

**RESOLUTION NO. 18-238
CITY OF LIBERTY LAKE
SPOKANE COUNTY, WASHINGTON**

**A RESOLUTION OF THE CITY OF LIBERTY LAKE, WASHINGTON REGARDING
FINALIZATION OF THE RIVER CROSSING NORTH 3RD ADDITION PLAT,
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 25N,
RANGE 45 E.W.M., LIBERTY LAKE, WASHINGTON, FILE 2014.PL0001C.**

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), a Development Code (December 2005), and the River District SAP-08-0001 (October 2009);

WHEREAS, The Preliminary Plat of River Crossing North consisting of 225 lots and several tracts for residential development on 52.69 acres was approved by the City Council on September 18, 2014;

WHEREAS, The River Crossing North 3rd Addition Final Plat, File 2014.PL0001C, is 9.13 acres in size and contains 36 Lots, no Tracts, and public streets;

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

WHEREAS, The River Crossing North 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 River Crossing North 3rd Addition, Located in the Southeast Quarter of Section 8, 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 May, 2018.



Steve Peterson, Mayor
City of Liberty Lake

ATTEST:



City Clerk, Ann Swenson

APPROVED AS TO FORM:



City Attorney, Sean P. Boutz

DEDICATION

AND ALL UTILITIES, INCLUDING BUT NOT LIMITED TO, WATER, SEWER, GAS, AND ELECTRIC, ARE HEREBY DEDICATED TO THE PUBLIC USE OF THE CITY OF SPOKANE, WASHINGTON. THE DEDICATION OF THE UTILITIES IS SUBJECT TO THE CITY OF SPOKANE, WASHINGTON, ACCEPTING THE DEDICATION OF THE UTILITIES AND PROVIDING THE NECESSARY RECORDS AND INSTRUMENTS TO THE CITY OF SPOKANE, WASHINGTON, TO BE RECORDED IN THE CITY OF SPOKANE, WASHINGTON, RECORDS AND INSTRUMENTS DEPARTMENT. THE DEDICATION OF THE UTILITIES IS SUBJECT TO THE CITY OF SPOKANE, WASHINGTON, ACCEPTING THE DEDICATION OF THE UTILITIES AND PROVIDING THE NECESSARY RECORDS AND INSTRUMENTS TO THE CITY OF SPOKANE, WASHINGTON, TO BE RECORDED IN THE CITY OF SPOKANE, WASHINGTON, RECORDS AND INSTRUMENTS DEPARTMENT. THE DEDICATION OF THE UTILITIES IS SUBJECT TO THE CITY OF SPOKANE, WASHINGTON, ACCEPTING THE DEDICATION OF THE UTILITIES AND PROVIDING THE NECESSARY RECORDS AND INSTRUMENTS TO THE CITY OF SPOKANE, WASHINGTON, TO BE RECORDED IN THE CITY OF SPOKANE, WASHINGTON, RECORDS AND INSTRUMENTS DEPARTMENT.

AND THE CITY OF SPOKANE, WASHINGTON, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE UTILITIES DEDICATED TO THE PUBLIC USE OF THE CITY OF SPOKANE, WASHINGTON. THE DEDICATION OF THE UTILITIES IS SUBJECT TO THE CITY OF SPOKANE, WASHINGTON, ACCEPTING THE DEDICATION OF THE UTILITIES AND PROVIDING THE NECESSARY RECORDS AND INSTRUMENTS TO THE CITY OF SPOKANE, WASHINGTON, TO BE RECORDED IN THE CITY OF SPOKANE, WASHINGTON, RECORDS AND INSTRUMENTS DEPARTMENT. THE DEDICATION OF THE UTILITIES IS SUBJECT TO THE CITY OF SPOKANE, WASHINGTON, ACCEPTING THE DEDICATION OF THE UTILITIES AND PROVIDING THE NECESSARY RECORDS AND INSTRUMENTS TO THE CITY OF SPOKANE, WASHINGTON, TO BE RECORDED IN THE CITY OF SPOKANE, WASHINGTON, RECORDS AND INSTRUMENTS DEPARTMENT.

ANY PRIVATE STREETS AND COMMON AREAS SHALL BE CONSIDERED SEPARATE ESTATES FOR TAX PURPOSES TO THE OTHER LOTS CREATED HEREIN. THE OWNERS OR SUCCESSORS IN INTEREST HEREIN SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE UTILITIES DEDICATED TO THE PUBLIC USE OF THE CITY OF SPOKANE, WASHINGTON. THE DEDICATION OF THE UTILITIES IS SUBJECT TO THE CITY OF SPOKANE, WASHINGTON, ACCEPTING THE DEDICATION OF THE UTILITIES AND PROVIDING THE NECESSARY RECORDS AND INSTRUMENTS TO THE CITY OF SPOKANE, WASHINGTON, TO BE RECORDED IN THE CITY OF SPOKANE, WASHINGTON, RECORDS AND INSTRUMENTS DEPARTMENT.

A PUBLIC WATER SYSTEM WILL BE REQUIRED TO BE INSTALLED FOR EACH LOT PRIOR TO SALE. THE USE OF PRIVATE WELLS OR WATER SYSTEMS IS PROHIBITED. THE A BOUNDING SURVEY FOR EACH LOT SHALL BE PROVIDED TO THE CITY OF SPOKANE, WASHINGTON, TO BE RECORDED IN THE CITY OF SPOKANE, WASHINGTON, RECORDS AND INSTRUMENTS DEPARTMENT. THE DEDICATION OF THE UTILITIES IS SUBJECT TO THE CITY OF SPOKANE, WASHINGTON, ACCEPTING THE DEDICATION OF THE UTILITIES AND PROVIDING THE NECESSARY RECORDS AND INSTRUMENTS TO THE CITY OF SPOKANE, WASHINGTON, TO BE RECORDED IN THE CITY OF SPOKANE, WASHINGTON, RECORDS AND INSTRUMENTS DEPARTMENT.

IN WITNESS WHEREOF, THE APPLICANT HAS CAUSED THEIR NAMES TO BE HEREON SUBSCRIBED THIS _____ DAY OF _____, 20____, AT _____, WASHINGTON. BY: _____, REGISTERED PROFESSIONAL SURVEYOR, LICENSE NO. _____, STATE OF WASHINGTON. COUNTY OF SPOKANE,) SS

REP. LAND SURVEYING INC.
 1420 WEST CALLEDO AVENUE
 SPOKANE, WASHINGTON 99201
 TEL: (509) 324-7061
 FAX: (509) 327-7244
 E-MAIL: info@rep-land.com

BLK	SECT	APPROVED	SCALE	PRODUCT
1420	17	04/20/18	1"=40'	17-164
1420	18	04/20/18	1"=40'	18-164
1420	19	04/20/18	1"=40'	19-164
1420	20	04/20/18	1"=40'	20-164
1420	21	04/20/18	1"=40'	21-164
1420	22	04/20/18	1"=40'	22-164
1420	23	04/20/18	1"=40'	23-164
1420	24	04/20/18	1"=40'	24-164
1420	25	04/20/18	1"=40'	25-164
1420	26	04/20/18	1"=40'	26-164
1420	27	04/20/18	1"=40'	27-164
1420	28	04/20/18	1"=40'	28-164
1420	29	04/20/18	1"=40'	29-164
1420	30	04/20/18	1"=40'	30-164

FINAL PLAT OF
RIVER CROSSING NORTH 3RD ADDITION
 2014 PL0001B
 PORTIONS OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND GOVERNMENT LOT 7 IN SECTION 8, TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M., CITY OF LIBERTY LAKE, SPOKANE COUNTY, WASHINGTON

SPOKANE COUNTY AUDITOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PLAT HAS BEEN RECORDED IN THE CITY OF SPOKANE, WASHINGTON, RECORDS AND INSTRUMENTS DEPARTMENT, AND IS A VALID INSTRUMENT. THE DEDICATION OF THE UTILITIES IS SUBJECT TO THE CITY OF SPOKANE, WASHINGTON, ACCEPTING THE DEDICATION OF THE UTILITIES AND PROVIDING THE NECESSARY RECORDS AND INSTRUMENTS TO THE CITY OF SPOKANE, WASHINGTON, TO BE RECORDED IN THE CITY OF SPOKANE, WASHINGTON, RECORDS AND INSTRUMENTS DEPARTMENT.



CITY OF LIBERTY LAKE
 THE CITY OF LIBERTY LAKE HAS ACCEPTED AND AGREED TO THE CITY OF LIBERTY LAKE OF SPOKANE COUNTY, WASHINGTON, TO BE RECORDED IN THE CITY OF SPOKANE, WASHINGTON, RECORDS AND INSTRUMENTS DEPARTMENT.

CITY OF LIBERTY LAKE ENGINEER
 EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____.

CITY OF LIBERTY LAKE PLANNING AND COMMUNITY DEVELOPMENT
 EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____.

CITY OF LIBERTY LAKE COMMUNITY DEVELOPMENT DIRECTOR
 EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____.

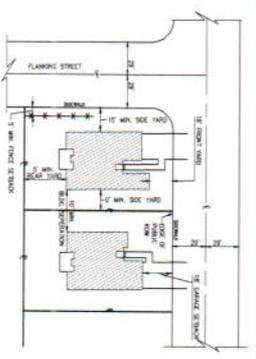
CITY OF LIBERTY LAKE ENGINEER
 EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____.

CITY OF LIBERTY LAKE ENGINEER
 EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____.

SPOKANE COUNTY ASSESSOR
 EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____.

SPOKANE COUNTY ASSESSOR
 EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____.

SPOKANE COUNTY TREASURER
 I DO HEREBY CERTIFY THAT ALL TAXES DUE HAVE BEEN PAID AND BECOME CHARGEABLE AGAINST THE PLAT. THE DEDICATION OF THE UTILITIES IS SUBJECT TO THE CITY OF SPOKANE, WASHINGTON, ACCEPTING THE DEDICATION OF THE UTILITIES AND PROVIDING THE NECESSARY RECORDS AND INSTRUMENTS TO THE CITY OF SPOKANE, WASHINGTON, TO BE RECORDED IN THE CITY OF SPOKANE, WASHINGTON, RECORDS AND INSTRUMENTS DEPARTMENT.

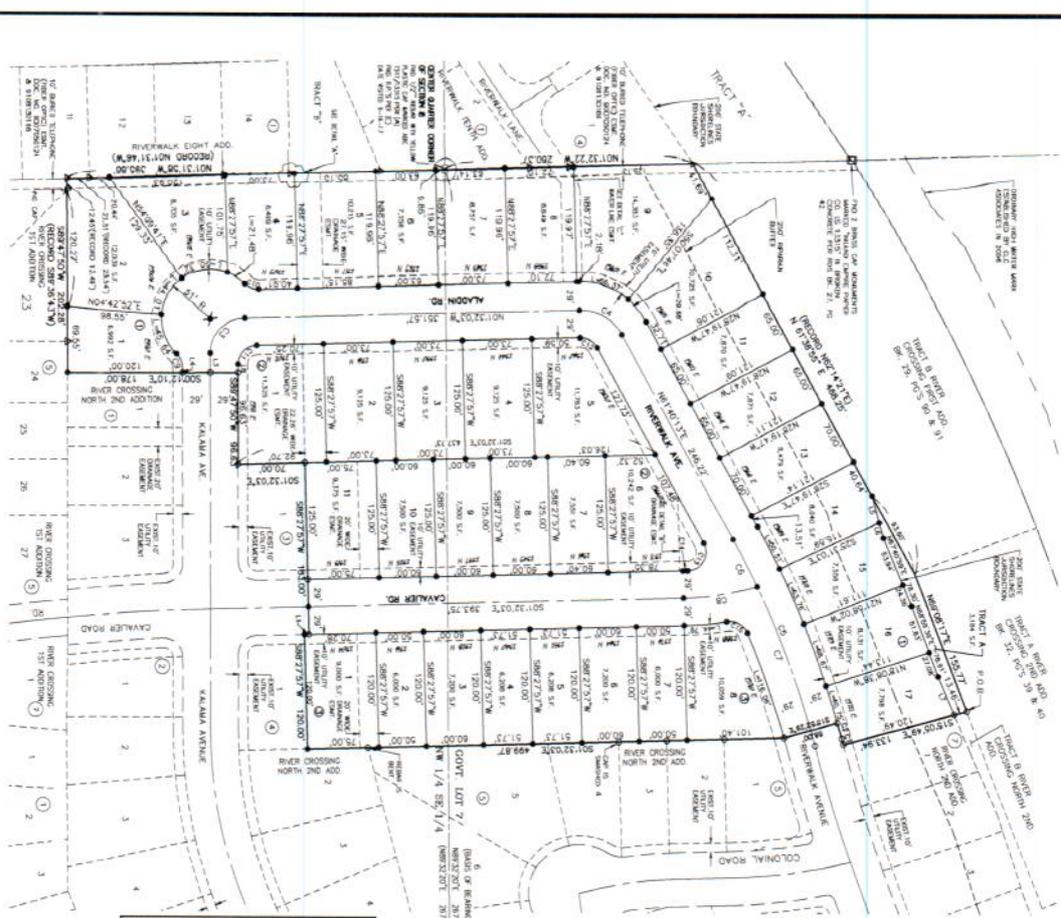


TYPICAL SETBACKS
 NOT TO SCALE

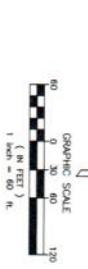
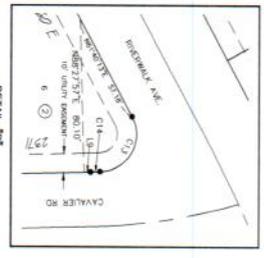
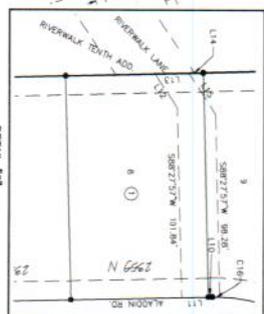
SPokane County Auditor's Certificate
 Spokane County Auditor's Office
 1500 N. Washington
 Spokane, WA 99201
 I have examined the above plat and find it correct and in accordance with the laws of the State of Washington.
 Attest:

 Spokane County Auditor

LINE	BEARINGS	LINE LENGTH	CURVED LENGTH	CURVED BEARING	BELTA ANGLE
C1	S 10° 11' 00" W	6.98	5.7459728	M 07° 10' 50"	
C2	S 10° 11' 00" W	6.98	5.7459728	M 07° 10' 50"	
C3	S 10° 11' 00" W	6.98	5.7459728	M 07° 10' 50"	
C4	S 10° 11' 00" W	6.98	5.7459728	M 07° 10' 50"	
C5	S 10° 11' 00" W	6.98	5.7459728	M 07° 10' 50"	
C6	S 10° 11' 00" W	6.98	5.7459728	M 07° 10' 50"	
C7	S 10° 11' 00" W	6.98	5.7459728	M 07° 10' 50"	
C8	S 10° 11' 00" W	6.98	5.7459728	M 07° 10' 50"	
C9	S 10° 11' 00" W	6.98	5.7459728	M 07° 10' 50"	
C10	S 10° 11' 00" W	6.98	5.7459728	M 07° 10' 50"	
C11	S 10° 11' 00" W	6.98	5.7459728	M 07° 10' 50"	
C12	S 10° 11' 00" W	6.98	5.7459728	M 07° 10' 50"	
C13	S 10° 11' 00" W	6.98	5.7459728	M 07° 10' 50"	
C14	S 10° 11' 00" W	6.98	5.7459728	M 07° 10' 50"	
C15	S 10° 11' 00" W	6.98	5.7459728	M 07° 10' 50"	
C16	S 10° 11' 00" W	6.98	5.7459728	M 07° 10' 50"	



LINE	BEARINGS	LINE LENGTH	CURVED LENGTH	CURVED BEARING	BELTA ANGLE
L1	S 89° 54' 52" W	20.56	19.85	N 0° 05' 18" E	
L2	S 89° 54' 52" W	20.56	19.85	N 0° 05' 18" E	
L3	S 89° 54' 52" W	20.56	19.85	N 0° 05' 18" E	
L4	S 89° 54' 52" W	20.56	19.85	N 0° 05' 18" E	
L5	S 89° 54' 52" W	20.56	19.85	N 0° 05' 18" E	
L6	S 89° 54' 52" W	20.56	19.85	N 0° 05' 18" E	
L7	S 89° 54' 52" W	20.56	19.85	N 0° 05' 18" E	
L8	S 89° 54' 52" W	20.56	19.85	N 0° 05' 18" E	
L9	S 89° 54' 52" W	20.56	19.85	N 0° 05' 18" E	
L10	S 89° 54' 52" W	20.56	19.85	N 0° 05' 18" E	
L11	S 89° 54' 52" W	20.56	19.85	N 0° 05' 18" E	
L12	S 89° 54' 52" W	20.56	19.85	N 0° 05' 18" E	
L13	S 89° 54' 52" W	20.56	19.85	N 0° 05' 18" E	
L14	S 89° 54' 52" W	20.56	19.85	N 0° 05' 18" E	
L15	S 89° 54' 52" W	20.56	19.85	N 0° 05' 18" E	



LEGEND
 □ - FOUND AS NOTED
 ○ - FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "NEW 2015" OR LAMP PILE WITH WAGON WHEEL MARKED "NEW 2015" PER (A)
 △ - FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "1991" PER (B), (C) & (D)
 * - SET "X" 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "NEW 2015" OR LAMP PILE WITH WAGON WHEEL MARKED "NEW 2015" AT ACTUAL CORNER
 + - SET "X" 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "S" P.P."
 P.O.B. = POINT OF BEGINNING

- REFERENCES:**
- (A) FINAL PLAT OF RIVER CROSSING NORTH 2ND ADDITION AND RECORDED IN BOOK 28 OF PLATS, PAGES 98 & 97.
 - (B) FINAL PLAT OF RIVER CROSSING FIRST ADDITION, RECORDED IN BOOK 28 OF PLATS, PAGES 98 & 97.
 - (C) FINAL PLAT OF RIVERWALK NORTH ADDITION AND RECORDED IN BOOK 28 OF PLATS, PAGE 86.
 - (D) FINAL PLAT OF RIVERWALK SOUTH ADDITION AND RECORDED IN BOOK 28 OF PLATS, PAGES 87 & 86.
- PLAT INFORMATION**
 36 LOTS AND 1 TRACT
 TOTAL SQ. FT. 1,141,000
 TOTAL ACRES 26.21
 S.A.M. 08-0001 RIVER DISTRICT RD-B-B W/ED RESIDENTIAL



**FINAL PLAT OF
 RIVER CROSSING NORTH 3RD ADDITION
 2014 PL0001B**

PORTIONS OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND GOVERNMENT LOT 7 IN SECTION 8, TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M., CITY OF LIBERTY LAKE, SPOKANE COUNTY, WASHINGTON

RPK LAND SURVEYING INC.

DESIGNS	APPROVED	SCALE	PROJECT
TEL (509) 327-7284	DATE	1"=60'	17-184
FAX (509) 327-7284	DATE	FIELD SHEET	WE
WWW.RPKSURVEYING.COM	DATE	2 OF 2	

BASIS OF BEARINGS
 BEARINGS WERE OBTAINED BY MEANS OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 8, AS SHOWN ON THE FINAL PLAT OF RIVER CROSSING NORTH ADDITION AND RECORDED IN BOOK 28 OF PLATS, PAGES 98 & 97. BEARINGS WERE USED AS THE BASIS OF BEARINGS FOR THIS MAP.

EQUIPMENT AND PROCEDURES
 THE SURVEY WAS PERFORMED WITH A SOKKIA GS2700 TOTAL STATION. THE DISTANCES WERE MEASURED WITH A SOKKIA TA500 TAPE WITHIN WASHINGTON STATE TOLERANCES.

* * * * *

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. 18-238 duly adopted at a regular meeting of the City Council of said City, duly and regularly held at the regular meeting place thereof on May 1, 2018 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 Brickner, Council Members Dunne, Kaminskas, Langford, and Kennedy.

NAYS: None.

ABSENT: Council Members Moore and Severs.

ASTAINED: None.

CITY OF LIBERTY LAKE



CITY CLERK