

**RESOLUTION NO. 22-297  
CITY OF LIBERTY LAKE  
SPOKANE COUNTY, WASHINGTON**

**A RESOLUTION OF THE CITY OF LIBERTY LAKE ADMINISTRATIVELY  
CHANGING THE ZONING DESIGNATION OF A SPLIT ZONED PROPERTY IN  
ACCORDANCE WITH THE PROVISIONS OF CITY DEVELOPMENT CODE §10-2A-2**

WHEREAS, on December 18, 2018, the City of Liberty Lake enacted Ordinance No. 256, annexing 59.7 acres of land located in Section 17, Township 25, Range 45 EWM at the request of Central Valley School District; and

WHEREAS, at the time of annexation, the City of Liberty Lake assigned a zoning designation of P (Public/Semipublic Institutional) to the lands being annexed; and

WHEREAS, in March of 2019, Central Valley School District entered into a Real Property Exchange Agreement with Centennial Properties, and adjusted property boundary lines memorialized in a Record of Survey recorded on August 20, 2019 in Volume 176 of Surveys at Pages 57 and 58; and

WHEREAS, the property exchange and boundary line adjustment memorialized in that Record of Survey, resulted in a split zoned parcel, more particularly described in Exhibit A, with approximately 10.5 acres being zoned M-2 (Community Center-Mixed Use), and approximately 3.3 acres being zoned P (Public/Semi-Public Institutional); and

WHEREAS, City Development Code §10-2A-2 provides a mechanism for the City to administratively remedy the conflicts created by a split-zoned property, by allowing the zoning designation associated with the largest portion of the property to be applied to the entire property at the request of the property owner; and

WHEREAS, the property owner of record property has formally requested that the M-2 (Community Center-Mixed Use) zoning designation be applied to the entire parcel; and

WHEREAS, the largest portion of subject property has a zoning designation of M-2 (Community Center-Mixed Use);

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Liberty Lake that the portion of the property with a current zoning designation of P (Public/Semi-Public Institutional), more particularly described in Exhibit B, be re-zoned M-2 (Community Center-

Mixed Use), conforming with the zoning designation of the balance of parcel, consistent with the provisions of City Development Code §10-2A-2; and

BE IT FURTHER RESOLVED, that City staff is authorized to update and amend the Official Zoning Map of the City of Liberty Lake to reflect the zoning determination contained herein.

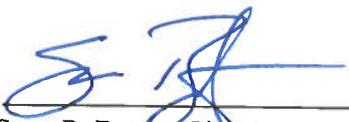
Approved by the City Council this 1st day of March, 2022.

  
\_\_\_\_\_  
Mayor Cristella Kaminskas

**ATTEST:**

  
\_\_\_\_\_  
Kelsey Hardy, City Clerk  
*Wright*

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Sean P. Boutz, City Attorney

TRACT A LEGAL DESCRIPTION FOR ENTIRE PARCEL - EXHIBIT 'A'

THAT PORTION OF THE SE 1/4, OF SECTION 17, TOWNSHIP 25 NORTH, RANGE 25 EAST, WILLAMETTE MERIDIAN, SPOKANE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 17 (FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION BEARS S03°23'40"E, 2,652.51 FEET); THENCE ALONG THE EAST LINE OF SOUTHEAST 1/4 OF SAID SECTION 17, S03°23'40"E, A DISTANCE OF 122.76 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTRY VISTA DRIVE AND THE POINT OF BEGINNING;

THENCE CONTINUING S03°23'40"E ALONG SAID EAST LINE, A DISTANCE OF 493.48 FEET;

THENCE LEAVING SAID EAST LINE, S87°31'31"W, A DISTANCE OF 1,316.44 FEET;

THENCE N03°27'23"W, A DISTANCE OF 17.53 FEET;

THENCE S81°30'44"W, A DISTANCE OF 1.00 FEET, MORE OR LESS, TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17;

THENCE N03°27'23"W ALONG SAID WEST LINE, A DISTANCE OF 389.30 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTRY VISTA DRIVE;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID COUNTY VISTA DRIVE THE FOLLOWING THREE (3) COURSES:

1. N82°36'57"E, A DISTANCE OF 776.38 FEET;
2. 104.83 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,961.00 FEET AND A CENTRAL ANGLE OF 03°03'6", SAID CURVE HAVING A LONG CHORD WHICH BEARS N84°08'50"E, A CHORD DISTANCE OF 104.81 FEET;
3. N85°40'43"E, A DISTANCE OF 438.55 FEET TO THE POINT OF BEGINNING.

THIS LEGAL DESCRIPTION WAS PREPARED BY JUB ENGINEERS AND SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 176, PAGES 57-58, RECORDS OF SPOKANE COUNTY

**TRACT A LEGAL DESCRIPTION FOR ENTIRE PARCEL - EXHIBIT 'B'**

THAT PORTION OF THE SE 1/4, OF SECTION 17, TOWNSHIP 25 NORTH, RANGE 25 EAST, WILLAMETTE MERIDIAN, SPOKANE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 17 (FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION BEARS S03°23'40"E, 2,652.51 FEET); THENCE ALONG THE EAST LINE OF SOUTHEAST 1/4 OF SAID SECTION 17, S03°23'40"E, A DISTANCE OF 122.76 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTRY VISTA DRIVE AND THE POINT OF BEGINNING;

THENCE CONTINUING S03°23'40"E ALONG SAID EAST LINE, A DISTANCE OF 493.48 FEET;

THENCE LEAVING SAID EAST LINE, S87°31'31"W, A DISTANCE OF 1,316.44 FEET;

THENCE N03°27'23"W, A DISTANCE OF 17.53 FEET;

THENCE S81°30'44"W, A DISTANCE OF 1.00 FEET, MORE OR LESS, TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17;

THENCE N03°27'23"W ALONG SAID WEST LINE, A DISTANCE OF 389.30 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTRY VISTA DRIVE;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID COUNTY VISTA DRIVE THE FOLLOWING THREE (3) COURSES:

1. N82°36'57"E, A DISTANCE OF 776.38 FEET;
2. 104.83 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,961.00 FEET AND A CENTRAL ANGLE OF 03°03'6", SAID CURVE HAVING A LONG CHORD WHICH BEARS N84°08'50"E, A CHORD DISTANCE OF 104.81 FEET;
3. N85°40'43"E, A DISTANCE OF 438.55 FEET TO THE POINT OF BEGINNING.

THIS LEGAL DESCRIPTION WAS PREPARED BY JUB ENGINEERS AND SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 176, PAGES 57-58, RECORDS OF SPOKANE COUNTY

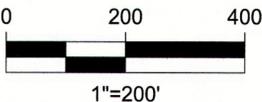
6833868 176/57

# RECORD OF SURVEY

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 17, AND A PORTION OF THE SOUTHWEST 1/4 OF SECTION 16,  
TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M.,  
CITY OF LIBERTY LAKE, SPOKANE COUNTY, WASHINGTON

### AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 20th DAY OF August  
20 19 A.D., AT 3:03 PM., RECORDED IN VOLUME 176  
OF SURVEYS, AT PAGE 57-58  
AT THE REQUEST OF J-U-B ENGINEERS, INC.  
SPOKANE COUNTY AUDITOR Vicky Deelen  
BY Drew J. West - Deputy  
FEE NO. 6833868



### BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 87°17'32" WEST BETWEEN THE MONUMENTED SOUTHEAST CORNER AND THE SOUTH 1/4 CORNER OF SECTION 17, TOWNSHIP 25 NORTH, RANGE 45 EAST, WILLAMETTE MERIDIAN, SPOKANE COUNTY, WASHINGTON, AS ESTABLISHED BY GPS OBSERVATIONS. WASHINGTON STATE PLANE COORDINATE SYSTEM, ALL DISTANCES ARE PROJECTED TO GROUND VALUES.

### EAST 1/4 CORNER

CORNER MONUMENT DESTROYED BY PREVIOUS CONSTRUCTION ACTIVITY, RE-SET 3 1/2" BRASS CAP USING RP'S PER (R4)  
SET NAIL WITH BRASS TAG MARKED "JUB LS 36817" IN EAST SIDE POWER POLE 2' ABOVE GROUND N10°W 205.36'  
SET NAIL WITH BRASS TAG MARKED "JUB LS 36817" IN WEST SIDE OF POWER POLE 2' ABOVE GROUND N34°E 353.84'

**CENTER 1/4 CORNER**  
FOUND 5/8" REBAR LS 8446  
FOUND RP PER (R4)  
SET X IN TOP OF CURB N76°E 39.87'  
SET X IN TOP CURB N57°E 105.29'  
SET X IN TOP CURB N34°W 61.46'

LINE #	DIRECTION	LENGTH
L8	N85°40'43"E	60.01'
L9	N82°36'57"E	46.38'
L10	N79°36'16"W	189.94'
L11	S87°45'44"W	362.43'
L12	S81°30'44"W	198.63'
L14	S87°31'31"W	60.01'

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C9	104.83'	1961.00'	3°03'46"	N84°08'50"E	104.81'
C10	125.00'	1145.92'	6°15'00"	S84°38'14"W	124.94'
C11	180.48'	818.51'	12°38'02"	N85°55'15"W	180.12'
C12	41.74'	716.20'	3°20'20"	N81°16'26"W	41.73'

### RECORD INFORMATION

- RECORD OF SURVEY BY JAMES BENTHIN, RECORDED MAY 30, 1980, AUDITOR'S FILE NO. 8005300182, RECORDS OF SPOKANE COUNTY.
- RECORD OF SURVEY BY DAVID A. BERTO, RECORDED APRIL 7, 2005, AUDITOR'S FILE NO. 5200517.
- RECORD OF SURVEY BY MICHAEL E. MOORE, RECORDED APRIL 13, 2005, AUDITOR'S FILE NO. 5202781, RECORDS OF SPOKANE COUNTY.
- AMENDED RECORD OF SURVEY BY DAVID M. SEESE, RECORDED JULY 26, 2013, AUDITOR'S FILE NO. 5949143, RECORDS OF SPOKANE COUNTY.
- RECORD OF SURVEY BY GERMERY J. RUSSELL, RECORDED SEPTEMBER 6, 2018, AUDITOR'S FILE NO. 6740451, RECORDS OF SPOKANE COUNTY.
- RECORD OF SURVEY BY GERMERY J. RUSSELL, RECORDED NOVEMBER 15, 2018, AUDITOR'S FILE NO. 6760531, RECORDS OF SPOKANE COUNTY.
- RECORD OF SURVEY BY GERMERY J. RUSSELL, RECORDED NOVEMBER 27, 2018, AUDITOR'S FILE NO. 6764347, RECORDS OF SPOKANE COUNTY.

### SOUTH 1/4 CORNER

FOUND 5/8" REBAR NO CAP, NO RP'S FOUND  
TOP METAL FENCE POST GOING NORTH AND WEST, N42°W 40.93'  
SET NAIL WITH BRASS TAG MARKED "JUB 36817" IN EAST SIDE OF POWER POLE, 2' ABOVE GROUND N4°W 58.57'  
SET NAIL WITH BRASS TAG MARKED "JUB 36817" IN EAST SIDE OF POWER POLE, 2' ABOVE GROUND S63°W 69.66'  
SET NAIL WITH BRASS TAG MARKED "JUB 36817" IN WEST SIDE OF POWER POLE, 2' ABOVE GROUND S77°E 101.23'

### SOUTHEAST CORNER

FOUND 2" ALUMINUM CAP ILLEGIBLE NO RP'S FOUND.  
SET NAIL WITH BRASS TAG MARKED "JUB 36817" IN EAST SIDE POWER POLE, 2' ABOVE GROUND N23°W 26.55'  
SET NAIL WITH BRASS TAG MARKED "JUB 36817" IN EAST SIDE POWER POLE, 2' ABOVE GROUND S27°E 56.50'  
SET NAIL WITH BRASS TAG MARKED "JUB 36817" IN EAST SIDE OF POWER POLE, 2' ABOVE GROUND S73°W 106.68'  
SET NAIL WITH BRASS TAG MARKED "JUB 36817" IN EAST SIDE POWER POLE 2' ABOVE GROUND N20°E 63.67'

M-2 Zone

M-2 Zone

P Zone, Rezone to M-2 Zone

Subject Property

P Zone

### LEGEND

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- FOUND ALUMINUM CAP, AS NOTED
- FOUND 5/8" REBAR WITH CAP LS 35991, UNLESS OTHERWISE NOTED
- FOUND 1/2" REBAR WITH CAP LS 7317/13315, UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, MARKED "JUB ENGINEERS PLS 36817"
- FOUND 1/2" IRON PIPE, AS NOTED
- CALCULATED POINT, NOTHING FOUND OR SET
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, MARKED "JUB ENGINEERS PLS 36817"
- SET 3 1/2" BRASS CAP FROM EXISTING REFERENCE POINTS
- EXISTING FENCELINE

### SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF CENTRAL VALLEY SCHOOL DISTRICT.

*Jeremy Russell*  
GERMERY J. RUSSELL, P.L.S. 36817

SIGNED:  
8/20/2019



SIGNED:  
8/20/2019



422 W. Riverside Ave., Suite 304  
Spokane, WA 99201  
p | 509 458 3727 w | www.jub.com

Dwg Name: 70-16-044\_V-CVSD\_BLA\_3\_1FT  
Date: August 19, 2019  
Dr: SDN Ch: GJR Sheet 1 of 2