

**RESOLUTION NO. 14-180
CITY OF LIBERTY LAKE
SPOKANE COUNTY, WASHINGTON**

A RESOLUTION OF THE CITY OF LIBERTY LAKE, WASHINGTON ACCEPTING HARVEST PARKWAY, A PUBLIC STREET LOCATED IN TELIDO STATION BINDING SITE PLAN BSP-06-0002, LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, 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 in September 2003 and a Development Code in December 2005;

WHEREAS, The approved Binding Site Plan ("BSP") for Telido Station Phase 1 was filed with the Spokane County Auditor's office on July 3, 2012, to create two (2) lots from 54.47 acres;

WHEREAS, Generally, all conditions from the Final BSP approval for Telido Station Phase 1 have been met or bonded ;

WHEREAS, The Telido Station BSP Phase 1, BSP-06-0002, is 54.47 acres in size and contains 3 lots, and access, utility, open space, and drainage tracts;

WHEREAS, The Telido Station BSP Phase 1 is in conformance with all applicable land use controls;

WHEREAS, Appropriate signatures and letters of acceptance have been obtained; and

WHEREAS, Property taxes and all required fees shall be paid prior to seeking reimbursement for eligible TIF/LIFT work.

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

The Public Road shown as Harvest Parway, within Telido Station BSP Phase 1, BSP 06-0002, located in the Northeast Quarter of Section 17, Township 25N, Range 45 E.W.M., Liberty Lake, Washington, more precisely described in the dedication, having met all conditions and requirements, is hereby taken as approved and as Public Right of Way.

Passed by the City Council this 1st day of April, 2014.

* * * * *

CERTIFICATION

I, Ann Swenson, the undersigned City Clerk of the City of Liberty Lake, of Spokane County, Washington, HEREBY CERTIFY that the foregoing Resolution is a full, true and correct copy of Resolution No. 14-180 duly adopted at a regular meeting of the City Council of said City, duly and regularly held at the regular meeting place thereof on April 1, 2014 of which meeting all members of said City Council had due notice and at which a majority thereof were present; and that at said meeting said Resolution was adopted by the following vote: unanimous.

AYES, and in favor thereof: Mayor Pro Tem Kaminkas, and Council Members: Brickner, Dunne, Severs, Langford, and Kopelson

NAYS: None.

ABSENT: Council Member Olander.

ASTAINED: None.

CITY OF LIBERTY LAKE

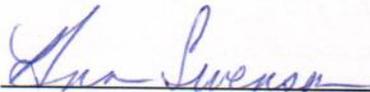


CITY CLERK



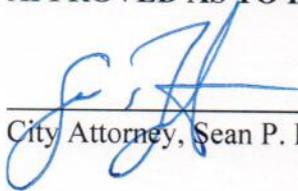
Steve Peterson, Mayor
City of Liberty Lake

ATTEST:



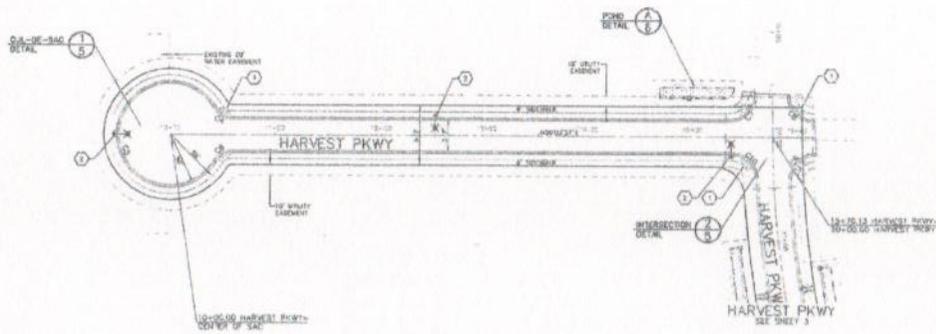
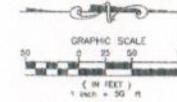
City Clerk, Ann Swenson

APPROVED AS TO FORM:



City Attorney, Sean P. Boutz

LOCATED IN THE NORTH HALF OF
SECTION 17, T.25N., R.45 E.W.M.
CITY OF LIBERTY LAKE, WASHINGTON
STREET PLANS

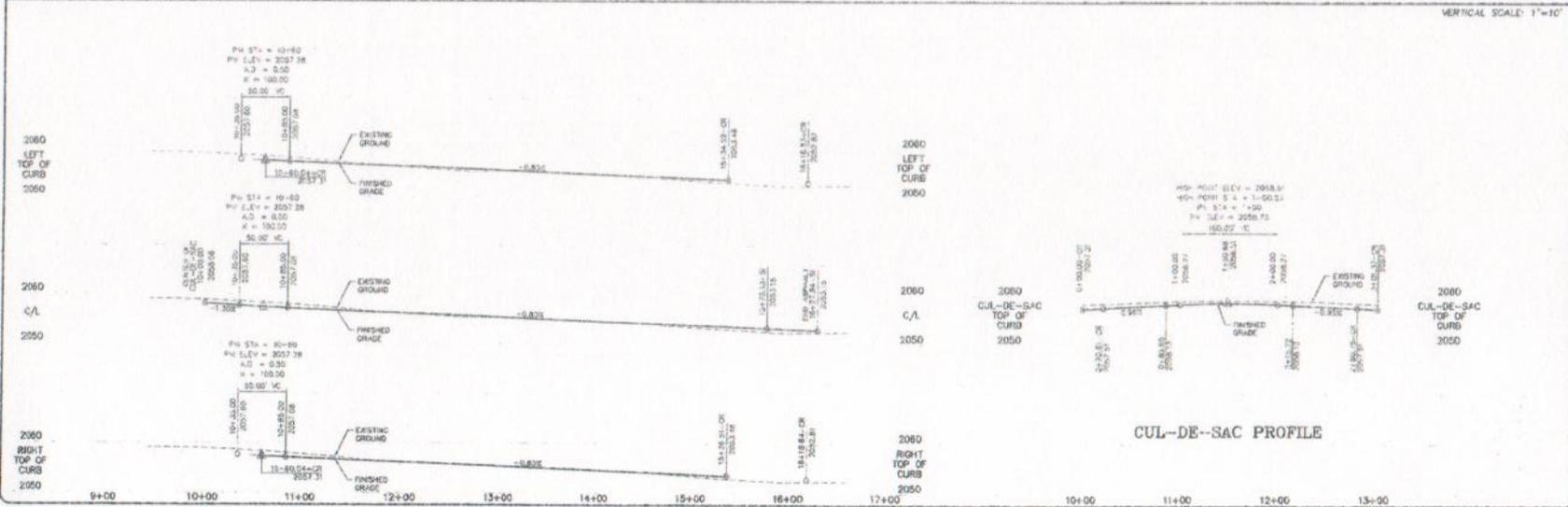


- CONSTRUCTION NOTES:**
1. CONSTRUCT CURB RAMP FOR SINGAPORE COUNTY STD. PLAN A-5 (TYP).
 2. INSTALL OGBEA STYLE LUMINAIRE STREET LIGHT OR APPROVED EQUAL.

- GENERAL NOTES:**
1. FOR POND DETAILS AND ALL STORM INFORMATION REFER TO SHEET E.

CURVE	PI	PC	PT	PI	PC	PT	PI
1	10+00	10+00	10+00	10+00	10+00	10+00	10+00
2	11+00	11+00	11+00	11+00	11+00	11+00	11+00
3	12+00	12+00	12+00	12+00	12+00	12+00	12+00
4	13+00	13+00	13+00	13+00	13+00	13+00	13+00
5	14+00	14+00	14+00	14+00	14+00	14+00	14+00
6	15+00	15+00	15+00	15+00	15+00	15+00	15+00
7	16+00	16+00	16+00	16+00	16+00	16+00	16+00

NAVDBB
 1000 00 0000 0000 0000
 1000 00 0000 0000 0000
 1000 00 0000 0000 0000
 1000 00 0000 0000 0000



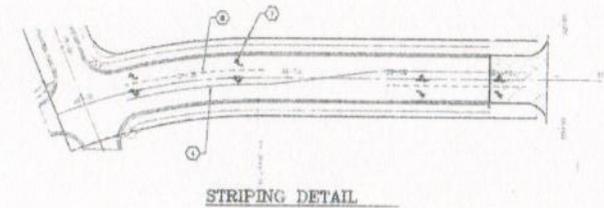
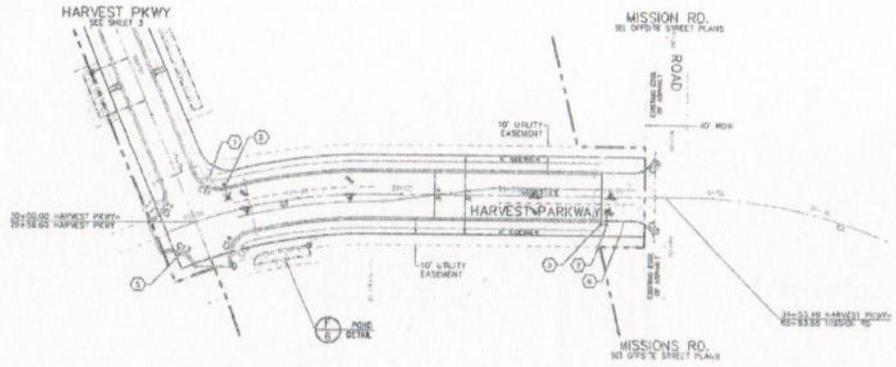
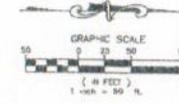
Greenstone
 HARVEST PKWY IMPROVEMENT PROJECT
 HARVEST PKWY (1 of 3)
 SHEET 2 of 8
 1000 00 0000 0000 0000
 1000 00 0000 0000 0000
 1000 00 0000 0000 0000
 1000 00 0000 0000 0000

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	C-1000	DELTA
CD1	500.00	187.70	84.65	189.92	197.3027
CD2	25.00	36.19	22.64	37.06	82.4721
CD3	25.00	39.17	24.90	38.36	87.4578
CD4	25.00	38.37	25.19	38.45	87.1697
CD5	25.00	43.09	29.14	37.95	88.8111

LOCATED IN THE NORTH HALF OF
SECTION 17, T.25N., R.45 E.W.M.
CITY OF LIBERTY LAKE, WASHINGTON
STREET PLANS

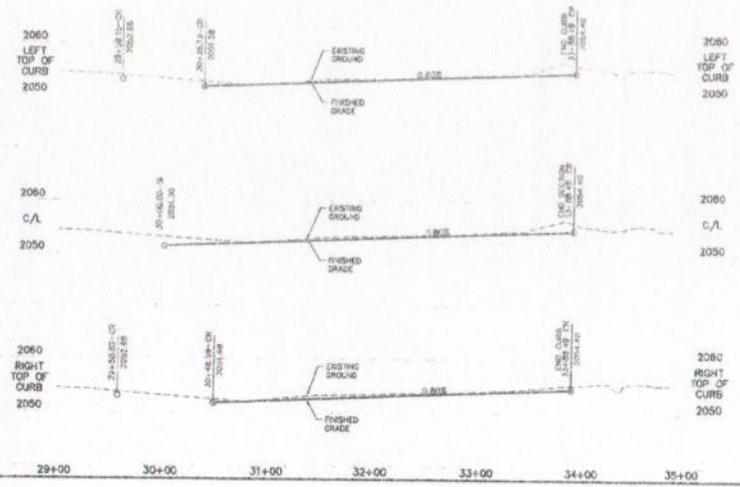
CONSTRUCTION NOTES:

1. CONSTRUCT CURB RAMP PER SPOKANE COUNTY STD. PLAN A-2 (TYP)
2. INSTALL OGBA STYLE "UMBRELLA STREET LIGHT" OR APPROVED EQUAL.
3. STREET NAME AND STOP SIGN PER SPOKANE COUNTY STD. PLAN A-16.
4. 4" YELLOW SOLID LINE PER M.U.T.C.D.
5. DEPRESS CURB FOR FUTURE CURB RAMP.
6. EXTEND ASPHALT FROM STA 33+85.48 TO EXISTING EDGE OF ASPHALT AS SHOWN. TEMPORARY SECTION SHALL BE 2" CLASS B CONCRETE PAVING CONTAINING 5-1/2% TO 6-1/4% ASPHALT OR POLYMER GROUND.
7. LANE PAVEMENT MARKINGS PER M.U.T.C.D. FIGURE 30-21, AS SHOWN.
8. 4" YELLOW STOP STRIPING PER M.U.T.C.D.



NAVD88
BASED ON NAD83 84162 C.M.
UTM 18 QUADRE REMOVED
DISPARITY OF 33063-10
NAD 83-2011, L=2617.59

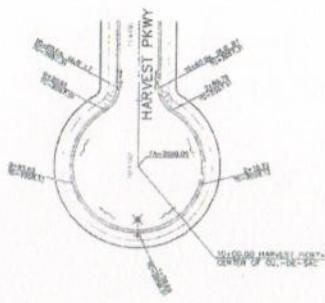
VERTICAL SCALE: 1"=10'



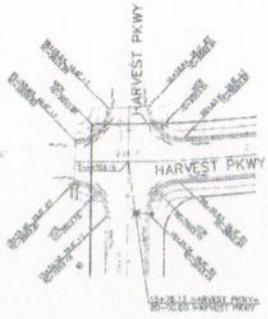
Greenstone
HARVEST PKWY IMPROVEMENT PROJECT
HARVEST PKWY (3 of 3)
STREET PLANS
SHEET 4 OF 8
JOB NUMBER 00230-B

LOCATED IN THE NORTH HALF OF
SECTION 17, T.25N., R.45 E.W.M.
CITY OF LIBERTY LAKE, WASHINGTON
STREET PLANS

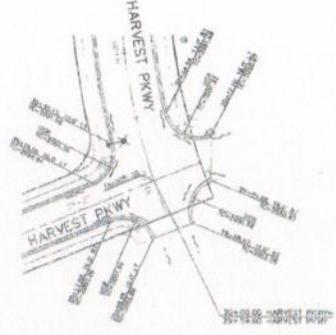
UNDERGROUND SERVICES ALREADY SHOWN
ONE-CALL NUMBER
456-8000
CALL AND MARK BEFORE YOU DIG
PROVIDE 102-00



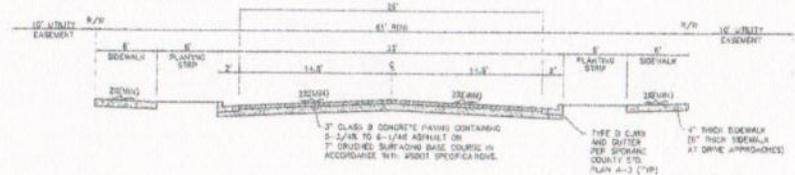
INTERSECTION DETAIL 1
SCALE 1" = 40'



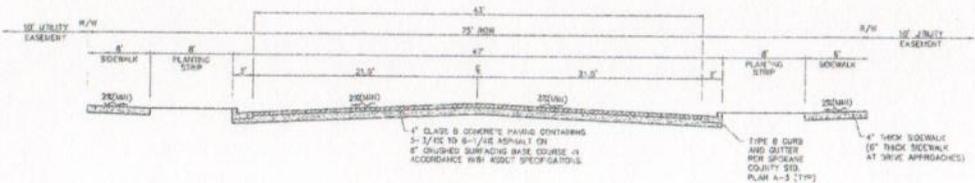
INTERSECTION DETAIL 2
SCALE 1" = 30'



INTERSECTION DETAIL 2
SCALE 1" = 40'



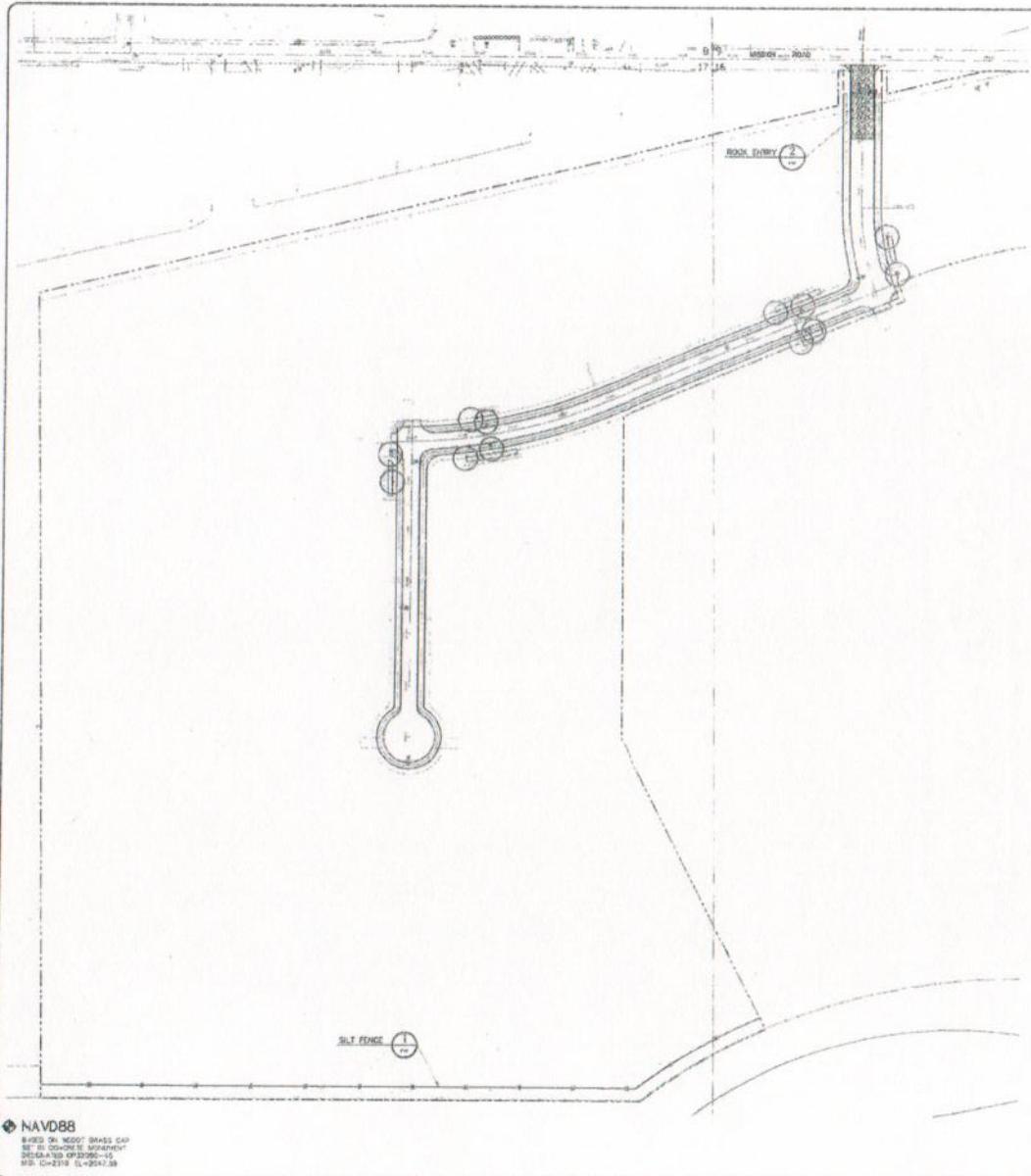
STREET CROSS SECTION A
NOT TO SCALE
STA 10+00.00 TO STA 16+27.84
STA 20+00.00 TO STA 30+17.97



STREET CROSS SECTION B
NOT TO SCALE
STA 30+00.00 TO STA 34+18.49

NAVD88
BASED ON WOODY BRUCE CAP
SET IN CONCRETE MOUNTMENT
COORDINATES 12/20/09-10
REV 10-2310, 11-2017 18

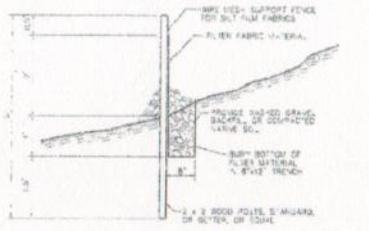
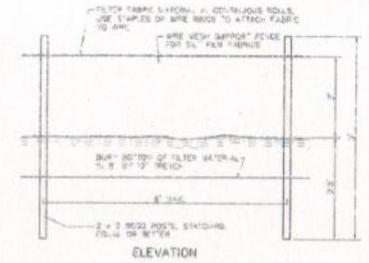
Greenstone
HARVEST PKWY IMPROVEMENT PROJECT
STREET DETAILS
SHEET 5 OF 8
JOB NUMBER 02250-B



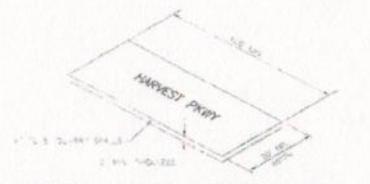
LOCATED IN THE NORTH HALF OF
SECTION 17, T.25N., R.45 E.W.M.
CITY OF LIBERTY LAKE, WASHINGTON
STREET PLANS

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
456-8000
CALL THE BUSINESS BEFORE YOU DIG

GRAPHIC SCALE
0 50 100 200
[IN FEET]
1 inch = 100 ft



SECTION
SILT FENCE DETAIL 1/8
NOT TO SCALE



ROCK ENTRY CONSTRUCTION 2/8
NOT TO SCALE

- LEGEND**
- STONY GRAVAGE AREA - NO CONCRETE TRACK REQUIRED - SEE GENERAL NOTES # 6, 7, SHEET 3 OF 8.
 - - - SILT FENCE PER DETAIL 1, THIS SHEET.
 - ROCK ENTRY PER DETAIL 2, THIS SHEET.

NAVD88
BASED ON NGS' 2011 CAP
BY G. CHONKA, GRADIENT
DESIGNATION OF 2011-11
MR. C-2718 SL-2517-39

REVISIONS

NO.	DATE	DESCRIPTION

SEAL

DATE: 02/28/22
SCALE: 1"=100'
TYPICAL: N/A

Greenstone
CITY OF LIBERTY LAKE
1000 1st St. SE
Liberty Lake, WA 99019
509.725.1234

HARVEST PAVY IMPROVEMENT PROJECT
EROSION AND SEDIMENT CONTROL PLAN

STREET PLANS

SHEET
8 OF 8
JOB NUMBER
G0250-8

ATTACHMENT A

AFTER RECORDING RETURN TO:
CITY OF LIBERTY LAKE
22710 E. Country Vista Dr.
Liberty Lake, WA 99019

Document: Bill of Sale
Grantor: Telido Station, LLC
Grantee: City of Liberty Lake
Abbreviated Legal Description: NE Qtr, Sec. 17, T25N, R45E, W.M.
Tax Parcel Number(s): 55171.1301, 55171.1302

BILL OF SALE

KNOW ALL MEN by these presents that Telido Station, LLC, a Washington limited liability company, hereinafter referred to as Grantor, for and in consideration of the provisions of street service, hereby grants, bargains, sells, conveys and delivers unto the Grantee, City of Liberty Lake ("the City") the following personal and real property of the Grantor used in providing street service within the public right-of-way and easements together with all franchises, permits and consents relating thereto, to wit: all pavement, curbs, sidewalks and other equipment comprising the street system installed by the Grantor and located within the public right-of-way more particularly described in Exhibit "A" which is attached hereto and incorporated herein by this reference.

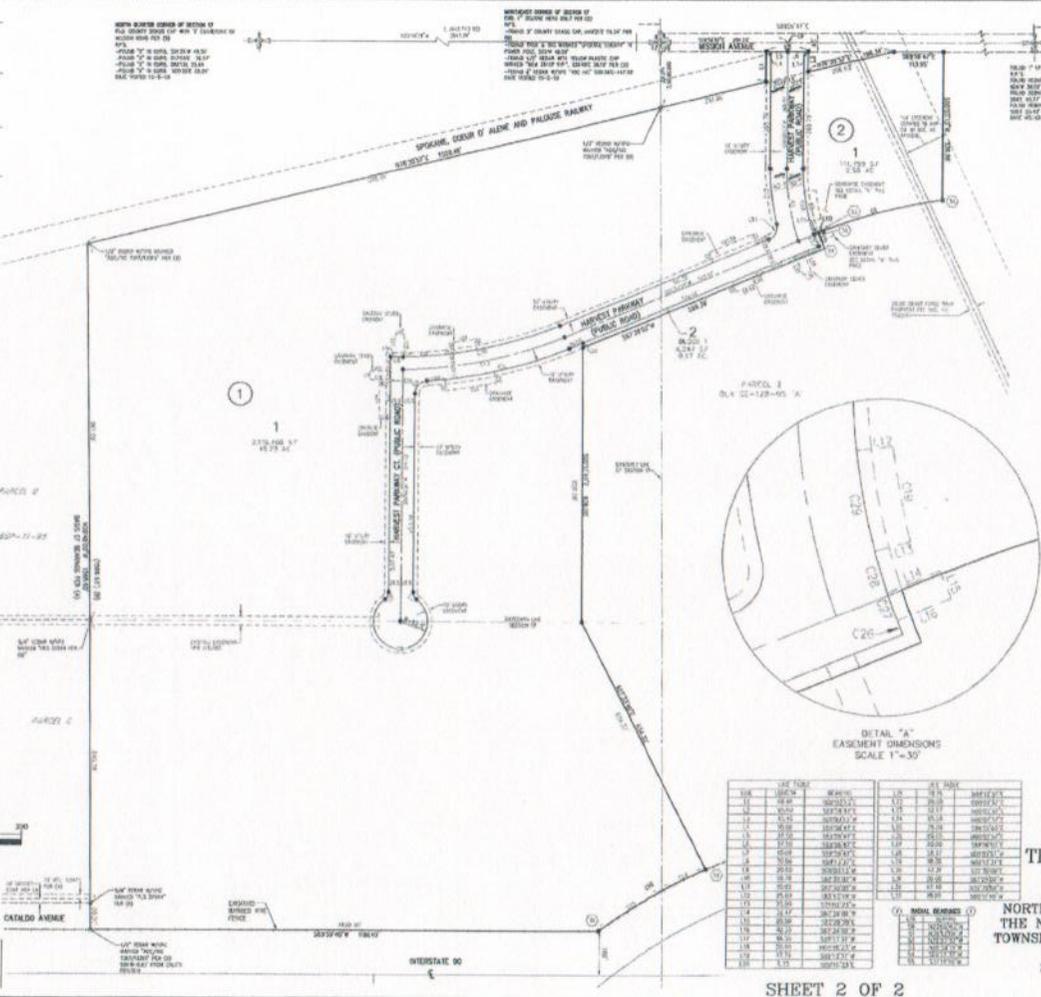
FURTHER, Grantor warrants unconditionally and without limitation that the street system shall be free of defects in materials in workmanship for a period of one year from the date of the City's acceptance of this Bill of Sale. The Grantor agrees to repair, replace and reconstruct any portion of the said street system found to be defective by the City. Grantor further warrants that the street system is transferred free and clear of all adverse claims, liens and encumbrances and that Grantor has clear title to and the right to convey the said street system to Grantee. Grantor further warrants, for itself and its successors and assigns, that it will defend and indemnify the Grantee with respect to the warranties of ownership of the street system.

OWNER
TELIDO STATION INC.
100 N. WASHINGTON ST., SUITE 100
SPokane, WA 99201

DEVELOPER
TELIDO STATION INC.
100 N. WASHINGTON ST., SUITE 100
SPokane, WA 99201

DESIGNER
SPOKANE COUNTY AUDITOR
100 N. WASHINGTON ST., SUITE 100
SPokane, WA 99201

SURVEYOR
SPOKANE COUNTY AUDITOR
100 N. WASHINGTON ST., SUITE 100
SPokane, WA 99201



SPOKANE COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 21st DAY OF 2012
AT SPOKANE, WASHINGTON, IN BOOK 22 OF 2012 AT PAGE 8233

SPOKANE COUNTY AUDITOR OF SURVEY

BINDING SITE PLAN DATA

DATE OF PLAN 02-01-12
SCALE AS SHOWN 1"=100'
SHEET NO. 2 OF 2
PROJECT NAME TELIDO STATION
SUBDIVISION NAME TELIDO STATION
SECTION OF SECTION 17 AND 16
TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M.
CITY OF LIBERTY LAKE
SHEET NO. 2 OF 2
DATE OF PLAN 02-01-12

LINE	BEARING	DISTANCE	AREA	PERIMETER
1	N 00° 00' 00" E	17.00	3675.00	68.00
2	S 00° 00' 00" E	17.00	3675.00	68.00
3	S 00° 00' 00" E	17.00	3675.00	68.00
4	N 00° 00' 00" E	17.00	3675.00	68.00
5	S 00° 00' 00" E	17.00	3675.00	68.00
6	N 00° 00' 00" E	17.00	3675.00	68.00
7	S 00° 00' 00" E	17.00	3675.00	68.00
8	N 00° 00' 00" E	17.00	3675.00	68.00
9	S 00° 00' 00" E	17.00	3675.00	68.00
10	N 00° 00' 00" E	17.00	3675.00	68.00
11	S 00° 00' 00" E	17.00	3675.00	68.00
12	N 00° 00' 00" E	17.00	3675.00	68.00
13	S 00° 00' 00" E	17.00	3675.00	68.00
14	N 00° 00' 00" E	17.00	3675.00	68.00
15	S 00° 00' 00" E	17.00	3675.00	68.00
16	N 00° 00' 00" E	17.00	3675.00	68.00
17	S 00° 00' 00" E	17.00	3675.00	68.00
18	N 00° 00' 00" E	17.00	3675.00	68.00
19	S 00° 00' 00" E	17.00	3675.00	68.00
20	N 00° 00' 00" E	17.00	3675.00	68.00
21	S 00° 00' 00" E	17.00	3675.00	68.00
22	N 00° 00' 00" E	17.00	3675.00	68.00
23	S 00° 00' 00" E	17.00	3675.00	68.00
24	N 00° 00' 00" E	17.00	3675.00	68.00
25	S 00° 00' 00" E	17.00	3675.00	68.00
26	N 00° 00' 00" E	17.00	3675.00	68.00
27	S 00° 00' 00" E	17.00	3675.00	68.00
28	N 00° 00' 00" E	17.00	3675.00	68.00
29	S 00° 00' 00" E	17.00	3675.00	68.00
30	N 00° 00' 00" E	17.00	3675.00	68.00
31	S 00° 00' 00" E	17.00	3675.00	68.00
32	N 00° 00' 00" E	17.00	3675.00	68.00
33	S 00° 00' 00" E	17.00	3675.00	68.00
34	N 00° 00' 00" E	17.00	3675.00	68.00
35	S 00° 00' 00" E	17.00	3675.00	68.00
36	N 00° 00' 00" E	17.00	3675.00	68.00
37	S 00° 00' 00" E	17.00	3675.00	68.00
38	N 00° 00' 00" E	17.00	3675.00	68.00
39	S 00° 00' 00" E	17.00	3675.00	68.00
40	N 00° 00' 00" E	17.00	3675.00	68.00
41	S 00° 00' 00" E	17.00	3675.00	68.00
42	N 00° 00' 00" E	17.00	3675.00	68.00
43	S 00° 00' 00" E	17.00	3675.00	68.00
44	N 00° 00' 00" E	17.00	3675.00	68.00
45	S 00° 00' 00" E	17.00	3675.00	68.00
46	N 00° 00' 00" E	17.00	3675.00	68.00
47	S 00° 00' 00" E	17.00	3675.00	68.00
48	N 00° 00' 00" E	17.00	3675.00	68.00
49	S 00° 00' 00" E	17.00	3675.00	68.00
50	N 00° 00' 00" E	17.00	3675.00	68.00

REFERENCES
1. THE SPOKANE COUNTY AUDITOR'S RECORDS FOR THE SECTION 17 AND 16, TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M., FILED FOR RECORD THIS 21st DAY OF 2012 AT SPOKANE, WASHINGTON, IN BOOK 22 OF 2012 AT PAGE 8233.

BASES OF BEARINGS
THE BEARINGS OF THIS PLAN ARE BASED ON THE TRUE MERIDIAN.

ACCURACY STATEMENT
THIS SURVEY WAS PERFORMED USING A SURVEYING TOTAL STATION WITH AN ACCURACY OF 1:50,000.

LEGEND
- - - - - UNIMPLEM. PARKING C. PUBLIC ROAD
--- --- --- EASEMENT

DISTAL "A" EASEMENT DIMENSIONS SCALE 1"=30'

LINE	BEARING	DISTANCE	AREA	PERIMETER
1	N 00° 00' 00" E	1.12	0.00	0.00
2	S 00° 00' 00" E	1.12	0.00	0.00
3	N 00° 00' 00" E	1.14	0.00	0.00
4	S 00° 00' 00" E	1.14	0.00	0.00
5	N 00° 00' 00" E	1.16	0.00	0.00
6	S 00° 00' 00" E	1.16	0.00	0.00
7	N 00° 00' 00" E	1.18	0.00	0.00
8	S 00° 00' 00" E	1.18	0.00	0.00



FINAL BINDING SITE PLAN
OF
TELIDO STATION PHASE I
BSP-06-0002
LOCATED IN THE
NORTHEAST QUARTER OF SECTION 17 AND
THE NORTHWEST QUARTER OF SECTION 16,
TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M.,
CITY OF LIBERTY LAKE,
SPOKANE COUNTY, WASHINGTON
FEBRUARY 2012

* * * * *

CERTIFICATION

I, Ann Swenson, the undersigned City Clerk of the City of Liberty Lake, of Spokane County, Washington, HEREBY CERTIFY that the foregoing Resolution is a full, true and correct copy of Resolution No. 14-180 duly adopted at a regular meeting of the City Council of said City, duly and regularly held at the regular meeting place thereof on April 1, 2014 of which meeting all members of said City Council had due notice and at which a majority thereof were present; and that at said meeting said Resolution was adopted by the following vote: unanimous.

AYES, and in favor thereof: Mayor Pro Tem Kaminskis, and Council Members: Brickner, Dunne, Severs, Langford, and Kopelson

NAYS: None.

ABSENT: Council Member Olander.

ASTAINED: None.

CITY OF LIBERTY LAKE



CITY CLERK