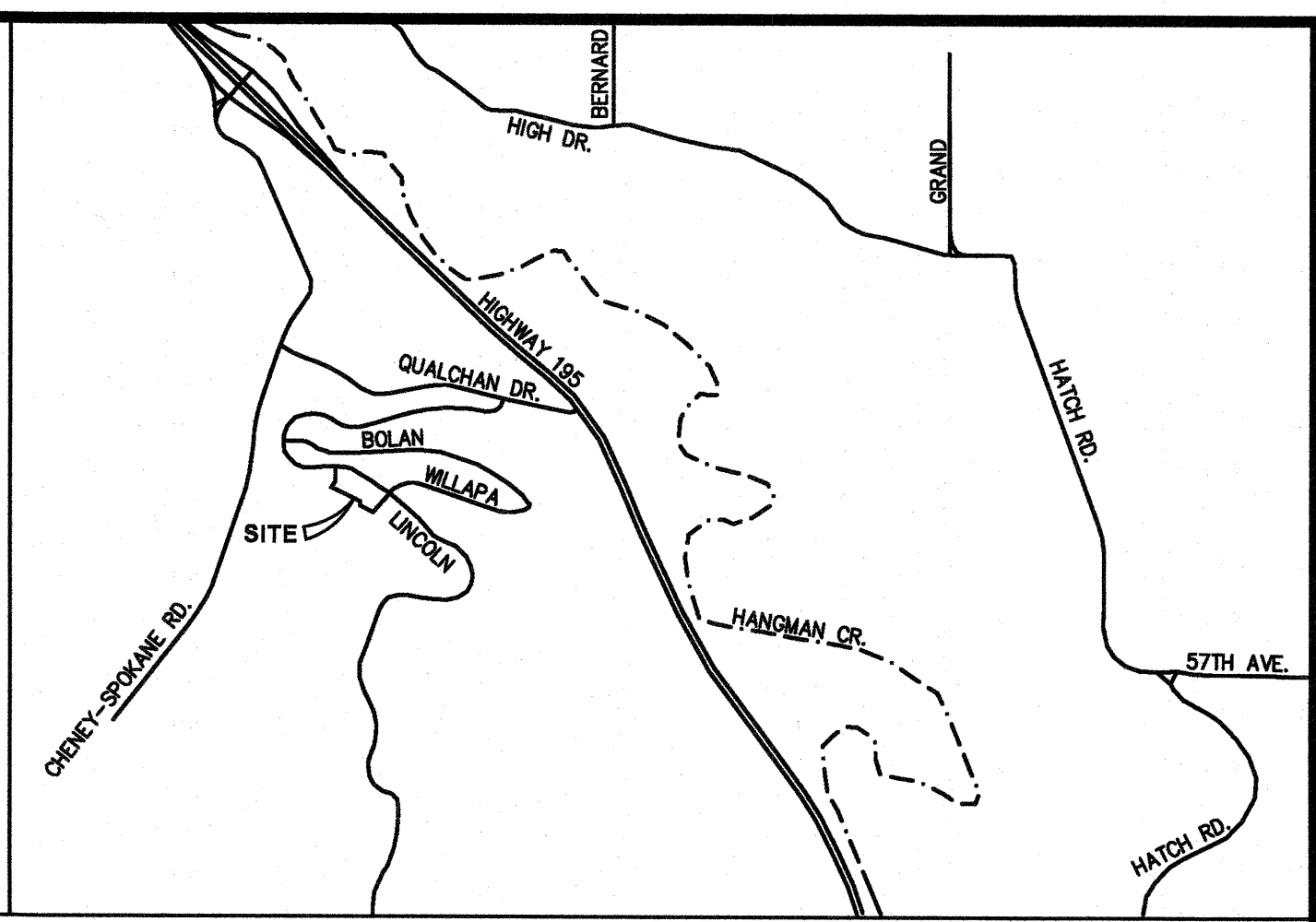
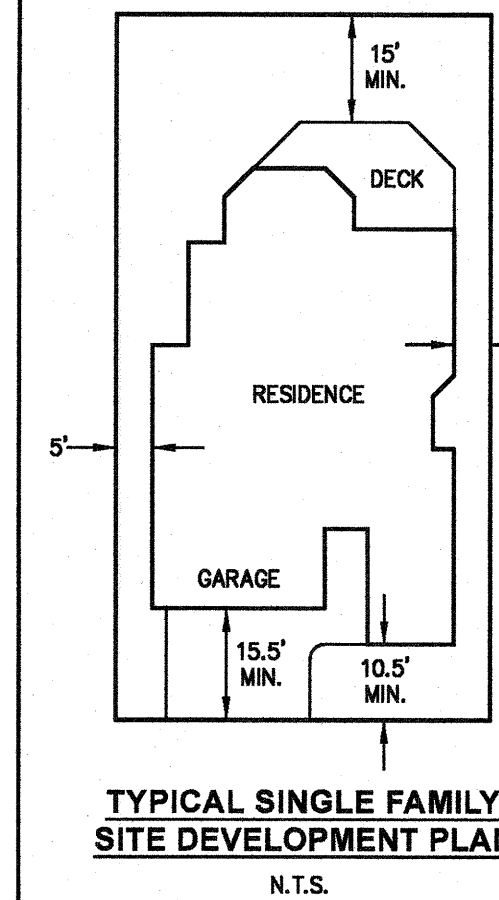
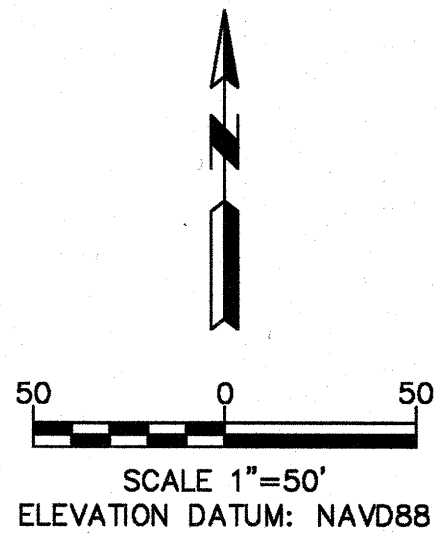


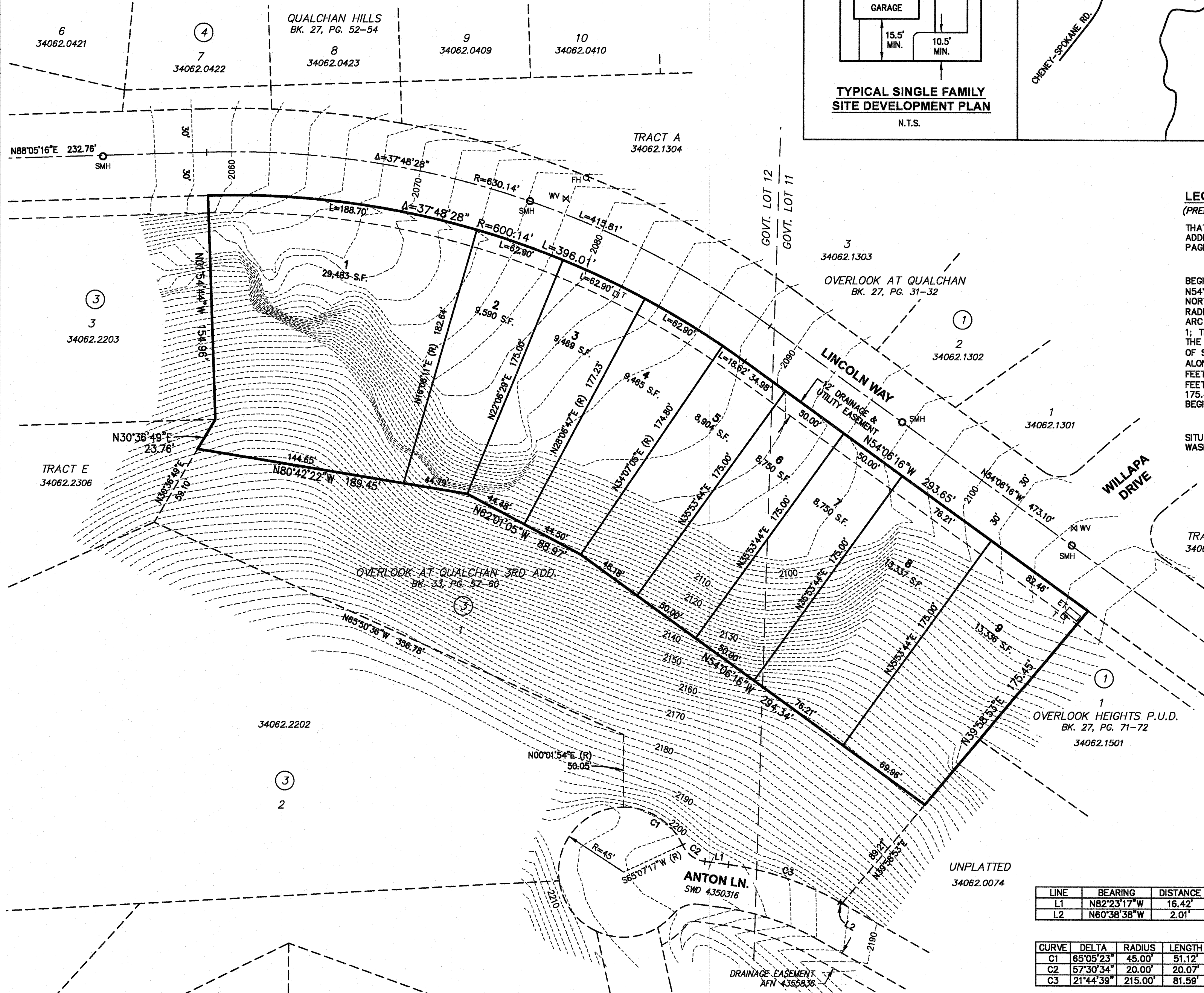
3/01/18



PRELIMINARY SHORT PLAT
LINCOLN WAY CITY SHORT PLAT # _____
A PORTION OF LOT 1, BLOCK 3
OVERLOOK AT QUALCHAN THIRD ADDITION, PUD
GOVT. LOTS 11 & 12, IN THE NW1/4 SECTION 6
TOWNSHIP 24 NORTH, RANGE 43 EAST, W.M.
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON



VICINITY MAP
1"=2000'



LEGAL DESCRIPTION
(PREPARED BY LANDTEK, LLC)

THAT PORTION OF LOT 1, BLOCK 3, OVERLOOK AT QUALCHAN THIRD ADDITION, P.U.D., ACCORDING TO PLAT RECORDED IN BOOK 33 OF PLATS, PAGES 57-60, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 1; THENCE N54°06'16"W 293.65 FEET (N54°06'10"W 293.68' PLAT) ALONG THE NORTHEASTERLY LINE OF SAID LOT 1; THENCE ALONG A 600.14 FOOT RADIUS CURVE LEFT, THROUGH A CENTRAL ANGLE OF 37°48'28", AN ARC LENGTH OF 396.01 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE S01°54'44"E 154.96 FEET (S01°54'38"E 155.00' PLAT) ALONG THE WEST LINE OF SAID LOT 1, TO THE SOUTHWEST CORNER OF LOT 3 OF SAID BLOCK 3; THENCE S30°36'49"W (S30°37'51"W PLAT) 23.76 FEET ALONG THE WESTERLY LINE OF SAID LOT 1; THENCE S80°42'22"E 189.45 FEET; THENCE S62°01'05"E 88.97 FEET; THENCE S54°06'16"E 294.34 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 1; THENCE N39°58'53"E 175.45 FEET ALONG SAID SOUTHEASTERLY LINE TO THE POINT OF BEGINNING;

SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

PLAT DATA

PARCEL NO.: 34062.2201
TOTAL PLAT AREA: 2.550 AC.
NUMBER OF LOTS: 9 SINGLE FAMILY RESIDENTIAL
PROPOSED DENSITY: 3.53/ACRE
ZONING: RSF
OPEN SPACE: NONE

OWNER / OFFICIAL CONTACT

P.O.S. DEVELOPMENT COMPANY, INC.
ATTN: JOSHUA S. TAYLOR
4009 E 41ST AVENUE
SPOKANE, WA 99223-6007
(509) 218-0077
TAYLORA104@COMCAST.NET

SURVEYOR'S NOTES

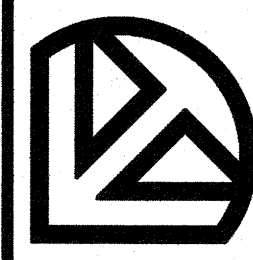
EXISTING GROUND CONTOURS ARE SHOWN FROM GIS DATA DOWNLOADED FROM THE CITY OF SPOKANE OFFICIAL WEBSITE ON DATE 2/05/2018.

GENERAL NOTES

THE REMAINDER PORTION OF LOT 1, BLOCK 3 WILL BE COMBINED WITH LOT 2, BLOCK 3 THROUGH BOUNDARY LINE ADJUSTMENT.

LINE	BEARING	DISTANCE
L1	N82°23'17"W	16.42'
L2	N60°38'38"W	2.01'

CURVE	DELTA	RADIUS	LENGTH
C1	65°05'23"	45.00'	51.12'
C2	57°30'34"	20.00'	20.07'
C3	21°44'39"	215.00'	81.59'



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