

**RESOLUTION NO. 21-293
CITY OF LIBERTY LAKE
SPOKANE COUNTY, WASHINGTON**

**A RESOLUTION OF THE CITY OF LIBERTY LAKE, WASHINGTON APPROVING
THE FINAL PLAT OF RIVER DISTRICT TOWN CENTER ADDITION, LOCATED IN
THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, AND THE
NORTHEAST QUARTER OF THE SOUTHEAST 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 (adopted in December 2005, and amended through periodic updates);

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;

WHEREAS, The River District Town Center Addition Final Plat, a portion of the River Crossing East Preliminary Plat is 6.297 acres in size and contains 7 Lots, several 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 District Town Center 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:

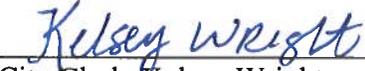
The Final Plat of the River District Town Center Addition, located in a portion of the Southeast Quarter of the Northeast Quarter and Northeast Quarter of the Southeast Quarter of Section 9, Township 25N, Range 45 E.W.M., Liberty Lake, Washington, more precisely described in the dedication, having met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

Passed by the City Council this 21st day of December, 2021.



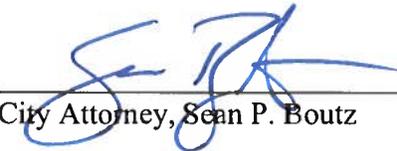
Cristella Kaminskas, Mayor
City of Liberty Lake

ATTEST:



City Clerk, Kelsey Wright

APPROVED AS TO FORM:



City Attorney, Sean P. Boutz

DEDICATION
 KNOW ALL MEN BY THESE PRESENTS, THAT FRANK FAMILY INVESTMENT, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TELIDO STATION, LLC, A WASHINGTON LIMITED LIABILITY COMPANY AND ESL ENTERPRISES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY HAVE CAUSED TO BE PLATTED INTO LOTS THE LAND SHOWN HEREON, TO BE KNOWN AS RIVER DISTRICT TOWN CENTER ADDITION BEING A PORTION OF GOVERNMENT LOTS 8 AND 9, IN THE EAST HALF OF 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 SOUTHWEST CORNER OF LOT 1, BLOCK 7 OF THE FINAL PLAT OF TRUTINA ADDITION, RECORDED IN BOOK 38 OF PLATS, PAGES 68 THRU 70, SAID POINT IS ON THE NORTHERLY RIGHT OF WAY LINE OF WELLINGTON PARKWAY; THENCE S01°58'34"E A DISTANCE OF 61.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF WELLINGTON PARKWAY; THENCE N88°27'14"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 191.33 FEET TO THE WESTERLY RIGHT OF WAY LINE OF HARVARD ROAD; THENCE S03°22'35"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 167.93 FEET; THENCE S89°25'43"W A DISTANCE OF 218.68 FEET; THENCE S00°34'17"E A DISTANCE OF 496.24 FEET; THENCE S07°21'14"E A DISTANCE OF 25.40 FEET; THENCE S00°34'17"E A DISTANCE OF 137.39 FEET; THENCE S89°55'40"E A DISTANCE OF 220.89 FEET TO THE WESTERLY RIGHT OF WAY LINE OF HARVARD ROAD; THENCE S00°29'14"E ALONG SAID RIGHT OF WAY A DISTANCE OF 21.93 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING (3) THREE COURSES:
 1) S00°29'17"E A DISTANCE OF 55.71 FEET;
 2) N89°30'43"E A DISTANCE OF 15.00 FEET;
 3) S00°29'17"E A DISTANCE OF 277.21 FEET; THENCE N89°26'02"W A DISTANCE OF 291.12 FEET; THENCE N00°05'20"E A DISTANCE OF 29.79 FEET; THENCE N27°04'01"E A DISTANCE OF 17.65 FEET; THENCE N00°00'00"W A DISTANCE OF 235.67 FEET; THENCE N89°55'40"W A DISTANCE OF 184.47 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 87.50 FEET AND A CHORD BEARING AND DISTANCE OF S66°24'19"W, 70.25 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°20'01" AN ARC DISTANCE OF 72.29 FEET; THENCE S42°44'18"W A DISTANCE OF 223.74 FEET; THENCE S47°15'42"E A DISTANCE OF 9.00 FEET; THENCE S42°44'18"W A DISTANCE OF 393.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 441.50 FEET AND A CHORD BEARING AND DISTANCE OF S56°30'59"W, 210.30 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°33'22" AN ARC DISTANCE OF 212.34 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1541.50 FEET AND A CHORD BEARING AND DISTANCE OF S71°02'36"W, 40.29 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°29'52" AN ARC DISTANCE OF 40.29 FEET; THENCE N18°12'28"W A DISTANCE OF 3.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF INDIANA AVENUE; THENCE N18°12'28"W A DISTANCE OF 77.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF INDIANA AVENUE; THENCE N18°12'28"W A DISTANCE OF 6.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1455.00 FEET AND A CHORD BEARING AND DISTANCE OF N71°02'36", 38.03 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°29'52" AN ARC DISTANCE OF 38.03 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 355.00 FEET AND A CHORD BEARING AND DISTANCE OF N56°30'59"E, 169.09 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°33'22" AN ARC DISTANCE OF 170.74 FEET; THENCE N42°44'18"E A DISTANCE OF 393.87 FEET; THENCE S47°15'42"E A DISTANCE OF 12.50 FEET; THENCE N42°44'18"E A DISTANCE OF 223.74 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 152.50 FEET AND A CHORD BEARING AND DISTANCE OF N55°17'13"E, 66.27 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°05'48" AN ARC DISTANCE OF 66.80 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE CONTINUING ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°14'13" AN ARC DISTANCE OF 59.19 FEET; THENCE S89°55'40"E A DISTANCE OF 163.57 FEET; THENCE N00°34'17"W A DISTANCE OF 142.66 FEET; THENCE N06°12'39"E A DISTANCE OF 25.40 FEET; THENCE N00°34'17"W A DISTANCE OF 644.20 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 77.50 FEET AND A CHORD BEARING AND DISTANCE OF N43°56'28"E, 108.67 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°01'31" AN ARC DISTANCE OF 120.42 FEET; THENCE N88°27'14"E A DISTANCE OF 0.48 FEET TO THE POINT OF BEGINNING.
 EXCEPT RIGHTS OF WAY
 SUBJECT TO ALL EASEMENTS OF RECORD
 CONTAINING 6.297 ACRES MORE OR LESS.

AND THEY DO HEREBY DEDICATE TO PUBLIC USE FOREVER THE PUBLIC STREETS AND ROADS (INDIANA AVENUE AND WILDRYE STREET).

THE OWNERS OF ALL LOTS WITHIN THIS SUBDIVISION SHALL BE MEMBERS OF THE RIVERCROSSING OWNER'S ASSOCIATION, AN OWNERS ASSOCIATION CREATED BY DOCUMENT RECORDED NOVEMBER 18, 2002 BY THE SECRETARY OF STATE OF THE STATE OF WASHINGTON UNDER U.B.I. NUMBER 602 249 891 AND SUBJECT TO THE ARTICLES OF INCORPORATION AND BYLAWS THEREOF. ALSO SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS FOR RIVERCROSSING OWNER ASSOCIATION AS RECORDED UNDER AUDITOR'S DOCUMENT NO. 55084-9077.

TRACTS A AND B ARE INGRESS AND EGRESS EASEMENTS AND ARE MAINTAINED BY THE RIVERCROSSING OWNER'S ASSOCIATION.

A PERPETUAL UTILITY EASEMENT IS HEREBY DEDICATED TO THE LIBERTY LAKE SEWER AND WATER DISTRICT FOR THE ACCESS TO, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF SEWER AND WATER UTILITIES OVER ALL OF TRACT A, AND PORTIONS OF LOTS 1, 2, 3, 4, AND TRACT B, BLOCK 2 AS SHOWN IN DETAIL H AND A (10') TEN FOOT WIDE WATER LINE EASEMENT ALONG THE SOUTHERLY LINE OF LOTS 1 AND 3, BLOCK 1 AS SHOWN ON DETAIL I.

EASEMENTS FOR "DRY" UTILITIES (ELECTRIC, GAS, PHONE, FIBER, CABLE TV), AS SHOWN ON THE HEREIN DESCRIBED PLAT ARE HEREBY DEDICATED TO THE CITY OF LIBERTY LAKE AND THEIR SERVING UTILITIES FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, PROTECTION, INSPECTION AND OPERATION OF THEIR RESPECTIVE FACILITIES TOGETHER WITH THE RIGHT TO PROHIBIT CHANGES IN GRADE OVER INSTALLED UNDERGROUND FACILITIES AND THE RIGHT TO PROHIBIT, TRIM AND /OR REMOVE TREES, BUSHES, LANDSCAPING AND TO PROHIBIT BRICK, ROCK 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. SERVING UTILITIES HAVE THE RIGHT TO CROSS BORDER EASEMENTS AND COMMON AREAS.

TRACTS A AND B ARE ALSO RESERVED FOR UTILITY PURPOSES AS WELL AS ANY PRIVATE ROADS SHOWN HEREON.

THE OFFSITE DRAINAGE EASEMENT AS SHOWN ON PAGES 2 AND 3 ARE HEREBY GRANTED TO THE RIVERCROSSING OWNERS ASSOCIATION AND THE CITY OF LIBERTY LAKE.

BUILDING SETBACKS SHALL BE PER THE RD-R AND RD-M ZONES AS DELINEATED IN THE RIVER DISTRICT SPECIFIC AREA PLAN SAP-08-0001.

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

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

A PUBLIC SEWER SYSTEM WILL BE REQUIRED TO BE INSTALLED FOR THE PLAT. INDIVIDUAL SERVICE MUST BE PROVIDED TO EACH LOT PRIOR TO SALE. USE OF INDIVIDUAL ON-SITE DISPOSAL SYSTEMS SHALL NOT BE AUTHORIZED. THE DEVELOPER OF THE PROPOSAL SHALL BEAR THE COST OF PROVIDING THE REQUIRED SERVICES TO THE LOTS.

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

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 OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF FRANK FAMILY, LLC, A WASHINGTON LIMITED LIABILITY COMPANY TO BE 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 _____

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS _____ DAY OF _____, 20____.

TELIDO STATION, 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 OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF TELIDO STATION, LLC, A WASHINGTON LIMITED LIABILITY COMPANY TO BE 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 _____

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE CAUSED THEIR NAMES TO BE HEREUNTO SUBSCRIBED THIS _____ DAY OF _____, 20____.

ESL ENTERPRISES, 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 OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF ESL ENTERPRISES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY TO BE 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 _____

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 ROW 58.17.

12-03-21



Rudy F. Kitzan
 RUDY F. KITZAN, 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 AND ENGINEERING 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

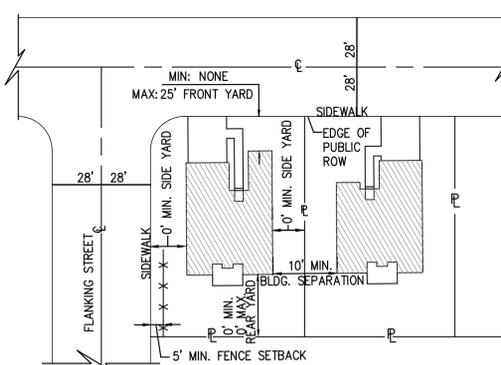
EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____.

SPOKANE COUNTY ASSESSOR BY DEPUTY _____

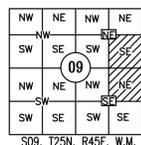
SPOKANE COUNTY TREASURER

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
 FOR RD-M
 NOT TO SCALE



RFK LAND SURVEYING INC.

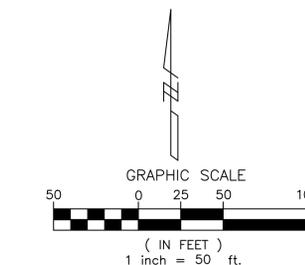
1420 WEST GARLAND AVENUE
 SPOKANE, WA 99205
 TEL: (509) 324-7861
 FAX: (509) 327-7249
 E-MAIL: rudy@rfklandsurveying.com

DRAWN	APPROVED	SCALE	PROJECT
MEM	RFK	AS NOTED	20-159
DATE	DATE	SHEET	FIELD BOOK
12/02/21	12/02/21	1 OF 3	

FINAL PLAT OF
RIVER DISTRICT TOWN CENTER ADDITION
 PLT2018-0001C
 A PORTION OF GOVERNMENT LOTS 8 AND 9, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 09, TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M., CITY OF LIBERTY LAKE, SPOKANE COUNTY, WASHINGTON

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

SPOKANE COUNTY AUDITOR BY DEPUTY



LEGEND
 □ - FOUND MONUMENT AS NOTED

- - FOUND 1/2" X 18" REBAR WITH YELLOW PLASTIC CAP MARKED "KITZAN 33141" OR LEAD PLUG WITH WASHER MARKED "KITZAN 33141 AT ACTUAL CORNER
- - SET 1/2" X 18" REBAR WITH YELLOW PLASTIC CAP MARKED "KITZAN 33141" OR LEAD PLUG WITH WASHER MARKED "KITZAN 33141 AT ACTUAL CORNER

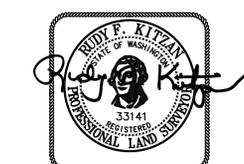
P.O.B.=POINT OF BEGINNING

PLAT DATA
 NUMBER OF LOTS=7
 LARGEST LOT=22,154 S.F.
 SMALLEST LOT=4,998 S.F.
 AREA PLATTED=6,297 AC
 RIGHT OF WAY AREA=3,634 AC
 AREA OF TRACTS=33,293 S.F.
 LOT NET DENSITY=80,589/7=11,512.71
 ZONING=RD-R AND RD-M ZONES AS DELINEATED IN THE RIVER DISTRICT SPECIFIC AREA PLAN SAP-08-0001.
 PROPOSED USES=COMMERCIAL
 DATE OF SURVEY 8-20-20

EQUIPMENT AND PROCEDURES
 THIS SURVEY WAS PERFORMED WITH A SOKKIA CSR2700 ISX GPS SYSTEM AND A NIKON 521 TOTAL STATION. THE AMOUNT OF ERROR IN EACH GROUP OF MEASUREMENTS IS WITHIN WASHINGTON STATE TOLERANCES.

BASIS OF BEARINGS
 THE BEARING OF N00°29'17"W ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 9, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

- REFERENCES:**
- (R1) FINAL PLAT OF TRUTINA ADDITION, RECORDED IN BOOK 38 OF PLATS, PAGES 68 THRU 70
 - (R2) AMENDMENT TO FINAL PLAT OF TRUTINA 2ND ADDITION BOOK 40 OF PLATS, PAGES 78 AND 79
 - (R3) SPOKANE COUNTY BINDING SITE PLAN NO. BSP-46-95 (PHASE 1), RECORDED IN BOOK 1 OF BSP, PAGES 85 & 86
 - (R4) RECORD OF SURVEY BOOK 135, PAGE 55

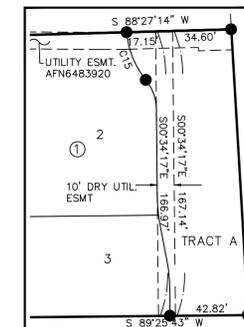


12-03-21

NE COR. SECT. 9
 FOUND 3" BRASS CAP WITH "X"
 IN WSDOT MON. CASE AND R.P.'S
 PER (R2)
 DATE VISITED 3-30-17

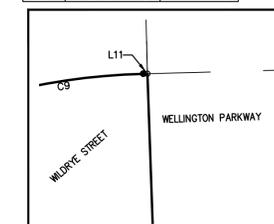
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	87.50'	72.29'	70.25'	S 66°24'19" W	47°20'01"
C2	441.50'	212.34'	210.30'	S 56°30'59" W	27°33'22"
C3	1541.50'	40.29'	40.29'	S 71°02'36" W	1°29'52"
C4	1458.00'	38.03'	38.03'	N 71°02'36" E	1°29'52"
C5	355.00'	170.74'	169.09'	N 56°30'59" E	27°33'22"
C6	152.50'	125.98'	122.43'	N 66°24'19" E	47°20'01"
C7	152.50'	66.80'	66.27'	N 55°17'13" E	25°05'48"
C8	152.50'	59.19'	58.82'	N 78°57'13" E	22°14'13"
C9	77.50'	120.42'	108.67'	N 43°56'28" E	88°01'31"
C10	46.00'	75.24'	67.14'	N 44°57'45" E	93°40'23"
C11	120.00'	99.14'	96.34'	S 66°24'19" W	47°20'01"
C12	400.00'	192.38'	190.53'	N 56°30'59" E	27°33'22"
C13	1500.00'	39.21'	39.21'	S 71°02'36" W	1°29'52"
C14	19.50'	30.22'	27.28'	N 43°49'15" E	88°47'05"
C15	52.00'	30.65'	30.20'	S 22°06'16" E	33°46'03"
C16	28.00'	18.77'	18.42'	S 19°46'47" E	38°25'00"
C17	100.00'	11.30'	11.29'	S 03°48'28" E	6°28'21"
C18	100.00'	7.17'	7.16'	S 09°05'50" E	4°06'22"
C19	100.00'	19.46'	19.43'	S 05°34'30" E	11°09'02"

LINE	BEARING	DISTANCE
L1	S 07°21'14" E	25.40'
L2	S 00°29'14" E	21.93'
L3	N 89°30'43" E	15.00'
L4	N 00°05'20" E	29.79'
L5	N 27°04'01" E	17.65'
L6	S 47°15'42" E	3.00'
L7	N 18°12'28" W	3.00'
L8	N 18°12'28" W	6.50'
L9	S 47°15'42" E	12.50'
L10	N 06°12'39" E	25.40'
L11	N 89°27'14" E	0.48'
L12	S 01°58'34" E	3.00'
L13	S 11°09'00" E	19.15'
L14	S 00°00'01" W	13.89'
L15	S 00°29'17" E	0.64'
L16	S 00°00'00" E	8.00'
L17	S 89°54'40" E	12.00'
L18	S 00°05'20" W	5.00'
L19	N 89°54'40" W	10.00'
L20	N 00°05'20" E	5.00'
L21	S 47°15'42" E	19.00'
L22	S 47°15'42" E	34.00'
L23	N 47°15'42" W	19.00'
L24	N 47°15'42" W	22.50'
L25	S 42°44'18" W	34.00'
L26	N 47°15'42" W	22.50'
L27	N 00°38'19" W	42.96'
L28	S 89°23'41" W	10.00'
L29	S 00°38'19" E	32.96'
L30	S 00°34'17" E	10.00'
L31	N 00°04'26" E	27.00'
L32	N 89°54'40" W	25.87'
L33	S 89°54'40" E	17.18'

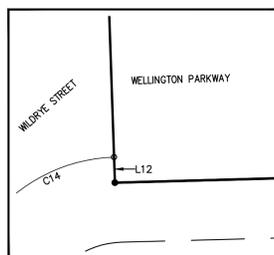


DETAIL C
 DRY UTIL. ESMT.
 SCALE: 1"=50'

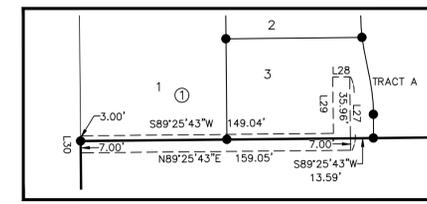
LOT & BLOCK	ADDRESS
L181	2698 N. WILDRIE STREET
L281	21850 E. WELLINGTON PKWY.
L381	21852 E. WELLINGTON PKWY.



DETAIL A
 SCALE: 1"=10'



DETAIL B
 SCALE: 1"=10'



DETAIL I
 WATER LINE ESMT.
 SCALE: 1"=50'

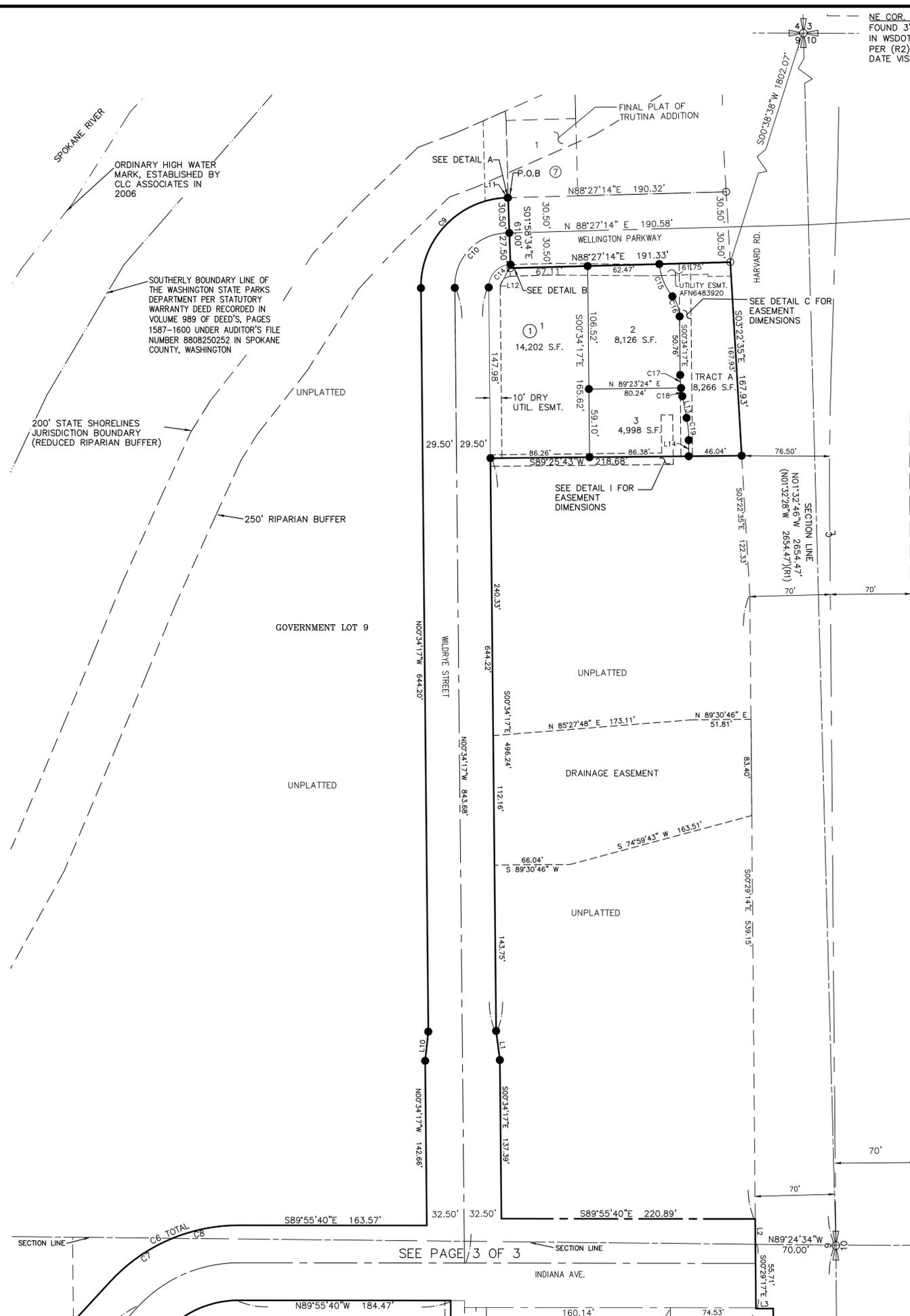
**FINAL PLAT OF
 RIVER DISTRICT TOWN CENTER ADDITION
 PLT2018-0001C**

A PORTION OF GOVERNMENT LOTS 8 AND 9, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 09, TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M., CITY OF LIBERTY LAKE, SPOKANE COUNTY, WASHINGTON

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 MEM	APPROVED RFK	SCALE 1"=50'	PROJECT 20-159
	DATE 12/02/21	DATE 12/02/21	SHEET 2 OF 3	FIELD BOOK

E 1/4 COR. SECT. 9
 FOUND 1/2" REBAR W/YPC "MOORE 18091" PER (R2)
 FOUND (4) MAG. NAILS IN ASPHALT WALK NEXT TO HANDICAP RAMPS. (R2)
 N60°01'39"E-55.27'
 S38°31'57"E-74.58'
 S38°02'25"W-73.50'
 N60°22'20"W-53.15'
 DATE VISITED 8-3-20



SEE PAGE 3 OF 3

SECTION LINE

SECTION LINE

INDIANA AVE.

N89°55'40"W 184.47' 160.14' 74.53' 70.00' 70.00' 70.00' 70.00'

ORDINARY HIGH WATER MARK, ESTABLISHED BY CLC ASSOCIATES IN 2006

SOUTHERLY BOUNDARY LINE OF THE WASHINGTON STATE PARKS DEPARTMENT PER STATUTORY WARRANTY DEED RECORDED IN VOLUME 989 OF DEED'S, PAGES 1587-1600 UNDER AUDITOR'S FILE NUMBER 8808250252 IN SPOKANE COUNTY, WASHINGTON

200' STATE SHORELINES JURISDICTION BOUNDARY (REDUCED RIPARIAN BUFFER)

250' RIPARIAN BUFFER

GOVERNMENT LOT 9

UNPLATTED

UNPLATTED

DRAINAGE EASEMENT

UNPLATTED

FINAL PLAT OF TRUTINA ADDITION

SEE DETAIL C FOR EASEMENT DIMENSIONS

SEE DETAIL I FOR EASEMENT DIMENSIONS

SEE DETAIL A

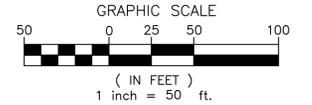
SEE DETAIL B

WELLINGTON PARKWAY

HARVARD RD.

WILDRIE STREET

E 1/4 COR. SECT. 9
 FOUND 1/2" REBAR W/YPC "MOORE 18091" PER (R2)
 FOUND (4) MAG. NAILS IN ASPHALT WALK NEXT TO HANDICAP RAMPS. (R2)
 N60°01'39"E-55.27'
 S38°31'57"E-74.58'
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 DATE VISITED 8-3-20

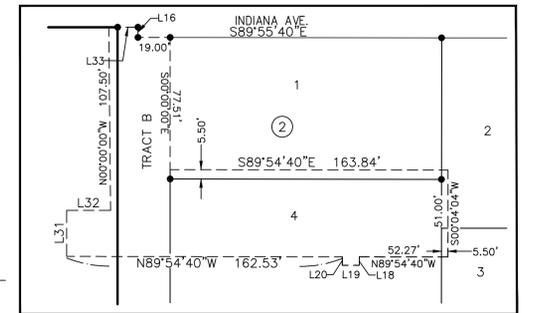


LEGEND
 □ - FOUND MONUMENT AS NOTED
 ● - SET 1/2" X 18" REBAR WITH YELLOW PLASTIC CAP MARKED "KITZAN 33141" OR LEAD PLUG WITH WASHER MARKED "KITZAN 33141" AT ACTUAL CORNER

EQUIPMENT AND PROCEDURES
 THIS SURVEY WAS PERFORMED WITH A SOKKIA GSR2700 ISX GPS SYSTEM AND A NIKON 521 TOTAL STATION. THE AMOUNT OF ERROR IN EACH GROUP OF MEASUREMENTS IS WITHIN WASHINGTON STATE TOLERANCES.

BASIS OF BEARINGS
 THE BEARING OF N00°29'17"W ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 9, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

- REFERENCES:**
 (R1) FINAL PLAT OF TRUTINA ADDITION, RECORDED IN BOOK 38 OF PLATS, PAGES 68 THRU 70
 (R2) AMENDMENT TO FINAL PLAT OF TRUTINA 2ND ADDITION BOOK 40 OF PLATS, PAGES 78 AND 79
 (R3) SPOKANE COUNTY BINDING SITE PLAN NO. BSP-46-95 (PHASE 1), RECORDED IN BOOK 1 OF BSP, PAGES 85 & 86
 (R4) RECORD OF SURVEY BOOK 135, PAGES 54 & 55.



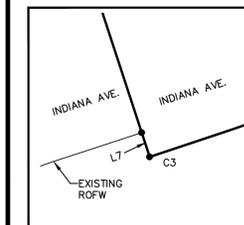
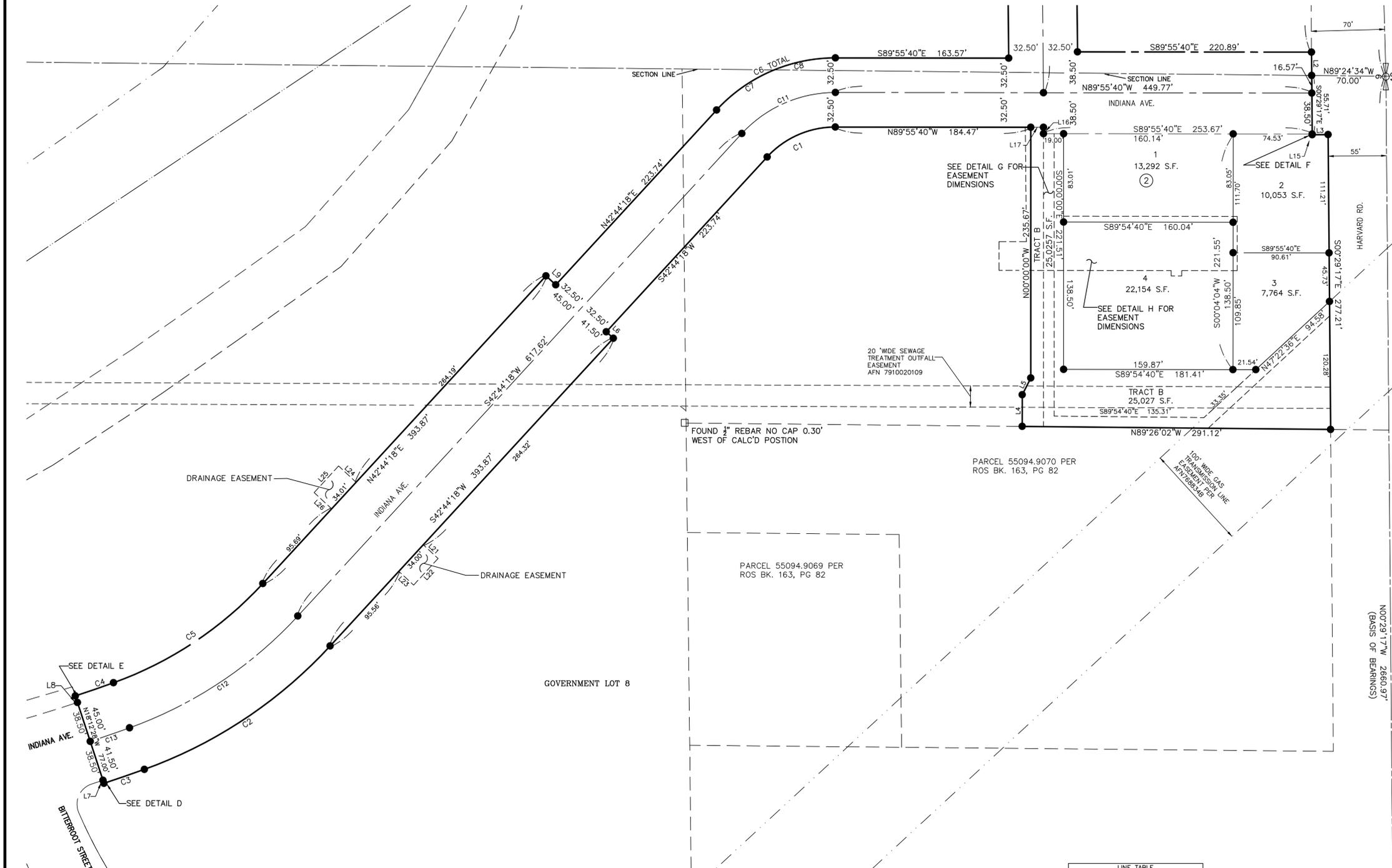
DETAIL H
 SEWER & WATER ESMT.
 SCALE: 1"=50'

12-03-21

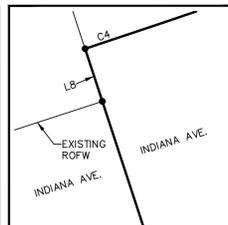


**FINAL PLAT OF
 RIVER DISTRICT TOWN CENTER ADDITION
 PLT2018-0001C**

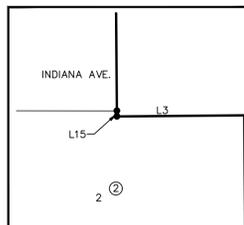
A PORTION OF GOVERNMENT LOTS 8 AND 9, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 09, TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M., CITY OF LIBERTY LAKE, SPOKANE COUNTY, WASHINGTON



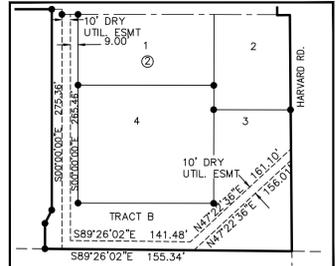
DETAIL D
 SCALE: 1"=10'



DETAIL E
 SCALE: 1"=10'



DETAIL F
 SCALE: 1"=10'



DETAIL G
 DRY UTIL. ESMT.
 SCALE: 1"=100'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	87.50'	72.29'	70.25'	S 66°24'19" W	47°20'01"
C2	441.50'	212.34'	210.30'	S 56°30'59" W	27°33'22"
C3	1541.50'	40.29'	40.29'	S 71°02'36" W	1°29'52"
C4	1455.00'	38.03'	38.03'	N 71°02'36" E	1°29'52"
C5	355.00'	170.74'	169.09'	N 56°30'59" E	27°33'22"
C6	152.50'	125.98'	122.43'	N 66°24'19" E	47°20'01"
C7	152.50'	66.80'	66.27'	N 55°17'13" E	25°05'48"
C8	152.50'	59.19'	58.82'	N 78°57'13" E	22°14'13"
C9	77.50'	120.42'	108.63'	N 43°58'38" E	89°01'31"
C10	46.02'	75.24'	67.14'	N 44°57'45" E	93°40'23"
C11	120.00'	99.14'	96.34'	S 66°24'19" W	47°20'01"
C12	400.00'	192.38'	190.53'	N 56°30'59" E	27°33'22"
C13	1500.00'	39.21'	39.21'	S 71°02'36" W	1°29'52"
C14	19.50'	30.22'	27.28'	N 43°49'15" E	88°47'05"
C15	52.00'	30.65'	30.20'	S 22°08'16" E	33°46'03"
C16	28.00'	18.77'	18.42'	S 19°46'47" E	38°25'00"
C17	100.00'	11.30'	11.29'	S 03°48'28" E	6°28'21"
C18	100.00'	7.17'	7.16'	S 09°05'50" E	4°06'22"
C19	100.00'	19.46'	19.43'	S 05°34'30" E	11°09'02"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 07°21'14" E	25.40'
L2	S 00°29'14" E	21.93'
L3	N 89°30'43" E	15.00'
L4	N 00°05'20" E	29.79'
L5	N 27°04'01" E	17.65'
L6	S 47°15'42" E	9.00'
L7	N 18°12'28" W	3.00'
L8	N 18°12'28" W	6.50'
L9	S 47°15'42" E	12.50'
L10	N 06°12'39" E	25.40'
L11	N 88°27'14" E	0.48'
L12	S 01°58'34" E	3.00'
L13	S 11°09'00" E	19.15'
L14	S 00°00'01" W	13.89'
L15	S 00°29'17" E	0.64'
L16	S 00°00'00" E	6.00'
L17	S 89°55'40" E	12.00'
L18	S 00°05'20" W	5.00'
L19	N 89°54'40" W	10.00'
L20	N 00°05'20" E	5.00'
L21	S 47°15'42" E	19.00'
L22	S 42°44'18" W	34.00'
L23	N 47°15'42" W	19.00'
L24	N 47°15'42" W	22.50'
L25	S 42°44'18" W	34.00'
L26	N 47°15'42" W	22.50'
L27	N 00°36'19" W	42.36'
L28	S 89°23'41" W	10.00'
L29	S 00°36'19" E	32.96'
L30	S 00°34'17" E	10.00'
L31	N 00°04'26" E	27.00'
L32	N 89°54'40" W	25.87'
L33	S 89°55'40" E	17.18'

RFK LAND SURVEYING INC.
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 SPOKANE, WA 99205
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 E-MAIL: rudy@rfklandsurveying.com

DRAWN	APPROVED	SCALE	PROJECT
MEM	RFK	1"=50'	20-159
DATE	DATE	SHEET	FIELD BOOK
12/02/21	12/02/21	3 OF 3	