

1178805

BK23

PG95

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34,
 TOWNSHIP 19 NORTH, RANGE 28 EAST, W.M., GRANT COUNTY, WASHINGTON

DESERT RIDGE MAJOR PLAT PHASE ONE

RESTRICTIONS

RESTRICTIVE AND PROTECTIVE COVENANTS COVERING ALL LOTS IN THIS PLAT ARE IN ACCORDANCE WITH DECLARATION OF PROTECTIVE COVENANTS, AS FILED UNDER AFR NO 1178806 RECORDS OF GRANT COUNTY, WASHINGTON.

CONDITIONS OF APPROVAL

- 1) THE DEVELOPMENT SHALL PAY THE SAME DUES AS PELICAN POINT ASSOCIATION FOR DEVELOPMENT OF THE PARK.
- 2) THE DEVELOPER SHALL HELP FUND THE PELICAN POINT WATER ASSOCIATION SYSTEM AND STORAGE CAPACITY OF THAT SYSTEM.
- 3) ALL DESIGN STANDARDS SHALL BE REVIEWED AND APPROVED BY BOTH THE CITY OF MOSES LAKE AND GRANT COUNTY. THE ROADS SHALL BE CONSTRUCTED WITH SIDEWALKS ON ONE SIDE OF THE STREET.

PLAT INFORMATION

ZONING: R-1
 MAX DU DENSITY: 4 DU/1 ACRES
 OVERALL ACREAGE: 13.49 ACRES
 NUMBER OF LOTS: 33
 MAX POTENTIAL DUS: 33
 ROADS: 3.21 ACRES R/W DEDICATED TO COUNTY
 WATER: PELICAN POINT GROUP "A" WATER SYSTEM
 SEWER: INDIVIDUAL SEPTIC TANK AND DRAINFIELD



APPROVALS

EXAMINED AND APPROVED BY THE GRANT COUNTY ENGINEER.
 Grant County Engineer: *[Signature]* DATE: 10/14/05

EXAMINED AND APPROVED BY THE GRANT COUNTY SANITARIAN.
 Grant County Sanitarian: *[Signature]* DATE: Sept. 29, 2005

EXAMINED AND APPROVED BY THE GRANT COUNTY BUILDING OFFICIAL/FIRE MARSHAL.
 Grant County Building Official/Fire Marshal: *[Signature]* DATE: 10-5-05

EXAMINED AND APPROVED BY THE GRANT COUNTY PLANNING DIRECTOR.
 Grant County Planning Director: *[Signature]* DATE: 10-4-05

EXAMINED AND APPROVED BY THE GRANT COUNTY BOARD OF COMMISSIONERS.

ATTEST: *[Signature]* DATE: 10-5-05
 CLERK GRANT COUNTY BOARD OF COMMISSIONERS

GRANT COUNTY ASSESSOR
 EXAMINED AND APPROVED BY THE GRANT COUNTY ASSESSOR.
 Grant County Assessor: *[Signature]* DATE: 10/12/05

GRANT COUNTY TREASURER
 TREASURER'S CERTIFICATE
 THIS IS TO CERTIFY THAT ALL TAXES AND ASSESSMENTS WHICH ARE NOW DUE AND PAYABLE ACCORDING TO THE RECORDS OF GRANT COUNTY HAVE BEEN FULLY PAID. *[Signature]* DATE: 10/12/05



9-11-05

INDEX DATA	
S34, T19N, R28E	

COLUMBIA NORTHWEST ENGINEERING, P.S.
 PHILIP J. BLOOM 321 S Beech, Suite A
 Phone: 766-1226 Moses Lake, WA 98837

MAJOR PLAT PHASE ONE
 DESERT RIDGE
 FOR: MR. BUILD TOTAL CONSTRUCTION ET AL
 P.O. BOX 970, MOSES LAKE, WASHINGTON 98837

DTW	
DRAWN BY	
CHK	
O.A. REVIEW	
09/20/2005	
PLAT DATE	
1"-100'	
PLAT SCALE	
104101.1	
PROJ. NO.	
0	
REVISION NO.	
SHEET 4	