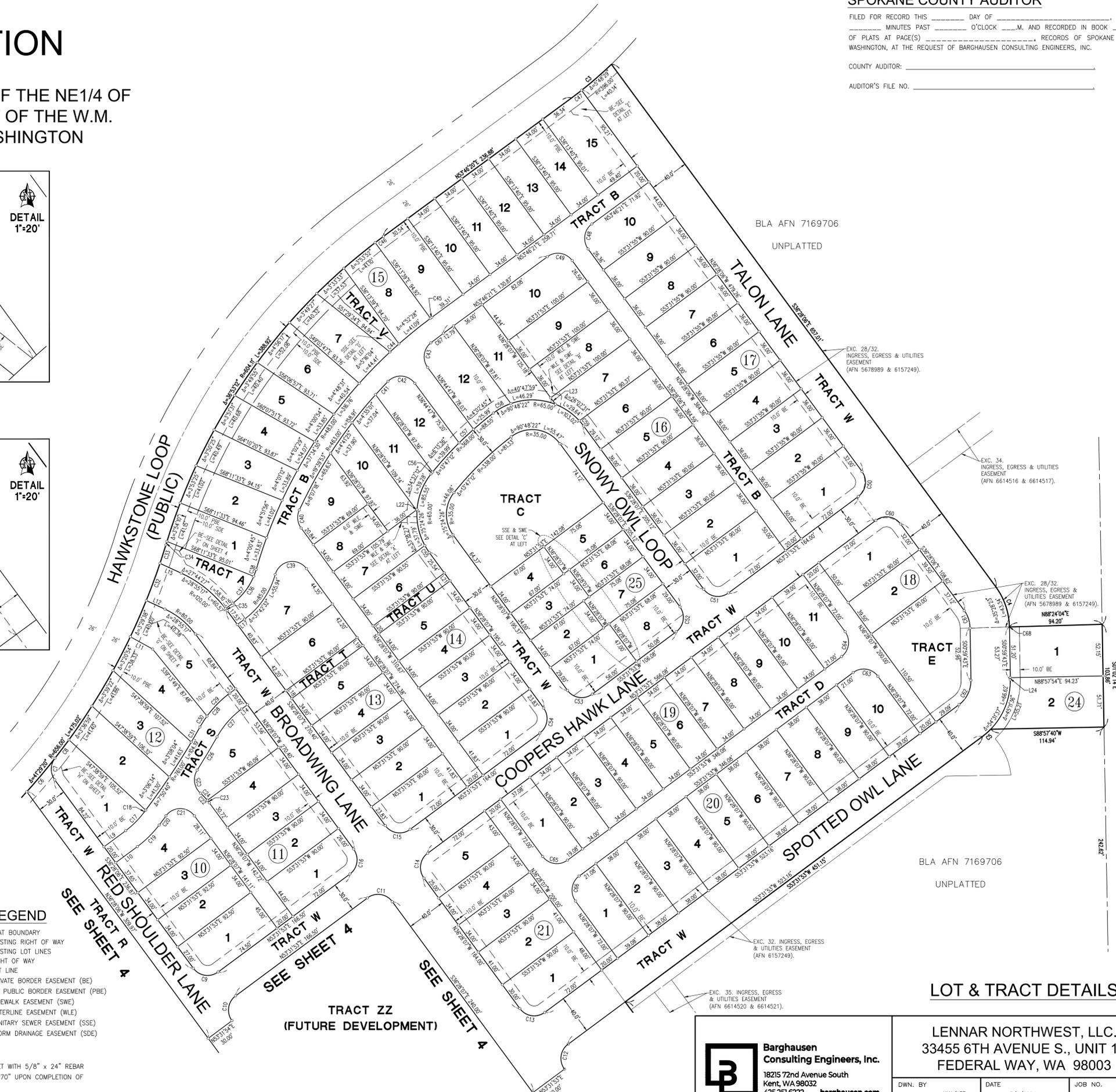
DETAIL 'C'



**LEGEND**

- PLAT BOUNDARY
- EXISTING RIGHT OF WAY
- EXISTING LOT LINES
- RIGHT OF WAY
- LOT LINE
- PRIVATE BORDER EASEMENT (BE)
- OR PUBLIC BORDER EASEMENT (PBE)
- SIDEWALK EASEMENT (SWE)
- WATERLINE EASEMENT (WLE)
- SANITARY SEWER EASEMENT (SSE)
- STORM DRAINAGE EASEMENT (SDE)

• ALL LOT AND TRACT CORNERS WILL BE SET WITH 5/8" x 24" REBAR WITH RED PLASTIC CAP MARKED "BCE 38970" UPON COMPLETION OF CONSTRUCTION.



BLA AFN 7169706  
UNPLATTED

EXC. 28/32. INGRESS, EGRESS & UTILITIES EASEMENT (AFN 5678989 & 6157249).

EXC. 34. INGRESS, EGRESS & UTILITIES EASEMENT (AFN 6614516 & 6614517).

EXC. 28/32. INGRESS, EGRESS & UTILITIES EASEMENT (AFN 5678989 & 6157249).

BLA AFN 7169706  
UNPLATTED

EXC. 32. INGRESS, EGRESS & UTILITIES EASEMENT (AFN 6157249).

EXC. 35. INGRESS, EGRESS & UTILITIES EASEMENT (AFN 6614520 & 6614521).

BLA AFN 7169706  
UNPLATTED

**LOT & TRACT DETAILS**

**B** Barghausen Consulting Engineers, Inc.  
18215 72nd Avenue South  
Kent, WA 98032  
425.251.6222 [barghausen.com](http://barghausen.com)

LENNAR NORTHWEST, LLC.  
33455 6TH AVENUE S., UNIT 1B  
FEDERAL WAY, WA 98003

DWN. BY	KMA/AF	DATE	7/9/2024	JOB NO.	22885
CHKD. BY	MWD	SCALE	1"=50'	SHEET	3 OF 8

# FINAL PLAT OF HAWKSTONE 4th ADDITION

P-06-0002D

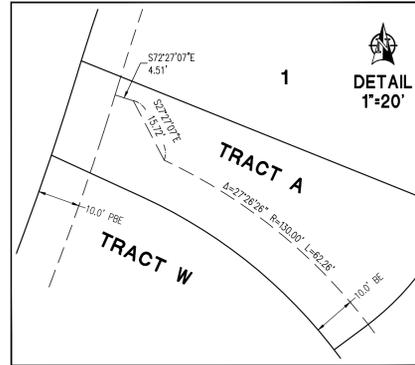
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SPOKANE COUNTY AUDITOR

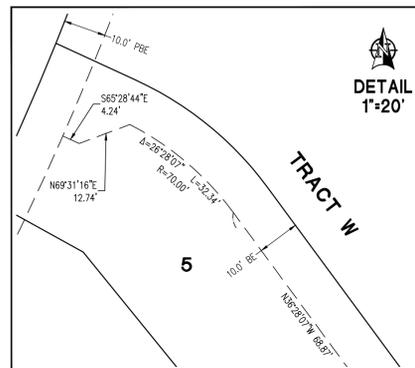
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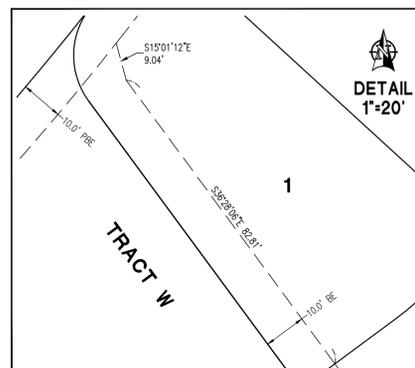
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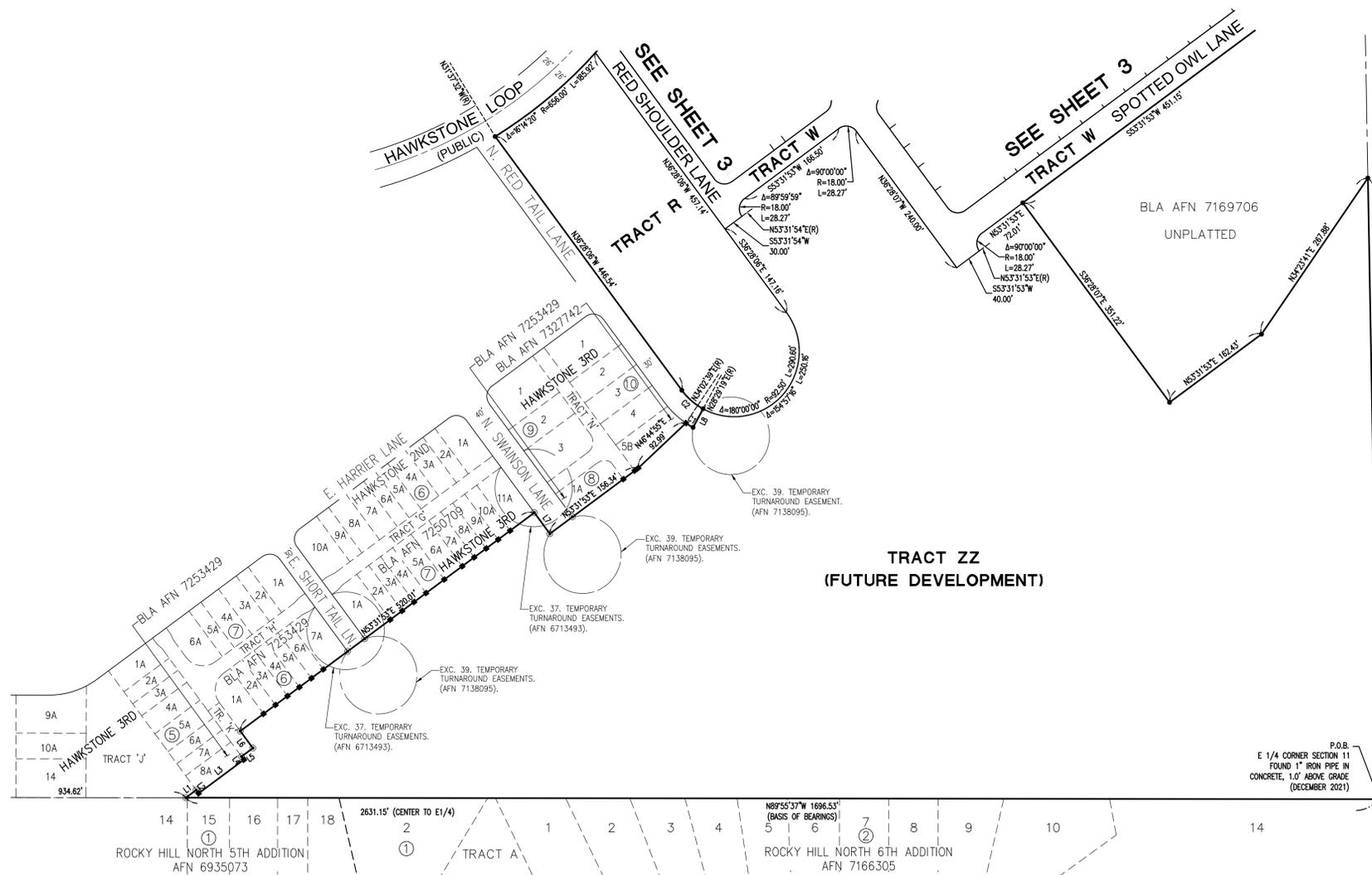
DETAIL 'F'



DETAIL 'G'

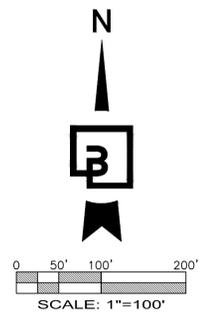


DETAIL 'H'



**LEGEND**

- ⊥ FOUND QUARTER CORNER AS NOTED
- ⊙ REBAR/CAP "LS 38036" PER HAWKSTONE 3RD ADDITION AUDITOR FILE NO. 7232841
- REBAR/CAP "BCE 38970" PER BOUNDARY LINE ADJUSTMENT, AUDITOR FILE NO. 7253429 BOUNDARY LINE ADJUSTMENT, AUDITOR FILE NO. 7250709 BOUNDARY LINE ADJUSTMENT, AUDITOR FILE NO. 7327742
- SET 5/8" x 24" REBAR WITH RED PLASTIC CAP MARKED "BCE 38970"
- PLAT BOUNDARY
- - - EXISTING RIGHT OF WAY
- - - EXISTING LOT LINES
- - - RIGHT OF WAY
- - - LOT LINE
- - - PRIVATE BORDER EASEMENT (BE)
- - - OR PUBLIC BORDER EASEMENT (PBE)
- - - SIDEWALK EASEMENT (SWE)
- - - WATERLINE EASEMENT (WLE)
- - - SANITARY SEWER EASEMENT (SSE)
- - - STORM DRAINAGE EASEMENT (SDE)



• ALL LOT AND TRACT CORNERS WILL BE SET WITH 5/8" x 24" REBAR WITH RED PLASTIC CAP MARKED "BCE 38970" UPON COMPLETION OF CONSTRUCTION.

**TRACT ZZ DETAIL**

<p><b>Barghausen Consulting Engineers, Inc.</b> 18215 72nd Avenue South Kent, WA 98032 425.251.6222 <a href="http://barghausen.com">barghausen.com</a></p>	<p><b>LENNAR NORTHWEST, LLC.</b> 33455 6TH AVENUE S., UNIT 1B FEDERAL WAY, WA 98003</p>		
	DWN. BY KMA/AF	DATE 7/9/2024	JOB NO. 22885
CHKD. BY MWD	SCALE 1"=100'	SHEET 4 OF 8	

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P-06-0002D

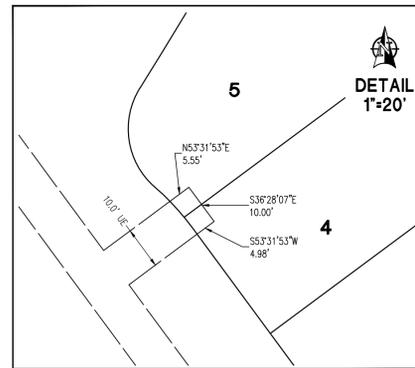
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SPOKANE COUNTY AUDITOR

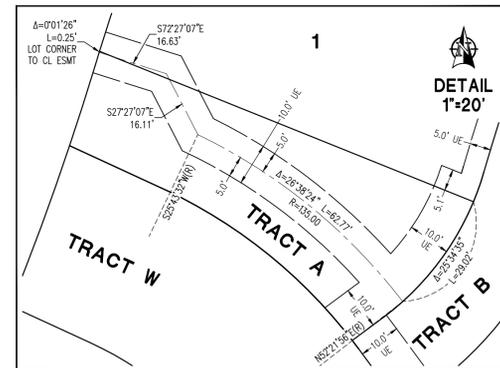
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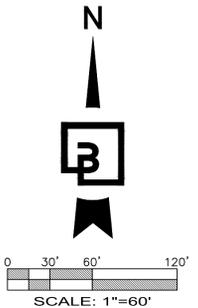
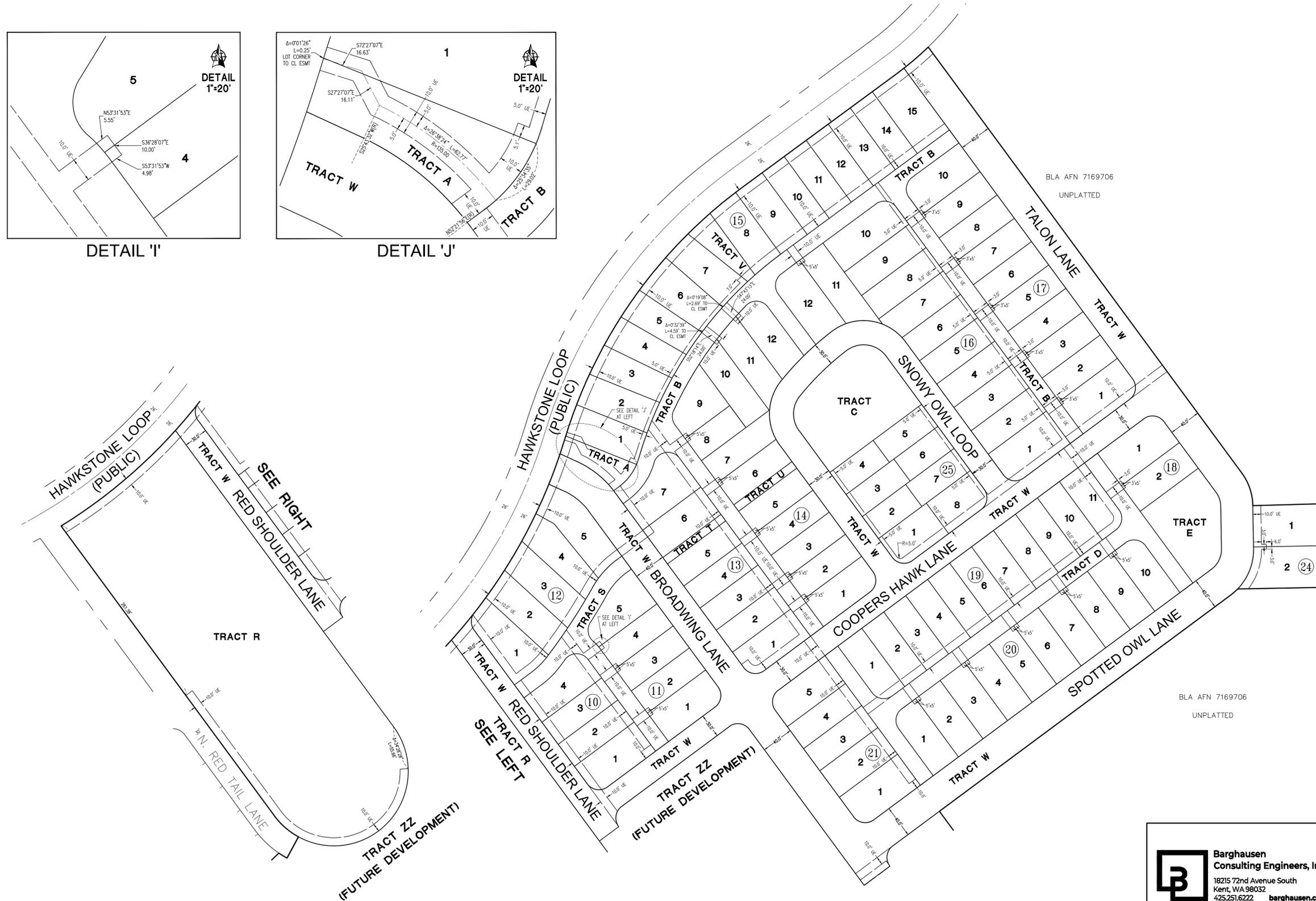
AUDITOR'S FILE NO. \_\_\_\_\_



DETAIL 'I'



DETAIL 'J'



**LEGEND**

- PLAT BOUNDARY
- EXISTING RIGHT OF WAY
- EXISTING LOT LINES
- RIGHT OF WAY
- LOT LINE
- DRY UTILITY EASEMENT (UE)

**DRY UTILITY EASEMENTS**

<p><b>Barghausen Consulting Engineers, Inc.</b> 18215 72nd Avenue South Kent, WA 98032 425.251.6222 <a href="http://barghausen.com">barghausen.com</a></p>		<p>LENNAR NORTHWEST, LLC. 33455 6TH AVENUE S., UNIT 1B FEDERAL WAY, WA 98003</p>	
		<p>DWN. BY: KMA/AF</p>	<p>DATE: 7/9/2024</p>
<p>CHKD. BY: MWD</p>	<p>SCALE: 1"=60'</p>	<p>SHEET: 5 OF 8</p>	

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P-06-0002D

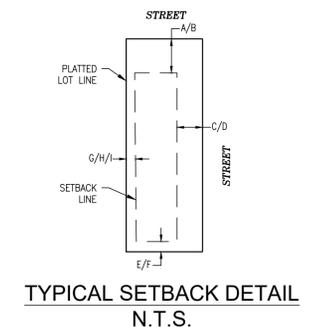
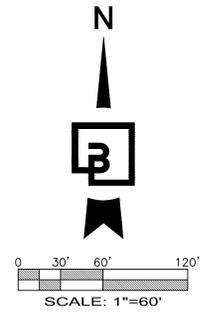
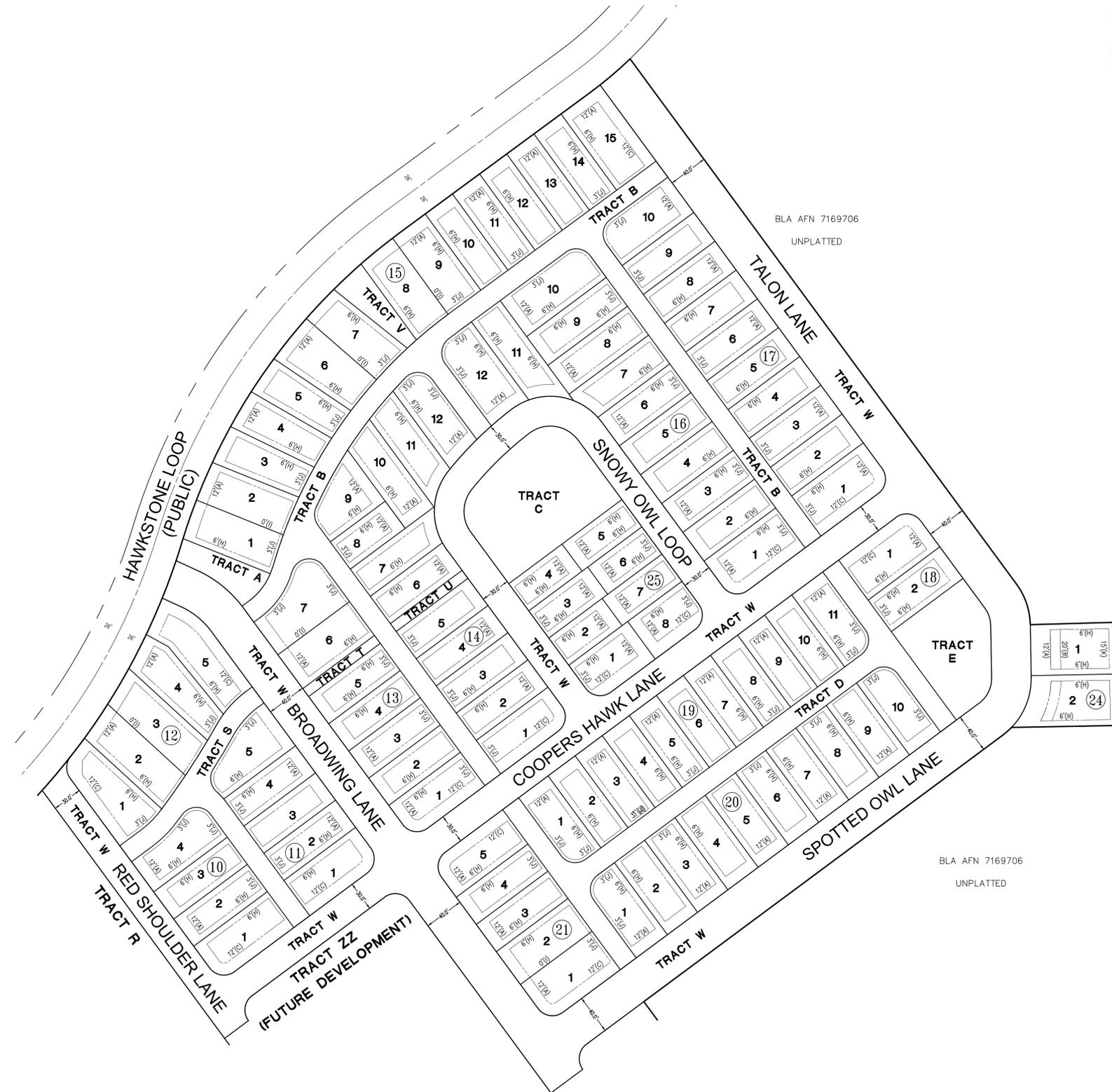
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COUNTY AUDITOR: \_\_\_\_\_

AUDITOR'S FILE NO. \_\_\_\_\_



**SETBACK TABLE**

A	12' FRONT YARD
B	20' FRONT YARD FOR DIRECT GARAGE ACCESS
C	12' FLANKING YARD
D	20' FLANKING YARD FOR DIRECT GARAGE ACCESS
E	5' REAR YARD
F	6' REAR YARD FOR STRUCTURES OVER 15' HIGH
G	5' SIDE YARD
H	6' SIDE YARD FOR STRUCTURES OVER 15' HIGH
I	0' SIDE YARD FOR ATTACHED SINGLE FAMILY, TOWNHOUSE OR DUPLEX
J	3' FROM EASEMENT OR TRACT UTILIZED FOR ANY ALLEY OR PRIVATE DRIVEWAY
K	15' REAR YARD PER CONDITION 34(C)

**BUILDING SETBACKS**

<p><b>Barghausen Consulting Engineers, Inc.</b> 18215 72nd Avenue South Kent, WA 98032 425.251.6222 <a href="http://barghausen.com">barghausen.com</a></p>	<p><b>LENNAR NORTHWEST, LLC.</b> 33455 6TH AVENUE S., UNIT 1B FEDERAL WAY, WA 98003</p>		
	<p>DWN. BY KMA/AEF</p>	<p>DATE 7/9/2024</p>	<p>JOB NO. 22885</p>
<p>CHKD. BY MWD</p>	<p>SCALE 1"=60'</p>	<p>SHEET 6 OF 8</p>	

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P-06-0002D

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LINE TABLE			CURVE TABLE					
LINE	BEARING	DIST	CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
L1	N53°32'12"E	18.27'	C1	5°33'20"	122.50'	11.88'	S58°44'01"E	11.87'
L2	S36°28'07"E	5.71'	C2	25°02'45"	92.50'	40.43'	N48°59'23"W	40.11'
L3	N53°32'05"E	80.01'	C3	7°38'29"	396.00'	52.81'	N49°57'06"E	52.77'
L4	N36°28'07"W	5.70'	C4	35°28'23"	70.00'	43.34'	S18°43'55"E	42.65'
L5	N53°31'51"E	20.00'	C5	9°20'00"	70.00'	11.40'	S48°51'54"W	11.39'
L6	N36°28'07"W	30.01'	C6	3°53'01"	656.00'	44.46'	N40°11'34"E	44.46'
L7	S36°28'06"E	37.01'	C7	74°43'10"	18.00'	23.47'	S00°53'29"W	21.85'
L8	N28°29'32"E	30.00'	C8	2°02'11"	656.00'	23.31'	N37°13'59"E	23.31'
L9	S53°31'54"W	27.47'	C9	90°00'01"	18.00'	28.27'	S81°28'06"E	25.46'
L10	S53°31'54"W	27.47'	C10	89°59'59"	18.00'	28.27'	S08°31'54"W	25.46'
L11	S61°11'14"E	25.79'	C11	90°00'00"	18.00'	28.27'	N81°28'07"W	25.46'
L12	N65°23'24"W	20.81'	C12	90°00'00"	18.00'	28.27'	S08°31'53"W	25.46'
L13	N53°31'53"E	7.37'	C13	90°00'00"	18.00'	28.27'	S81°28'07"E	25.46'
L14	N53°31'53"E	7.37'	C14	90°00'00"	18.00'	28.27'	S08°31'53"W	25.46'
L15	S65°23'24"E	23.78'	C15	90°00'00"	18.00'	28.27'	S81°28'07"E	25.46'
L16	N53°31'53"E	9.03'	C16	90°00'00"	18.00'	28.27'	N08°31'53"E	25.46'
L17	N53°31'53"E	9.00'	C17	16°11'27"	90.00'	25.43'	N49°26'11"E	25.35'
L18	S36°28'07"E	10.00'	C18	0°16'37"	761.00'	3.68'	S37°12'09"W	3.68'
L19	S36°28'07"E	10.00'	C19	16°11'27"	110.00'	31.08'	N49°26'11"E	30.98'
L20	S36°28'07"E	10.00'	C20	0°50'55"	781.00'	11.57'	N36°55'00"E	11.57'
L21	N36°28'07"W	10.00'	C21	107°02'21"	18.00'	33.63'	N89°59'17"W	28.95'
L22	S53°31'53"W	0.79'	C22	9°32'36"	60.00'	9.99'	N44°22'14"W	9.98'
L23	S36°28'07"E	8.24'	C23	3°07'50"	60.00'	3.28'	N38°02'01"W	3.28'
L24	N00°59'43"W	2.07'	C24	9°32'36"	60.00'	9.99'	N44°22'14"W	9.98'
			C25	81°31'43"	18.00'	25.61'	S08°22'41"E	23.51'
			C26	2°53'24"	781.00'	39.39'	N30°56'29"E	39.39'
			C27	24°02'07"	90.00'	37.75'	S41°30'50"W	37.48'
			C28	24°02'07"	110.00'	46.14'	S41°30'50"W	45.81'
			C29	17°08'18"	110.00'	32.90'	S44°57'44"W	32.78'
			C30	6°53'48"	110.00'	13.24'	S32°56'41"W	13.23'
			C31	7°50'40"	761.00'	104.19'	N33°25'07"E	104.11'
			C32	3°30'14"	656.00'	40.12'	N20°20'57"E	40.11'
			C33	1°42'42"	656.00'	19.60'	N17°44'29"E	19.60'
			C34	0°20'49"	604.11'	3.66'	S17°03'33"W	3.66'
			C35	1°10'50"	120.00'	2.47'	N37°03'31"W	2.47'
			C36	37°20'02"	65.00'	42.35'	N34°51'52"E	41.61'
			C37	30°50'52"	65.00'	35.00'	N38°06'27"E	34.57'
			C38	6°29'10"	65.00'	7.36'	N19°26'26"E	7.35'
			C39	127°42'32"	18.00'	40.12'	S79°40'37"W	32.32'
			C40	61°21'10"	18.00'	19.27'	S05°47'32"E	18.37'
			C41	2°16'09"	463.00'	18.34'	S43°24'52"W	18.34'
			C42	98°42'16"	18.00'	31.01'	N86°05'56"W	27.31'
			C43	88°32'20"	18.00'	27.82'	S07°31'23"W	25.13'
			C44	1°27'47"	483.00'	12.33'	S47°57'37"W	12.33'
			C45	0°12'24"	483.00'	1.74'	S53°40'10"W	1.74'
			C46	0°59'48"	604.11'	10.51'	S53°16'26"W	10.51'
			C47	1°50'27"	393.98'	12.66'	N52°52'55"E	12.66'
			C48	90°14'27"	18.00'	28.35'	S08°39'08"W	25.51'
			C49	89°45'33"	18.00'	28.20'	N81°20'52"W	25.40'
			C50	89°59'59"	18.00'	28.27'	N08°31'54"E	25.46'
			C51	90°00'00"	18.00'	28.27'	S81°28'07"E	25.46'
			C52	90°00'00"	18.00'	28.27'	N08°31'53"E	25.46'
			C53	90°00'00"	18.00'	28.27'	S81°28'07"E	25.46'
			C54	90°00'00"	18.00'	28.27'	N08°31'53"E	25.46'
			C55	7°28'47"	65.00'	8.49'	S32°43'43"E	8.48'
			C56	0°22'55"	368.00'	2.45'	S39°07'47"W	2.45'
			C57	3°07'56"	368.00'	20.12'	S47°06'49"W	20.12'
			C58	17°48'08"	65.00'	20.20'	S61°37'36"W	20.11'
			C59	6°04'44"	65.00'	6.90'	N39°30'29"W	6.89'
			C60	90°00'01"	18.00'	28.27'	N81°28'06"W	25.46'
			C61	36°03'47"	30.00'	18.88'	N18°26'12"W	18.57'
			C62	54°31'45"	30.00'	28.55'	N26°16'01"E	27.49'
			C63	90°00'00"	18.00'	28.27'	N81°28'07"W	25.46'
			C64	90°00'00"	18.00'	28.27'	N08°31'53"E	25.46'
			C65	90°00'00"	18.00'	28.27'	S81°28'07"E	25.46'
			C66	90°00'00"	18.00'	28.27'	S08°31'53"W	25.46'
			C67	1°58'48"	463.00'	16.00'	S52°46'57"W	16.00'
			C68	0°00'52"	70.00'	0.02'	N01°00'09"W	0.02'

\*BLOCK 10

LOT DATA TABLE		
LOT	AREA	ADDRESS
1	4,093 SF	2702 N. RED SHOULDER LANE
2	3,145 SF	2710 N. RED SHOULDER LANE
3	3,145 SF	2718 N. RED SHOULDER LANE
4	3,719 SF	2726 N. RED SHOULDER LANE

\*BLOCK 11

LOT DATA TABLE		
LOT	AREA	ADDRESS
1	3,890 SF	2703 N. BROADWING LANE
2	3,060 SF	2707 N. BROADWING LANE
3	3,060 SF	2711 N. BROADWING LANE
4	3,060 SF	2715 N. BROADWING LANE
5	3,933 SF	2719 N. BROADWING LANE

\*BLOCK 12

LOT DATA TABLE		
LOT	AREA	ADDRESS
1	4,740 SF	24652 E. HAWKSTONE LOOP
2	4,341 SF	24662 E. HAWKSTONE LOOP
3	4,382 SF	24672 E. HAWKSTONE LOOP
4	4,065 SF	24682 E. HAWKSTONE LOOP
5	5,011 SF	24692 E. HAWKSTONE LOOP

\*BLOCK 13

LOT DATA TABLE		
LOT	AREA	ADDRESS
1	3,695 SF	2702 N. BROADWING LANE
2	3,060 SF	2706 N. BROADWING LANE
3	3,060 SF	2710 N. BROADWING LANE
4	3,060 SF	2714 N. BROADWING LANE
5	3,060 SF	2718 N. BROADWING LANE
6	3,798 SF	2722 N. BROADWING LANE
7	4,510 SF	2726 N. BROADWING LANE

\*BLOCK 14

LOT DATA TABLE		
LOT	AREA	ADDRESS
1	3,695 SF	24703 E. SNOWY OWL LOOP
2	3,060 SF	24713 E. SNOWY OWL LOOP
3	3,060 SF	24723 E. SNOWY OWL LOOP
4	3,060 SF	24733 E. SNOWY OWL LOOP
5	3,060 SF	24743 E. SNOWY OWL LOOP
6	3,062 SF	24753 E. SNOWY OWL LOOP
7	3,270 SF	24763 E. SNOWY OWL LOOP
8	2,346 SF	2732 N. BROADWING LANE
9	3,349 SF	2738 N. BROADWING LANE
10	3,748 SF	2742 N. BROADWING LANE
11	3,655 SF	24773 E. SNOWY OWL LOOP
12	3,667 SF	24783 E. SNOWY OWL LOOP

\*BLOCK 15

LOT DATA TABLE		
LOT	AREA	ADDRESS
1	3,900 SF	24702 E. HAWKSTONE LOOP
2	3,864 SF	24712 E. HAWKSTONE LOOP
3	3,490 SF	24722 E. HAWKSTONE LOOP
4	3,500 SF	24732 E. HAWKSTONE LOOP
5	3,474 SF	24742 E. HAWKSTONE LOOP
6	4,336 SF	24752 E. HAWKSTONE LOOP
7	3,977 SF	24762 E. HAWKSTONE LOOP
8	3,888 SF	24802 E. HAWKSTONE LOOP
9	3,900 SF	24812 E. HAWKSTONE LOOP
10	3,230 SF	24822 E. HAWKSTONE LOOP
11	3,230 SF	24832 E. HAWKSTONE LOOP
12	3,230 SF	24842 E. HAWKSTONE LOOP
13	3,230 SF	24852 E. HAWKSTONE LOOP
14	3,230 SF	24862 E. HAWKSTONE LOOP
15	4,675 SF	24872 E. HAWKSTONE LOOP

\*BLOCK 16

LOT DATA TABLE		
LOT	AREA	ADDRESS
1	4,430 SF	24895 E. SNOWY OWL LOOP
2	3,240 SF	24885 E. SNOWY OWL LOOP
3	3,240 SF	24875 E. SNOWY OWL LOOP
4	3,240 SF	24865 E. SNOWY OWL LOOP
5	3,240 SF	24845 E. SNOWY OWL LOOP
6	3,241 SF	24835 E. SNOWY OWL LOOP
7	3,433 SF	24825 E. SNOWY OWL LOOP
8	3,600 SF	2795 N. TALON LANE
9	3,600 SF	2793 N. TALON LANE
10	4,404 SF	2791 N. TALON LANE
11	3,890 SF	24815 E. SNOWY OWL LOOP
12	4,336 SF	24805 E. SNOWY OWL LOOP

\*BLOCK 17

LOT DATA TABLE		
LOT	AREA	ADDRESS
1	4,430 SF	2725 N. TALON LANE
2	3,240 SF	2731 N. TALON LANE
3	3,240 SF	2737 N. TALON LANE
4	3,240 SF	2743 N. TALON LANE
5	3,240 SF	2749 N. TALON LANE
6	3,240 SF	2755 N. TALON LANE
7	3,240 SF	2761 N. TALON LANE
8	3,240 SF	2767 N. TALON LANE
9	3,240 SF	2783 N. TALON LANE
10	3,912 SF	2789 N. TALON LANE

\*BLOCK 18

LOT DATA TABLE		
LOT	AREA	ADDRESS
1	4,430 SF	2669 N. TALON LANE
2	3,555 SF	2667 N. TALON LANE

\*BLOCK 19

LOT DATA TABLE		
LOT	AREA	ADDRESS
1	3,267 SF	24806 E. COOPERS HAWK LANE
2	3,060 SF	24814 E. COOPERS HAWK LANE
3	3,060 SF	24822 E. COOPERS HAWK LANE
4	3,060 SF	24830 E. COOPERS HAWK LANE
5	3,060 SF	24838 E. COOPERS HAWK LANE
6	3,060 SF	24846 E. COOPERS HAWK LANE
7	3,060 SF	24854 E. COOPERS HAWK LANE
8	3,060 SF	24862 E. COOPERS HAWK LANE
9	3,060 SF	24870 E. COOPERS HAWK LANE
10	3,060 SF	24878 E. COOPERS HAWK LANE
11	3,440 SF	24886 E. COOPERS HAWK LANE

\*BLOCK 20

LOT DATA TABLE		
LOT	AREA	ADDRESS
1	3,447 SF	24805 E. SPOTTED OWL LANE
2	3,420 SF	24813 E. SPOTTED OWL LANE
3	3,420 SF	24821 E. SPOTTED OWL LANE
4	3,420 SF	24829 E. SPOTTED OWL LANE
5	3,420 SF	24837 E. SPOTTED OWL LANE
6	3,420 SF	24845 E. SPOTTED OWL LANE
7	3,420 SF	24853 E. SPOTTED OWL LANE
8	3,420 SF	24861 E. SPOTTED OWL LANE
9	3,420 SF	24869 E. SPOTTED OWL LANE
10	3,441 SF	24877 E. SPOTTED OWL LANE

\*BLOCK 21

LOT DATA TABLE		
LOT	AREA	ADDRESS
1	4,250 SF	2688 N. BROADWING LANE
2	3,690 SF	2690 N. BROADWING LANE
3	3,060 SF	2692 N. BROADWING LANE
4	3,060 SF	2694 N. BROADWING LANE
5	3,800 SF	2698 N. BROADWING LANE

\*BLOCK 22

LOT DATA TABLE		
LOT	AREA	ADDRESS
1	4,870 SF	24950 E. SPOTTED OWL LANE
2	5,193 SF	24930 E. SPOTTED OWL LANE

# FINAL PLAT OF HAWKSTONE 4th ADDITION

P-06-0002D

IN A PORTION OF THE OF THE NE1/4, SW1/4 & SE1/4 OF THE NE1/4 OF  
SECTION 11, TOWNSHIP 25 NORTH, RANGE 45 EAST OF THE W.M.  
CITY OF LIBERTY LAKE, SPOKANE COUNTY, WASHINGTON

## SPOKANE COUNTY AUDITOR

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, AT  
\_\_\_\_\_ MINUTES PAST \_\_\_\_\_ O'CLOCK \_\_\_\_M. AND RECORDED IN BOOK \_\_\_\_\_  
OF PLATS AT PAGE(S) \_\_\_\_\_, RECORDS OF SPOKANE COUNTY,  
WASHINGTON, AT THE REQUEST OF BARGHAUSEN CONSULTING ENGINEERS, INC.

COUNTY AUDITOR: \_\_\_\_\_

AUDITOR'S FILE NO. \_\_\_\_\_

### TITLE INFORMATION

ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM STEWART TITLE GUARANTY COMPANY COMMITMENT NO. 23-31902-YTE, DATED APRIL 17, 2024. INCLUDED ARE APPURTENANT EASEMENTS AND ADJOINING DEEDS FOR UNPLATTED LOTS, IF ANY. IN PREPARING THIS MAP, BARGHAUSEN CONSULTING ENGINEERS, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS BARGHAUSEN CONSULTING ENGINEERS, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY SAID COMMITMENT. BARGHAUSEN CONSULTING ENGINEERS, INC. HAS RELIED WHOLLY ON SAID TITLE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE BARGHAUSEN CONSULTING ENGINEERS, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

#### SPECIAL EXCEPTIONS:

(PER ABOVE REFERENCED TITLE REPORT)

ITEMS 1 THROUGH 5 ARE NOT SURVEY RELATED.

6. MEMORANDUM OF OPTION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:  
BY AND BETWEEN: THE KENNETT FAMILY PARTNERSHIP, A WASHINGTON GENERAL PARTNERSHIP, KT LIMITED LIABILITY COMPANY, A WASHINGTON LIMITED LIABILITY COMPANY, AND LIBERTY MEADOWS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY  
RECORDED: NOVEMBER 6, 2000  
RECORDING NO.: 4531258 IN THE OFFICIAL RECORDS  
(NO SURVEY MATTERS TO SHOW.)
7. EXCEPTIONS, RESERVATIONS AND EASEMENTS AS CONTAINED IN INSTRUMENT:  
FROM: THE KENNETT FAMILY PARTNERSHIP, A WASHINGTON GENERAL PARTNERSHIP  
RECORDED: NOVEMBER 6, 2000  
RECORDING NO.: 4531259 IN THE OFFICIAL RECORDS  
(PERTINENT MATTERS SHOWN HEREON.)
8. TERMS AND CONDITIONS OF SURVEY RECORDED NOVEMBER 14, 2000 UNDER RECORDING NUMBER 4533572 IN THE OFFICIAL RECORDS.  
(PERTINENT MATTERS SHOWN HEREON.)
9. RECORDATION OF ORDINANCE NO. 113 AND THE TERMS AND CONDITIONS THEREOF:  
RECORDED: FEBRUARY 19, 2003  
RECORDING NO.: 4848390 IN THE OFFICIAL RECORDS  
(NO SURVEY MATTERS TO SHOW.)
10. RESOLUTION 17-04 AND THE TERMS AND CONDITIONS THEREOF:  
RECORDED: JULY 12, 2004  
RECORDING NO.: 5095520 IN THE OFFICIAL RECORDS  
(NO SURVEY MATTERS TO SHOW.)
11. INTENTIONALLY DELETED.
12. TERMS AND CONDITIONS OF SURVEY RECORDED DECEMBER 2, 2005 UNDER RECORDING NUMBER 5313838 IN THE OFFICIAL RECORDS.  
(DEED OF DEDICATION NOT PERTINENT TO SURVEY. PERTINENT SURVEY MATTERS SHOWN HEREON.)
13. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
PURPOSE: ACCESS FOR UTILITY, WATER AND SEWER  
RECORDED: DECEMBER 2, 2005  
RECORDING NO.: 5313836 AND 5313837 IN THE OFFICIAL RECORDS  
AMENDMENT AND/OR MODIFICATION BY INSTRUMENT:  
RECORDED: JUNE 12, 2006  
RECORDING NO.: 5391399 IN THE OFFICIAL RECORDS  
AMENDMENT AND/OR MODIFICATION BY INSTRUMENT:  
RECORDED: JUNE 12, 2006  
RECORDING NO.: 5391400 IN THE OFFICIAL RECORDS  
DEED OF DEDICATION AND THE TERMS AND CONDITIONS THEREOF:  
RECORDED: AUGUST 22, 2013  
RECORDING NO.: 6241032 IN THE OFFICIAL RECORDS  
(HAWKSTONE LOOP. SHOWN HEREON.)
14. CERTIFICATE OF EXEMPTION APPLICATIONS AND THE TERMS AND CONDITIONS THEREOF:  
RECORDED: DECEMBER 22, 2005  
RECORDING NO.: 5322507 IN THE OFFICIAL RECORDS  
(PERTINENT BOUNDARY MATTERS SHOWN HEREON.)
15. TERMS AND CONDITIONS OF SURVEY RECORDED JUNE 14, 2006 UNDER RECORDING NUMBER 5392457 IN THE OFFICIAL RECORDS.  
DEED OF DEDICATION AND THE TERMS AND CONDITIONS THEREOF:  
RECORDED: AUGUST 22, 2013  
RECORDING NO.: 6241032 IN THE OFFICIAL RECORDS  
(DEED OF DEDICATION NOT PERTINENT TO SURVEY. PERTINENT SURVEY MATTERS SHOWN HEREON.)
16. CITY OF LIBERTY LAKE BOUNDARY LINE ADJUSTMENT FORM AND THE TERMS AND CONDITIONS THEREOF:  
RECORDED: JUNE 14, 2006  
RECORDING NO.: 5392461 IN THE OFFICIAL RECORDS  
(PERTINENT BOUNDARY MATTERS SHOWN HEREON.)
17. CITY OF LIBERTY LAKE BOUNDARY LINE ADJUSTMENT FORM AND THE TERMS AND CONDITIONS THEREOF:  
RECORDED: JUNE 14, 2006  
RECORDING NO.: 5392462 IN THE OFFICIAL RECORDS  
(PERTINENT BOUNDARY MATTERS SHOWN HEREON.)

18. CITY OF LIBERTY LAKE BOUNDARY LINE ADJUSTMENT FORM AND THE TERMS AND CONDITIONS THEREOF:  
RECORDED: JUNE 14, 2006  
RECORDING NO.: 5392463 IN THE OFFICIAL RECORDS  
(PERTINENT BOUNDARY MATTERS SHOWN HEREON.)
19. CITY OF LIBERTY LAKE BOUNDARY LINE ADJUSTMENT FORM AND THE TERMS AND CONDITIONS THEREOF:  
RECORDED: JUNE 14, 2006  
RECORDING NO.: 5392464 IN THE OFFICIAL RECORDS  
(PERTINENT BOUNDARY MATTERS SHOWN HEREON.)
20. CITY OF LIBERTY LAKE BOUNDARY LINE ADJUSTMENT FORM AND THE TERMS AND CONDITIONS THEREOF:  
RECORDED: JUNE 14, 2006  
RECORDING NO.: 5392465 IN THE OFFICIAL RECORDS  
(PERTINENT BOUNDARY MATTERS SHOWN HEREON.)
21. CITY OF LIBERTY LAKE BOUNDARY LINE ADJUSTMENT FORM AND THE TERMS AND CONDITIONS THEREOF:  
RECORDED: JUNE 14, 2006  
RECORDING NO.: 5392466 IN THE OFFICIAL RECORDS  
(PERTINENT BOUNDARY MATTERS SHOWN HEREON.)
22. BOUNDARY LINE ADJUSTMENT AND THE TERMS AND CONDITIONS THEREOF:  
RECORDED: MAY 9, 2007  
RECORDING NO.: 5533358 IN THE OFFICIAL RECORDS  
(PERTINENT BOUNDARY MATTERS SHOWN HEREON.)
23. BOUNDARY LINE ADJUSTMENT AND THE TERMS AND CONDITIONS THEREOF:  
RECORDED: MAY 14, 2007  
RECORDING NO.: 5535087 IN THE OFFICIAL RECORDS  
(PERTINENT BOUNDARY MATTERS SHOWN HEREON.)
24. CITY OF LIBERTY LAKE BOUNDARY LINE ADJUSTMENT FORM AND THE TERMS AND CONDITIONS THEREOF:  
RECORDED: OCTOBER 30, 2007  
RECORDING NO.: 5605856 IN THE OFFICIAL RECORDS  
(PERTINENT BOUNDARY MATTERS SHOWN HEREON.)
25. CITY OF LIBERTY LAKE BOUNDARY LINE ADJUSTMENT AND THE TERMS AND CONDITIONS THEREOF:  
RECORDED: NOVEMBER 21, 2007  
RECORDING NO.: 5613366 IN THE OFFICIAL RECORDS  
(PERTINENT BOUNDARY MATTERS SHOWN HEREON.)
26. ACCESS EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:  
RECORDED: DECEMBER 11, 2007  
RECORDING NO.: 5619754 IN THE OFFICIAL RECORDS  
(HAWKSTONE LOOP. SHOWN HEREON.)
27. CITY OF LIBERTY LAKE BOUNDARY LINE ADJUSTMENT AND THE TERMS AND CONDITIONS THEREOF:  
RECORDED: MAY 8, 2008  
RECORDING NO.: 5673392 IN THE OFFICIAL RECORDS  
(PERTINENT BOUNDARY MATTERS SHOWN HEREON.)
28. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:  
BY AND BETWEEN: LIBERTY LAKE INVESTMENTS LLC, A WASHINGTON LIMITED LIABILITY COMPANY AND TALON HILLS SENIORS LLC, A WASHINGTON LIMITED LIABILITY COMPANY AND ITS SUCCESSORS AND ASSIGNS  
RECORDED: MAY 27, 2008  
RECORDING NO.: 5678989 IN THE OFFICIAL RECORDS  
(DRAFTED HEREON.)
29. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
PURPOSE: BROADBAND COMMUNICATIONS  
RECORDED: AUGUST 8, 2008  
RECORDING NO.: 5705951 IN THE OFFICIAL RECORDS  
(BLANKET EASEMENT. NO DEFINED WIDTH OR LOCATION.)
30. BOUNDARY LINE ADJUSTMENT AND THE TERMS AND CONDITIONS THEREOF:  
RECORDED: DECEMBER 22, 2010  
RECORDING NO.: 5963797 IN THE OFFICIAL RECORDS  
(PERTINENT BOUNDARY MATTERS SHOWN HEREON.)
31. CITY OF LIBERTY LAKE BOUNDARY LINE ADJUSTMENT FORM AND THE TERMS AND CONDITIONS THEREOF:  
RECORDED: SEPTEMBER 21, 2012  
RECORDING NO.: 6130683 IN THE OFFICIAL RECORDS  
(PERTINENT BOUNDARY MATTERS SHOWN HEREON.)
32. ACCESS EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:  
RECORDED: DECEMBER 12, 2012  
RECORDING NO.: 6157249 IN THE OFFICIAL RECORDS  
(DRAFTED HEREON.)

33. COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS, BUT DELETING ANY COVENANT, CONDITIONS, OR RESTRICTIONS INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604 (C), AND ANY AMENDMENTS THERETO:  
RECORDED: SEPTEMBER 9, 2013  
RECORDING NO.: 6246408 IN THE OFFICIAL RECORDS  
AMENDMENT AND/OR MODIFICATION BY INSTRUMENT:  
RECORDED: JULY 21, 2016  
RECORDING NO.: 6517173 IN THE OFFICIAL RECORDS  
AMENDMENT AND/OR MODIFICATION BY INSTRUMENT:  
RECORDED: JULY 21, 2016  
RECORDING NO.: 6517174 IN THE OFFICIAL RECORDS  
AMENDMENT AND/OR MODIFICATION BY INSTRUMENT:  
RECORDED: JULY 22, 2016  
RECORDING NO.: 6517484 IN THE OFFICIAL RECORDS  
(EASEMENT FOR LOT OWNER ACCESS TO AND ENJOYMENT OF COMMON AREAS. BLANKET EASEMENTS FOR UTILITIES, MAINTENANCE, INSPECTION, STORM WATER MANAGEMENT, EMERGENCY ACCESS. NON-SURVEYABLE SIDE YARD EASEMENTS FOR FUTURE BUILDINGS.)
34. BILL OF SALE AND EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
RECORDED: JUNE 22, 2017  
RECORDING NO.: 6614516 AND 6614517 IN THE OFFICIAL RECORDS 6614517 BILL OF SALE AND EASEMENT  
(EASEMENT DRAFTED HEREON.)
35. BILL OF SALE AND EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
RECORDED: JUNE 22, 2017  
RECORDING NO.: 6614520 AND 6614521 IN THE OFFICIAL RECORDS 6614521 BILL OF SALE AND EASEMENT  
(EASEMENT DRAFTED HEREON.)
36. BILL OF SALE AND EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
RECORDED: JUNE 22, 2017  
RECORDING NO.: 6614524 AND 6614525 IN THE OFFICIAL RECORDS 6614525 BILL OF SALE AND EASEMENT  
(EASEMENT DRAFTED HEREON.)
37. TEMPORARY TURNAROUND EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
RECORDED: JUNE 5, 2018  
RECORDING NO.: 6713493 IN THE OFFICIAL RECORDS  
(SHOWN HEREON.)
38. TEMPORARY TURN AROUND EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
RECORDED: JANUARY 16, 2020  
RECORDING NO.: 6863212 IN THE OFFICIAL RECORDS  
(THIS EASEMENT IS OFF-SITE.)
39. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
PURPOSE: TEMPORARY TURNAROUND  
RECORDED: OCTOBER 14, 2021  
RECORDING NO.: 7138095 IN THE OFFICIAL RECORDS  
(SHOWN HEREON.)
40. BOUNDARY LINE ADJUSTMENT AND THE TERMS AND CONDITIONS THEREOF:  
RECORDED: JANUARY 10, 2022  
RECORDING NO.: 7169706 IN THE OFFICIAL RECORDS  
(PERTINENT BOUNDARY MATTERS SHOWN HEREON.)
41. MEMORANDUM OF OPTION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:  
RECORDED: FEBRUARY 22, 2022  
RECORDING NO.: 7182587 IN THE OFFICIAL RECORDS  
(NO SURVEY MATTERS TO SHOW HEREON.)
42. BOUNDARY LINE ADJUSTMENT AND THE TERMS AND CONDITIONS THEREOF:  
RECORDED: NOVEMBER 16, 2022  
RECORDING NO.: 7253429 IN THE OFFICIAL RECORDS  
(PERTINENT BOUNDARY MATTERS SHOWN HEREON.)
43. TERMS AND CONDITIONS OF SURVEY RECORDED JANUARY 25, 2023 UNDER RECORDING NUMBER 7264846 IN THE OFFICIAL RECORDS.  
(PERTINENT MATTERS SHOWN HEREON.)



**Barghausen  
Consulting Engineers, Inc.**  
18215 72nd Avenue South  
Kent, WA 98032  
425.251.6222 [barghausen.com](http://barghausen.com)

**LENNAR NORTHWEST, LLC.**  
33455 6TH AVENUE S., UNIT 1B  
FEDERAL WAY, WA 98003

DWN. BY	KMA/AEF	DATE	7/9/2024	JOB NO.	22885
CHKD. BY	MWD	SCALE	N/A	SHEET	8 OF 8