

**RESOLUTION NO. 21-294
CITY OF LIBERTY LAKE
SPOKANE COUNTY, WASHINGTON**

**A RESOLUTION OF THE CITY OF LIBERTY LAKE, WASHINGTON REGARDING
FINALIZATION OF THE ROCKY HILL NORTH 6TH ADDITION PLAT, LOCATED
IN A PORTION OF THE NORTHWEST QUARTER AND THE NORTHEAST
QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 25N,
RANGE 45 E.W.M., LIBERTY LAKE, WASHINGTON, FILE P-11-0001F**

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, and a Development Code, which provide for land use controls regulating the development and division of properties within the City of Liberty Lake;

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;

WHEREAS, The Rocky Hill North 6th Addition Final Plat, File P-11-0001E is 15.95 acres in size and contains 37 Lots, 1 Tract, and public streets;

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

WHEREAS, The Rocky Hill North 6th 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 Rocky Hill North 6th Addition, located in the Northwest Quarter and the Northeast Quarter of the Southeast Quarter of Section 11, 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

Cristella Kaminskas, Mayor
City of Liberty Lake

ATTEST:

Kelsey Wright

City Clerk, Kelsey Wright

APPROVED AS TO FORM:

SPB

City Attorney, Sean P. Boutz

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT JOSEPH M. FRANK AND LAURA M. FRANK, HUSBAND AND WIFE, AS TO LOT 6, BLOCK 4 OF ROCKY HILL NORTH 2ND ADD. AND TISHA B. GOODMAN AND BRIAN K. GOODMAN, A MARRIED COUPLE, AS TO LOT 19, BLOCK 1 OF ROCKY HILL NORTH 5TH ADD. AND ROCKY HILL LLC, A WASHINGTON LIMITED LIABILITY COMPANY HAVE CAUSED TO BE PLATTED INTO LOTS, BLOCKS AND ROADS THE LAND SHOWN HEREON TO BE KNOWN AS ROCKY HILL NORTH 6TH ADDITION, BEING A RE-PLAT OF LOT 19, BLOCK 1 OF THE FINAL PLAT OF ROCKY HILL NORTH 5TH ADDITION, RECORDED IN BOOK 42 OF PLATS, PAGES 6 AND 7 AND A RE-PLAT OF LOT 6, BLOCK 4 OF THE FINAL PLAT OF ROCKY HILL NORTH 2ND ADDITION, RECORDED IN BOOK 38 OF PLATS, PAGES 66 AND 67 AND A PORTION OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M., IN THE CITY OF LIBERTY LAKE, SPOKANE COUNTY, WASHINGTON ALL OF WHICH ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 11; THENCE S01°02'19"E ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11 A DISTANCE OF 347.35 FEET TO THE SOUTHEASTERLY CORNER OF LOT 6, BLOCK 4, OF SAID FINAL PLAT OF ROCKY HILL NORTH 2ND ADDITION; THENCE ALONG THE BOUNDARY OF SAID LOT 6 THE FOLLOWING (3) THREE COURSES:
 1) S54°44'06"W A DISTANCE OF 191.17 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 53.00 FEET AND A CHORD BEARING AND DISTANCE OF N87°22'24"W, 83.65 FEET
 2) THENCE WESTERLY AND SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 104°13'00" AN ARC DISTANCE OF 96.40 FEET;
 3) N00°00'00"W A DISTANCE OF 130.11 FEET TO THE NORTHEAST CORNER OF LOT 7, BLOCK 4 OF SAID FINAL PLAT OF ROCKY HILL NORTH 2ND ADDITION; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID FINAL PLAT OF ROCKY HILL NORTH 2ND ADDITION THE FOLLOWING (14) FOURTEEN COURSES:
 1) S88°57'41"W A DISTANCE OF 116.15 FEET;
 2) S79°33'11"W A DISTANCE OF 181.89 FEET;
 3) S70°31'20"W A DISTANCE OF 121.51 FEET;
 4) S57°11'48"W A DISTANCE OF 64.22 FEET;
 5) S57°56'52"W A DISTANCE OF 61.50 FEET;
 6) S67°21'46"W A DISTANCE OF 59.81 FEET;
 7) S78°04'42"W A DISTANCE OF 75.39 FEET;
 8) S76°18'19"W A DISTANCE OF 78.71 FEET;
 9) S72°36'28"W A DISTANCE OF 78.91 FEET;
 10) N25°49'22"W A DISTANCE OF 12.96 FEET;
 11) S64°10'38"W A DISTANCE OF 120.07 FEET;
 12) S65°05'13"W A DISTANCE OF 58.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 471.00 FEET AND A CHORD BEARING AND DISTANCE OF S24°13'54"E, 11.20 FEET;
 13) THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°21'45" AN ARC DISTANCE OF 11.20 FEET;
 14) S64°10'38"W A DISTANCE OF 119.63 FEET TO THE NORTHWEST CORNER OF LOT 3, BLOCK 1 OF THE FINAL PLAT OF ROCKY HILL NORTH 2ND ADDITION; SAID POINT ALSO BEING ON THE EAST BOUNDARY LINE OF ROCKY HILL NORTH 4TH ADDITION, RECORDED IN BOOK 40 OF PLATS, PAGES 69 AND 70; THENCE ALONG THE BOUNDARY LINE OF SAID FINAL PLAT OF ROCKY HILL NORTH 4TH ADDITION THE FOLLOWING (7) SEVEN COURSES:
 1) N25°49'22"W A DISTANCE OF 232.40 FEET;
 2) S64°10'38"W A DISTANCE OF 120.00 FEET;
 3) N25°49'22"W A DISTANCE OF 5.25 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 971.00 FEET AND A CHORD BEARING AND DISTANCE OF N24°12'02"W, 54.98 FEET;
 4) THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE 03°14'40" AN ARC DISTANCE OF 54.98 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 20.00 FEET;
 5) THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 94°14'17" AN ARC DISTANCE OF 32.90 FEET;
 6) N71°39'36"E A DISTANCE OF 31.54 FEET;
 7) N18°20'24"W A DISTANCE OF 178.00 FEET TO THE NORTHEAST CORNER OF LOT 13, BLOCK 1 OF SAID FINAL PLAT OF ROCKY HILL NORTH 4TH ADDITION, SAID POINT BEING ON THE SOUTHERLY BOUNDARY LINE OF SAID FINAL PLAT OF ROCKY HILL NORTH 5TH ADDITION; THENCE N60°00'00"E ALONG SAID SOUTHERLY BOUNDARY LINE A DISTANCE OF 141.33 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY BOUNDARY LINE N56°19'14"E A DISTANCE OF 71.37 FEET TO THE SOUTHEASTERLY CORNER OF LOT 19, BLOCK 1 OF SAID FINAL PLAT OF ROCKY HILL NORTH 5TH ADDITION, SAID POINT IS THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 811.00 FEET AND A CHORD BEARING AND DISTANCE OF S68°50'22"W, 79.81 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°38'26" AN ARC DISTANCE OF 79.84 FEET TO THE SOUTHWEST CORNER OF SAID LOT 19; THENCE N13°08'45"W ALONG THE WEST LINE OF SAID LOT 19 A DISTANCE OF 185.17 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11; THENCE S89°55'31"E ALONG SAID NORTH LINE A DISTANCE OF 1478.65 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ALL EASEMENTS OF RECORD CONTAINING 15.95 ACRES MORE OR LESS

AND THEY DO HEREBY DEDICATE TO PUBLIC USE FOREVER THE PUBLIC STREETS AND ROADS, AS SHOWN ON THIS PLAT.

UTILITY EASEMENTS, AS SHOWN ON THE HEREIN DESCRIBED PLAT, ARE HEREBY DEDICATED FOR THE USE OF THE SERVING UTILITY COMPANIES FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, PROTECTION, INSPECTION AND OPERATION OF THEIR RESPECTIVE FACILITIES: FIBER OPTICS, CABLE, PHONE, NATURAL GAS, AND ELECTRIC. THE RIGHTS GRANTED HEREIN SHALL PROHIBIT: ENCROACHMENT OF DRAINAGE SWALES OR "208 STRUCTURES" WHEN THEY INTERFERE WITH UTILIZATION OF THESE EASEMENT STRIPS BY THE SERVING UTILITIES; CHANGES IN GRADE THAT ALTER COVERAGE OVER INSTALLED FACILITIES; INSTALLATION OF WATER METER BOXES AND/OR PLACEMENT OF SURFACE STRUCTURES THAT INTERFERE WITH THE RIGHTS GRANTED HEREIN; THE INSTALLATION OF STREET LIGHT POLES IS ALSO PROHIBITED UNLESS INSTALLED BY THE SERVING UTILITY COMPANY. UTILITY COMPANIES ALSO HAVE THE RIGHT TO TRIM AND/OR REMOVE TREES, BUSHES, LANDSCAPING AND TO PROHIBIT STRUCTURES THAT MAY INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, RELIABILITY, MAINTENANCE, AND SAFE OPERATION OF SAME. THIS PROVISION SHALL NOT PROHIBIT ANY LATERAL CROSSINGS OF THE EASEMENT STRIPS WITH DOMESTIC WATER OR SEWER LINES.

THE OWNERS OF ALL LOTS WITHIN THIS SUBDIVISION SHALL BE MEMBERS OF MEADOWWOOD HOMEOWNER'S ASSOCIATION, AN OWNERS ASSOCIATION CREATED BY DOCUMENT RECORDED DECEMBER 20, 2004 BY THE SECRETARY OF THE STATE OF WASHINGTON UNDER U.B.I. NUMBER 602458800 AND SUBJECT TO THE ARTICLES OF INCORPORATION AND BYLAWS THEREOF; ALSO SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS FOR MEADOWWOOD HOMEOWNERS ASSOCIATION AS RECORDED UNDER AUDITORS DOCUMENT NO. S161646.

MEADOWWOOD HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPED STRIPS, OPEN SPACE TRACTS, COMMON AREA, ALLEYS/DRIVEWAYS, PRIVATE STREETS, STREET LIGHTING AND STREET MAINTENANCE OVER THE INGRESS/EGRESS AND UTILITY EASEMENT FOR LOTS 13 THRU 17 AND TRACT B AS APPLICABLE.

TRACT A IS A DRAINAGE AREA AND IS HEREBY DEDICATED TO THE MEADOWWOOD HOMEOWNER'S ASSOCIATION AND THE CITY OF LIBERTY LAKE.

TRACT A SHALL BE CONSIDERED SUBSERVIENT ESTATES FOR TAX PURPOSES TO THE OTHER LOTS CREATED HEREIN.

THE DRAINAGE SYSTEM WILL NEITHER BE MAINTAINED NOR OPERATED BY THE CITY. PRIOR TO PLAN ACCEPTANCE BY THE CITY, THE SPONSOR SHALL PROVIDE A MECHANISM, ACCEPTABLE TO THE CITY, FOR THE PERPETUAL MAINTENANCE OF THE STORMWATER DRAINAGE SYSTEM. HOMEOWNERS ASSOCIATIONS ARE ACCEPTED BY THE CITY FOR CARRYING OUT THE REQUIRED MAINTENANCE FUNCTIONS AND RESPONSIBILITIES.

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, MAINTENANCE, OR OPERATION OF STORMWATER 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 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.

THE PUBLIC WATER SYSTEM WILL BE REQUIRED TO BE INSTALLED FOR THE PLAT AND 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 THE 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____

JOSEPH M. FRANK AND LAURA M. FRANK, HUSBAND AND WIFE

BY: _____

BY: _____

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
) SS
 COUNTY OF SPOKANE)

ON THIS _____ DAY OF _____ 20____ BEFORE ME PERSONALLY APPEARED JOSEPH M. FRANK AND LAURA M. FRANK, HUSBAND AND WIFE TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED. FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

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____

TISHA B. GOODMAN AND BRIAN K. GOODMAN, A MARRIED COUPLE

BY: _____

BY: _____

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
) SS
 COUNTY OF SPOKANE)

ON THIS _____ DAY OF _____ 20____ BEFORE ME PERSONALLY APPEARED TISHA GOODMAN AND BRIAN GOODMAN, A MARRIED COUPLE TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED. FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

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____

ROCKY HILL, LLC
 A WASHINGTON LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
) SS
 COUNTY OF SPOKANE)

ON THIS _____ DAY OF _____ 20____ BEFORE ME PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE _____ OF THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

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

BASIS OF BEARINGS

THE BEARING OF S01°02'19"E ON THE EAST LINE OF SECTION 11, TOWNSHIP 25 NORTH, RANGE 45 EAST W.M., AS SHOWN ON THE FINAL PLAT OF ROCKY HILL NORTH 4TH ADDITION RECORDED IN BOOK 40 OF PLATS, PAGE 69 AND 70 WAS USED AS THE BASIS OF BEARING FOR THIS PLAT.

CENTER QUARTER CORNER SECTION 11

FOUND 3/8" REBAR WITH 2" ALUM. CAP PER (E)

FND. R.P.'S PER (E)
 DATE VISITED 11-14-19

EAST QUARTER CORNER SECTION 11

FOUND 1" IP, UP 1.0" AT INTERSECTION OF BARB WIRE FENCE, RUNS N. & E. WITH DOUBLE FENCE SOUTH, PER (G) RP'S;
 FOUND SCRIBED "X" ON 28" X 18" STONE, UP 1.0", S16°W 8.65' PER (G)
 FOUND TACK & TAG IN 16" PONDEROSA MARKED "MEM 35157" S30°E 94.10' PER (G)
 FOUND TACK & TAG MARKED "LS 706" IN WEST FACE OF 3"x12" ROTTEN POST, N89°E 17.69' PER (G)
 DATE VISITED 3-31-21



SOUTH QUARTER CORNER SECTION 11

FOUND 3/8" REBAR WITH 2" ALUM. CAP PER (C)

FND. (3) TACKS & TAGS MARKED "KITZAN 33141" PER (C)
 DATE VISITED 6-10-19

SOUTHEAST SECTION CORNER SECTION 11

FOUND 3/8" REBAR WITH 2" ALUM. CAP PER (D)

RP'S: PER (A)
 FOUND TACK & TAG MARKED "LS 18091" IN RAILROAD TIE N/W CORNER, SIZE 31.87'
 FOUND TACK & TAG MARKED "MEM 35157" IN NORTH FACE OF 28" PONDEROSA PINE, N65°W 53.90'
 FOUND TACK & TAG MARKED "MEM 35157" IN EAST FACE OF 16" PONDEROSA PINE, N7°W 54.96'
 DATE VISITED 6-10-19

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. Kitzan, PLS
 CERTIFICATE NUMBER 33141



CITY OF LIBERTY LAKE

12-09-21

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, ENGINEERING AND BUILDING

CITY OF LIBERTY LAKE ENGINEER

EXAMINED AND APPROVED THIS _____ DAY OF _____ 20____.

CITY OF LIBERTY LAKE ENGINEER

SPOKANE COUNTY ASSESSOR

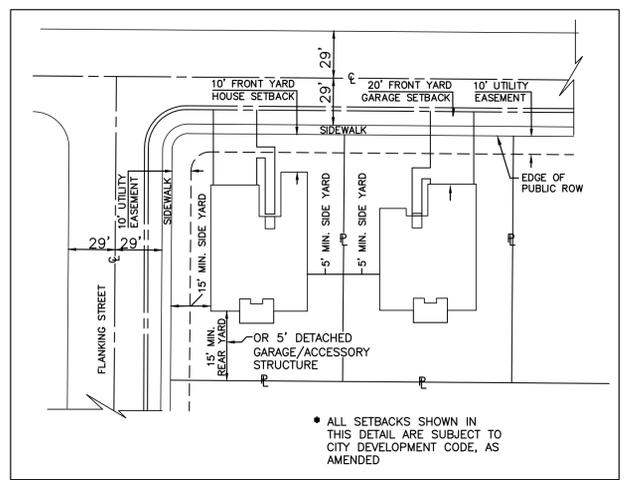
EXAMINED AND APPROVED THIS _____ DAY OF _____ 20____.

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 _____



BUILDING SETBACKS
 NTS

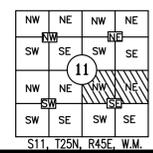
**FINAL PLAT OF
 ROCKY HILL NORTH 6TH ADDITION
 P-11-0001F**

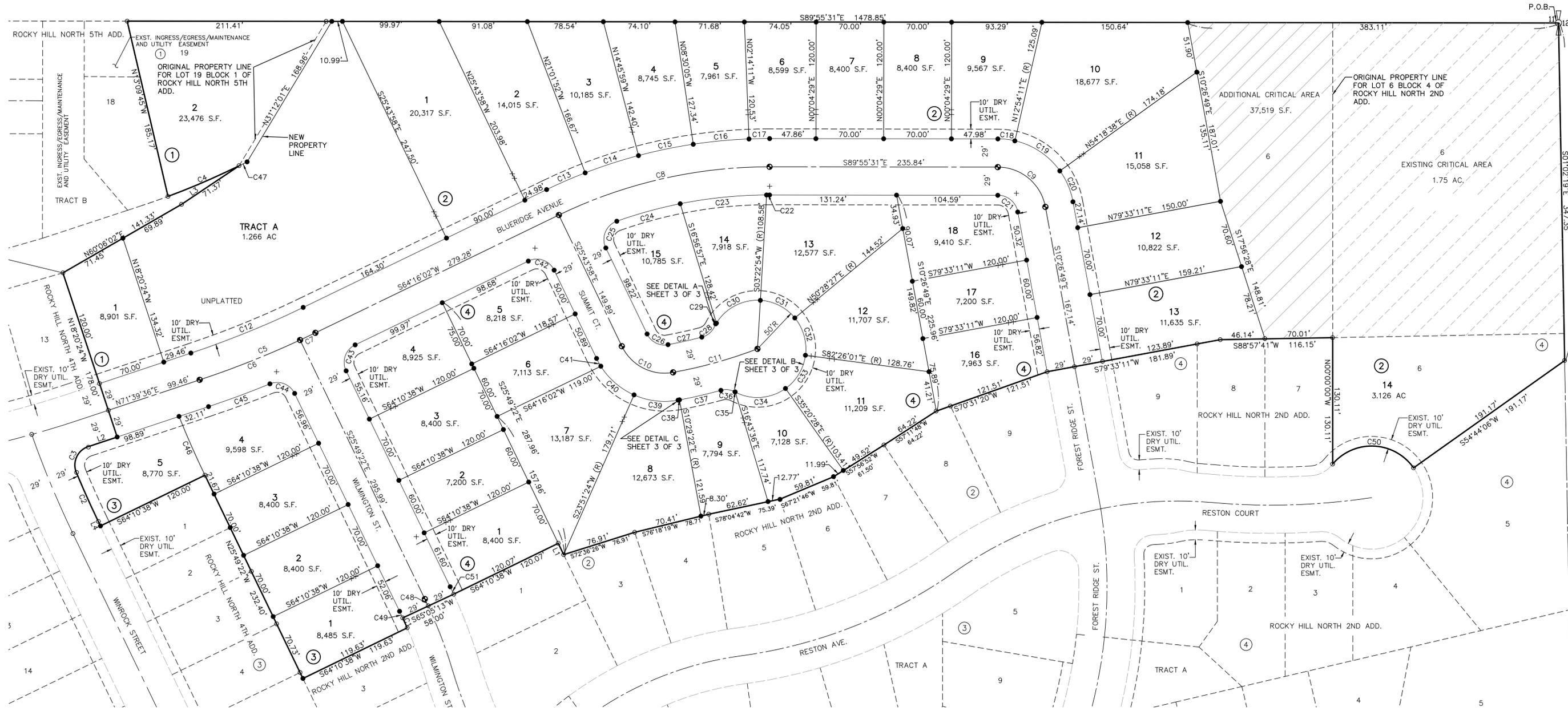
A PORTION OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M., CITY OF LIBERTY LAKE, SPOKANE COUNTY, WASHINGTON

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	APPROVED	SCALE	PROJECT
MEM	MEM	AS NOTED	21-120
DATE	DATE	SHEET	FIELD BOOK
12/08/21	12/08/21	1 OF 3	



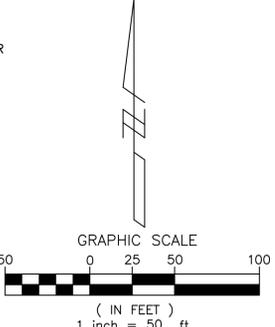


LEGEND

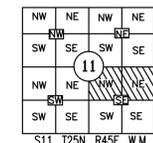
- - FOUND 1/2" X 18" REBAR WITH YELLOW PLASTIC CAP MARKED "KITZAN 33141", OR LEAD PLUG WITH WASHER MARKED KITZAN 33141" AT ACTUAL CORNER. PER (A),(B) AND (G)
- - SET MONUMENT & COVER PER LIBERTY LAKE STANDARD A-14 FOR ALL REQUIRED ROADWAY MONUMENTS
- - SET 1/2" X 18" REBAR WITH YELLOW PLASTIC CAP MARKED "KITZAN 33141", OR LEAD PLUG WITH WASHER MARKED KITZAN 33141" AT ACTUAL CORNER.

TOTAL PLAT AREA=15.95 ACRES
 DATE OF SURVEY 3-31-21

P.O.B.= POINT OF BEGINNING
 (R)=RADIAL BEARING
ACCURACY STATEMENT:
 THIS SURVEY WAS PERFORMED WITH A SOKKIA 2700 ISX GPS RTK SYSTEM. THE AMOUNT OF ERROR IN EACH GROUP OF MEASUREMENTS IS WITHIN WASHINGTON STATE TOLERANCES.



- REFERENCES:**
- (A) FINAL PLAT OF ROCKY HILL NORTH 4TH ADDITION, RECORDED IN BOOK 40 OF PLATS, PAGES 69 AND 70
 - (B) FINAL PLAT OF ROCKY HILL 2ND ADDITION PUD, RECORDED IN BOOK 34 OF PLATS, PAGES 29-31
 - (C) GLO LAND CORNER RECORD, RECORDED IN VOL. 10, PAGES 1 AND 2, RECORDED UNDER AUDITOR'S FILE NUMBER 6814076
 - (D) GLO LAND CORNER RECORD, RECORDED IN VOL. 10, PAGES 3 AND 4, RECORDED UNDER AUDITOR'S FILE NUMBER 6814077
 - (E) GLO LAND CORNER RECORD, RECORDED UNDER AUDITOR'S FILE NUMBER 6867375
 - (F) FINAL PLAT OF HAWKSTONE 1ST ADDITION, RECORDED IN BOOK 37 OF PLATS, PAGES 10 AND 11
 - (G) FINAL PLAT OF ROCKY HILL NORTH 5TH ADDITION, RECORDED IN BOOK 42 OF PLATS, PAGES 6 AND 7



12-09-21

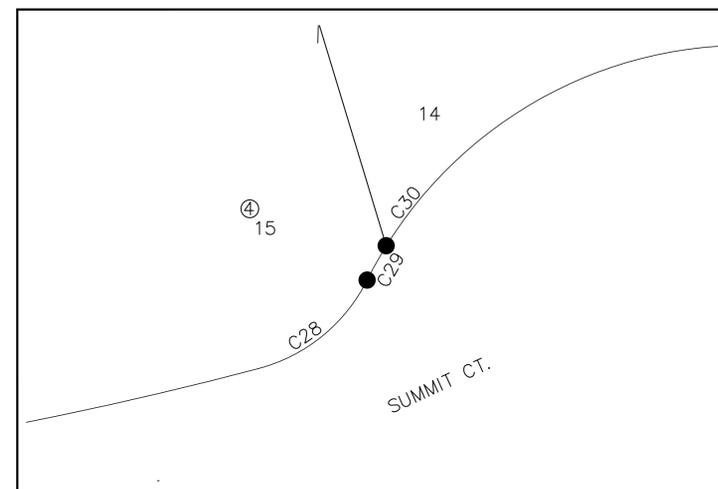
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 P-11-0001F**
 A PORTION OF THE NORTHWEST QUARTER AND THE
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 CITY OF LIBERTY LAKE, SPOKANE COUNTY, WASHINGTON

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	APPROVED	SCALE	PROJECT
	MEM	MEM	1"=50'	21-120
	DATE	DATE	SHEET	FIELD BOOK
	12/08/21	12/08/21	2 OF 3	

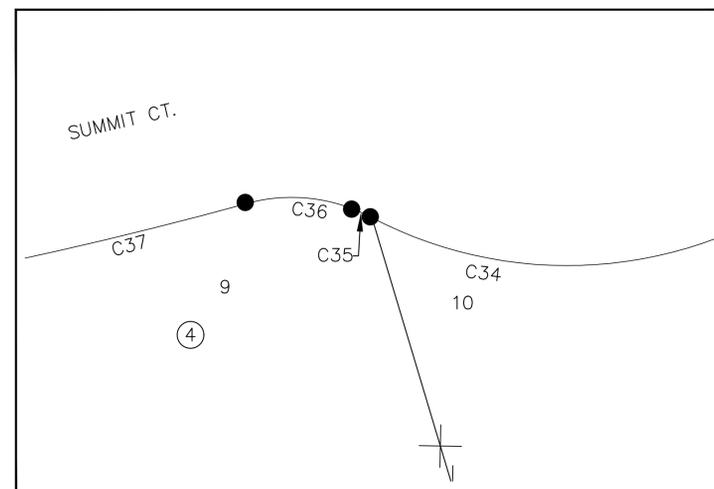
CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	471.00'	11.20'	11.20'	S 24°13'54" E	1°21'45"
C2	971.00'	54.98'	54.98'	N 24°12'02" W	3°14'40"
C3	20.00'	32.90'	29.31'	N 24°32'27" E	94°14'17"
C4	811.00'	79.84'	79.81'	S 66°50'22" W	5°38'26"
C5	1000.00'	129.03'	128.94'	S 67°57'49" W	7°23'33"
C6	1000.00'	111.58'	111.52'	N 68°27'48" E	6°23'35"
C7	1000.00'	17.45'	17.45'	N 64°46'01" E	0°59'58"
C8	500.00'	225.21'	223.31'	S 77°10'15" W	25°48'27"
C9	50.00'	69.36'	63.93'	S 50°11'10" E	79°28'42"
C10	49.00'	63.80'	59.39'	S 63°01'53" E	74°35'51"
C11	500.00'	90.65'	90.53'	N 74°28'33" E	10°23'17"
C12	971.00'	125.28'	125.20'	S 67°57'49" W	7°23'33"
C13	529.00'	43.41'	43.40'	S 66°37'05" W	4°42'05"
C14	529.00'	57.84'	57.81'	S 72°06'04" W	6°15'54"
C15	529.00'	57.84'	57.81'	S 78°21'58" W	6°15'54"
C16	529.00'	57.84'	57.81'	S 84°37'52" W	6°15'54"
C17	529.00'	21.34'	21.34'	S 88°55'09" W	2°18'40"
C18	79.00'	17.69'	17.65'	N 83°30'40" W	12°49'43"
C19	79.00'	57.09'	55.86'	N 56°23'35" W	41°24'27"
C20	79.00'	34.80'	34.52'	N 23°04'05" W	25°14'33"
C21	21.00'	29.13'	26.85'	S 50°11'10" E	79°28'42"
C22	471.00'	3.11'	3.11'	N 89°53'08" E	0°22'42"
C23	471.00'	89.81'	89.67'	N 84°14'02" E	10°55'29"
C24	471.00'	67.96'	67.90'	N 74°38'17" E	8°16'01"
C25	20.00'	33.59'	29.78'	N 22°23'09" E	96°14'14"
C26	20.00'	26.04'	24.24'	N 63°01'53" W	74°35'51"
C27	471.00'	35.79'	35.78'	S 77°29'34" W	4°21'14"
C28	20.00'	16.99'	16.48'	S 50°58'55" W	48°40'05"
C29	50.00'	4.63'	4.62'	S 29°17'53" W	5°18'01"
C30	50.00'	53.61'	51.08'	S 62°39'54" W	61°26'00"
C31	50.00'	41.10'	39.95'	N 63°04'20" W	47°05'33"
C32	50.00'	41.10'	39.95'	N 15°58'47" W	47°05'33"
C33	50.00'	41.10'	39.95'	N 31°06'46" E	47°05'33"
C34	50.00'	54.75'	52.05'	N 86°01'33" E	62°44'02"
C35	50.00'	0.23'	0.23'	S 62°28'38" E	0°15'36"
C36	20.00'	14.98'	14.63'	S 83°47'54" E	42°54'09"
C37	529.00'	43.95'	43.94'	N 77°07'50" E	4°45'37"
C38	529.00'	1.47'	1.47'	N 79°35'25" E	0°09'33"
C39	78.00'	46.54'	45.85'	S 83°14'12" E	34°11'13"
C40	78.00'	45.89'	45.23'	S 49°17'24" E	33°42'23"
C41	78.00'	9.13'	9.12'	S 29°05'05" E	6°42'15"
C42	20.00'	31.42'	28.28'	S 70°43'58" E	90°00'00"
C43	20.00'	31.45'	28.31'	N 19°13'20" E	90°05'24"
C44	20.00'	30.12'	27.35'	S 68°57'50" E	86°16'57"
C45	1029.00'	67.62'	67.61'	N 69°46'39" E	3°45'54"
C46	861.44'	66.08'	66.06'	N 23°56'17" W	4°23'42"
C47	811.00'	9.31'	9.31'	N 63°41'25" E	0°39'27"
C48	500.00'	7.94'	7.94'	N 25°22'04" W	0°54'35"
C49	471.00'	7.48'	7.48'	S 25°22'04" E	0°54'35"
C50	53.00'	96.40'	83.65'	N 87°22'24" W	104°13'00"
C51	529.00'	8.40'	8.40'	N 25°22'04" W	0°54'35"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 25°49'22" W	12.96'
L2	N 71°39'36" E	31.54'
L3	N 56°19'14" E	71.37'
L4	N 25°49'22" W	5.25'

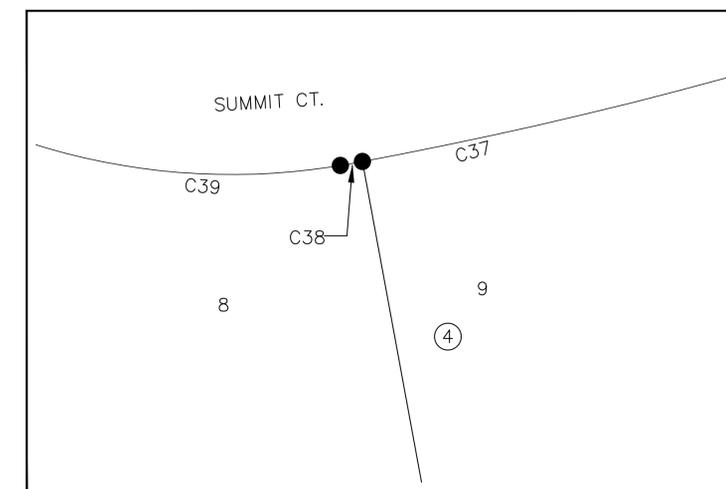
LOT & BLOCK	ADDRESS
L1B1	24713 E BLUERIDGE AVE.
L2B1	24708 E MICA PEAK RD.
L1B2	24785 E BLUERIDGE AVE.
L2B2	24797 E BLUERIDGE AVE.
L3B2	24809 E BLUERIDGE AVE.
L4B2	24821 E BLUERIDGE AVE.
L5B2	24833 E BLUERIDGE AVE.
L6B2	24845 E BLUERIDGE AVE.
L7B2	24857 E BLUERIDGE AVE.
L8B2	24869 E BLUERIDGE AVE.
L9B2	24881 E BLUERIDGE AVE.
L10B2	24893 E BLUERIDGE AVE.
L11B2	2298 N FOREST RIDGE ST.
L12B2	2278 N FOREST RIDGE ST.
L13B2	2258 N FOREST RIDGE ST.
L14B2	25061 E RESTON CT.
L1B3	2251 N WILMINGTON ST.
L2B3	2261 N WILMINGTON ST.
L3B3	2271 N WILMINGTON ST.
L4B3	2281 N WILMINGTON ST.
L5B3	2280 N WINROCK ST.
L1B4	2260 N WILMINGTON ST.
L2B4	2270 N WILMINGTON ST.
L3B4	2280 N WILMINGTON ST.
L4B4	2290 N WILMINGTON ST.
L5B4	2297 N SUMMIT CT.
L6B4	2291 N SUMMIT CT.
L7B4	2285 N SUMMIT CT.
L8B4	2277 N SUMMIT CT.
L9B4	2269 N SUMMIT CT.
L10B4	2263 N SUMMIT CT.
L11B4	2255 N SUMMIT CT.
L12B4	2249 N SUMMIT CT.
L13B4	2252 N SUMMIT CT.
L14B4	2262 N SUMMIT CT.
L15B4	2298 N SUMMIT CT.
L16B4	2257 N FOREST RIDGE ST.
L17B4	2279 N FOREST RIDGE ST.
L18B4	2299 N FOREST RIDGE ST.



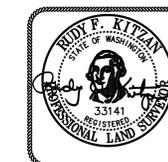
DETAIL A
SCALE: 1"=10'



DETAIL B
NOT TO SCALE



DETAIL C
NOT TO SCALE



12-09-21

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	MEM	AS SHOWN	21-120
	DATE	DATE	SHEET	FIELD BOOK
	12/08/21	12/08/21	3 OF 3	

FINAL PLAT OF
ROCKY HILL NORTH 6TH ADDITION
 P-11-0001F
 A PORTION OF THE NORTHWEST QUARTER AND THE
 NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF
 SECTION 11, TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M.,
 CITY OF LIBERTY LAKE, SPOKANE COUNTY, WASHINGTON