

OVERLOOK AT QUALCHAN THIRD ADDITION, PUD

FINAL PLAT

BEING UNPLATTED PORTIONS OF GOVERNMENT LOTS 11 & 12,
IN THE NW1/4 OF SECTION 6, TOWNSHIP 24 NORTH, RANGE 43 EAST, W.M.,
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON
JANUARY, 2007

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 10th DAY
OF January, 2007 AT 12:14 P.M.
IN BOOK 33 OF PLATS AT PAGES 37-60
AT THE REQUEST OF ADAMS & CLARK, INC.

(Signed) Melissa Monroe
County Auditor
Deputy

Plat # 3896

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, that P.O.S. Development Company, Inc., a Washington Corporation, and Inland Northwest Bank, have caused to be platted into Lots, Blocks, Tracts, Public Streets and Private Streets the land shown hereon to be known as OVERLOOK AT QUALCHAN THIRD ADDITION, A PLANNED UNIT DEVELOPMENT being those unplatted portions of Government Lots 11 and 12 in the NW1/4 of Section 6, Township 24 North, Range 43 East, W.M., City of Spokane, Spokane County, Washington, described as follows:

Beginning at the southwest corner of Lot 2 Block 2 of Qualchan Hills First Addition, Phase Two, PUD, according to the plat recorded in Book 22, at pages 56 and 57; thence along the southerly boundary of said plat the following three (3) calls:

- 1) N88°05'22"E 144.33 feet to the point of curve of a 776.97 foot radius curve to the right; 2) along the arc of said curve through a central angle of 7°16'15", 98.60 feet to the point of tangent; 3) S84°38'23"E 170.94 feet to a point on the southerly boundary of the plat of Overlook at Qualchan, First Addition, according to the plat recorded in Book 27, at pages 80 and 81; thence along said southerly boundary of Overlook at Qualchan, First Addition the following four (4) courses: 1) S30°54'45"E 30.99 feet; 2) S69°14'28"E 849.52 feet; 3) S78°23'54"E 117.14 feet; 4) N78°00'01"E 37.38 feet to the northwest corner of Lot 9, Block 2 of said plat of Qualchan Hills First Addition, Phase Two; thence along the boundary of said plat of Qualchan Hills First Addition, Phase Two, the following three (3) calls: 1) S07°55'10"E 105.15 feet to a point on a 380.00 foot radius nontangent curve, the center of circle of which bears N07°55'10"W; 2) southeasterly along the arc of said curve through a central angle of 14°04'57", 93.40 feet to a point on the right-of-way line of Willapa Avenue; 3) along said right-of-way line, S22°00'07"E 60.00 feet to a point on a 440.00 foot radius nontangent curve, on the boundary of the plat of Overlook Village First Addition, according to the plat recorded in Book 27, at pages 89 and 90, the center of circle of which bears N22°00'07"W; thence along the boundary of said plat of Overlook Village First Addition the following two (2) calls: 1) southwesterly along the arc of said curve through a central angle of 47°17'49", 35.00 feet; 2) S21°56'50"E 247.76 feet to a point on the boundary of the plat of Overlook Village First Addition, according to the plat recorded in Book 27, at pages 29 and 39; thence along said boundary of the plat of Overlook Village First Addition the following five (5) courses: 1) S17°30'03"E 67.79 feet; 2) S13°13'55"E 67.79 feet; 3) S08°57'46"E 67.79 feet; 4) S04°39'30"E 69.16 feet; 5) S03°16'23"E 20.00 feet to a point on the south line of said Government Lot 11; thence along said south line, S86°43'38"W 486.71 feet to the southwest corner of said Government Lot 11 and a point on the boundary of the parcel of land conveyed on the Statutory Warranty Deed recorded December 8, 1994, as Auditor's Recording No. 9412080406; thence along said boundary the following two (2) courses: 1) N36°31'39"W 341.69 feet; 2) N70°00'00"W 200.00 feet to a point on the boundary of the plat of Overlook at Qualchan, Second Addition according to the plat recorded in Book 32, at pages 18 and 19; thence along the boundary of said plat of Overlook at Qualchan, Second Addition, N49°22'07"W 292.81 feet to a point on the boundary of the plat of Overlook at Qualchan, according to the plat recorded in Book 27, at pages 31 and 32; thence along the boundary of said plat of Overlook at Qualchan the following seven (7) calls: 1) N43°59'23"W 142.81 feet; 2) N48°27'16"W 70.52 feet; 3) N51°23'54"W 70.17 feet; 4) N53°50'31"W 70.03 feet; 5) N34°36'59"E 96.44 feet to a point on a 300.00 foot radius nontangent curve, the center of circle of which bears S04°17'09"W; 6) southwesterly along the arc of said curve through a central angle of 46°12'36", 241.96 feet to the point of compound curve of a 20.00 foot radius curve, the center of circle of which bears S41°55'27"E; 7) southerly along the arc of said curve through a central angle of 102°10'43", 35.67 feet to a point on the northeasterly line of the parcel of land conveyed to the City of Spokane for a Public Road, Lincoln Way by the Statutory Warranty Deed recorded April 1, 1999, as Auditor's Recording No. 4350317; thence along said northeasterly line, N54°06'10"W 102.30 feet to a point on a 20.00 foot radius nontangent curve on said boundary of the plat of Overlook at Qualchan, the center of circle of which bears N35°53'50"E; thence along said boundary of the plat of Overlook at Qualchan the following five (5) calls: 1) easterly along the arc of said curve through a central angle of 77°49'17", 27.16 feet to the point of tangent; 2) N48°04'33"E 21.58 feet to the point of curve of a 360.00 foot radius curve to the right; 3) along the arc of said curve through a central angle of 7°00'44", 44.06 feet; 4) N24°27'11"W 116.44 feet; 5) N17°43'36"W 103.87 feet to the point of beginning.

TOGETHER WITH that portion of said Government Lots 11 and 12 described as follows: Beginning at the easterly most corner Lot 2 Block 1 Overlook at Qualchan Second Addition, according to the plat recorded in Book 32, Pages 18, and 19, being a point on the southwesterly right-of-way line of Lincoln Way as conveyed to the City of Spokane for a public road, Lincoln Way, by the Statutory Warranty Deed recorded April 1, 1999, as Auditor's Recording No. 4350317, said point being on a 330.00 foot radius curve to the left, the center of circle of which bears N11°08'30"E; thence along said right-of-way line the following five (5) calls: 1) along the arc of said curve through a central angle of 10°26'16", 60.12 feet to the TRUE POINT OF BEGINNING, a point on the easterly boundary of the parcel conveyed to the City of Spokane by the Statutory Warranty Deed recorded December 1, 1997, as Auditor's Recording No. 4165138; 2) continuing along the arc of said curve, the center of circle of which bears N00°42'14"E; through a central angle of 2°36'52", 15.06 feet to the point of tangent; 3) N88°05'22"E 232.76 feet to the point of curve of a 600.14 foot radius curve to the right; 4) along the arc of said curve through a central angle of 37°48'28", 396.01 feet to the point of tangent; 5) S54°06'10"E 293.68 feet to the northerly most corner of Lot 1, Block 1 of Overlook Heights, according to the plat recorded in Book 27, Pages 71 & 72, and a point on the boundary of the parcel of land conveyed on the Statutory Warranty Deed recorded December 8, 1994, as Auditor's Recording No. 9412080406; thence along the northwesterly line of said Lot and along said line extended and along the boundary of last said parcel, S40°00'00"W 264.75 feet to a point on southerly right-of-way line of Anton Lane as conveyed to the City of Spokane by the Statutory Warranty Deed recorded April 2, 1999, as Auditor's Recording No. 4350315; thence along said boundary the following five (5) calls: 1) N60°36'02"W 1.94 feet to the point of curve of a 215.00 foot radius curve to the left; 2) along the arc of said curve through a central angle of 21°44'57", 81.61 feet to the point of tangent; 3) N82°20'59"W 16.43 feet to the point of curve of a 20.00 foot radius curve to the right; 4) along the arc of said curve through a central angle of 57°25'16", 20.04 feet to the point of reverse curve of a 45.00 foot radius curve to the left, the center of circle of which bears S65°04'16"W; 5) along the arc of said curve through a central angle of 162°51'20", 127.91 feet to a point on the boundary of said parcel of land conveyed on the Statutory Warranty Deed recorded December 8, 1994, as Auditor's Recording No. 9412080406; thence along said boundary the following two (2) calls: 1) S86°43'38"W 290.87 feet; 2) S42°18'17"W 855.66 feet to the southwest corner of said Government Lot 12; thence leaving said boundary and along the west line of said Government Lot 12, N00°10'40"E 813.72 feet to a point on the boundary of that parcel of land conveyed to the City of Spokane by the Statutory Warranty Deed recorded April 11, 1990, as Auditor's Recording No. 900410134; thence along said boundary the following three (3) courses: 1) S59°49'00"E 275.48 feet; 2) N30°11'00"E 297.00 feet; 3) N59°49'00"W 137.75 feet to a point on a 95.00 foot radius nontangent curve on said easterly boundary of the parcel conveyed to the City of Spokane by the Statutory Warranty Deed recorded December 1, 1997, as Auditor's Recording No. 4165138, the center of circle of which bears S42°48'04"E; thence along said boundary the following three (3) calls: 1) northeasterly along the arc of said curve through a central angle of 4°55'04", 8.15 feet to the point of tangent; 2) N52°07'00"E 85.00 feet to the point of curve of an 80.00 foot radius curve to the left; 3) along the arc of said curve through a central angle of 47°10'12", 65.86 feet to the TRUE POINT OF BEGINNING.

The owners adopt the plan of Lots, Blocks, Tracts, Public Streets and Private Streets shown hereon. The owners hereby waive all claims against any governmental authority for damage which may be occasioned to the adjacent land by the established construction, maintenance, and associated drainage facilities for the public street within this plat. Slope easements for cut and fill, as deemed necessary by the Engineering Services - Developer Services Department in accordance with the City's Design Standards, are hereby granted to the City of Spokane for the construction of the public street within this plat.

All owners of lots within this subdivision shall be members of the Overlook Homeowners Association created by documents filed December 3, 1998 as Washington State UBI No. 601 918 826.

Anton Lane, as shown hereon, is a private street providing access to the City of Spokane water tank and private lots. The maintenance, snow plowing, etc. of this private street may not be the same as provided on a public street.

Jordan Lane, the private street, and Tracts A, B, C, D and E, the Common Areas as shown hereon, are hereby dedicated to the Overlook Homeowners Association, and shall be considered subservient estates for tax purposes to the other lots created herein. No portion of Tracts A, B, C, D or E, Common Areas, may be used for any residential structure or transferred as a lot to be used for any residential structure without City approval. Overlook Homeowners Association, or its successor in interest will be responsible for maintenance of the private street and the common areas and maintenance of the water, sewer, storm sewer and drainage facilities located therein. Tracts A, B, C, D and E, Common Areas, are not for use by the general public, but are dedicated solely to the common use and enjoyment of homeowners within this development.

All parking areas and drives, including private parking areas and drives, shall be hard surfaced.

"No Parking" signs shall be placed along one side of Jordan Lane.

Easements for utilities, as shown hereon, including cable television, are hereby granted to the City of Spokane and its permittees and to Inland Power and Light, over the right-of-way of Jordan Lane, and along the rights-of-way of Lincoln Way, Willapa Avenue, and Jordan Lane, for the construction, reconstruction, maintenance, and operation of utilities and cable television, together with the right to prohibit changes that will reduce the existing coverage over installed underground facilities, and together with the right to inspect said utilities and to trim and/or remove brush and trees which may interfere with the construction, maintenance, and operation of same.

Sidewalk easements, as shown hereon adjoining Jordan Lane, are hereby granted to members of the Overlook Homeowners Association.

The Pedestrian Access Easement in Lot 19, Block 1, as shown hereon, is granted to the members of the Overlook Homeowners Association for non motorized access to the common areas.

The Drainage Easement within Lots 9 & 10, Block 1, as shown hereon, is hereby granted to the Overlook Homeowners Association, for the construction, reconstruction, maintenance, and operation of stormwater facilities.

Development of the subject property, including grading and filling, are required to follow an erosion/sediment control plan that has been submitted to and accepted by Engineering Services - Developer Services prior to issuance of any building and/or grading permits.

All stormwater and surface drainage generated on-site must be disposed of on-site in accordance with chapter 17D.060SMC, Stormwater Facilities, and City Design Standards, and as per the Project Engineer's recommendations, based on the drainage plan accepted for the final plat.

No building permit shall be issued for any lot in this subdivision/PUD until evidence satisfactory to the Director of Engineering Services has been provided showing that the recommendations of chapter 17D.060 SMC, Stormwater Facilities, and the Project Engineer's recommendations, based on the drainage plan accepted for the final subdivision/PUD, have been complied with.

DEDICATION CONTINUED ON SHEET 2 OF 4

This subdivision has been made with the free consent and in accordance with the desires of the owners of the land so divided. The signatories hereof certify that they are the owners of, and the only parties having interest in the land so divided, and that the property shown is not encumbered by any delinquent taxes or assessments. The agreement herein expressed shall be a covenant to run with the land and shall be carried as a provision in each deed drawn to transfer ownership of any and all property delineated within this plat.

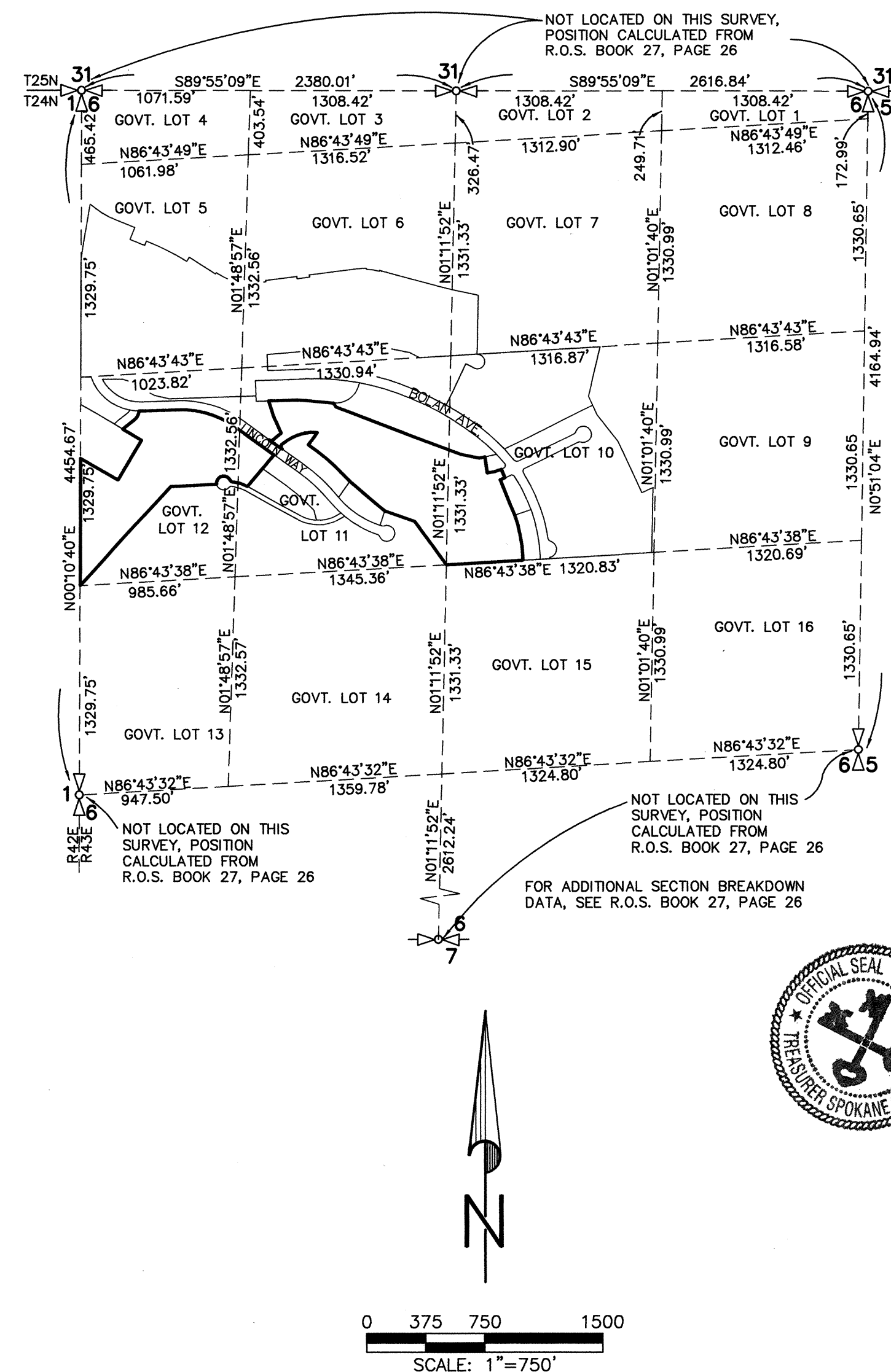
IN WITNESS WHEREOF the owners have hereunto set their hands

P.O.S. Development Company, Inc. P.O.S. Development Company, Inc.
By: Kevin C. Farrell By: Josh S. Taylor
Title: President Title: Vice Pres

Inland Northwest Bank
By: D. J. [Signature]
Title: S.V.P.

PATRICIA M. BATTAN
NOTARY PUBLIC
STATE OF WASHINGTON
EXPIRES FEBRUARY 17, 2007

ACKNOWLEDGMENT
STATE OF Washington
COUNTY OF Spokane
On this 31st day of December, 2006 before me personally appeared Kevin Farrell and Josh Taylor, to me known to be the President and Vice President, respectively of P.O.S. Development Company, Inc., the Washington Corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said individuals for the uses and purposes therein mentioned and stated on oath that they were authorized to execute said instrument.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.
Patricia M. Battan
Notary Public in and for the State of Washington residing in Spokane.
My commission expires 2/17/07
PATRICIA M. BATTAN



AREA TABLE	
TOTAL PLATTED AREA	= 30.611 ACRES
R/W DEDICATION	= 1.792 ACRES
PRIVATE STREET R/W	= 0.838 ACRES
TOTAL COMMON AREA	= 9.276 ACRES



CITY OF SPOKANE HEARING EXAMINER

This plat has been reviewed on this 31st day of January, 2007, and is found to be in full compliance with all the conditions of approval stipulated in the Hearing Examiner's approval of the preliminary plat # 87-08-PUD/PP/SP.

Dwight A. Smith
City of Spokane Hearing Examiner

CITY OF SPOKANE TREASURER

I hereby certify that the land described by this plat, as of the date of this certificate, is not subject to any delinquent local improvement assessment. Future installments, if any, shall remain due and payable and it shall be the responsibility of the owners to initiate the segregation of the L.I.D. assessment.
Examined and approved, this 29 day of Dec, 2006

W. D. [Signature]
City of Spokane Treasurer

SPOKANE COUNTY TREASURER

I hereby certify that all required taxes for which the property included within this subdivision may be liable have been paid, satisfied, or discharged this 9 day of January, 2007.

Shirley Chillingworth
Spokane County Treasurer by Deputy

CITY OF SPOKANE ENGINEER

Approved as to compliance with the survey data, the design of public works and provisions made for constructing the improvements and permanent control monuments this 30 day of January, 2007.

Thomas C. [Signature]
City of Spokane Engineer

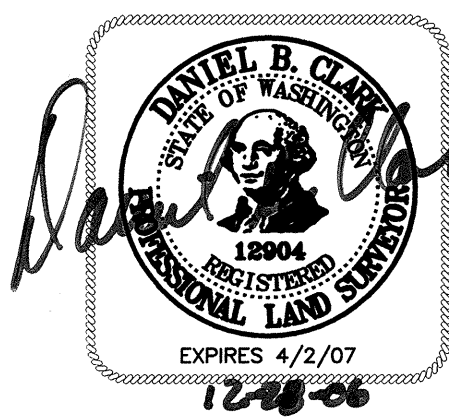
CITY OF SPOKANE PLANNING DIRECTOR

This plat has been reviewed on this 29 day of December, 2006 and is found to be in full compliance with all the conditions of approval stipulated in the Hearing Examiner's/Planning Director's approval of the preliminary plat # 87-08-PUD/PP/SP.

[Signature]
City of Spokane Planning Director

SURVEYOR'S CERTIFICATE

I, Daniel B. Clark, registered land surveyor, hereby certify the plat of Overlook at Qualchan Third Addition, PUD, as shown hereon, is based upon actual field survey of the land described and that all angles, distances, and courses are correctly shown and that all non fronting lot corners are set as shown on the plat. Monuments and fronting lot corners shall be set upon completion of the utility and street improvements.



FINAL PLAT OVERLOOK AT QUALCHAN THIRD ADDITION, PUD

BEING UNPLATTED PORTIONS OF GOVERNMENT LOTS 11 & 12,
IN THE NW1/4 OF SECTION 6, TOWNSHIP 24 NORTH, RANGE 43 EAST, W.M.,
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON
JANUARY, 2007

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 10th DAY
OF January 2007 AT 12:44 P.M.
IN BOOK 33 OF PLATS AT PAGES 57-60
AT THE REQUEST OF ADAMS & CLARK, INC.

(Signed) *Miller Monroe*
County Auditor
Deputy
Plat # 3896

DEDICATION CONTINUED FROM SHEET 1 OF 4

A geotechnical evaluation must be performed on each lot to determine the suitability of any above or below grade level structures proposed for each lot. This evaluation must include an analysis as to how drainage will be handled and disposed of during and after construction on each lot. This evaluation must be submitted to the City Building Department and Engineering Services - Developer Services for review and concurrence prior to the issuance of any building permit for the affected lot.

Lot 2 Block 3 may be served by a private well, until such time as City of Spokane water service providing a minimum water pressure of 45 psi for domestic service and 20 psi for fire service becomes available. All other lots within this plat shall be served by City water.

Prior to the issuance of a building permit for Lot 2, Block 3, public sewer service shall be provided.

Only the City sanitary sewer system shall serve this plat, the use of on-site sanitary waste disposal systems is prohibited.

Prior to the issuance of a building permit for each house, a detailed site plan shall be submitted to the Planning Department for the Lot showing the proposed building footprint, identifying the size, height, and type of structure proposed using the Cedar Road Estates/Qualchan Master Plan as a guide and identifying construction, engineering, or other methods that will be employed based upon the recommendation of a geologist or geotechnical engineer.

All setbacks for buildings fronting on Lincoln Way shall not be less than minimum 12.00 feet for front yard of residence, 15.50 feet for front yard of garage, 15.00 feet for rear yard, as shown hereon in "TYPICAL SINGLE FAMILY SITE DEVELOPMENT PLAN WITH REQUIRED YARDS FOR LINCOLN WAY". The required side yard setbacks shall be 5 feet.

All setbacks for buildings fronting on Willapa Avenue shall not be less than minimum 10.50 feet for front yard of residence, 15.50 feet for front yard of garage, 15.00 feet for rear yard, as shown hereon in "TYPICAL SINGLE FAMILY SITE DEVELOPMENT PLAN WITH REQUIRED YARDS FOR WILLAPA AVENUE". The required side yard setbacks shall be 5 feet.

All setbacks for buildings fronting on Jordan Lane on Lots 19 through 31, inclusive, Block 2 shall not be less than minimum 10.50 feet front yard of residence, 15.00 feet for front yard of garage, 15.00 feet for rear yard, as shown hereon in "TYPICAL SINGLE FAMILY SITE DEVELOPMENT PLAN WITH REQUIRED YARDS FOR JORDAN LANE". The required side yard setbacks shall be 5 feet.

All setbacks for buildings fronting on Jordan Lane on Lots 5 through 18, inclusive, Block 2 shall not be less than minimum 15.50 feet front yard of residence, 20.50 feet for front yard of garage, 15.00 feet for rear yard, as shown hereon in "TYPICAL SINGLE FAMILY SITE DEVELOPMENT PLAN WITH REQUIRED YARDS FOR JORDAN LANE ". The required side yard setbacks shall be 5 feet.

Setbacks for buildings on Lot 2, Block 3 fronting on Anton Lane shall not be less than minimum 10.50 feet front yard of residence, 15.50 feet for front yard of garage, 15.00 feet for rear yard, as shown hereon in "TYPICAL SINGLE FAMILY SITE DEVELOPMENT PLAN WITH REQUIRED YARDS FOR LOT 2, BLOCK 3". The required side yard setbacks shall be 5 feet.

Prior to the issuance of any building permits, the lots shall be connected to a functioning public or private sanitary sewer system complying with the requirements of the Engineering Services Department.

Prior to issuance of any building permits, the lots shall be connected to a functioning public or private water system complying with the requirements of the Engineering Services Department and having adequate pressure for domestic and fire uses, as determined by the Water and Hydroelectric Services Department.

Prior to issuance of any building permits, the lots shall be served by fire hydrants and shall have appropriate access to streets as determined by the requirements of the City Fire Department and Engineering Services Department.

All required improvements serving the plat, including streets, sanitary sewer, stormwater and water, shall be designed and constructed at the developer's expense. The improvements must be constructed to City Standards by the developer prior to the occupancy of any structures within the development.

Water mains and fire hydrants must be installed at the developer's expense, in locations approved by the City Fire Department and in accordance with the applicable State and Federal provisions.

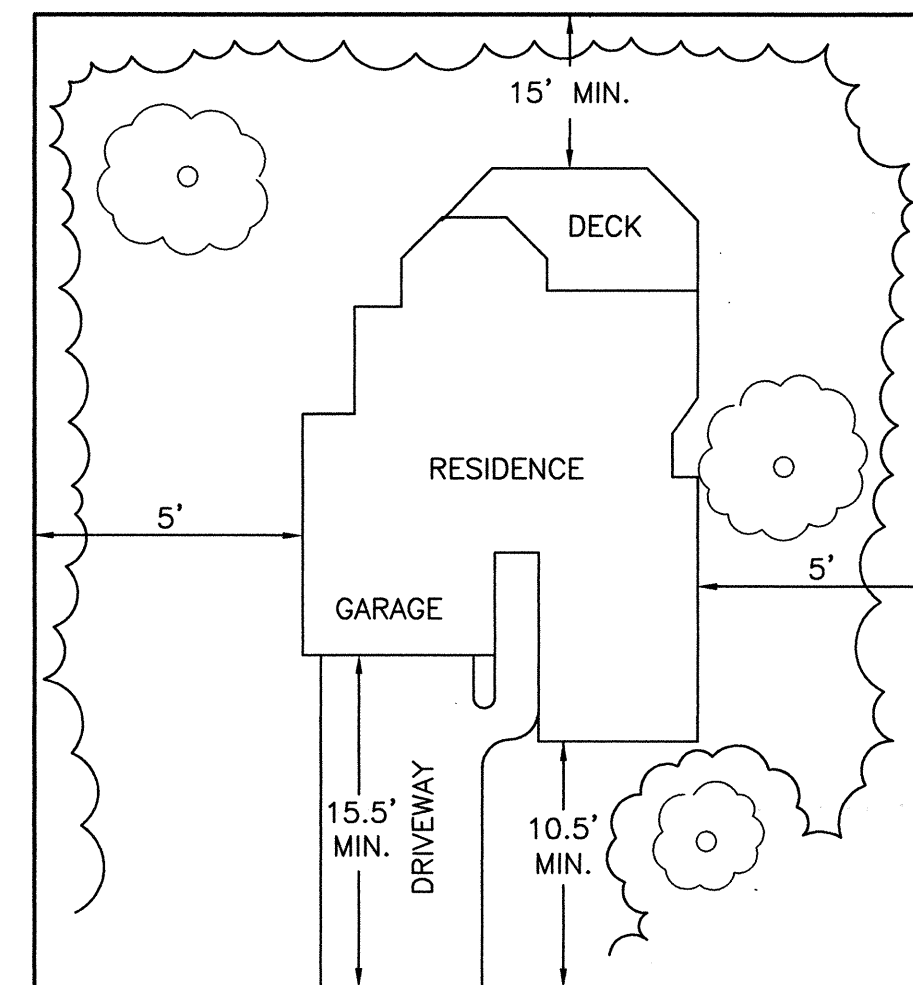
All private improvements constructed within the boundaries of a PUD are required to be maintained by a homeowners association or comparable entity established for this PUD.

All street identification and traffic control signs required by this project will be the responsibility of the developer.

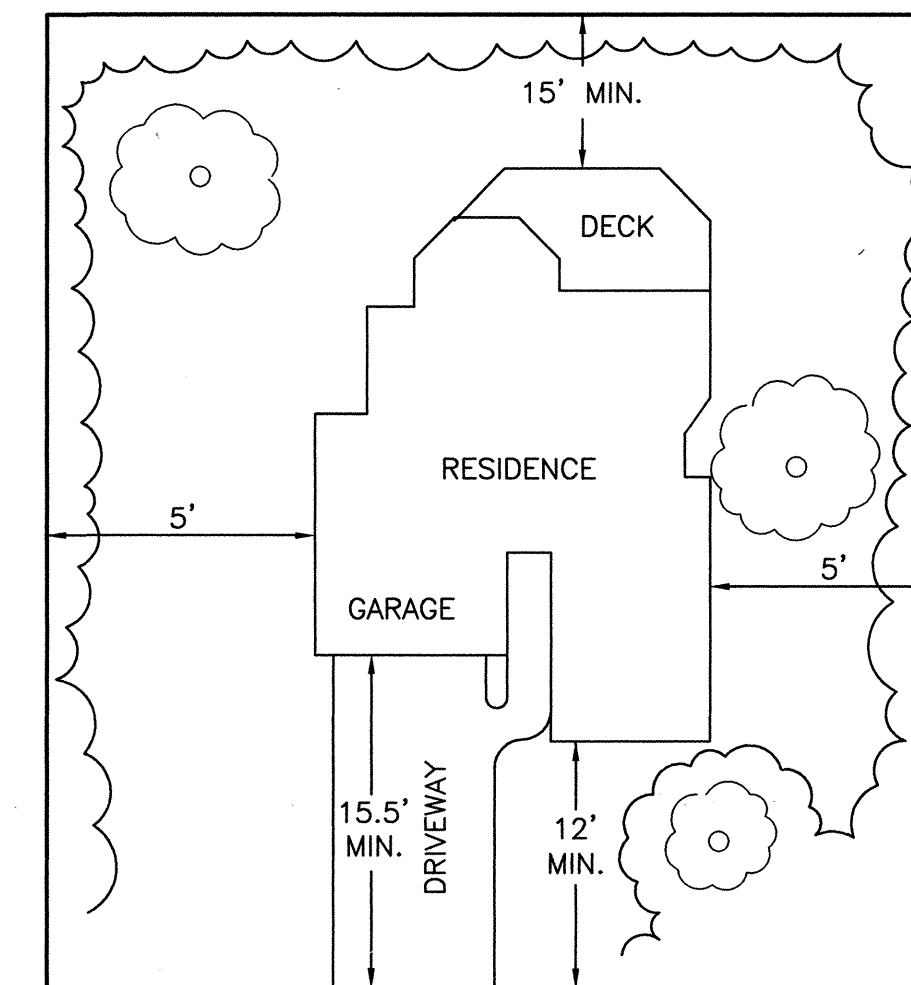
This plat is not in an irrigation district.

All or part of the land being platted hereon is subject to:

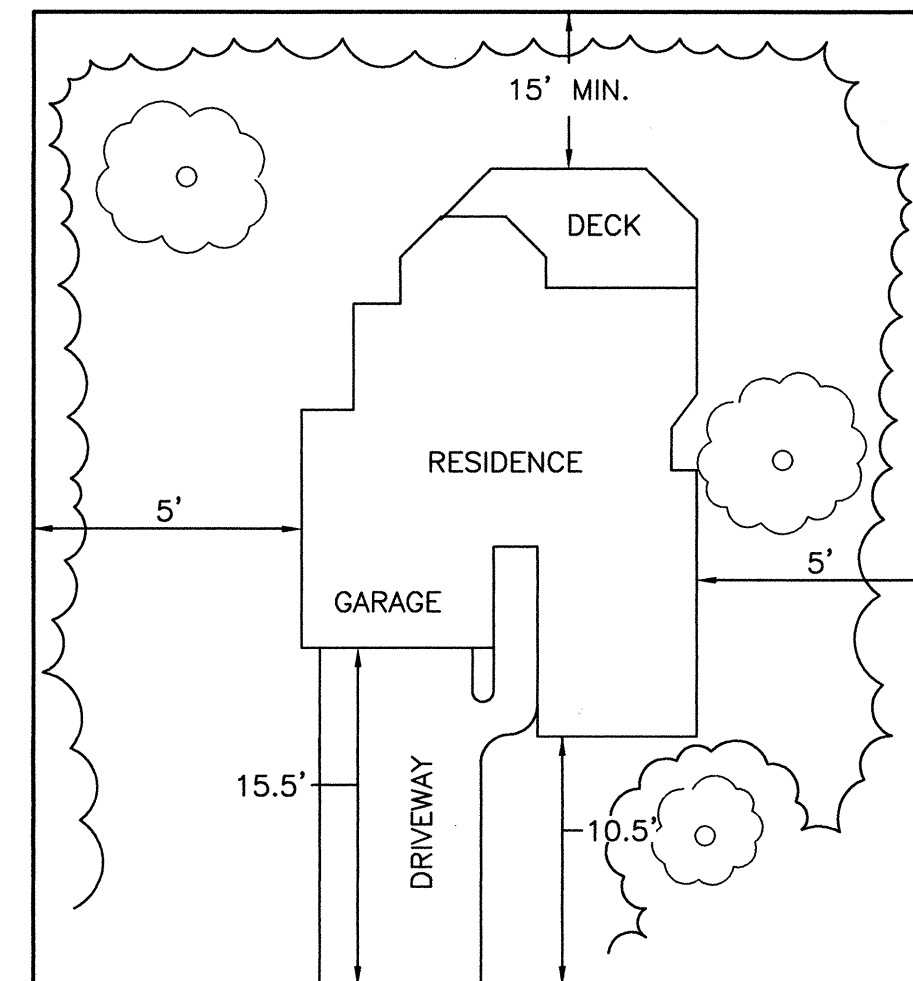
- 1) An easement on the terms and conditions thereof, recorded March 18, 1946, as Recording No. 689393A.
- 2) An easement on the terms and conditions thereof, recorded March 5, 1991, as Recording No. 9103050171.
- 3) A covenant imposed by instrument recorded May 31, 1991, as Recording No. 9105310088.
- 4) An easement agreement and the terms and conditions thereof, recorded March 26, 1992, as Recording No. 9203260120.
- 5) An easement agreement and the terms and conditions thereof, recorded August 24, 1993, as Recording No. 9308240416.
- 6) An easement agreement and the terms and conditions thereof, recorded December 8, 1994, as Recording No. 9412080407.
- 7) An easement agreement and the terms and conditions thereof, recorded December 8, 1994, as Recording No. 9412080408.
- 8) An easement agreement and the terms and conditions thereof, recorded January 25, 1999 as Recording No. 4322004.
- 9) An easement agreement and the terms and conditions thereof, recorded January 25, 1999 as Recording No. 4322005.
- 10) An easement agreement and the terms and conditions thereof, recorded January 25, 1999 as Recording No. 4322006.
- 11) Covenants, Conditions and Restrictions for Qualchan L.I.D. recorded April 12, 1999, as Recording No. 4353831.
- 12) Maintenance of Drainage Facilities Agreement recorded April 15, 1999, as Recording No. 4355837.
- 13) An easement and the terms and conditions thereof, recorded September 8, 1999 as Recording No. 4410262.
- 14) Joint Drainage Agreement for Qualchan Subdivisions recorded August 1, 2001, as Recording No. 4616290, First Amendment, Recording No. 4697008, and Second Amendment, Recording No. 4806396.
- 15) An easement agreement and the terms and conditions thereof, recorded November 6, 1997, as Recording No. 4158154.
- 16) Covenants, Conditions and Restrictions for Overlook at Qualchan and Overlook Village recorded February 28, 2001, as Recording No. 4561863 and Amendment No. 1, recorded August 1, 2001, as Recording No. 4616291, and Amendment No. 2 recorded December 7, 2001, as Recording No. 4663626.



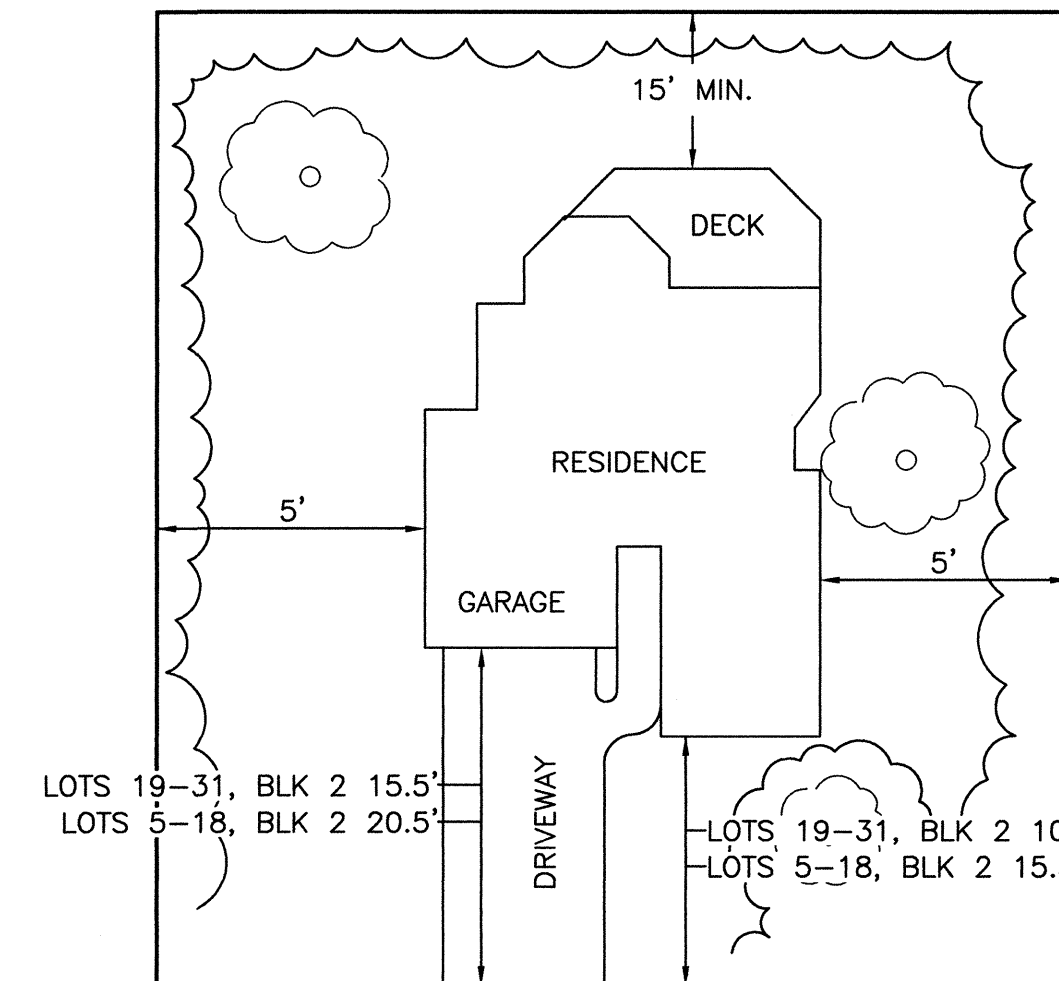
TYPICAL SINGLE FAMILY
SITE DEVELOPMENT PLAN
WITH REQUIRED YARDS
FOR WILLAPA AVENUE



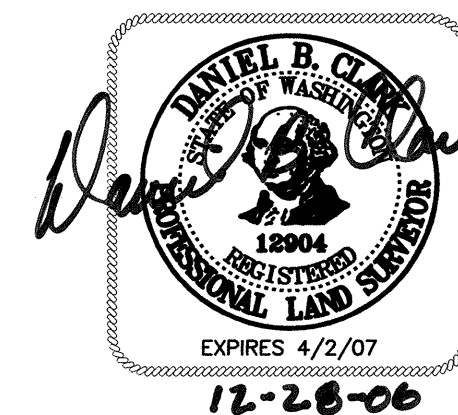
TYPICAL SINGLE FAMILY
SITE DEVELOPMENT PLAN
WITH REQUIRED YARDS
FOR LINCOLN WAY



TYPICAL SINGLE FAMILY
SITE DEVELOPMENT PLAN
WITH REQUIRED YARDS
FOR LOT 2, BLOCK 3



TYPICAL SINGLE FAMILY
SITE DEVELOPMENT PLAN
WITH REQUIRED YARDS
FOR JORDAN LANE



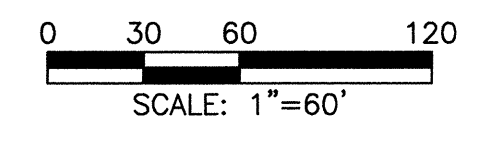
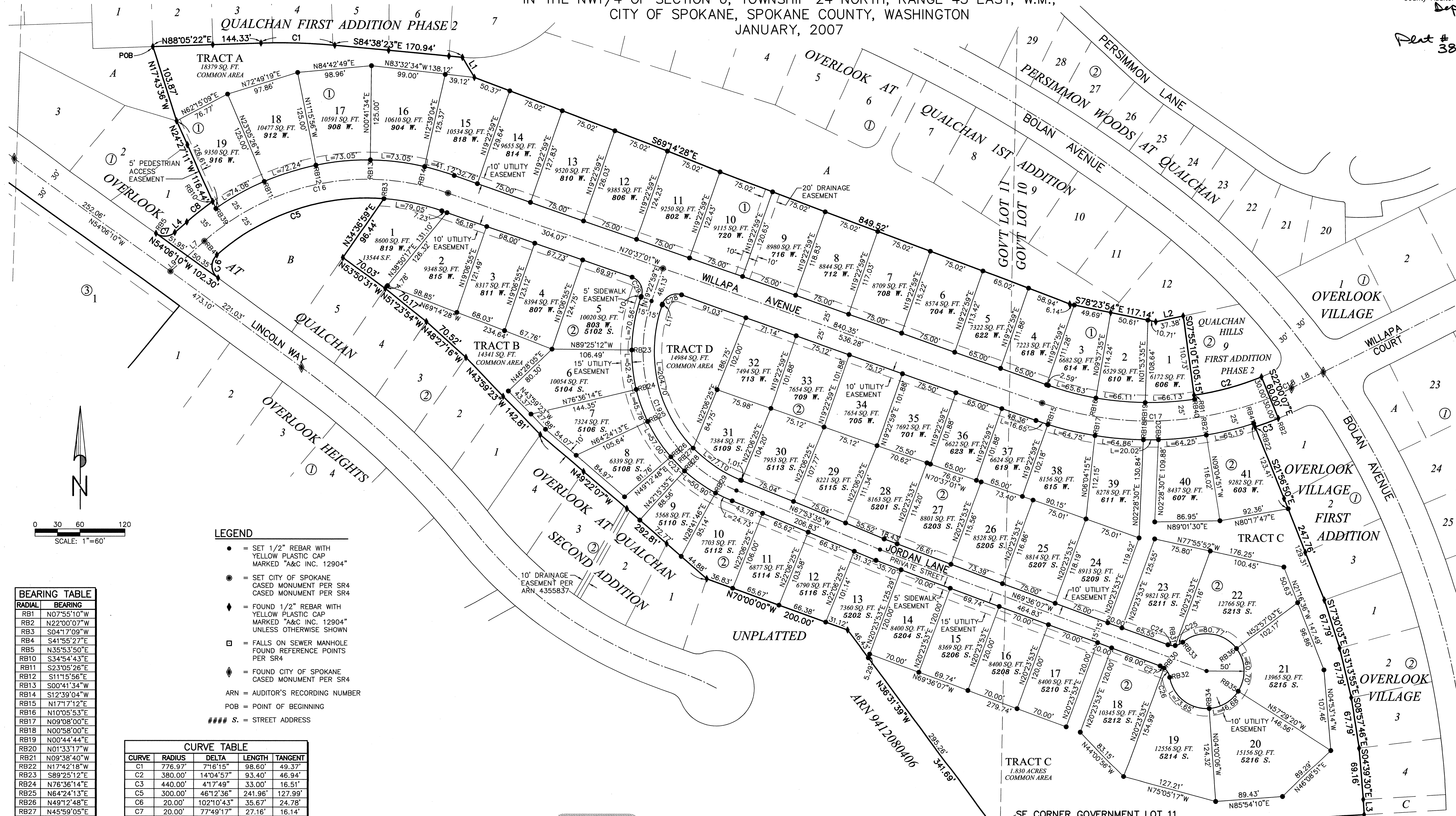
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AT THE REQUEST OF ADAMS & CLARK, INC.

(Signed) *Michelle Monro*
County Auditor
Deputy

Plat # 3896



- LEGEND**
- = SET 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "A&C INC. 12904"
 - = SET CITY OF SPOKANE CASED MONUMENT PER SR4 CASED MONUMENT PER SR4
 - ◆ = FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "A&C INC. 12904" UNLESS OTHERWISE SHOWN
 - = FALLS ON SEWER MANHOLE FOUND REFERENCE POINTS PER SR4
 - ◇ = FOUND CITY OF SPOKANE CASED MONUMENT PER SR4
 - ARN = AUDITOR'S RECORDING NUMBER
 - POB = POINT OF BEGINNING
 - #### S. = STREET ADDRESS

BEARING TABLE

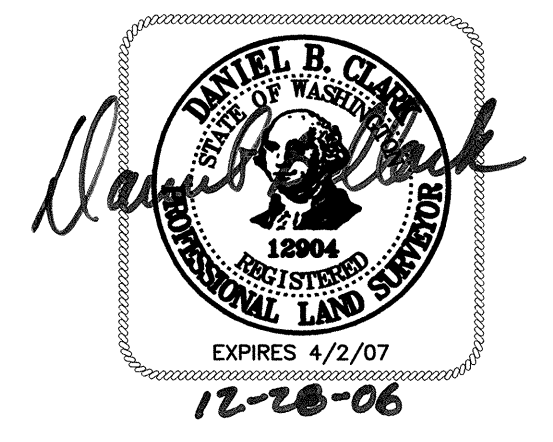
RADIAL	BEARING
RB1	N07°55'10"W
RB2	N22°00'07"W
RB3	S04°17'09"W
RB4	S41°55'27"E
RB5	N35°53'50"E
RB10	S34°54'43"E
RB11	S23°05'26"E
RB12	S11°15'56"E
RB13	S00°41'34"W
RB14	S12°39'04"W
RB15	N17°17'12"E
RB16	N10°05'53"E
RB17	N09°08'00"E
RB18	N00°58'00"E
RB19	N00°44'44"E
RB20	N01°33'17"W
RB21	N09°38'40"W
RB22	N17°42'18"W
RB23	S89°25'12"E
RB24	N76°36'14"E
RB25	N64°24'13"E
RB26	N49°12'48"E
RB27	N45°59'05"E
RB28	N42°15'35"E
RB29	N28°41'46"E
RB30	S37°52'11"W
RB31	N07°47'47"W
RB32	N80°23'53"E
RB33	S39°36'07"E
RB34	N04°00'06"W
RB35	N57°29'20"W
RB36	S52°57'03"W
RB39	S35°12'52"E
RB40	N08°36'31"W
RB41	N17°50'52"W

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	776.97'	7°16'15"	98.60'	49.37'
C2	380.00'	14°04'57"	93.40'	46.94'
C3	440.00'	41°17'49"	33.00'	16.51'
C5	300.00'	46°12'36"	241.96'	127.99'
C6	20.00'	102°10'43"	35.67'	24.78'
C7	20.00'	77°49'17"	27.16'	16.14'
C8	360.00'	7°00'44"	44.06'	22.06'
C16	325.00'	61°18'26"	347.75'	192.62'
C17	430.02'	41°23'06"	310.61'	162.43'
C18	410.00'	4°25'39"	31.68'	15.85'
C19	200.00'	87°16'34"	304.65'	190.71'
C23	215.00'	6°57'13"	26.09'	13.06'
C24	20.00'	28°11'40"	9.84'	5.02'
C25	20.00'	31°48'20"	11.10'	5.70'
C26	20.00'	42°31'42"	14.85'	7.78'
C27	20.00'	17°28'18"	6.10'	3.07'
C28	20.00'	90°00'00"	31.42'	20.00'
C29	20.00'	90°00'00"	31.42'	20.00'

LINE TABLE

LINE	BEARING	LENGTH
L1	S30°54'45"E	30.99'
L2	N78°00'01"E	37.38'
L3	S03°16'23"E	20.00'
L4	N48°04'33"E	21.58'
L7	N48°04'33"E	30.17'
L8	N63°34'14"W	47.36'
L9	N48°04'33"E	30.69'
L10	N19°22'59"E	1.13'
L11	N19°22'59"E	1.13'

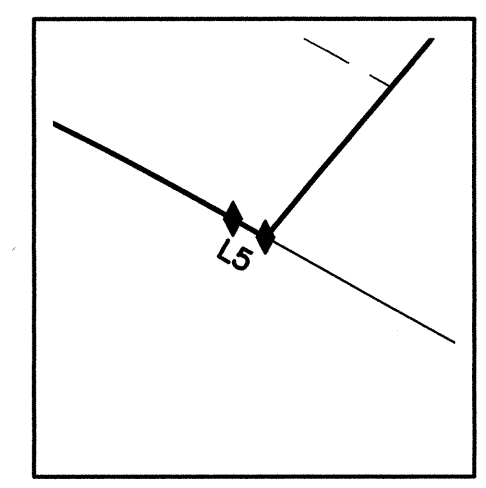


AUDITOR'S CERTIFICATE
 FILED FOR RECORD THIS 10th DAY
 OF January 2007 AT 12:44 P.M.
 IN BOOK 337 OF PLATS AT PAGES 51-60
 AT THE REQUEST OF ADAMS & CLARK, INC.

(Signed) *Willee Moore*
 County Auditor
 Deputy
 Plat # 3896

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	TANGENT
C9	330.00'	2°36'52"	15.06'	7.53'
C10	600.14'	37°48'28"	396.01'	205.52'
C11	215.00'	21°44'57"	81.61'	41.30'
C12	20.00'	57°25'16"	20.04'	10.95'
C13	45.00'	162°51'20"	127.91'	298.53'
C14	95.00'	4°55'04"	8.15'	4.08'
C15	80.00'	47°10'12"	65.86'	34.93'
C20	300.00'	68°01'52"	356.21'	202.47'
C21	630.14'	37°48'28"	415.81'	215.79'
C22	330.00'	10°26'16"	60.12'	30.14'

BEARING TABLE		LINE TABLE	
RADIAL	BEARING	LINE	LENGTH
RB6	N11°08'30"E	L5	N60°36'02"W 1.94'
RB7	N00°42'14"E	L6	N82°20'59"W 16.43'
RB8	S65°04'16"W		
RB9	S42°48'04"E		
RB37	S90°00'00"E		
RB38	N82°12'56"E		



DETAIL A
SCALE 1"=10'

EQUIPMENT AND PROCEDURES
 THIS SURVEY WAS PERFORMED WITH A 6 SECOND TOTAL STATION THEODOLITE USING FIELD TRAVERSE PROCEDURES.

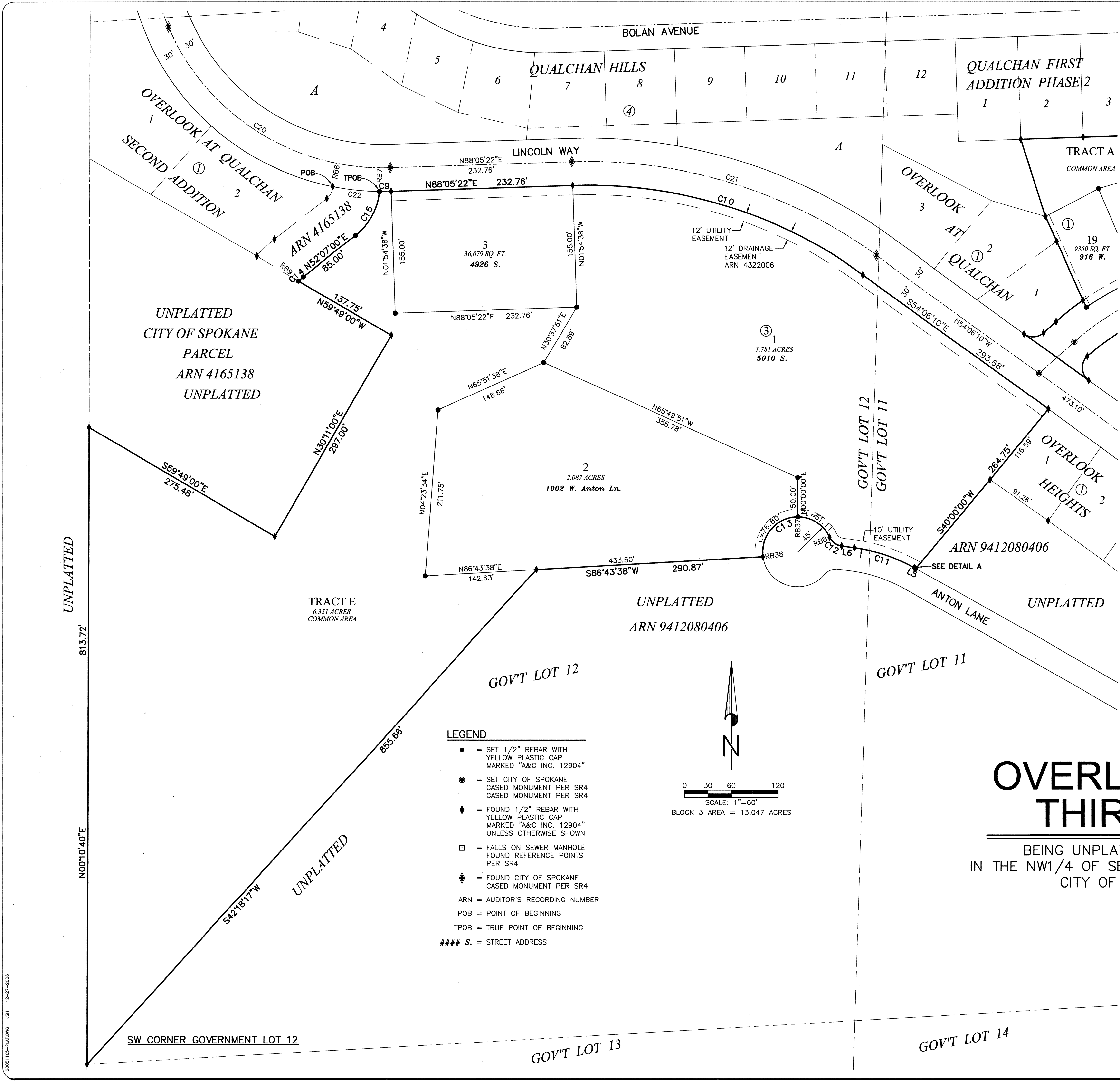
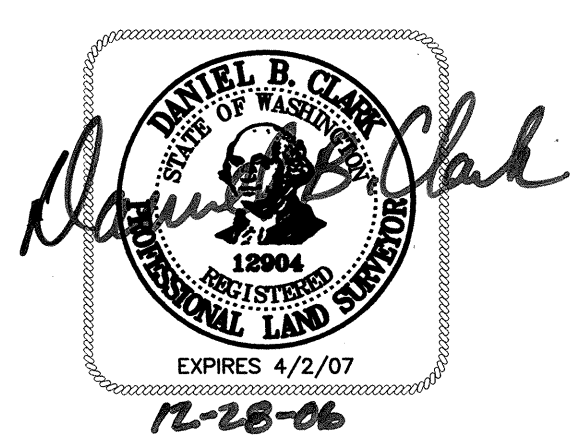
VERTICAL DATUM
 DATUM PLANE FOR ELEVATIONS IS CITY OF SPOKANE/NAVD88

BASIS OF BEARINGS
 N54°06'10"W WAS ASSUMED BETWEEN FOUND MONUMENTS ON THE CENTERLINE OF LINCOLN WAY PER SR5

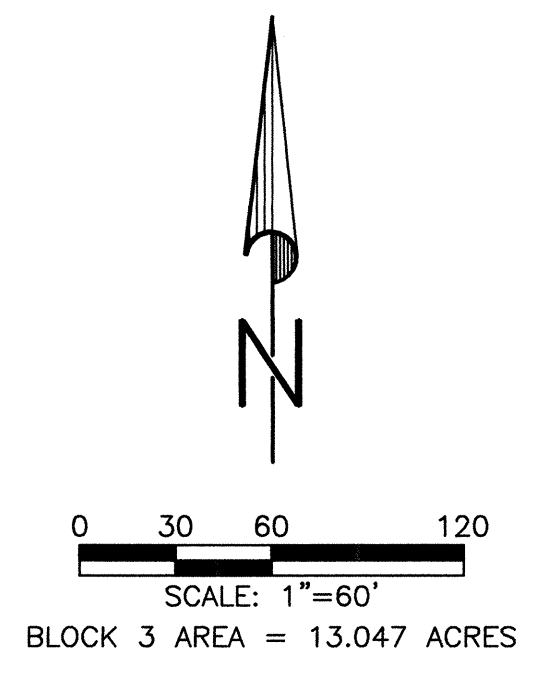
- SURVEY REFERENCES**
- SR1 = Record of Survey, Book 43 Page 43 8905010135
 - SR2 = Plat of Qualchan Hills, Book 20, Pages 52, 53 & 54, 9205190156
 - SR3 = Plat of Qualchan Hills First Addition, Phase Two, Book 22, Pages 56 & 57 9408240191
 - SR4 = Record of Survey, Book 67 Page 76 9510240453
 - SR5 = Record of Survey, Book 90 Pages 74, 75 & 76 4444753
 - SR6 = Record of Survey, Book 93 Page 1 4491229
 - SR7 = Plat of Overlook Village, Book 27 Pages 29 & 30 4624271
 - SR8 = Plat of Overlook at Qualchan, Book 27 Pages 31 & 32, 4624272
 - SR9 = Plat of Overlook Heights, Book 27 Pages 71 & 72, 4704774
 - SR10 = Plat of Overlook at Qualchan, First Addition, Book 27 Pages 80 & 81, 4730488
 - SR11 = Plat of Overlook Village First Addition, Book 27 Pages 89 & 90 4745851
 - SR12 = Plat of Overlook at Qualchan, Second Addition, Book 32 Pages 18 & 19

FINAL PLAT OVERLOOK AT QUALCHAN THIRD ADDITION, PUD

BEING UNPLATTED PORTIONS OF GOVERNMENT LOTS 11 & 12,
 IN THE NW1/4 OF SECTION 6, TOWNSHIP 24 NORTH, RANGE 43 EAST, W.M.,
 CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON
 JANUARY, 2007



- LEGEND**
- = SET 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "A&C INC. 12904"
 - ⊙ = SET CITY OF SPOKANE CASED MONUMENT PER SR4
 - ◆ = FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "A&C INC. 12904" UNLESS OTHERWISE SHOWN
 - = FALLS ON SEWER MANHOLE FOUND REFERENCE POINTS PER SR4
 - ◇ = FOUND CITY OF SPOKANE CASED MONUMENT PER SR4
 - ARN = AUDITOR'S RECORDING NUMBER
 - POB = POINT OF BEGINNING
 - TPOB = TRUE POINT OF BEGINNING
 - ### S. = STREET ADDRESS



20051165-PUD.DWG JSN 12-27-2006