

**RESOLUTION NO. 19-257
CITY OF LIBERTY LAKE
SPOKANE COUNTY, WASHINGTON**

**A RESOLUTION OF THE CITY OF LIBERTY LAKE, WASHINGTON APPROVING
THE FINAL PLAT OF RIVER CROSSING EAST ADDITION, LOCATED IN A
PORTION OF THE SOUTHEAST QUARTER OF SECTION 8, AND A PORTION OF
THE SOUTHWEST QUARTER OF SECTION 9, 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 (September 2003, updated October 6, 2015), and a Development Code (December 2005);

WHEREAS, The Preliminary Plat of River Crossing Est consisting of 612 parcels plus open space tracts and public streets and private alleys on approximately 164.11 acres was approved by the Hearing Examiner on August 15, 2018;

WHEREAS, The River Crossing East Addition Final Plat, is 17.49 acres in size and contains 43 Lots, three 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 East 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:

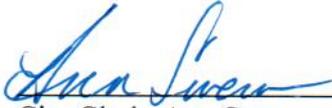
The Final Plat of the River Crossing East Addition, Located in a portion of the Southeast Quarter of Section 8, and a portion of the Southwest Quarter of Section 9, Township 25N, Range 45 E.W.M., Liberty Lake, Washington, more precisely described in the dedication, having met all conditions and requirements, is hereby approved.

Passed by the City Council this 6th day of August, 2019.



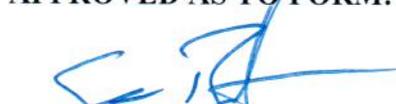
Steve Peterson, Mayor
City of Liberty Lake

ATTEST:



City Clerk, Ann Swenson

APPROVED AS TO FORM:



City Attorney, Sean P. Boutz

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT RIVER CROSSING LLC, A WASHINGTON LIMITED LIABILITY COMPANY AS TO A PORTION AND FRANK FAMILY INVESTMENT, LLC A WASHINGTON LIMITED LIABILITY COMPANY AS TO THE REMAINDER HAVE CAUSED TO BE PLATED INTO LOTS THE LAND SHOWN HEREON, TO BE KNOWN AS RIVER CROSSING EAST ADDITION, A PORTION OF THE SOUTHWEST QUARTER OF SECTION 8, AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 9 ALL IN TOWNSHIP 25 N, RANGE 45 E, W.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 9 BINES CROSSING SUB ADDITION, RECORDED IN BOOK 32 OF PLATS, PAGES 88, 100, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

- 1) N10°07'02" E A DISTANCE OF 440.49 FEET TO THE SOUTHWEST CORNER OF SAID TRACT A AND A CHORD BEARING AND DISTANCE OF N10°07'02" E 141.58 FEET;
2) THENCE NORTHWEST ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 173°37' AN ARC DISTANCE OF 141.58 FEET;
3) N10°07'02" W A DISTANCE OF 297.30 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 1050.00 FEET;
4) THENCE NORTHWEST ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°07'42" AN ARC DISTANCE OF 286.75 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE WEST AND HAVING A RADIUS 482.30 FEET;
5) THENCE NORTHWEST ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°10'27" AN ARC DISTANCE OF 132.84 FEET;
6) N10°07'02" W A DISTANCE OF 46.49 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 20.00 FEET;
7) THENCE NORTHWEST ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°10'27" AN ARC DISTANCE OF 30.86 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 200.00 FEET;
8) THENCE WESTSOUTH ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°10'27" AN ARC DISTANCE OF 105.87 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 146.00 FEET;
9) THENCE WESTSOUTH ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°10'27" AN ARC DISTANCE OF 147.43 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 270.00 FEET;
10) THENCE WESTSOUTH ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°10'27" AN ARC DISTANCE OF 171.38 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8;
11) THENCE CONTINUING ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°10'27" AN ARC DISTANCE OF 182.07 FEET; THENCE S10°10'27" W A DISTANCE OF 70.88 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ALL EASEMENTS OF RECORD CONTAINING 17.48 ACRES MORE OR LESS SITUATE IN THE CITY OF LIBERTY LAKE, SPOKANE COUNTY, WASHINGTON AND THEY DO HEREBY DEED TO PUBLIC USE FOR THE PUBLIC STREETS AND ALLEYS (SEMIAN AVENUE, HARVEST PARKWAY, VERA AVENUE, 1000 FIRST ROAD, AND TOMPKINS AVENUE) AND THE 16.50 FOOT BROAD WAY INDICATION ALONG MISSION AVENUE AS SHOWN HEREON, LOTS 1, 2, 3, 4, AND 5, BLOCK B, BEING ONE-FOOT (1') WIDE STRIP OF LAND AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF LIBERTY LAKE AS GENERAL CITY PROPERTY, TO BE DEDICATED FOR ROAD PURPOSES FORMER, AT SUCH TIME AS THE ROAD IS CONTINUED AS A FULL WIDTH BODY OF WAY, OR UNTIL ADJACENT LANDS ARE PLATED.

EASEMENTS FOR WWT UTILITIES (ELECTRIC, GAS, PHONE, FIBER, CABLE, TO) AS SHOWN ON THE HEREBY DESCRIBED PLAT ARE HEREBY DEDICATED FOR THE USE OF SERVING UTILITY COMPANIES FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, PROTECTION, INSPECTION AND OPERATION OF THEIR RESPECTIVE FACILITIES, TOGETHER WITH THE RIGHT TO PROBECK, TOW AND/OR REMOVE STEEL BUSHES, LUGS, CAPS, IN PLACE COMPOSITION AND TO PROVIDE BRICK, BLOCK 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 DEVELOPER OF RIVER CROSSING LOTS, AND ALL SUBSEQUENT PROPERTY OWNERS, SHALL COMPLY WITH THE POWER TRANSMISSION UTILITY CODEBOOK, AS RECORDED BY ADJOST'S DOCUMENT NO. 44808.

AN EASEMENT IS HEREBY GRANTED TO ALL SERVING UTILITY COMPANIES IN TRACTS A, AND B (ALLEYS). THE OWNERS OF ALL LOTS WITHIN THIS SUBDIVISION (EXCLUDING LOTS 1, 2, AND 3, BLOCK 1 AND LOTS 1, BLOCK 7) SHALL BE MEMBERS OF THE RIVER CROSSING OWNERS ASSOCIATION, AN OWNERS ASSOCIATION CREATED BY DOCUMENT RECORDED NOVEMBER 18, 2002 BY THE SECRETARY OF STATE OF THE STATE OF WASHINGTON UNDER U.S.L. NUMBER 801 249 881 AND SUBJECT TO THE ARTICLES OF INCORPORATION AND BYLAWS THEREON. THE RIVER CROSSING OWNERS ASSOCIATION AS RECORDED UNDER ADJUST'S DOCUMENT NO. 70084-807. RIVER CROSSING OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPED STRIPS, OPEN SPACE TRACTS A AND B, COMMON AREAS, ALLEYS, DRIVEWAYS/AUTOS-COURT LINES, PRIVATE STREETS, AND STREET LIGHTING, AS APPLICABLE. TRACT C TO BE MAINTAINED BY THE OWNER OF LOT 1, BLOCK 7.

TRACTS A AND B (ALLEYS) ARE HEREBY DEDICATED TO THE RIVER CROSSING OWNERS ASSOCIATION. TRACTS A AND B (ALLEYS) AND TRACT C SHALL BE CONSIDERED SUBSEQUENT ESTATES FOR TAX PURPOSES TO THE OTHER LOTS CREATED HEREIN.

THE OWNERS OF SUCCESSORS IN INTEREST AGREE TO JOIN IN ANY CITY-APPROVED LOCAL IMPROVEMENT DISTRICT FOR STREET IMPROVEMENTS AND TO PAY SUCH RATES AND CHARGES AS MAY BE FIED THROUGH PUBLIC HEARINGS FOR SERVICE OR BENEFIT OBTAINED BY THE PLANNING, DESIGN, CONSTRUCTION, MAINTAINING, OR OPERATION OF STREETS. THE OWNERS OF SUCCESSORS IN INTEREST AGREE TO JOIN IN ANY CITY-APPROVED STORMWATER MANAGEMENT PROGRAM AND TO PAY SUCH RATES AND CHARGES AS MAY BE FIED THROUGH PUBLIC HEARINGS FOR SERVICE OR BENEFIT OBTAINED BY THE PLANNING, DESIGN, CONSTRUCTION, MAINTAINING, OR OPERATION OF STORMWATER CONTROL FACILITIES.

PUBLIC SERVICES SHALL BE CONTRACTED TO PROVIDE FOR THE CONNECTION OF EACH PARCEL TO THE COUNTY'S SYSTEM OF SEWERAGE. USES ON PROPERTIES WITHIN THE PROJECT SHALL BE REQUIRED TO CONNECT TO THE SEWER AND PAY APPLICABLE CHARGES FOR THE COUNTY SEWER ORDINANCE. SEWER CONNECTION PERMITS SHALL BE REQUIRED. ALL EXISTING USES, NOT CURRENTLY CONNECTED TO THE SANITARY SEWER SYSTEM, ARE REQUIRED TO BE CONNECTED.

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 AFFORSAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS _____ DAY OF _____, 20____.

RIVER CROSSING 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 DATED SAID THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS 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: _____

FRANK FAMILY INVESTMENT, 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 DATED SAID THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS 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: _____

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 DATED SAID THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS 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: _____

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 DATED SAID THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS 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: _____

Table with 4 columns: DRAWN, APPROVED, SCALE, PROJECT. Values include LJK, RPK, 1"=60', 06-201, DATE, SHEET, FIELD BOOK, 07/25/19, 07/25/19, 1 OF 2.

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.



RUDY F. NITZAN, PLS. CERTIFICATE NUMBER 33141

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____.

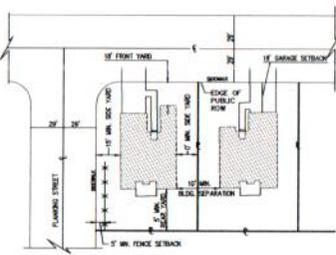
CITY OF LIBERTY LAKE ENGINEER _____

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

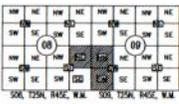
SPOKANE COUNTY ASSESSOR BY DEPUTY _____

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 _____



TYPICAL SETBACKS NOT TO SCALE



FINAL PLAT OF RIVER CROSSING EAST ADDITION A PORTION OF THE SOUTHWEST QUARTER OF SECTION 8 AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 9, ALL IN TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M., CITY OF LIBERTY LAKE, SPOKANE COUNTY, WASHINGTON

SPOKANE COUNTY AUDITOR'S CERTIFICATE

PLAT FOR RECORD THIS DAY OF _____ 20____
 A. M. IN BOOK _____ OF _____ AT PAGE _____
 AT THE REQUEST OF _____

SPOKANE COUNTY AUDITOR BY DEPUTY _____



LEGEND

- - FOUND AS NOTED
- - FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP "MEM 3515" OR LEAD PLUG WITH WASHER MARKED "MEM 3515" PER (B)
- △ - FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP "MOORE 18091" PER (B), (C) & (D)
- - SET "X" X 18" REBAR WITH YELLOW PLASTIC CAP MARKED "KITZAN 3314" OR LEAD PLUG WITH WASHER MARKED "KITZAN 3314" AT ACTUAL CORNER

P.O.B. = POINT OF BEGINNING

LOT #	ADDRESS	ACRES	APPROX. AREA
1301	1301 N HARVEST PARKWAY	6	0.51 AC
1302	1302 N HARVEST PARKWAY	6	0.59 AC
1303	1303 N HARVEST PARKWAY	6	0.59 AC
1304	1304 N HARVEST PARKWAY	6	0.59 AC
1305	1305 N HARVEST PARKWAY	6	0.59 AC
1306	1306 N HARVEST PARKWAY	6	0.59 AC
1307	1307 N HARVEST PARKWAY	6	0.59 AC
1308	1308 N HARVEST PARKWAY	6	0.59 AC
1309	1309 N HARVEST PARKWAY	6	0.59 AC
1310	1310 N HARVEST PARKWAY	6	0.59 AC
1311	1311 N HARVEST PARKWAY	6	0.59 AC
1312	1312 N HARVEST PARKWAY	6	0.59 AC
1313	1313 N HARVEST PARKWAY	6	0.59 AC
1314	1314 N HARVEST PARKWAY	6	0.59 AC
1315	1315 N HARVEST PARKWAY	6	0.59 AC
1316	1316 N HARVEST PARKWAY	6	0.59 AC
1317	1317 N HARVEST PARKWAY	6	0.59 AC
1318	1318 N HARVEST PARKWAY	6	0.59 AC
1319	1319 N HARVEST PARKWAY	6	0.59 AC
1320	1320 N HARVEST PARKWAY	6	0.59 AC
1321	1321 N HARVEST PARKWAY	6	0.59 AC
1322	1322 N HARVEST PARKWAY	6	0.59 AC
1323	1323 N HARVEST PARKWAY	6	0.59 AC
1324	1324 N HARVEST PARKWAY	6	0.59 AC
1325	1325 N HARVEST PARKWAY	6	0.59 AC
1326	1326 N HARVEST PARKWAY	6	0.59 AC
1327	1327 N HARVEST PARKWAY	6	0.59 AC
1328	1328 N HARVEST PARKWAY	6	0.59 AC
1329	1329 N HARVEST PARKWAY	6	0.59 AC
1330	1330 N HARVEST PARKWAY	6	0.59 AC
1331	1331 N HARVEST PARKWAY	6	0.59 AC
1332	1332 N HARVEST PARKWAY	6	0.59 AC
1333	1333 N HARVEST PARKWAY	6	0.59 AC
1334	1334 N HARVEST PARKWAY	6	0.59 AC
1335	1335 N HARVEST PARKWAY	6	0.59 AC
1336	1336 N HARVEST PARKWAY	6	0.59 AC
1337	1337 N HARVEST PARKWAY	6	0.59 AC
1338	1338 N HARVEST PARKWAY	6	0.59 AC
1339	1339 N HARVEST PARKWAY	6	0.59 AC
1340	1340 N HARVEST PARKWAY	6	0.59 AC
1341	1341 N HARVEST PARKWAY	6	0.59 AC
1342	1342 N HARVEST PARKWAY	6	0.59 AC
1343	1343 N HARVEST PARKWAY	6	0.59 AC
1344	1344 N HARVEST PARKWAY	6	0.59 AC
1345	1345 N HARVEST PARKWAY	6	0.59 AC
1346	1346 N HARVEST PARKWAY	6	0.59 AC
1347	1347 N HARVEST PARKWAY	6	0.59 AC
1348	1348 N HARVEST PARKWAY	6	0.59 AC
1349	1349 N HARVEST PARKWAY	6	0.59 AC
1350	1350 N HARVEST PARKWAY	6	0.59 AC
1351	1351 N HARVEST PARKWAY	6	0.59 AC
1352	1352 N HARVEST PARKWAY	6	0.59 AC
1353	1353 N HARVEST PARKWAY	6	0.59 AC
1354	1354 N HARVEST PARKWAY	6	0.59 AC
1355	1355 N HARVEST PARKWAY	6	0.59 AC
1356	1356 N HARVEST PARKWAY	6	0.59 AC
1357	1357 N HARVEST PARKWAY	6	0.59 AC
1358	1358 N HARVEST PARKWAY	6	0.59 AC
1359	1359 N HARVEST PARKWAY	6	0.59 AC
1360	1360 N HARVEST PARKWAY	6	0.59 AC
1361	1361 N HARVEST PARKWAY	6	0.59 AC
1362	1362 N HARVEST PARKWAY	6	0.59 AC
1363	1363 N HARVEST PARKWAY	6	0.59 AC
1364	1364 N HARVEST PARKWAY	6	0.59 AC
1365	1365 N HARVEST PARKWAY	6	0.59 AC
1366	1366 N HARVEST PARKWAY	6	0.59 AC
1367	1367 N HARVEST PARKWAY	6	0.59 AC
1368	1368 N HARVEST PARKWAY	6	0.59 AC
1369	1369 N HARVEST PARKWAY	6	0.59 AC
1370	1370 N HARVEST PARKWAY	6	0.59 AC
1371	1371 N HARVEST PARKWAY	6	0.59 AC
1372	1372 N HARVEST PARKWAY	6	0.59 AC
1373	1373 N HARVEST PARKWAY	6	0.59 AC
1374	1374 N HARVEST PARKWAY	6	0.59 AC
1375	1375 N HARVEST PARKWAY	6	0.59 AC
1376	1376 N HARVEST PARKWAY	6	0.59 AC
1377	1377 N HARVEST PARKWAY	6	0.59 AC
1378	1378 N HARVEST PARKWAY	6	0.59 AC
1379	1379 N HARVEST PARKWAY	6	0.59 AC
1380	1380 N HARVEST PARKWAY	6	0.59 AC
1381	1381 N HARVEST PARKWAY	6	0.59 AC
1382	1382 N HARVEST PARKWAY	6	0.59 AC
1383	1383 N HARVEST PARKWAY	6	0.59 AC
1384	1384 N HARVEST PARKWAY	6	0.59 AC
1385	1385 N HARVEST PARKWAY	6	0.59 AC
1386	1386 N HARVEST PARKWAY	6	0.59 AC
1387	1387 N HARVEST PARKWAY	6	0.59 AC
1388	1388 N HARVEST PARKWAY	6	0.59 AC
1389	1389 N HARVEST PARKWAY	6	0.59 AC
1390	1390 N HARVEST PARKWAY	6	0.59 AC
1391	1391 N HARVEST PARKWAY	6	0.59 AC
1392	1392 N HARVEST PARKWAY	6	0.59 AC
1393	1393 N HARVEST PARKWAY	6	0.59 AC
1394	1394 N HARVEST PARKWAY	6	0.59 AC
1395	1395 N HARVEST PARKWAY	6	0.59 AC
1396	1396 N HARVEST PARKWAY	6	0.59 AC
1397	1397 N HARVEST PARKWAY	6	0.59 AC
1398	1398 N HARVEST PARKWAY	6	0.59 AC
1399	1399 N HARVEST PARKWAY	6	0.59 AC
1400	1400 N HARVEST PARKWAY	6	0.59 AC

NET DENSITY=100 UNITS/ACD ACRES=18 UNITS PER ACRE

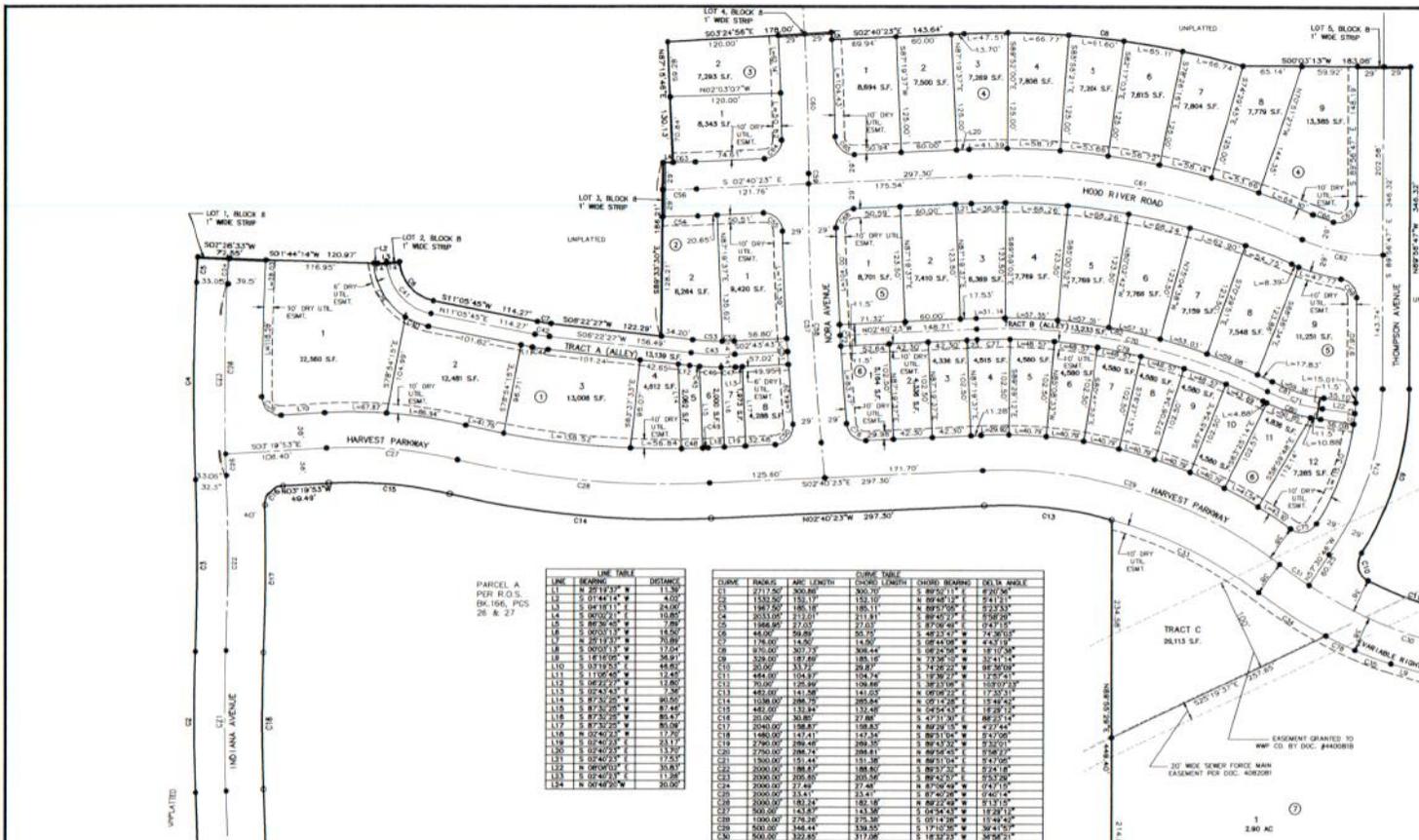
TELUKO STATION

SOUTHEAST CORNER OF SECTION 8

FND. 5/8" REBAR WITH 2" ALUM. CAP. PER (C)

FND. R.P.'S PER (C)

- TACK & TAG KITZAN 3314 IN CURB
- TACK & TAG KITZAN 3314 IN CURB
- TACK & TAG KITZAN 3314 IN CURB
- TACK & TAG KITZAN 3314 IN POWER POLE
- TACK & TAG KITZAN 3314 AT EDGE OF PAVEMENT
- TACK & TAG KITZAN 3314 AT EDGE OF PAVEMENT



LINE #	BEARING	DISTANCE	CHORD BEARING	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
L1	N 271°23'30" W	300.00	N 271°23'30" W	300.00	N 271°23'30" W	0°00'00"
L2	S 01°44'14" E	4.00	S 01°44'14" E	4.00	S 01°44'14" E	0°00'00"
L3	S 04°18'11" E	24.00	S 04°18'11" E	24.00	S 04°18'11" E	0°00'00"
L4	S 02°00'30" E	10.00	S 02°00'30" E	10.00	S 02°00'30" E	0°00'00"
L5	S 89°30'48" E	7.89	S 89°30'48" E	7.89	S 89°30'48" E	0°00'00"
L6	S 02°00'30" E	10.00	S 02°00'30" E	10.00	S 02°00'30" E	0°00'00"
L7	S 01°44'14" E	4.00	S 01°44'14" E	4.00	S 01°44'14" E	0°00'00"
L8	S 02°00'30" E	10.00	S 02°00'30" E	10.00	S 02°00'30" E	0°00'00"
L9	S 01°44'14" E	4.00	S 01°44'14" E	4.00	S 01°44'14" E	0°00'00"
L10	S 02°00'30" E	10.00	S 02°00'30" E	10.00	S 02°00'30" E	0°00'00"
L11	S 01°44'14" E	4.00	S 01°44'14" E	4.00	S 01°44'14" E	0°00'00"
L12	S 02°00'30" E	10.00	S 02°00'30" E	10.00	S 02°00'30" E	0°00'00"
L13	S 01°44'14" E	4.00	S 01°44'14" E	4.00	S 01°44'14" E	0°00'00"
L14	S 02°00'30" E	10.00	S 02°00'30" E	10.00	S 02°00'30" E	0°00'00"
L15	S 01°44'14" E	4.00	S 01°44'14" E	4.00	S 01°44'14" E	0°00'00"
L16	S 02°00'30" E	10.00	S 02°00'30" E	10.00	S 02°00'30" E	0°00'00"
L17	S 01°44'14" E	4.00	S 01°44'14" E	4.00	S 01°44'14" E	0°00'00"
L18	S 02°00'30" E	10.00	S 02°00'30" E	10.00	S 02°00'30" E	0°00'00"
L19	S 01°44'14" E	4.00	S 01°44'14" E	4.00	S 01°44'14" E	0°00'00"
L20	S 02°00'30" E	10.00	S 02°00'30" E	10.00	S 02°00'30" E	0°00'00"
L21	S 01°44'14" E	4.00	S 01°44'14" E	4.00	S 01°44'14" E	0°00'00"
L22	S 02°00'30" E	10.00	S 02°00'30" E	10.00	S 02°00'30" E	0°00'00"
L23	S 01°44'14" E	4.00	S 01°44'14" E	4.00	S 01°44'14" E	0°00'00"
L24	S 02°00'30" E	10.00	S 02°00'30" E	10.00	S 02°00'30" E	0°00'00"

REFERENCES.

- (A) FINAL PLAT OF RIVER CROSSING 3RD ADDITION PUD, RECORDED IN BOOK 32 OF PLATS, PAGES 86-91.
- (B) RECORD OF SURVEY RECORDED IN BOOK 166, PAGES 26 AND 27
- (C) LAND CORNER RECORD RECORDED UNDER APN 6004059

PLAT INFORMATION.

TOTAL NO. LOTS: 43 LOTS AND 3 TRACTS
 TOTAL PLAT AREA: 17.49 ACRES
 EXISTING ZONING: S49-08-0001 RIVER DISTRICT RD-R MIXED RESIDENTIAL

EQUIPMENT AND PROCEDURES

THIS SURVEY WAS PERFORMED WITH A SOKKIA GSR2700 ISX GPS SYSTEM AND A SOKKIA SK ROBOTIC TOTAL STATION. THE AMOUNT OF ERROR IN EACH GROUP OF MEASUREMENTS IS WITHIN WASHINGTON STATE TOLERANCES.

BASIS OF BEARINGS

THE BEARING OF N00°48'20"W ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 9.

RFK LAND SURVEYING INC.
 1420 WEST GARLAND AVENUE
 SPOKANE, WA 99205
 TEL: (509) 324-7881
 FAX: (509) 327-7248
 E-MAIL: rudy@rfklandsurveying.com

DRAWN	APPROVED	SCALE	PROJECT
ILX	RFK	1"=60'	08-201
DATE	DATE	SHEET	FIELD BOOK
07/26/19	07/26/19	2 OF 2	

FINAL PLAT OF RIVER CROSSING EAST ADDITION
 A PORTION OF THE SOUTHEAST QUARTER OF SECTION 8 AND
 A PORTION OF THE SOUTHWEST QUARTER OF SECTION 9, ALL
 IN TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M.,
 CITY OF LIBERTY LAKE, SPOKANE COUNTY, WASHINGTON

