

**RESOLUTION NO. 25-273
CITY OF LIBERTY LAKE
SPOKANE COUNTY, WASHINGTON**

**A RESOLUTION OF THE CITY OF LIBERTY LAKE, WASHINGTON APPROVING
THE FINAL PLAT OF TRUTINA EIGHTH ADDITION, LOCATED IN THE SOUTH
HALF OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 25N, RANGE
45 E.W.M., LIBERTY LAKE, WASHINGTON, FILE 2015.PL0001H**

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 periodically amended);

WHEREAS, The Preliminary Plat of Trutina consisting of 400 parcels plus open space tracts and private streets on approximately 137.33 acres was approved by the City Council on July 23, 2015;

WHEREAS, The Trutina 8th Addition Final Plat, File 2015.PL0001H is 3.9 acres in size and contains 12 Lots, two 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 Trutina 8th 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 Trutina 8th Addition, located in portions of Section 10, 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 18th day of February, 2025.

Cristella Kaminskas

Cristella Kaminskas, Mayor
City of Liberty Lake

ATTEST:

Kelsey Hardy

City Clerk, Kelsey Hardy

APPROVED AS TO FORM:

Sean P. Boutz

City Attorney, Sean P. Boutz

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.



PRELIMINARY

 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 ____ DAY OF _____, 20____.

 MAYOR, CITY OF LIBERTY LAKE

CITY OF LIBERTY LAKE PLANNING, ENGINEERING AND BUILDING 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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT RIVERCROSSING, LLC, A WASHINGTON LIMITED LIABILITY COMPANY AND CHAPMAN HOMES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY HAVE CAUSED TO BE PLATTED INTO LOTS THE LAND SHOWN HEREON, TO BE KNOWN AS TRUTINA 8TH ADDITION BEING A PORTION OF GOVERNMENT LOTS 7 AND 8 AND A RE-PLAT OF LOT 1, BLOCK 4 OF TRUTINA 7TH ADDITION, RECORDED IN BOOK 45 OF PLATS, PAGES 44 THRU 47, LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 25 NORTH, RANGE 45 EAST W.M., LOCATED IN THE CITY OF LIBERTY LAKE, SPOKANE COUNTY, WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 6, BLOCK 5 OF SAID TRUTINA 7TH ADDITION, SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF THE WASHINGTON STATE PARKS DEPARTMENT PROPERTY PER RECORD OF SURVEY, RECORDED IN BOOK 41 OF SURVEYS, PAGE 86; THENCE S65°39'45"E (RECORD S65°39'27"E) ALONG SAID SOUTHERLY BOUNDARY LINE A DISTANCE OF 318.32 FEET; THENCE LEAVING SAID SOUTHERLY BOUNDARY OF THE WASHINGTON STATE PARKS DEPARTMENT PROPERTY, S21°46'23"W A DISTANCE OF 77.92 FEET; THENCE S36°30'58"E A DISTANCE OF 29.91 FEET; THENCE S13°49'25"W A DISTANCE OF 20.00 FEET; THENCE S36°38'49"W A DISTANCE OF 94.55 FEET; THENCE S65°39'24"W A DISTANCE OF 15.43 FEET; THENCE S23°11'36"W A DISTANCE OF 43.10 FEET; THENCE S13°44'50"E A DISTANCE OF 101.02 FEET TO A POINT ON A LINE THAT IS 110 FEET NORTHWESTERLY OF AND PARALLEL WITH THE CENTERLINE SR90 PER MONUMENTATION MAP WASHINGTON STATE DEPARTMENT OF HIGHWAYS PLANS SR90 GREENACRES TO IDAHO STATE LINE, SHEET 5 OF 12 AND RECORD OF MONUMENTATION SR 90 SULLIVAN RD TO IDAHO STATE LINE, RECORDED IN BOOK 3DOT, PAGES 1 THRU 6; THENCE S78°30'15"W ALONG SAID LINE A DISTANCE OF 293.39 FEET TO THE SOUTHEAST CORNER OF TRACT D OF TRUTINA 6TH ADDITION, RECORDED IN BOOK 44 OF PLATS, PAGES 56 THRU 59; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID TRUTINA 6TH ADDITION THE FOLLOWING (3) THREE COURSES;

- 1) N12°59'10"W A DISTANCE OF 93.15 FEET;
- 2) N25°33'44"E A DISTANCE OF 137.91 FEET;
- 3) N68°13'37"W A DISTANCE OF 48.14 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 4 OF SAID TRUTINA 7TH ADDITION; THENCE ALONG SAID LOT 1, BLOCK 4 AND THE EASTERLY BOUNDARY LINE OF SAID TRUTINA 7TH ADDITION THE FOLLOWING (8) EIGHT COURSES:
 - 1) CONTINUING N68°13'37"W A DISTANCE OF 73.81 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 229.00 FEET AND A CHORD BEARING AND DISTANCE OF N31°38'52"E, 32.69 FEET;
 - 2) THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°11'09" AN ARC DISTANCE OF 32.72 FEET;
 - 3) N27°33'18"E A DISTANCE OF 84.49 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 8.00 FEET AND A CHORD BEARING AND DISTANCE OF N69°39'51"E, 10.73 FEET;
 - 4) THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84°13'05" AN ARC DISTANCE OF 11.76 FEET;
 - 5) S68°13'37"E A DISTANCE OF 51.74 FEET;
 - 6) N21°46'23"E A DISTANCE OF 56.00 FEET;
 - 7) N68°13'37"W A DISTANCE OF 31.55 FEET;
 - 8) N21°46'23"E A DISTANCE OF 122.97 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ALL EASEMENTS OF RECORD
 CONTAINING 3.19 ACRES MORE OR LESS.

EASEMENTS FOR "DRY" UTILITIES (ELECTRIC, GAS, PHONE, FIBER, CABLE TV), AS SHOWN ON THE HEREIN DESCRIBED PLAT ARE HEREBY DEDICATED TO THE CITY OF LIBERTY LAKE AND THEIR SERVING UTILITIES 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 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.

THE OWNERS GRANT A UTILITY EASEMENT TO THE SERVING UTILITY COMPANY'S ACROSS TRACTS A, AND B.

THE OWNERS GRANT A ACCESS EASEMENT TO THE PUBLIC ACROSS TRACTS A, AND B.

A PERPETUAL, NON EXCLUSIVE EASEMENT FOR WATER AND SEWER ON TRACT A TOGETHER WITH THOSE ADDITIONAL EASEMENT AREAS AS GRAPHICALLY DEPICTED AND DIMENSIONED IF APPLICABLE IS SHOWN ON SHEET 2 OF THIS PLAT IS HEREBY GRANTED TO LIBERTY LAKE SEWER AND WATER DISTRICT FOR THE PURPOSES OF INGRESS, EGRESS AND THE RIGHT TO MAINTAIN, REPAIR, REPLACE, RECONSTRUCT, AND EXPAND THE SAID WATER SYSTEM AND SEWER SYSTEM AND FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING ANY OTHER UTILITY SYSTEM THAT LIBERTY LAKE SEWER AND WATER DISTRICT MAY IN ITS SOLE DISCRETION, CHOOSE TO LOCATE ON SAID EASEMENT.

BUILDING SETBACKS SHALL BE PER THE RD-R ZONE AS DELINEATED IN THE RIVER DISTRICT SPECIFIC AREA PLAN SAP-08-0001 AND DEPICTED BELOW.

THE OWNERS OF ALL LOTS WITHIN THIS SUBDIVISION SHALL BE MEMBERS OF THE TRUTINA HOMEOWNER'S ASSOCIATION, A HOMEOWNERS ASSOCIATION CREATED BY DOCUMENT RECORDED DECEMBER 1, 2015 BY THE SECRETARY OF STATE OF THE STATE OF WASHINGTON UNDER U.B.I NUMBER 603 569 143 AND SUBJECT TO THE ARTICLES OF INCORPORATION AND BYLAWS THEREOF. ALSO SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS FOR TRUTINA HOMEOWNERS ASSOCIATION AS RECORDED UNDER AUDITOR'S DOCUMENT NO.6498558.

TRUTINA HOMEOWNER'S ASSOCIATION OR A RELATED PRIVATE ENTITY WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPED STRIPS, OPEN SPACE TRACTS, COMMON AREAS, ALLEYS / DRIVEWAYS, PRIVATE STREETS, AND STREET LIGHTING, AS APPLICABLE.

OPEN SPACE TRACTS WILL BE DEDICATED TO THE TRUTINA HOMEOWNER'S ASSOCIATION OR A RELATED PRIVATE ENTITY RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF SAID PROPERTY; HOWEVER THE GENERAL PUBLIC IS GRANTED ACCESS TO UTILIZE THE NEIGHBORHOOD PARK AND GREENWAYS.

TRACTS A, AND B (PUBLIC ACCESS AND UTILITIES) ARE HEREBY DEDICATED TO THE TRUTINA HOMEOWNER'S ASSOCIATION.

TRACTS A, AND B (PUBLIC ACCESS AND UTILITIES) SHALL BE CONSIDERED SUBSERVIENT ESTATES FOR TAX PURPOSES TO THE OTHER LOTS CREATED HEREIN.

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.

THE OWNERS OR SUCCESSORS IN INTEREST ALSO 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.

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 OF THE PROPOSAL SHALL BEAR THE COST OF PROVIDING THE REQUIRED SERVICES TO THE LOTS.

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: _____

STATE OF WASHINGTON)
) SS
 COUNTY OF SPOKANE)

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT _____ 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 _____ OF RIVERCROSSING, LLC, A WASHINGTON LIMITED LIABILITY COMPANY TO BE THE FREE AND VOLUNTARY ACT OF SUCH COMPANY, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS ____ DAY OF _____, 20____.

 NOTARY PUBLIC, IN AND FOR THE STATE
 OF WASHINGTON RESIDING AT SPOKANE,
 MY COMMISSION EXPIRES _____

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

CHAPMAN HOMES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: _____

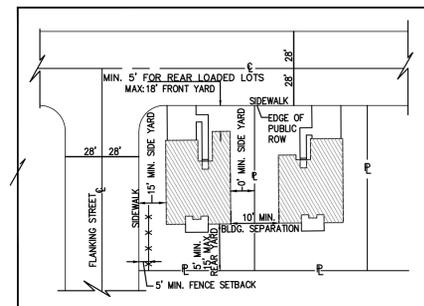
ITS: _____

STATE OF WASHINGTON)
) SS
 COUNTY OF SPOKANE)

I CERTIFY THAT I KNOW OR THAT I HAVE SATISFACTORY EVIDENCE THAT _____ 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 _____ OF CHAPMAN HOMES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY TO BE THE FREE AND VOLUNTARY ACT OF SUCH COMPANY, FOR THE USES AND PURPOSES STATED IN THE INSTRUMENT.

DATED THIS ____ DAY OF _____, 20____.

 NOTARY PUBLIC, IN AND FOR THE STATE
 OF WASHINGTON RESIDING AT SPOKANE,
 MY COMMISSION EXPIRES _____



TYPICAL SETBACKS
 FOR RD-R
 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	24-152
DATE	DATE	SHEET	FIELD BOOK
01/27/25	01/27/25	1 OF 2	

FINAL PLAT OF
TRUTINA 8TH ADDITION
 2015-PL0001H
 A PORTION OF GOVERNMENT LOTS 7 AND 8, LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER AND A REPLAT OF LOT 1, BLOCK 4 OF TRUTINA 7TH ADDITION, RECORDED IN BOOK 45 OF PLATS, PAGES 44 THRU 47, ALL IN SECTION 10, TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M., CITY OF LIBERTY LAKE, SPOKANE COUNTY, WASHINGTON

N 1/4 COR. SECT. 10
 FOUND 3/4" I.P.(R3)
 R.P.'S FOUND (R3)
 TACK & TAG IN FENCE POST N60°E-43.47'
 BOLT S50°W-27.15
 DATE VISITED 3-30-17

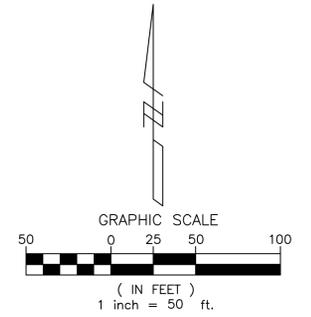
(S89°32'46"E 2649.34')(R2)
 S89°32'36"E 2649.44'
 (BASIS OF BEARINGS)

NE COR. SECT. 10
 FOUND 1/2" REBAR .25' BELOW
 SURFACE (CAP ILLEGIBLE)
 R.P.'S FOUND (R4)
 DATE VISITED 1-12-22

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



LOT & BLOCK	ADDRESS	AREA
B1L1	23006 EDGEWATER LANE	5,804 S.F.
B1L2	23008 EDGEWATER LANE	4,138 S.F.
B1L3	23010 EDGEWATER LANE	4,127 S.F.
B1L4	23012 EDGEWATER LANE	4,682 S.F.
B1L5	23014 EDGEWATER LANE	4,801 S.F.
B1L6	23016 EDGEWATER LANE	4,802 S.F.
B1L7	23018 EDGEWATER LANE	4,889 S.F.
B2L1	23007 EDGEWATER LANE	7,297 S.F.
B2L2	23009 EDGEWATER LANE	7,160 S.F.
B2L3	23011 EDGEWATER LANE	7,151 S.F.
B2L4	23013 EDGEWATER LANE	7,179 S.F.
B2L5	23015 EDGEWATER LANE	7,058 S.F.
TRACT A	N/A	25,475 S.F.
TRACT B	N/A	1.02 AC

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	229.00'	32.72'	32.69'	N31°38'52"E	8°11'09"
C2	8.00'	11.76'	10.73'	N69°39'51"E	84°13'05"
C3	1000.00'	52.64'	52.63'	S66°43'08"W	3°00'58"
C4	50.00'	50.76'	48.61'	N85°42'15"E	58°10'10"
C5	50.00'	41.19'	40.04'	N80°13'18"W	47°12'15"
C6	1028.00'	52.69'	52.68'	N66°45'31"W	2°56'11"
C7	1028.00'	1.43'	1.43'	N65°15'03"W	0°04'46"
C8	40.01'	35.41'	34.26'	S88°31'56"W	50°41'50"
C9	229.00'	10.33'	10.32'	N28°50'48"E	2°35'00"
C10	972.00'	36.38'	36.38'	S67°09'17"E	2°08'40"
C11	972.00'	14.79'	14.79'	S65°38'48"E	0°52'18"
C12	42.50'	16.99'	16.88'	N76°37'12"W	22°54'08"
C13	80.00'	35.67'	35.37'	N52°23'50"W	25°32'37"
C14	57.50'	3.99'	3.99'	N41°36'52"W	3°58'42"
C15	240.00'	31.54'	31.51'	N64°33'13"W	7°31'43"
C16	229.00'	22.39'	22.38'	N32°56'23"E	5°36'08"
C17	42.50'	28.56'	28.03'	S84°25'17"E	38°30'19"
C18	42.50'	11.57'	11.54'	S84°07'39"W	15°36'11"
C19	1028.00'	54.11'	54.11'	S66°43'08"W	3°00'58"
C20	972.00'	51.16'	51.16'	N66°43'08"W	3°00'58"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S36°30'58"E	29.91'
L2	S13°49'25"W	20.00'
L3	S65°03'24"W	15.43'
L4	N21°46'23"E	56.00'
L5	N68°13'37"W	31.55'
L6	S68°13'37"E	35.79'
L7	S68°13'37"E	7.34'
L8	S65°39'45"E	18.02'
L9	S68°13'37"E	3.63'
L10	N65°10'08"W	2.41'
L11	N21°46'23"E	7.77'
L12	N68°13'37"W	35.79'
L13	S68°13'37"E	35.79'

EAST 1/4 COR. SECT. 10
 FOUND STONE W/ + ON TOP
 R.P.'S FOUND (R4)
 DATE VISITED 1-12-22

- LEGEND**
- △ - FOUND 1/2" X 18" REBAR WITH YELLOW PLASTIC CAP MARKED "KITZAN 33141" OR LEAD PLUG WITH WASHER MARKED "KITZAN 33141 AT ACTUAL CORNER
 - - FOUND 1/2" X 18" REBAR WITH YELLOW PLASTIC CAP MARKED "MEM 35157" OR LEAD PLUG WITH WASHER MARKED "MEM 35157 AT ACTUAL CORNER
 - X - FOUND MONUMENT & COVER PER LIBERTY LAKE STANDARD A-14
 - - SET MONUMENT & COVER PER LIBERTY LAKE STANDARD A-14 FOR ALL REQUIRED ROADWAY MONUMENTS
 - - 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

PLAT INFORMATION
 TOTAL NO. LOTS: 12 LOTS 2 TRACTS
 TOTAL PLAT AREA: 3.19 ACRES
 EXISTING ZONING: SAP-08-0001 RIVER DISTRICT R: MIXED RESIDENTIAL

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 S89°32'36"E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 10, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

- REFERENCES:**
- (R1) TRUTINA 7TH ADDITION, RECORDED IN BOOK 45 OF PLATS, PAGES 44 AND 47.
 - (R2) TRUTINA 6TH ADDITION, RECORDED IN BOOK 44 OF PLATS, PAGES 56 THRU 59.
 - (R3) RECORD OF SURVEY BOOK 44, PAGE 1, PAGE 19.
 - (R4) RECORD OF SURVEY BOOK 171, PAGE 35.

PRELIMINARY



**FINAL PLAT OF
 TRUTINA 8TH ADDITION
 2015-PL0001H**

A PORTION OF GOVERNMENT LOTS 7 AND 8, LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER AND A REPLAT OF LOT 1, BLOCK 4 OF TRUTINA 7TH ADDITION, RECORDED IN BOOK 45 OF PLATS, PAGES 44 THRU 47, ALL IN SECTION 10, TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M., CITY OF LIBERTY LAKE, SPOKANE COUNTY, WASHINGTON

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 MEM	APPROVED RFK	SCALE 1"=50'	PROJECT 24-152
	DATE 01/27/25	DATE 01/27/25	SHEET 2 OF 2	FIELD BOOK