

**RESOLUTION NO. 16-221
CITY OF LIBERTY LAKE
SPOKANE COUNTY, WASHINGTON**

**A RESOLUTION OF THE CITY OF LIBERTY LAKE, WASHINGTON REGARDING
FINALIZATION OF THE LEGACY RIDGE WEST ADDITION PLAT, LOCATED IN
THE SOUTHEAST QUARTER OF SECTION 16 AND THE NORTHEAST QUARTER
OF SECTION 21, TOWNSHIP 25N, RANGE 45 E.W.M., LIBERTY LAKE,
WASHINGTON, FILE 2014.PL0003.**

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);

WHEREAS, The Preliminary Plat of Legacy Ridge West to subdivide 198.6 acres into 281 lots for attached and detached single family dwellings in the R-1 zone, as permitted by Code, and uses as permitted within the M-2 zone, was approved by the City Council on November 20, 2014;

WHEREAS, The Legacy Ridge West Addition Final Plat, File 2014.PL0003, is 44.17 acres in size and contains 79 single family lots, common area tracts, and private street tracts;

WHEREAS, All applicable conditions from the preliminary plat approval have been met or a performance guarantee will be required prior to recording;

WHEREAS, The Legacy Ridge West Addition Final Plat is in conformance with all applicable land use controls;

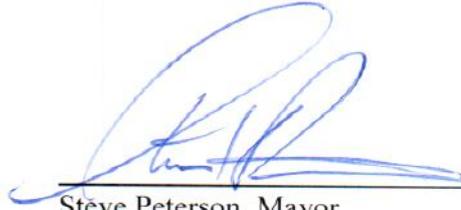
WHEREAS, Appropriate signatures and letters of acceptance have been obtained; and

WHEREAS, Property taxes and all required fees 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 Legacy Ridge West Addition, Located in the Southeast Quarter of Section 16 and the Northeast Quarter of Section 21, 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 20th day of December 2016.



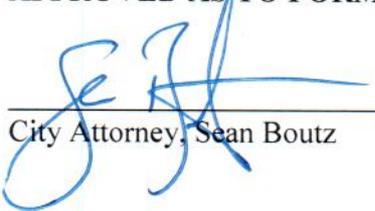
Steve Peterson, Mayor
City of Liberty Lake

ATTEST:



City Clerk, Ann Swenson

APPROVED AS TO FORM:



City Attorney, Sean Boutz

AUDITOR'S CERTIFICATE

True for record this _____ Day of _____ 2014, of _____ County, Washington, do hereby certify that _____ of _____ at the request of _____ County Auditor/Deputy

DEDICATION

WE HEREBY DEDICATE THESE PRESENTS, THAT WE, OPPORTUNITY FUND, 2013, L.P., A DELAWARE LIMITED PARTNERSHIP, HAS OFFERED TO BE PLATED INTO LOTS, BLOCKS AND TRACTS THE LAND SHOWN HEREON, TO BE KNOWN AS LEGACY RIDGE WEST ADDITION, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 16, AND THE NORTH-HALF OF THE NORTHEAST QUARTER SECTION 21, ALL IN TOWNSHIP 23 NORTH, RANGE 45 EAST, 1st 4th, CITY OF LIBERTY LAKE, COUNTY OF SPOKANE, STATE OF WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT SOUTH-QUARTER CORNER OF SAID SECTION 16, FROM WHICH POINT THE CENTER-QUARTER CORNER OF SECTION 16 BEARS NORTH 02°30'37" WEST... THESE NORTH 02°30'37" WEST ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SECTION 16, A DISTANCE OF 88.47 FEET TO A POINT ON THE SOUTH-WEST BOUNDARY OF THE GREEN ACRES LANDWELL, AS SHOWN ON RECORD OF SURVEY, RECORDED IN BOOK 92 OF SURVEYS, PAGE 71.

WEL OPPORTUNITY FUND, 2013, L.P., A DELAWARE LIMITED PARTNERSHIP

BY _____ ITS _____

ACKNOWLEDGMENT

STATE OF _____ COUNTY OF _____

ON THIS _____ DAY OF _____, 2014, PERSONALLY APPEARED BEFORE ME _____ TO ME KNOW TO BE THE COMPLETION THAT DECLARED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON SAID SAID THAT HE/SHE HAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

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

CITY OF LIBERTY LAKE

THIS PLAN HAS APPROVED AND ACCEPTED BY THE CITY OF LIBERTY LAKE, WASHINGTON, ON THIS _____ DAY OF _____, 2014.

MAYOR, CITY OF LIBERTY LAKE

CITY OF LIBERTY LAKE PLANNING AND COMMUNITY DEVELOPMENT

DRAWN AND APPROVED THIS _____ DAY OF _____, 2014.

COMMUNITY DEVELOPMENT DIRECTOR

CITY OF LIBERTY LAKE ENGINEER

DRAWN AND APPROVED THIS _____ DAY OF _____, 2014.

CITY OF LIBERTY LAKE ENGINEER

SPOKANE COUNTY ARCHITECT

DRAWN AND APPROVED THIS _____ DAY OF _____, 2014.

SPOKANE COUNTY ARCHITECT BY DESIGN

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 THIS _____ DAY OF _____, 2014.

SPOKANE COUNTY TREASURER BY DESIGN

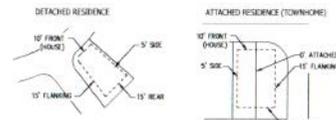
HOMESNERS CERTIFICATE

I, DAVID M. SEEL, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF WASHINGTON, STATE THIS PLAN, PLAN, HAS SURVEYED AND PREPARED BY ME OR UNDER MY SUPERVISION, THAT THIS PLAN IS TRUE AND CORRECT REPRESENTATION OF THE SUBJECT LAND, AND THAT INFORMATION HAS BEEN ESTABLISHED AS REQUIRED BY CITY ORDINANCES.

DAVID M. SEEL, PLS 5089



TYPICAL SETBACKS (PER SEC. 10-28-6 FOR SF STRUCTURES) SETBACK MAY BE VARIED FROM WITH PROPER ZONING APPROVAL.



LEGACY RIDGE WEST ADDITION

FILE NO. 2014-000003 A PORTION OF THE SOUTHEAST QUARTER OF SECTION 16 AND A PORTION OF THE NORTH-EAST QUARTER OF SECTION 21, ALL IN TOWNSHIP 23 NORTH, RANGE 45 EAST, 1st 4th, CITY OF LIBERTY LAKE, SPOKANE COUNTY, WASHINGTON

OCTOBER 2014

Parametrix ENGINEERING, PLANNING, ENVIRONMENTAL INTELLIGENCE

150 N. WILSON AVENUE | SPOKANE, WA 99201 P: (509) 328-1377 | WWW.PARAMETRIX.COM

AUDITOR'S CERTIFICATE:

Filed for record this _____ Day of _____ 20____ at _____
in Book _____ of _____
of the request of _____
County Auditor
Deputy

REFERENCES:

- (1) RECORD OF SURVEY RECEIVED IN BOOK NO. OF SURVEYS, PAGE 71.
- (2) RECORD OF SURVEY RECEIVED IN BOOK 150 OF SURVEYS, PAGE 54.
- (3) SPATIAL REFERENCE RECORD OF SPOKANE COUNTY BOOK 12571, SECTION 16, PAGE 15.
- (4) RECORD OF SURVEY RECEIVED IN BOOK 84 OF SURVEYS, PAGE 41.
- (5) RECORD OF SURVEY RECEIVED IN BOOK 84 OF SURVEYS, PAGE 17.
- (6) FINAL PLAT OF LEGACY RIDGE PHASE II, RECORDED IN BOOK 20 OF PLATS, PAGE 15.
- (7) RECORD OF SURVEY RECEIVED IN BOOK 143 OF SURVEYS, PAGE 18.
- (8) RECORD OF SURVEY RECEIVED IN BOOK 143 OF SURVEYS, PAGE 18.
- (9) FINAL PLAT OF LEGACY RIDGE PHASE II, RECORDED IN BOOK 20 OF PLATS, PAGE 15.

NOTICE:

THE NORTH LINE WAS DETERMINED BY HOLDING THE FOUND MONUMENTS FOR THE RECORD OF SURVEY RECEIVED IN BOOK 20 OF SURVEYS, PAGE 71. THE EAST LINE WAS DETERMINED BY HOLDING THE FOUND MONUMENTS PER RECORD OF SURVEY RECEIVED IN BOOK 150 OF SURVEYS, PAGE 54, AND THE FINAL PLAT OF LEGACY RIDGE PHASE II, RECORDED IN BOOK 20 OF PLATS, PAGE 15. THE WEST LINE WAS DETERMINED BY HOLDING THE NORTH-SOUTH QUARTER SECTION LINE OF SECTION 16, AND ALSO BY HOLDING THE NORTH-SOUTH QUARTER SECTION LINE OF SECTION 11. SOUTH LINES WERE DETERMINED AT CLIENT REQUEST.

BASE OF BEARING:

THE LINE BETWEEN THE FOUND MONUMENTS AT THE SOUTH QUARTER CORNER OF SECTION 16 AND THE CENTER QUARTER CORNER OF SECTION 16, AS SHOWN HEREON, BEARS NORTH 02° 27' WEST, AS SHOWN HEREON.

SURVEYOR'S NOTE:

- 1. TOTAL PLATED AREA IS 41.1 ACRES.
- 2. FIELD SURVEY WAS PERFORMED BETWEEN APRIL AND AUGUST 2014.

NOTES:

- 1. THIS SUBDIVISION IS SUBJECT TO THE FOLLOWING MATTERS FOR THE PLAT CERTIFICATE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY (ORDER NO. 234956), WITH AN EFFECTIVE DATE OF JUNE 17, 2015.
- 2. EASEMENT PER AUDITOR'S FILE NO. 38612 - BLANCKET IN NATURE.
- 3. EASEMENT PER AUDITOR'S FILE NO. 43344 - AS SHOWN.
- 4. EASEMENT PER AUDITOR'S FILE NO. 43344 - AS SHOWN.
- 5. RESTRICTIONS CONTAINED IN DEED FROM WASHINGTON STATE PER AUDITOR'S FILE NO. 43344 - DOES NOT AFFECT THIS SUBDIVISION.
- 6. EASEMENT PER AUDITOR'S FILE NO. 43344 - AS SHOWN.
- 7. EASEMENT PER AUDITOR'S FILE NO. 748000000 - BLANCKET IN NATURE.
- 8. NOTICE OF SATISFACTION ON WATER SERVICE PER AUDITOR'S FILE NO. 840000015 - BLANCKET IN NATURE.
- 9. NOTICE OF AGREEMENT PER AUDITOR'S FILE NO. 920000007 - BLANCKET IN NATURE.
- 10. AGREEMENT PER AUDITOR'S FILE NO. 990000000 - DOES NOT AFFECT THIS SUBDIVISION.
- 11. UNDEVELOPED STRIPPED AGREEMENT PER AUDITOR'S FILE NO. 4260007 - DOES NOT AFFECT THIS SUBDIVISION.
- 12. AGREEMENT PER AUDITOR'S FILE NO. 4480071 - DOES NOT AFFECT THIS SUBDIVISION.
- 13. RECORD OF SURVEY PER AUDITOR'S FILE NO. 448040 (BOOK 82 OF SURVEYS, PAGE 71).
- 14. EASEMENT PER AUDITOR'S FILE NO. 5459803 - DOES NOT AFFECT THIS SUBDIVISION.
- 15. RECORD OF SURVEY PER AUDITOR'S FILE NO. 2833004 (BOOK 142 OF SURVEYS, PAGE 16).
- 16. EASEMENT PER AUDITOR'S FILE NO. 5834006 - DOES NOT AFFECT THIS SUBDIVISION.
- 17. EASEMENT PER AUDITOR'S FILE NO. 6007272 - AS SHOWN.
- 18. EASEMENT PER AUDITOR'S FILE NO. 6007272 - DOES NOT AFFECT THIS SUBDIVISION.
- 19. EASEMENT PER AUDITOR'S FILE NO. 6007280 - AS SHOWN.

ACCURACY STATEMENT (MVC 332-30-010)

THIS SURVEY WAS PERFORMED USING A LEICA 5 SECOND TOTAL STATION AND A LEICA 1"=100' GPS RECEIVER FOR A COMBINATION OF BOTH TRADITIONAL AND GPS SURVEY METHODS TO MEET OR EXCEED THE REQUIRED STANDARDS FOR LAND BOUNDARY SURVEYS PER MVC 332-30-010.



LEGACY RIDGE WEST ADDITION

FILE NO. 2014-PL0203
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 16 AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 21, ALL IN TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M., CITY OF LIBERTY LAKE, SPOKANE COUNTY, WASHINGTON

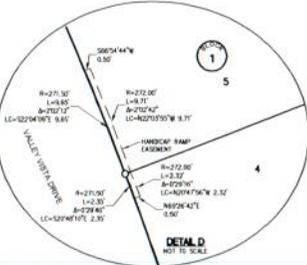
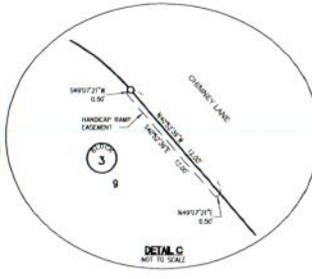
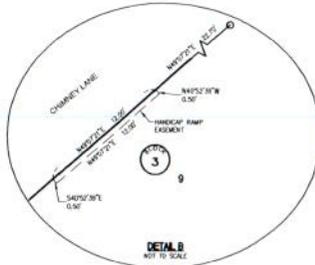
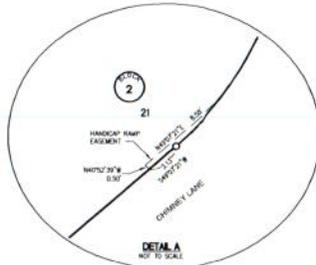
OCTOBER 2015

Parametrix
ENGINEERING, PLANNING, ENVIRONMENTAL SCIENCES

1300 WASHINGTON AVENUE | SPOKANE, WA 99201
PH: 509.325.3373 | WWW.PARAMETRIX.COM



SEE SHEET 3
MATCH LINE

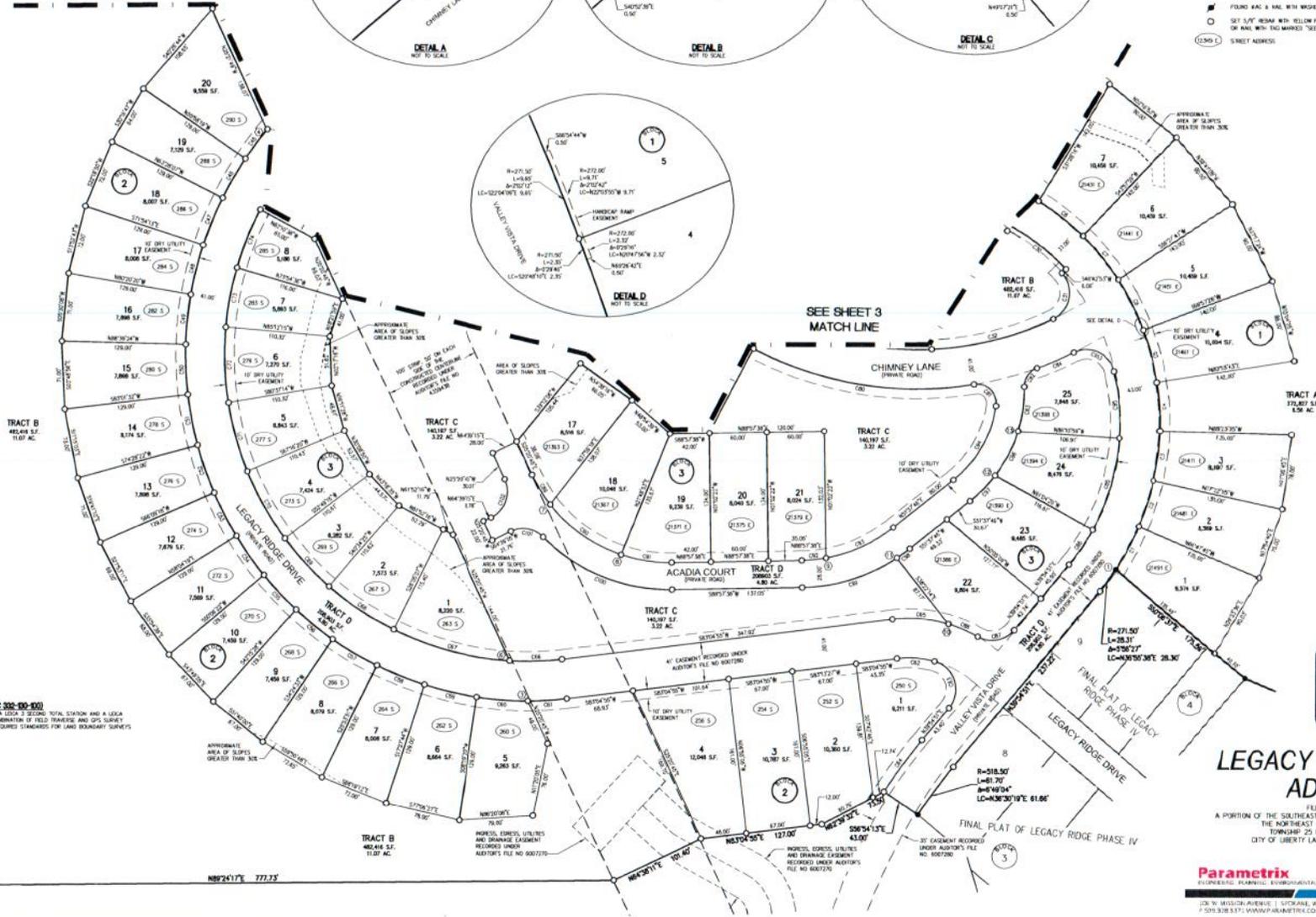


NOTICE OF CERTIFICATE

Filed for record this _____ day of _____, 20____, at _____, in Book _____ of _____ at the request of _____ County Auditor _____ Deputy

LEGEND

- FOUND 5/4" REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 1508"
- ▲ FOUND 5/4" REBAR WITH YELLOW PLASTIC CAP MARKED "PLS 1509"
- FOUND 5/4" REBAR WITH YELLOW PLASTIC CAP MARKED "SECE PLS 3999"
- UNDESIGNED ERECTION
- FOUND 4x4 & 4x4 WITH WAGON WHEELS MARKED "SECE PLS 3999"
- SET 5/4" REBAR WITH YELLOW PLASTIC CAP MARKED "SECE PLS 3999"
- OR 4x4 WITH TAG MARKED "SECE PLS 3999"
- (2) SHEET ADDRESS



ACCURACY STATEMENT (WAC 332-00-020)
THIS SURVEY WAS PERFORMED USING A LEICA 3 SECOND TOTAL STATION AND A LEICA SYSTEM 1000 SHARDENFOR FOR A COMBINATION OF FIELD TRAVELING AND GPS SURVEY METHODS TO MEET OR EXCEED THE REQUIRED STANDARDS FOR LAND BOUNDARY SURVEYS FOR WAC 332-00-020.



LEGACY RIDGE WEST ADDITION

FILE NO. 2014-10003
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21 AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 21, ALL IN TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M., CITY OF LIBERTY LAKE, SPOKANE COUNTY, WASHINGTON

OCTOBER 2016

Parametrix
ENGINEERING, PLANNING, ENVIRONMENTAL SCIENCES
101 W. MISSION AVENUE | SUITE 1000 | WA 99201
P: 509.328.5371 | WWW.PARAMETRIX.COM

* * * * *

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. 16-221 duly adopted at a regular meeting of the City Council of said City, duly and regularly held at the regular meeting place thereof on December 20, 2016 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 No. 16-221 was adopted by the following vote: unanimous.

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

NAYS: None.

ABSENT: None.

ASTAINED: None.

CITY OF LIBERTY LAKE



CITY CLERK