

**RESOLUTION NO. 22-240
CITY OF LIBERTY LAKE
SPOKANE COUNTY, WASHINGTON**

**A RESOLUTION OF THE CITY OF LIBERTY LAKE, WASHINGTON APPROVING
THE FINAL PLAT OF TRUTINA SIXTH ADDITION, LOCATED IN PORTIONS OF
THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 25N, RANGE 45
E.W.M., LIBERTY LAKE, WASHINGTON, FILE 2015.PL0001F**

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 periodically amended);

WHEREAS, The Preliminary Plat of Trutina consisting of 400 parcels plus open space tracts and private streets on approximately 137.33 acres was approved by the City Council on July 23, 2015;

WHEREAS, The Trutina 6th Addition Final Plat, File 2015.PL0001F is 10.1 acres in size and contains 36 Lots, six Tracts, and private streets;

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

WHEREAS, The Trutina 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 Trutina 6th Addition, located in portions of Section 10, 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 December, 2022.

Cristella Kaminskas

Cristella Kaminskas, Mayor
City of Liberty Lake

ATTEST:

Kelsey Hardy
City Clerk, Kelsey Hardy

APPROVED AS TO FORM:

Sean P. Boutz
City Attorney, Sean P. Boutz

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT RIVERCROSSING, LLC, A WASHINGTON LIMITED LIABILITY COMPANY HAVE CAUSED TO BE PLATTED INTO LOTS THE LAND SHOWN HEREON, TO BE KNOWN AS TRUTINA 6TH ADDITION BEING A PORTION OF GOVERNMENT LOT 7 LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND A PORTION OF THE SOUTHWEST AND SOUTHEAST QUARTERS OF THE NORTHWEST QUARTER ALL IN SECTION 10, TOWNSHIP 25 NORTH, RANGE 45 EAST W.M., IN THE CITY OF LIBERTY LAKE, SPOKANE COUNTY, WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT THE SOUTHEAST CORNER OF TRACT B OF THE FINAL PLAT OF TRUTINA 4TH ADDITION, RECORDED IN BOOK 42 OF PLATS, PAGES 55 AND 56; THENCE ALONG THE WESTERLY AND NORTHERLY BOUNDARY OF SAID FINAL PLAT OF TRUTINA 4TH ADDITION, THE FOLLOWING (3) THREE COURSES:
- 1) N27°08'10"E A DISTANCE OF 152.20 FEET;
 - 2) N69°23'47"W A DISTANCE OF 71.99 FEET;
 - 3) N55°11'08"W A DISTANCE OF 68.22 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 7 OF THE FINAL PLAT OF TRUTINA 3RD ADDITION, RECORDED IN BOOK 41 OF PLATS, PAGES 65 AND 66; THENCE ALONG THE SOUTHEASTERLY BOUNDARY OF SAID FINAL PLAT OF TRUTINA 3RD ADDITION THE FOLLOWING (3) THREE COURSES:
 - 1) N27°46'18"E A DISTANCE OF 120.00 FEET;
 - 2) N29°22'39"E A DISTANCE OF 58.02 FEET;
 - 3) N27°46'18"E A DISTANCE OF 135.74 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 1, BLOCK 4 OF THE FINAL PLAT OF TRUTINA 5TH ADDITION, RECORDED IN BOOK 43 OF PLATS, PAGES 22 THRU 26; THENCE S62°13'42"E ALONG THE SOUTHERLY LINE OF SAID LOT 1, BLOCK 4 A DISTANCE OF 48.52 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 351.50 FEET AND A CHORD BEARING AND DISTANCE OF S66°01'39"E, 46.58 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°35'55" AN ARC DISTANCE OF 46.62 FEET TO THE SOUTHEAST CORNER OF LOT 2, BLOCK 4 OF SAID FINAL PLAT OF TRUTINA 5TH ADDITION; THENCE CONTINUING ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°29'51" AN ARC DISTANCE OF 82.80 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 348.50 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°13'08" AN ARC DISTANCE OF 56.07 FEET; THENCE S69°17'13"E A DISTANCE OF 58.55 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS 796.99 FEET AND A CHORD BEARING AND DISTANCE OF S64°31'52"E, 119.70 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°36'49" AN ARC DISTANCE OF 119.82 FEET; THENCE S68°25'44"E A DISTANCE OF 60.48 FEET; THENCE S68°13'37"E A DISTANCE OF 121.95 FEET; THENCE S25°33'44"W A DISTANCE OF 137.91 FEET; THENCE S12°59'10"E A DISTANCE OF 93.15 FEET TO A POINT ON A LINE THAT IS 110 FEET NORTHWESTERLY OF AND PARALLEL WITH THE CENTERLINE SR90 PER MONUMENTATION MAP WASHINGTON STATE DEPARTMENT OF HIGHWAYS PLANS SR90 GREENACRES TO IDAHO STATE LINE, SHEET 5 OF 12 AND RECORD OF MONUMENTATION SR 90 SULLIVAN RD TO IDAHO STATE LINE, RECORDED IN BOOK 3DOT, PAGES 1 THRU 6; THENCE ALONG SAID LINE THE FOLLOWING (2) TWO COURSES:
 - 1) S78°30'15"W (RECORD S78°28'W) A DISTANCE OF 535.28 FEET TO A POINT ON A SPIRAL CURVE OPPOSITE STA. S.T. 668+24.24.6;
 - 2) THENCE SOUTHWESTERLY ALONG SAID SPIRAL CURVE (CHORD BEARING AND DISTANCE S78°25'21"W, 70.31 FEET) TO A POINT OPPOSITE STA. 667+54.41; SAID POINT BEING THE SOUTHEASTERLY CORNER OF TRACT C OF SAID FINAL PLAT OF TRUTINA 5TH ADDITION; THENCE N11°44'29"W ALONG THE EASTERLY LINE OF SAID TRACT C A DISTANCE OF 72.21 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 10, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 1, BLOCK 1 OF THE FINAL PLAT OF TRURINA 1ST ADDITION, RECORDED IN BOOK 39 OF PLATS, PAGES 99 AND 100; THENCE ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID FINAL PLAT OF TRUTINA 1ST ADDITION THE FOLLOWING (3) THREE COURSES:

- 1) S45°06'18"E A DISTANCE OF 119.76 FEET;
- 2) S44°53'42"W A DISTANCE OF 10.10 FEET;
- 3) S45°06'18"E A DISTANCE OF 178.00 FEET; THENCE LEAVING SAID BOUNDARY LINE S44°53'42"W A DISTANCE OF 122.76 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 121.00 FEET AND A CHORD BEARING AND DISTANCE OF S55°04'03"E, 43.84 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°52'19" AN ARC DISTANCE OF 44.08 FEET; THENCE S65°30'12"E A DISTANCE OF 71.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 20.00 FEET AND A CHORD BEARING AND DISTANCE OF S79°31'12"E, 9.89 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°01'59" AN ARC DISTANCE OF 9.79 FEET; THENCE S24°29'48"W A DISTANCE OF 75.35 FEET; THENCE N65°30'12"W A DISTANCE OF 80.72 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 194.00 FEET AND A CHORD BEARING AND DISTANCE OF N58°58'14"W, 44.14 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°03'56" AN ARC DISTANCE OF 44.24 FEET; THENCE S44°53'03"W A DISTANCE OF 406.55 FEET; THENCE N45°06'57"W A DISTANCE OF 148.00 FEET; THENCE S44°53'03"W A DISTANCE OF 9.12 FEET; THENCE N45°06'57"W A DISTANCE OF 175.84 FEET TO THE SOUTHERLY LINE OF A 100 FOOT WIDE PACIFIC GAS TRANSMISSION LINE PER AUDITOR'S FILE NUMBER 784909B (PARCEL 1); THENCE N44°53'42"E (N45°29'30"E RECORD) ALONG SAID SOUTHERLY LINE A DISTANCE OF 299.10 FEET TO THE SOUTHWEST CORNER OF TRACT C OF THE FINAL PLAT OF TRUTINA ADDITION, RECORDED IN BOOK 38 OF PLATS, PAGES 68 THRU 70; THENCE N44°56'16"E ALONG SAID SOUTHERLY LINE A DISTANCE OF 320.91 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ALL EASEMENTS OF RECORD

CONTAINING 10.10 ACRES MORE OR LESS.

LOTS 1 AND 2, BLOCK 6, 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 FOREVER, AT SUCH TIME AS THE ROAD IS CONTINUED AS A FULL WIDTH RIGHT OF WAY, OR UNTIL ADJACENT LANDS ARE PLATTED.

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.

A PERPETUAL, NONEXCLUSIVE EASEMENT FOR WATER AND SEWER IN TRACT B AND TRACT D OF THIS PLAT IS HEREBY DEDICATED TO THE LIBERTY LAKE SEWER AND WATER DISTRICT FOR THE PURPOSES OF INGRESS, EGRESS AND THE RIGHT TO MAINTAIN, REPAIR, REPLACE, RECONSTRUCT AND EXPAND THE SAID WATER SYSTEM AND SEWER SYSTEM AND FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING ANY OTHER UTILITY SYSTEM THAT LIBERTY LAKE SEWER AND WATER DISTRICT CHOOSE TO LOCATE ON SAID TRACT B AND TRACT D.

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 OF ALL LOTS WITHIN THIS SUBDIVISION SHALL BE MEMBERS OF THE TRUTINA HOMEOWNER'S ASSOCIATION, A HOMEOWNERS ASSOCIATION CREATED BY DOCUMENT RECORDED DECEMBER 1, 2015 BY THE SECRETARY OF STATE OF THE STATE OF WASHINGTON UNDER U.B.I NUMBER 603 569 143 AND SUBJECT TO THE ARTICLES OF INCORPORATION AND BYLAWS THEREOF. ALSO SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS FOR TRUTINA HOMEOWNERS ASSOCIATION AS RECORDED UNDER AUDITOR'S DOCUMENT NO.6498558.

TRUTINA HOMEOWNER'S ASSOCIATION OR A RELATED PRIVATE ENTITY WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPED STRIPS, OPEN SPACE TRACTS, COMMON AREAS, ALLEYS / DRIVEWAYS, PRIVATE STREETS, AND STREET LIGHTING, AS APPLICABLE.

OPEN SPACE TRACTS WILL BE DEDICATED TO THE TRUTINA HOMEOWNER'S ASSOCIATION OR A RELATED PRIVATE ENTITY RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF SAID PROPERTY; HOWEVER THE GENERAL PUBLIC IS GRANTED ACCESS TO UTILIZE THE NEIGHBORHOOD PARK AND GREENWAYS.

TRACT A THRU TRACT D (STORMWATER AND PUBLIC ACCESS) AND TRACT E AND TRACT F (PUBLIC ACCESS AND UTILITIES) ARE HEREBY DEDICATED TO THE TRUTINA HOMEOWNER'S ASSOCIATION.

TRACT A THRU TRACT D (STORMWATER AND PUBLIC ACCESS) AND TRACT E AND TRACT F (PUBLIC ACCESS AND UTILITIES) SHALL BE CONSIDERED SUBSERVIENT ESTATES FOR TAX PURPOSES TO THE OTHER LOTS CREATED HEREIN.

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____.

RIVERCROSSING, 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 RIVERCROSSING, 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 _____

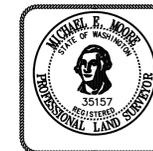
SPOKANE COUNTY AUDITOR'S CERTIFICATE

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 RCW 58.17.



MICHAEL E. MOORE, PLS
 CERTIFICATE NUMBER 35157

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

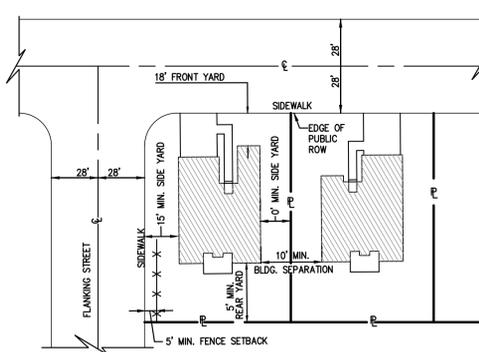
EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____.

SPOKANE COUNTY ASSESSOR BY DEPUTY _____

SPOKANE COUNTY TREASURER

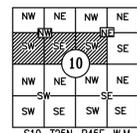
I DO HEREBY CERTIFY THAT ALL TAXES WHICH HAVE BEEN LEVIED AND BECOME CHARGEABLE AGAINST THE LAND SHOWN WITHIN THIS MAP HAVE BEEN FULLY PAID THE _____ DAY OF _____, 20____.

SPOKANE COUNTY TREASURER, BY DEPUTY _____



TYPICAL SETBACKS
 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 MEM | APPROVED RFK | SCALE N/A | PROJECT 21-256 |
| | DATE 11/02/22 | DATE 11/02/22 | SHEET 1 OF 4 | FIELD BOOK |



**FINAL PLAT OF
 TRUTINA 6TH ADDITION
 2015-PL0001F**
 A PORTION OF GOVERNMENT LOT 7, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND A PORTION OF THE SOUTHWEST AND SOUTHEAST QUARTERS OF THE NORTHWEST QUARTER ALL IN SECTION 10, TOWNSHIP 25 NORTH, RANGE 45 EAST, W.M., CITY OF LIBERTY LAKE, SPOKANE COUNTY, WASHINGTON

N 1/4 COR. SECT. 10
 FOUND 3/4" I.P.(R4)
 R.P.'S FOUND (R4)
 TACK & TAG IN FENCE POST N60°E-43.47'
 BOLT S50°W-27.15'
 DATE VISITED 3-30-17

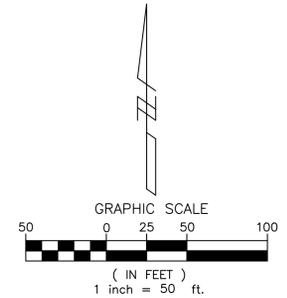
(S89°32'46"E 2649.34')(R5)
 S89°32'36"E 2649.44'
 (BASIS OF BEARINGS)

NE COR. SECT. 10
 FOUND 1/2" REBAR .25' BELOW
 SURFACE (CAP ILLEGIBLE)
 R.P.'S FOUND (R5)
 DATE VISITED 1-12-22

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



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
 - - FOUND 1/2" X 18" REBAR WITH YELLOW PLASTIC CAP MARKED "MEM 35157" OR LEAD PLUG WITH WASHER MARKED "MEM 35157 AT ACTUAL CORNER
 - - 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 "MEM 35157" OR LEAD PLUG WITH WASHER MARKED "MEM 35157 AT ACTUAL CORNER
- P.O.B.= POINT OF BEGINNING
 (R)= RADIAL LINE

PLAT INFORMATION

TOTAL NO. LOTS: 36 LOTS 6 TRACTS
 TOTAL PLAT AREA: 10.10 ACRES
 EXISTING ZONING: S48-08-0001 RIVER DISTRICT M: NEIGHBORHOOD CENTER MIXED USE & RIVER DISTRICT R: MIXED RESIDENTIAL

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 S89°32'36"E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 10, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

REFERENCES:

- (R1) TRUTINA ADDITION, RECORDED IN BOOK 38 OF PLATS, PAGES 68 THRU 70.
- (R2) TRUTINA 1ST ADDITION, RECORDED IN BOOK 39 OF PLATS, PAGES 99 AND 100.
- (R3) TRUTINA 3RD ADDITION, RECORDED IN BOOK 41 OF PLATS, PAGES 65 AND 66.
- (R4) TRUTINA 5TH ADDITION, RECORDED IN BOOK 43 OF PLATS, PAGES 22 THRU 26.
- (R5) RECORD OF SURVEY (BOUNDARY LINE ADJUSTMENT), RECORDED IN BOOK 133 OF SURVEYS, PAGES 34 AND 35.



**FINAL PLAT OF
 TRUTINA 6TH ADDITION
 2015-PL0001F**

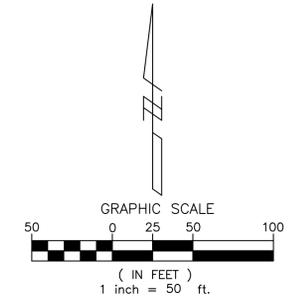
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|--|-----------------|--------------|-------------------|--|
| RFK LAND SURVEYING INC. | | | | |
| 1420 WEST GARLAND AVENUE SPOKANE, WA 99205 TEL: (509) 324-7861 FAX: (509) 327-7249 E-MAIL: rudy@rfklandsurveying.com | | | | |
| DRAWN | APPROVED | SCALE | PROJECT | |
| MEM | RFK | 1"=50' | 21-256 | |
| DATE | DATE | SHEET | FIELD BOOK | |
| 11/02/22 | 11/02/22 | 2 OF 4 | | |

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 _____



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
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PLAT INFORMATION

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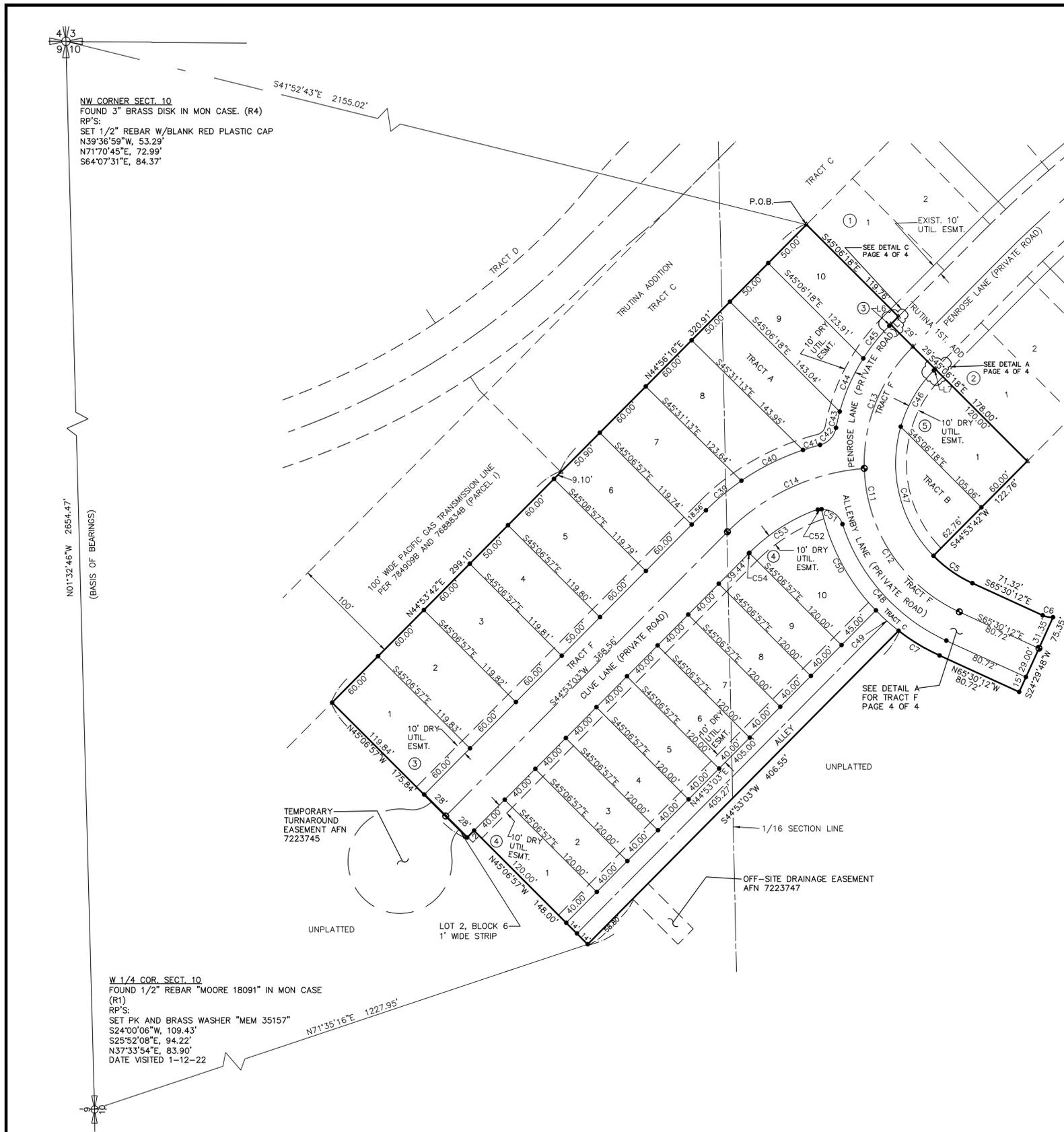
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NW CORNER SECT. 10
 FOUND 3" BRASS DISK IN MON CASE. (R4)
 RP'S:
 SET 1/2" REBAR W/BLANK RED PLASTIC CAP
 N39°36'59"W, 53.29'
 N71°70'45"E, 72.99'
 S64°07'31"E, 84.37'

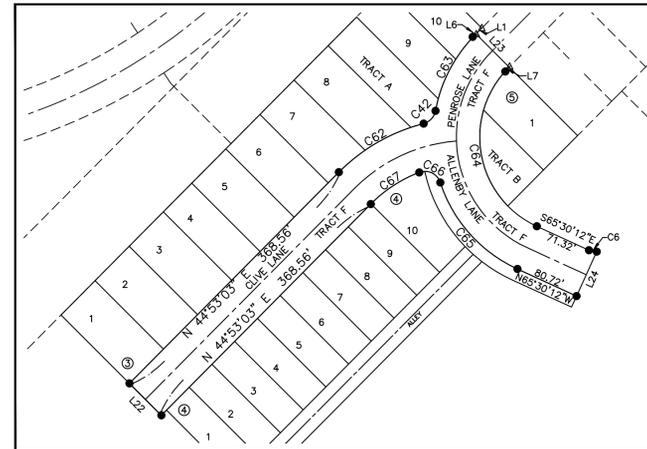
W 1/4 COR. SECT. 10
 FOUND 1/2" REBAR "MOORE 18091" IN MON CASE
 (R1)
 RP'S:
 SET PK AND BRASS WASHER "MEM 35157"
 S24°00'06"W, 109.43'
 S25°52'08"E, 94.22'
 N37°33'54"E, 83.90'
 DATE VISITED 1-12-22

| | | | | |
|--|------------------|------------------|-----------------|-------------------|
| 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 21-256 |
| | DATE 11/02/22 | DATE 11/02/22 | SHEET 3 OF 4 | FIELD BOOK |

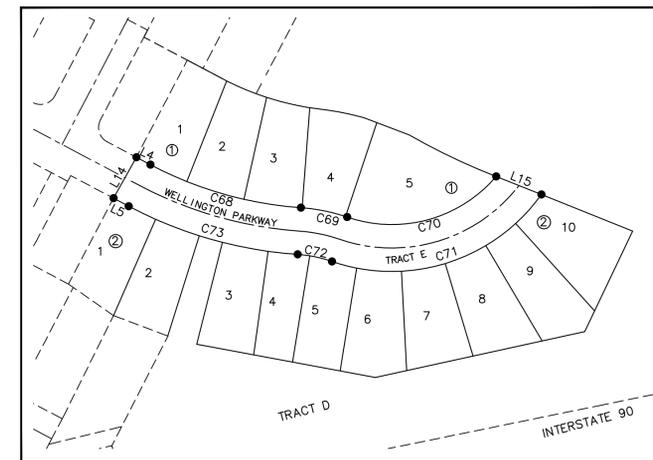
| CURVE TABLE | | | | | |
|-------------|----------|------------|--------------|---------------|-------------|
| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
| C1 | 351.50' | 46.62' | 46.58' | S 66°01'39" E | 7°35'55" |
| C2 | 351.50' | 82.80' | 82.61' | S 76°34'32" E | 13°29'51" |
| C3 | 348.50' | 56.07' | 56.01' | S 78°42'53" E | 9°13'08" |
| C4 | 796.99' | 119.82' | 119.70' | S 64°31'52" E | 8°36'49" |
| C5 | 121.00' | 44.08' | 43.84' | S 55°04'03" E | 20°52'19" |
| C6 | 20.00' | 9.79' | 9.69' | S 79°31'12" E | 28°01'59" |
| C7 | 194.00' | 44.24' | 44.14' | N 58°58'14" W | 13°03'56" |
| C8 | 500.00' | 207.63' | 206.14' | S 74°07'29" E | 23°47'34" |
| C9 | 196.00' | 51.24' | 51.10' | S 78°31'53" W | 14°58'45" |
| C10 | 200.00' | 248.22' | 232.59' | N 73°24'12" E | 71°06'35" |
| C11 | 150.00' | 290.78' | 247.34' | S 09°58'05" E | 111°04'15" |
| C12 | 150.00' | 166.79' | 158.33' | S 33°38'57" E | 63°42'30" |
| C13 | 150.00' | 123.99' | 120.49' | S 21°53'10" W | 47°21'45" |
| C14 | 200.00' | 142.05' | 139.09' | N 65°13'55" W | 40°41'44" |
| C15 | 471.00' | 49.88' | 49.86' | N 65°15'45" W | 6°04'05" |
| C16 | 471.00' | 74.25' | 74.17' | N 72°48'46" W | 9°01'56" |
| C17 | 471.00' | 71.45' | 71.39' | N 81°40'30" W | 8°41'32" |
| C18 | 225.00' | 1.62' | 1.62' | N 85°48'56" W | 0°24'41" |
| C19 | 225.00' | 55.24' | 55.10' | N 78°34'35" W | 14°04'01" |
| C20 | 171.00' | 203.69' | 191.86' | S 74°49'59" W | 68°15'01" |
| C21 | 229.00' | 48.19' | 48.10' | N 41°46'09" E | 12°03'25" |
| C22 | 229.00' | 46.06' | 45.98' | N 53°33'36" E | 11°31'29" |
| C23 | 229.00' | 55.32' | 55.18' | N 66°14'32" E | 13°50'23" |
| C24 | 229.00' | 55.32' | 55.18' | N 80°04'56" E | 13°50'23" |
| C25 | 229.00' | 55.89' | 55.75' | S 86°00'21" E | 13°59'02" |
| C26 | 229.00' | 31.86' | 31.84' | S 75°01'41" E | 7°58'20" |
| C27 | 167.00' | 28.46' | 28.43' | S 75°55'27" E | 9°45'54" |
| C28 | 167.00' | 15.20' | 15.19' | S 83°24'50" E | 5°12'52" |
| C29 | 529.00' | 36.77' | 36.77' | S 84°01'47" E | 3°58'59" |
| C30 | 529.00' | 57.84' | 57.81' | S 78°54'20" E | 6°15'54" |
| C31 | 529.00' | 29.97' | 29.96' | S 74°09'01" E | 3°14'45" |
| C32 | 529.00' | 57.81' | 57.79' | S 69°23'47" E | 6°15'43" |
| C33 | 529.00' | 37.27' | 37.27' | S 64°14'49" E | 4°02'14" |
| C34 | 351.50' | 6.80' | 6.80' | S 62°46'57" E | 1°06'30" |
| C35 | 351.50' | 39.82' | 39.80' | S 66°34'54" E | 6°29'25" |
| C36 | 351.50' | 13.91' | 13.91' | S 70°57'38" E | 2°16'02" |
| C37 | 351.50' | 54.97' | 54.92' | S 76°34'28" E | 8°57'38" |
| C38 | 351.50' | 13.92' | 13.92' | S 82°11'22" E | 2°16'11" |
| C39 | 228.00' | 42.57' | 42.50' | S 50°13'57" W | 10°41'48" |
| C40 | 228.00' | 63.70' | 63.50' | S 63°35'07" W | 16°00'32" |
| C41 | 228.00' | 16.45' | 16.44' | S 73°39'22" W | 4°07'58" |
| C42 | 20.00' | 22.77' | 21.56' | S 43°06'25" W | 65°13'51" |
| C43 | 179.00' | 15.32' | 15.32' | S12°56'37" W | 4°54'15" |
| C44 | 179.00' | 53.72' | 53.52' | S23°59'37" W | 17°11'46" |
| C45 | 179.00' | 38.44' | 38.36' | S38°44'36" W | 12°18'11" |
| C46 | 121.00' | 60.76' | 60.12' | N 30°30'33" E | 28°46'17" |
| C47 | 121.00' | 128.31' | 122.38' | N 14°15'14" W | 60°45'18" |
| C48 | 179.00' | 147.73' | 143.57' | S 41°51'39" E | 47°17'06" |
| C49 | 194.00' | 28.07' | 28.04' | N 48°17'36" W | 8°17'22" |
| C50 | 194.00' | 106.93' | 105.58' | N 28°21'32" W | 31°34'46" |
| C51 | 20.00' | 25.38' | 23.71' | S 54°34'35" E | 72°42'57" |
| C52 | 20.00' | 7.01' | 6.97' | N 79°01'29" E | 20°04'56" |
| C53 | 172.00' | 71.78' | 71.26' | N 57°01'40" E | 23°54'41" |
| C54 | 172.00' | 0.56' | 0.56' | S 44°58'41" W | 0°11'16" |
| C55 | NOT USED | | | | |
| C56 | NOT USED | | | | |
| C57 | NOT USED | | | | |
| C58 | NOT USED | | | | |
| C59 | NOT USED | | | | |
| C60 | NOT USED | | | | |
| C61 | 225.00' | 1.97' | 1.97' | N 71°17'33" W | 0°30'04" |
| C62 | 228.00' | 122.72' | 121.24' | N 60°18'12" E | 30°50'18" |
| C63 | 179.00' | 107.48' | 105.87' | N 27°41'36" E | 34°24'12" |
| C64 | 121.00' | 233.14' | 198.72' | S 10°18'15" E | 110°23'54" |
| C65 | 179.00' | 147.73' | 143.57' | N 41°51'39" W | 47°17'06" |
| C66 | 20.00' | 32.39' | 28.97' | N 64°37'03" W | 92°47'53" |
| C67 | 172.00' | 72.35' | 71.81' | S 56°56'02" W | 24°05'58" |
| C68 | 471.00' | 195.59' | 194.19' | N 74°07'29" W | 23°47'34" |
| C69 | 225.00' | 58.82' | 58.66' | N 78°31'53" W | 14°58'45" |
| C70 | 171.00' | 203.69' | 191.86' | S 74°49'59" W | 68°15'01" |
| C71 | 229.00' | 292.64' | 273.13' | N 72°20'58" E | 73°13'03" |
| C72 | 167.00' | 43.66' | 43.54' | S 78°31'53" E | 14°58'45" |
| C73 | 529.00' | 219.67' | 218.10' | S 74°07'29" E | 23°47'34" |
| C74 | 1000.00' | 133.52' | 133.42' | S 21°17'52" W | 7°39'00" |
| C75 | 990.00' | 127.41' | 127.33' | S 21°09'35" W | 7°22'26" |
| C76 | 529.00' | 10.00' | 10.00' | S 73°04'08" E | 1°04'59" |

| LINE TABLE | | |
|------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S 44°53'42" W | 10.10' |
| L2 | N 44°53'03" E | 9.12' |
| L3 | S 62°13'42" E | 20.50' |
| L4 | N 62°13'42" W | 19.69' |
| L5 | S 62°13'42" E | 21.31' |
| L6 | S 44°53'42" W | 1.76' |
| L7 | N 44°53'42" E | 1.76' |
| L8 | NOT USED | |
| L9 | NOT USED | |
| L10 | NOT USED | |
| L11 | NOT USED | |
| L12 | NOT USED | |
| L13 | NOT USED | |
| L14 | S 29°22'39" W | 58.02' |
| L15 | N 68°25'44" W | 60.48' |
| L16 | S 76°20'07" W | 31.03' |
| L17 | S 76°20'07" W | 17.60' |
| L18 | NOT USED | |
| L19 | NOT USED | |
| L20 | NOT USED | |
| L21 | NOT USED | |
| L22 | N 45°06'57" W | 56.00' |
| L23 | S 45°06'18" E | 58.00' |
| L24 | S 24°29'48" W | 60.35' |

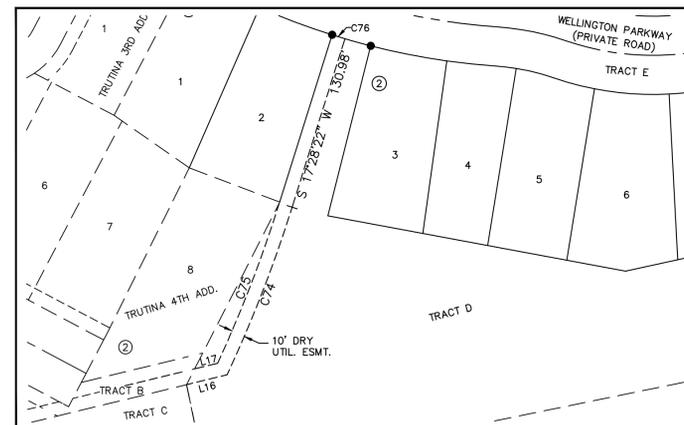
| LOT & BLOCK | ADDRESS | AREA |
|-------------|-------------------------|-------------|
| L1B1 | 22903 E WELLINGTON PKWY | 8,445 S.F. |
| L2B1 | 22905 E WELLINGTON PKWY | 8,403 S.F. |
| L3B1 | 22907 E WELLINGTON PKWY | 8,092 S.F. |
| L4B1 | 22909 E WELLINGTON PKWY | 8,689 S.F. |
| L5B1 | 22911 E WELLINGTON PKWY | 13,884 S.F. |
| L1B2 | 22902 E WELLINGTON PKWY | 7,843 S.F. |
| L2B2 | 22904 E WELLINGTON PKWY | 8,392 S.F. |
| L3B2 | 22906 E WELLINGTON PKWY | 8,370 S.F. |
| L4B2 | 22908 E WELLINGTON PKWY | 6,622 S.F. |
| L5B2 | 22910 E WELLINGTON PKWY | 7,866 S.F. |
| L6B2 | 22912 E WELLINGTON PKWY | 8,938 S.F. |
| L7B2 | 22914 E WELLINGTON PKWY | 8,347 S.F. |
| L8B2 | 22916 E WELLINGTON PKWY | 8,932 S.F. |
| L9B2 | 22918 E WELLINGTON PKWY | 9,048 S.F. |
| L10B2 | 22920 E WELLINGTON PKWY | 10,112 S.F. |
| L1B3 | 2385 N CLIVE LANE | 7,190 S.F. |
| L2B3 | 2387 N CLIVE LANE | 7,189 S.F. |
| L3B3 | 2389 N CLIVE LANE | 7,189 S.F. |
| L4B3 | 2391 N CLIVE LANE | 5,990 S.F. |
| L5B3 | 2393 N CLIVE LANE | 7,188 S.F. |
| L6B3 | 2395 N CLIVE LANE | 7,186 S.F. |
| L7B3 | 2397 N CLIVE LANE | 7,289 S.F. |
| L8B3 | 2399 N CLIVE LANE | 7,934 S.F. |
| L9B3 | 22524 E PENROSE LANE | 6,602 S.F. |
| L10B3 | 22522 E PENROSE LANE | 6,041 S.F. |
| L1B4 | 2380 N CLIVE LANE | 4,800 S.F. |
| L2B4 | 2382 N CLIVE LANE | 4,800 S.F. |
| L3B4 | 2384 N CLIVE LANE | 4,800 S.F. |
| L4B4 | 2386 N CLIVE LANE | 4,800 S.F. |
| L5B4 | 2388 N CLIVE LANE | 4,800 S.F. |
| L6B4 | 2390 N CLIVE LANE | 4,800 S.F. |
| L7B4 | 2392 N CLIVE LANE | 4,800 S.F. |
| L8B4 | 2394 N CLIVE LANE | 4,800 S.F. |
| L9B4 | 2396 N CLIVE LANE | 4,800 S.F. |
| L10B4 | 2398 N CLIVE LANE | 6,041 S.F. |
| L1B5 | 22521 E PENROSE LANE | 6,918 S.F. |
| TRACT A | N/A | 7,426 S.F. |
| TRACT B | N/A | 4,672 S.F. |
| TRACT C | N/A | 3,729 S.F. |
| TRACT D | N/A | 1.72 AC |
| TRACT E | N/A | 30,599 S.F. |
| TRACT F | N/A | 1.12 AC |



DETAIL A
TRACT F
SCALE: 1"=100'



DETAIL B
TRACT E
SCALE: 1"=100'



DETAIL C
UTILITY EASEMENT
SCALE: 1"=60'



FINAL PLAT OF
 TRUTINA 6TH ADDITION
 2015-PL0001F

A PORTION OF GOVERNMENT LOT 7, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND A PORTION OF THE SOUTHWEST AND SOUTHEAST QUARTERS OF THE NORTHWEST QUARTER ALL IN SECTION 10, 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 | RFK | AS NOTED | 21-256 |
| DATE | DATE | SHEET | FIELD BOOK |
| 11/02/22 | 11/02/22 | 4 OF 4 | |