

**RESOLUTION NO. 19-259
CITY OF LIBERTY LAKE
SPOKANE COUNTY, WASHINGTON**

**A RESOLUTION OF THE CITY OF LIBERTY LAKE, WASHINGTON ACCEPTING
IMPROVED RIGHT-OF-WAY FOR COUNTRY VISTA BOULEVARD AND INDIANA
AVENUE IN LIBERTY LAKE, WASHINGTON**

WHEREAS, RCW 58.17 establishes the process by which land is divided and regulates the subdivision of land; and,

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); and,

WHEREAS, The Preliminary Plat of Rocky Hill North consisting of 327 parcels plus open space tracts on approximately 67.79 acres was approved by the City Council on July 8, 2011, as being consistent with state subdivision regulations, the City Comprehensive Plan, the River District SAP-08-0001, and City Development Code; and,

WHEREAS, The Preliminary Plat of Rocky Hill North included Country Vista Boulevard as a collector street to be constructed by the Developer, and dedicated to the City of Liberty Lake in support of the development and for the benefit of the public; and,

WHEREAS, The Preliminary Plat of River Crossing East, 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, as being consistent with state subdivision regulations, the City Comprehensive Plan, the River District SAP-08-0001, and City Development Code; and,

WHEREAS, The Preliminary Plat of River Crossing East included Indiana Avenue as a collector street to be constructed by the Developer, and dedicated to the City of Liberty Lake in support of the development and for the benefit of the public; and,

WHEREAS, The City of Liberty Lake has reviewed and approved the construction plans for Indiana Avenue and Country Vista Boulevard, and determined that the improvements, as constructed, are in general conformance with City Standards; and,

WHEREAS, the Developer has provided two-year bonds warranting for the construction of Indiana Avenue and Country Vista Boulevard.

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

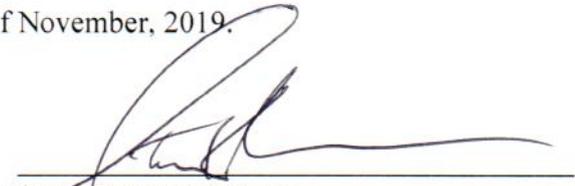
The acceptance of Country Vista Boulevard, as described in Exhibit A-2 and depicted in Exhibit A-3, as right-of-way for the benefit of the public, to be owned and maintained by the City of Liberty Lake; and,

The execution and recordation of the right-of-way dedication attached here-to as Exhibit A-1; and,

The acceptance of Indiana Avenue, as described in Exhibit B-2 and depicted in Exhibit B-3, as right-of-way for the benefit of the public, to be owned and maintained by the City of Liberty Lake; and,

The execution and recordation of the right-of-way dedication attached here-to as Exhibit B-1.

Passed by the City Council this 19th day of November, 2019.



Steve Peterson, Mayor
City of Liberty Lake

ATTEST:



City Clerk, Ann Swenson

APPROVED AS TO FORM:



City Attorney, Sean P. Boutz

AFTER RECORDING RETURN TO:
Rocky Hill, LLC
N. 1421 Meadowwood Lane, Ste. 200
Liberty Lake, Wa 99019

Parcel No. 55114.9110

RIGHT-OF-WAY DEDICATION DEED

THE GRANTORS, Rocky Hill, LLC a Washington Limited Liability Company, for good and valuable consideration in hand paid, dedicate to the CITY OF LIBERTY LAKE, a municipal corporation of the State of Washington, for public street purposes and all uses incidental thereto, certain real property situated in the City of Liberty Lake, County of Spokane, State of Washington, and legally described as follow

See Attached Legal Description Exhibit A

SUBJECT TO all existing interests, including but not limited to all reservations, rights of way and easements of record. Grantors waive all claims for damages against any governmental authority including, without limitation, the City of Liberty Lake, which may be occasioned by the establishment, construction, drainage and maintenance of such public way.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed by affixing their signature hereunto this _____ day of _____, 20____.

GRANTOR

Rocky Hill, LLC

By: _____

Its: _____

STATE OF WASHINGTON :

: ss.

County of Spokane :

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared **Joe Frank** to me known to be the individual who executed the within and foregoing instrument, and acknowledged the said instrument to be his/her free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

Notary Public in and for the State of
Washington, residing at Spokane
My commission expires: _____

Legal Description
For
Country Vista Blvd.
Right of Way
Exhibit "A"

Portion of the South Half of Section 11, Township 25 North, Range 45 East W.M., located in the City of Liberty Lake, Spokane County, Washington more particularly described as follows:

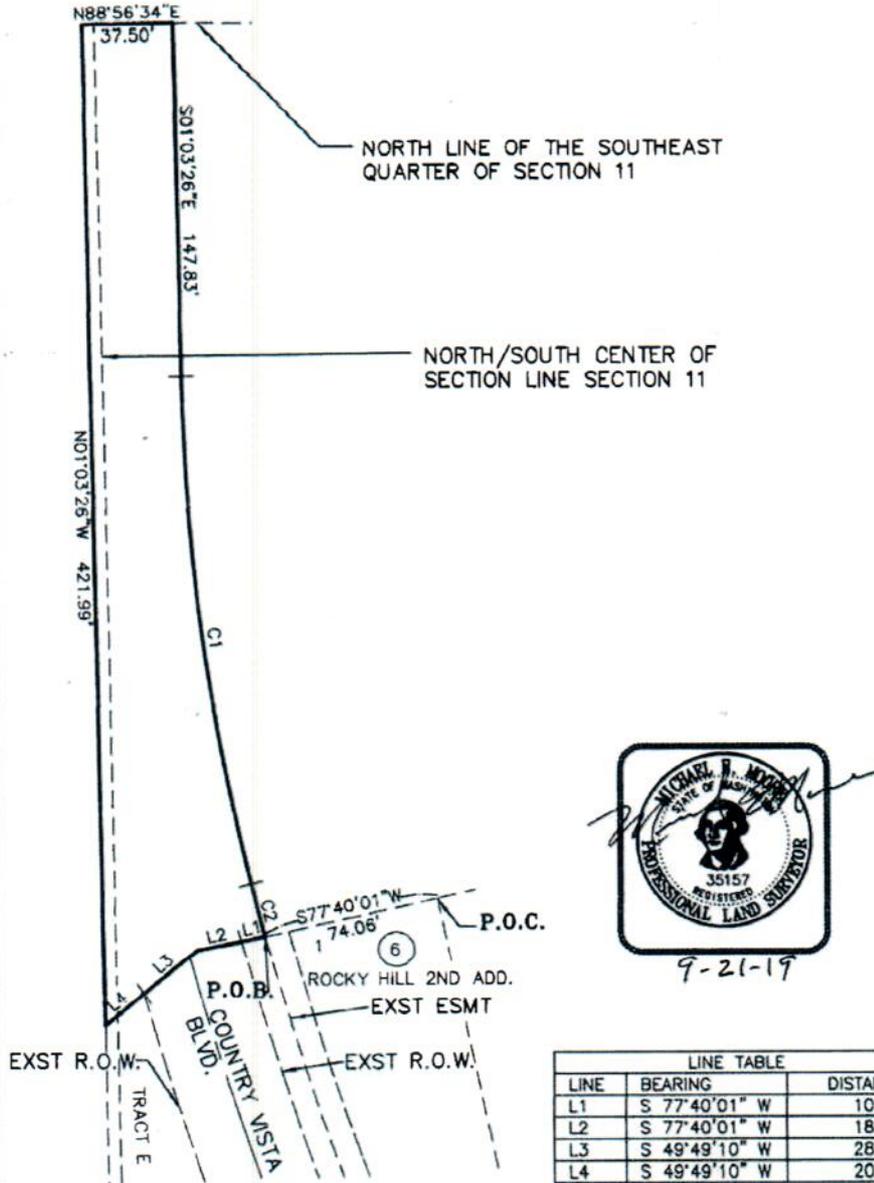
COMMENCING at the Northeast Corner of Lot 1, Block 6 of the Final PUD Plat of Rocky Hill 2ND Addition, Recorded in Book 34 of Plats, Pages 29 thru 31; thence S77°40'01"W along the North Line of said Lot 1 a distance of 74.06 feet to the POINT OF BEGINNING; thence continuing S77°40'01"W along said North Line a distance of 10.01 feet to the Northwest Corner of said Lot 1; thence continuing S77°44'01"W a distance of 18.80 feet; thence S49°49'10"W a distance of 28.92 feet to the Northeast Corner of Tract E of said Final PUD Plat of Rocky Hill 2ND Addition; thence continuing S49°49'10"W along the North Line of said Tract E a distance of 20.95 feet to the Northwest Corner of said Tract E; thence N01°03'26"W a distance of 421.99 feet; thence N88°56'34"E a distance of 37.50 feet; thence S01°03'26"E a distance of 147.83 feet to the beginning of a tangent curve concave to the East and having a radius of 967.50 feet; thence Southeasterly along said curve through a central angle of 12°50'19" an arc distance of 216.79 feet to the beginning of a compound curve concave to the Northeast and having a radius of 1167.50 feet; thence Southeasterly along said curve through a central angle of 01°06'49" an arc distance of 22.69 feet to the POINT OF BEGINNING.

EXCEPT all Right of Way
Subject to all easements of Record
Containing 17,655 square feet more or less.



9-21-19

EXHIBIT "A"
 LOCATED IN THE SOUTH HALF OF SECTION 11, TOWNSHIP 25N, RANGE 45E, W.M.
 CITY OF LIBERTY LAKE, SPOKANE COUNTY, WASHINGTON



| LINE TABLE | | |
|------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S 77°40'01" W | 10.01' |
| L2 | S 77°40'01" W | 18.80' |
| L3 | S 49°49'10" W | 28.92' |
| L4 | S 49°49'10" W | 20.95' |

| CURVE TABLE | | | | | |
|-------------|----------|------------|--------------|---------------|-------------|
| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
| C1 | 967.50' | 216.79' | 216.34' | S 07°28'35" E | 12°50'19" |
| C2 | 1167.50' | 22.69' | 22.69' | S 14°27'09" E | 1°06'49" |

SCALE: 1 INCH = 60 FEET
 P.O.C.=POINT OF COMMENCEMENT
 P.O.B.=POINT OF BEGINNING



| | | | |
|---|----------|----------|------------|
| 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 | PROJECT |
| | MEM | MEM | 19-189 |
| | DATE | DATE | FIELD BOOK |
| | 09/21/19 | 09/21/19 | |

AFTER RECORDING RETURN TO:
River Crossing, LLC
N. 1421 Meadowwood Lane, Ste. 200
Liberty Lake, Wa 99019

Parcel No. A portion 55094.9107 and 55096.9204

RIGHT-OF-WAY DEDICATION DEED

THE GRANTORS, River Crossing, LLC a Washington Limited Liability Company, for good and valuable consideration in hand paid, dedicate to the CITY OF LIBERTY LAKE, a municipal corporation of the State of Washington, for public street purposes and all uses incidental thereto, certain real property situated in the City of Liberty Lake, County of Spokane, State of Washington, and legally described as follow

See Attached Legal Description Exhibit A

SUBJECT TO all existing interests, including but not limited to all reservations, rights of way and easements of record. Grantors waive all claims for damages against any governmental authority including, without limitation, the City of Liberty Lake, which may be occasioned by the establishment, construction, drainage and maintenance of such public way.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed by affixing their signature hereunto this _____ day of _____, 20_____.

GRANTOR

River Crossing, LLC

By: _____

Its: _____

STATE OF WASHINGTON:

: ss.

County of Spokane :

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared **Joe Frank** to me known to be the individual who executed the within and foregoing instrument, and acknowledged the said instrument to be his/her free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

Notary Public in and for the State of
Washington, residing at Spokane
My commission expires: _____

Legal Description
For
Indiana Avenue and Bitterroot Street
Right of Way
Exhibit A

Portions of Government Lots 5, 6, 7 and 8 in Section 9, 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 Northwest Corner of Lot 1, Block 1 of the Final Binding Site Plan of Bitterroot Commercial Phase I, BSP-08-0001, Recorded in Book 3 of Binding Site plans, Page 17; thence N39°26'34"W a distance of 63.24 feet to the beginning of a tangent curve concave to the Northeast and having a radius of 467.50 feet; thence Northwesterly along said curve through a central angle of 15°58'06" an arc distance of 130.29 feet to the beginning of a compound curve concave to the East and having a radius of 20.00 feet; thence Northeasterly along said curve through a central angle of 95°40'54" an arc distance of 33.40 feet to the beginning of a reverse curve concave to the Northwest and having a radius of 1538.50 feet; thence Northeasterly along said curve through a central angle of 00°24'54" an arc distance of 11.14 feet; thence N18°12'28"W a distance of 77.00 feet to the beginning of a non-tangent curve concave to the North and having a radius of 1461.50 feet and a chord bearing and distance of S83°10'44"W, 577.08 feet; thence Westerly along said curve through a central angle of 22°46'23" an arc distance of 580.90 feet to the beginning of a reverse curve concave to the South and having a radius of 1038.50 feet; thence Westerly along said curve through a central angle of 02°34'09" an arc distance of 46.57 feet to the beginning of a compound curve concave to the South and having a radius of 613.00 feet; thence Westerly along said curve through a central angle of 08°20'25" an arc distance of 89.23 feet; thence S83°39'22"W a distance of 220.37 feet to the beginning of a tangent curve concave to the Southeast and having a radius of 1013.00 feet; thence Southwesterly along said curve through a central angle of 07°01'18" an arc distance of 124.14 feet to the beginning of a reverse curve concave to the Northwest and having a radius of 987.00 feet; thence Southwesterly along said curve through a central angle of 07°01'18" an arc distance of 120.96 feet; thence S83°39'22"W a distance of 229.56 feet to the beginning of a tangent curve concave to the Southeast and having a radius of 2065.00 feet; thence Southwesterly along said curve through a central angle of 12°46'19" an arc distance of 460.32 feet; thence S70°53'03"W a distance of 321.89 feet to the beginning of a tangent curve concave to the Northwest and having a radius of 987.00 feet; thence Southwesterly along said curve through a central angle of 11°53'07" an arc distance of 204.74 feet to the beginning of a reverse curve concave to the Southeast and having a radius of 1013.00 feet; thence Southwesterly along said curve through a central angle of 07°11'04" an arc distance of 127.02 feet; thence S75°35'05"W a distance of 196.65 feet to the beginning of a non-tangent curve concave to the Northwest and having a radius of 1966.45 feet and a chord bearing and distance of S83°24'03"W, 618.08 feet; thence Westerly along said curve through a central angle of 18°05'01" an arc distance of 620.65 feet; thence S02°26'33"W a distance of 0.50 feet to the Northerly Right of Way Line of Indiana Avenue per the Final Plat of River Crossing East Addition, Recorded in Book 41 of Plats, Pages 26 and 27; thence continuing S02°26'33"W a distance of 72.05 feet to the beginning of a non-tangent curve concave to the Northwest and having a radius of 2039.00 feet and a chord bearing and distance of N84°00'49"E, 597.76 feet; thence Northeasterly along said curve through a central angle of 16°51'28" an arc distance of 599.92 feet; thence N75°35'05"E a distance of 228.52 feet to the beginning of a tangent curve concave to the Southeast and having a radius of 2007.00 feet; thence Northeasterly along said curve through a central angle of 02°35'08" an arc distance of 90.57 feet to the beginning of a reverse curve concave to the Northwest and having a radius of 1993.00 feet; thence Northeasterly along said curve through a central angle of 07°17'11" an arc distance of 253.45 feet; thence N70°53'03"E a distance of 324.10 feet to the beginning of a tangent curve concave to the Southeast and having a radius of 2007.00 feet;

thence Northeasterly along said curve through a central angle of $12^{\circ}46'19''$ an arc distance of 447.39 feet; thence $N83^{\circ}39'22''E$ a distance of 601.70 feet to the beginning of a tangent curve concave to the South and having a radius of 961.50 feet; thence Easterly along said curve through a central angle of $12^{\circ}45'26''$ an arc distance of 214.08 feet to the beginning of a reverse curve concave to the North and having a radius of 1538.50 feet; thence Northeasterly along said curve through a central angle of $18^{\circ}28'09''$ an arc distance of 495.93 feet to the beginning of a reverse curve concave to the Southwest and having a radius of 20.00 feet; thence Southeasterly along said curve through a central angle of $81^{\circ}51'22''$ an arc distance of 28.57 feet to the beginning of a reverse curve concave to the Northeast and having a radius of 535.66 feet; thence Southeasterly along said curve through a central angle of $18^{\circ}17'07''$ an arc distance of 170.95 feet to the Northeast corner of Lot 3 of the Final Short plat of American West Bank. Recorded in Book 23 of Short Plats, Pages 17 and 18; thence $S89^{\circ}35'45''E$ a distance of 84.66 feet to the POINT OF BEGINNING.

EXCEPT all Right of Way
Subject to all easements of Record
Containing 5.54 Acres more or less.



9-21-19

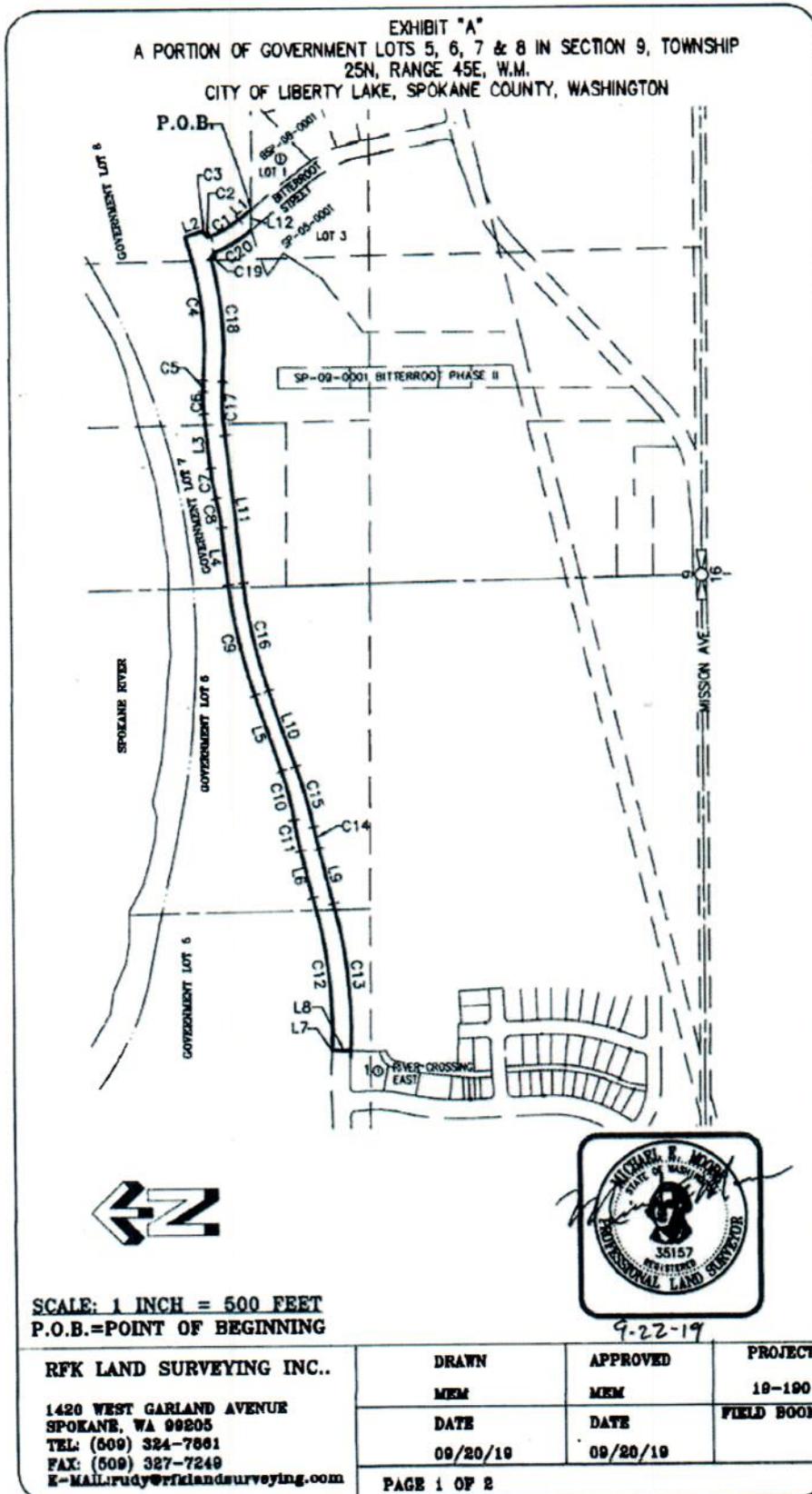


EXHIBIT "A"
 A PORTION OF GOVERNMENT LOTS 5, 6, 7 & 8 IN SECTION 9, TOWNSHIP
 25N, RANGE 45E, W.M.
 CITY OF LIBERTY LAKE, SPOKANE COUNTY, WASHINGTON

| LINE TABLE | | |
|------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | N 39°26'34" W | 63.24' |
| L2 | N 18°12'28" W | 77.00' |
| L3 | S 83°39'22" W | 220.37' |
| L4 | S 83°39'22" W | 229.56' |
| L5 | S 70°53'03" W | 321.89' |
| L6 | S 75°35'05" W | 196.65' |
| L7 | S 02°28'33" W | 0.50' |
| L8 | S 02°26'33" W | 72.05' |
| L9 | N 75°35'05" E | 228.52' |
| L10 | N 70°53'03" E | 324.10' |
| L11 | N 83°39'22" E | 601.70' |
| L12 | S 89°35'45" E | 84.66' |

| CURVE TABLE | | | | | |
|-------------|----------|------------|--------------|---------------|-------------|
| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
| C1 | 467.50' | 130.29' | 129.87' | N 31°27'31" W | 15°58'06" |
| C2 | 20.00' | 33.40' | 29.65' | N 24°21'59" E | 95°40'54" |
| C3 | 1538.50' | 11.14' | 11.14' | N 71°59'59" E | 0°24'54" |
| C4 | 1461.50' | 580.90' | 577.08' | S 83°10'44" W | 22°46'23" |
| C5 | 1038.50' | 46.57' | 46.56' | N 86°43'09" W | 2°34'09" |
| C6 | 613.00' | 89.23' | 89.15' | S 87°49'34" W | 8°20'25" |
| C7 | 1013.00' | 124.14' | 124.07' | S 80°08'43" W | 7°01'18" |
| C8 | 987.00' | 120.96' | 120.88' | S 80°08'43" W | 7°01'18" |
| C9 | 2065.00' | 460.32' | 459.36' | S 77°16'12" W | 12°46'19" |
| C10 | 987.00' | 204.74' | 204.37' | S 76°49'36" W | 11°53'07" |
| C11 | 1013.00' | 127.02' | 126.94' | S 79°10'37" W | 7°11'04" |
| C12 | 1966.45' | 820.65' | 618.08' | S 83°24'03" W | 18°05'01" |
| C13 | 2039.00' | 599.92' | 597.76' | N 84°00'49" E | 16°51'28" |
| C14 | 2007.00' | 90.57' | 90.56' | N 76°52'39" E | 2°35'08" |
| C15 | 1993.00' | 253.45' | 253.28' | N 74°31'38" E | 7°17'11" |
| C16 | 2007.00' | 447.39' | 446.46' | N 77°16'12" E | 12°46'19" |
| C17 | 961.50' | 214.08' | 213.64' | N 88°11'13" E | 12°45'26" |
| C18 | 1538.50' | 495.93' | 493.79' | N 85°19'51" E | 18°28'09" |
| C19 | 20.00' | 28.57' | 26.20' | S 62°58'33" E | 81°51'22" |
| C20 | 535.66' | 170.95' | 170.23' | S 31°11'26" E | 18°17'07" |



SCALE: 1 INCH = 500 FEET
 P.O.B.=POINT OF BEGINNING

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 | PROJECT |
|----------|----------|------------|
| MEM | MEM | 19-190 |
| DATE | DATE | FIELD BOOK |
| 09/20/19 | 09/20/19 | |