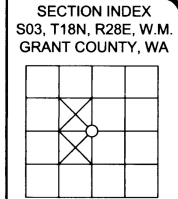


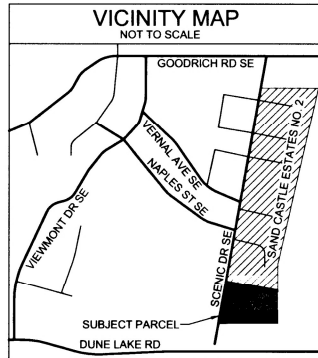
# GOODRICH ESTATES

A PORTION OF THE WEST HALF OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 28 EAST, W.M., GRANT COUNTY, WASHINGTON.



## LEGEND:

- ⊕ USBR BRASS CAP MONUMENT FOUND
- 1/2" REBAR WITH SURVEYOR'S CAP MARKED "LS 8588" SET
- ⊙ ROAD MONUMENT SET
- COMPUTED POINT NOT SET OR FOUND
- ( ) USBR RECORD DATA
- SECTION LINE
- ROAD CENTERLINE
- ROAD RIGHT OF WAY
- PROPERTY LINES



## SURVEYOR'S CERTIFICATE:

I, KNUD S. KNUDSEN, REGISTERED AS A LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS PLAT IS BASED ON ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION DURING THE PERIOD 6-1 2004, TO 6-1 2004, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY AND THAT MONUMENTS, OTHER THAN THOSE MONUMENTS APPROVED FOR SETTING AT A LATER DATE, HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS DEPICTED THE PLAT, USING A S SECOND TOPCON GTS302D TOTAL STATION AND A TOPCON J JAVAD, LEGACY SERIES GPS, WITH A MINIMUM LINEAR CLOSURE OF 1:10,000 IN CONFORMANCE WITH THE REQUIREMENTS OF WAC 332-130-090.

KNUD S. KNUDSEN WASHINGTON STATE LAND SURVEYOR NUMBER 8588.

DATED: 3-14-06

## AUDITOR'S CERTIFICATE:

FILED FOR RECORD AT THE REQUEST OF KNUD S. KNUDSEN, THIS 30th DAY OF June, 2006, AT 9:13 O'CLOCK A.M. AND RECORDED IN BOOK 24 OF PLATS, AT PAGE 52-53, UNDER AUDITOR'S FILE NUMBER 1194580, RECORDS OF GRANT COUNTY, WASHINGTON.

William J. Varney  
GRANT COUNTY AUDITOR

Laurie Buchanan  
DEPUTY GRANT COUNTY AUDITOR

## LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 28 EAST, W.M., GRANT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A USBR BRASS CAP MONUMENT MARKING THE NORTH QUARTER CORNER OF SAID SECTION, SAID POINT BEARS NORTH 89°35'07" WEST, 2644.82 FEET, FROM A BRASS CAP MONUMENT MARKING THE NORTHEAST CORNER OF SAID SECTION, THENCE SOUTH 02°08'47" WEST, FOLLOWING THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION, 2722.80 FEET, TO THE CENTER OF SAID SECTION, SAID POINT BEARS SOUTH 89°37'17" WEST, 2728.84 FEET, FROM A BRASS CAP MONUMENT MARKING THE EAST QUARTER CORNER OF SAID SECTION, THENCE SOUTH 89°37'17" WEST, FOLLOWING THE EAST-WEST MID-SECTION LINE OF SAID SECTION, 34.83 FEET TO THE TRUE POINT OF BEGINNING, THENCE SOUTH 02°45'23" WEST, 125.79 FEET, THENCE NORTH 89°44'00" WEST, 550.05 FEET, TO AN INTERSECTION WITH THE SOUTHERLY PROJECTION OF THE WESTERLY RIGHT-OF-WAY BOUNDARY OF SCENIC DRIVE, THENCE NORTH 09°25'30" EAST, FOLLOWING SAID RIGHT-OF-WAY BOUNDARY, 696.52 FEET, THENCE SOUTH 80°34'30" EAST, 80.00 FEET, THENCE SOUTH 09°25'30" WEST, FOLLOWING THE EAST RIGHT OF WAY BOUNDARY OF SCENIC DRIVE, 188.09 FEET, THENCE SOUTH 80°34'30" WEST, 414.21 FEET, THENCE SOUTH 09°45'23" WEST, 297.92 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 5.90 ACRES MORE OR LESS

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

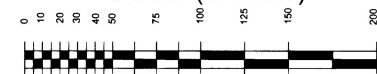
## CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH
C1	90°00'00"	25.00'	39.27'
C2	90°00'00"	25.00'	39.27'
C3	49°40'47"	25.00'	21.68'
C4	68°09'23"	60.00'	71.37'
C5	32°46'46"	60.00'	34.33'
C6	58°13'08"	60.00'	60.97'
C7	86°59'51"	60.00'	91.10'
C8	33°12'26"	60.00'	34.77'
C9	49°40'47"	25.00'	21.68'

## BASIS OF BEARINGS:

(S 89°35'07" E) BEING THE USBR BEARING OF NORTH BOUNDARY OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 28 EAST, W.M., GRANT COUNTY, WASHINGTON.

## SCALE (IN FEET)



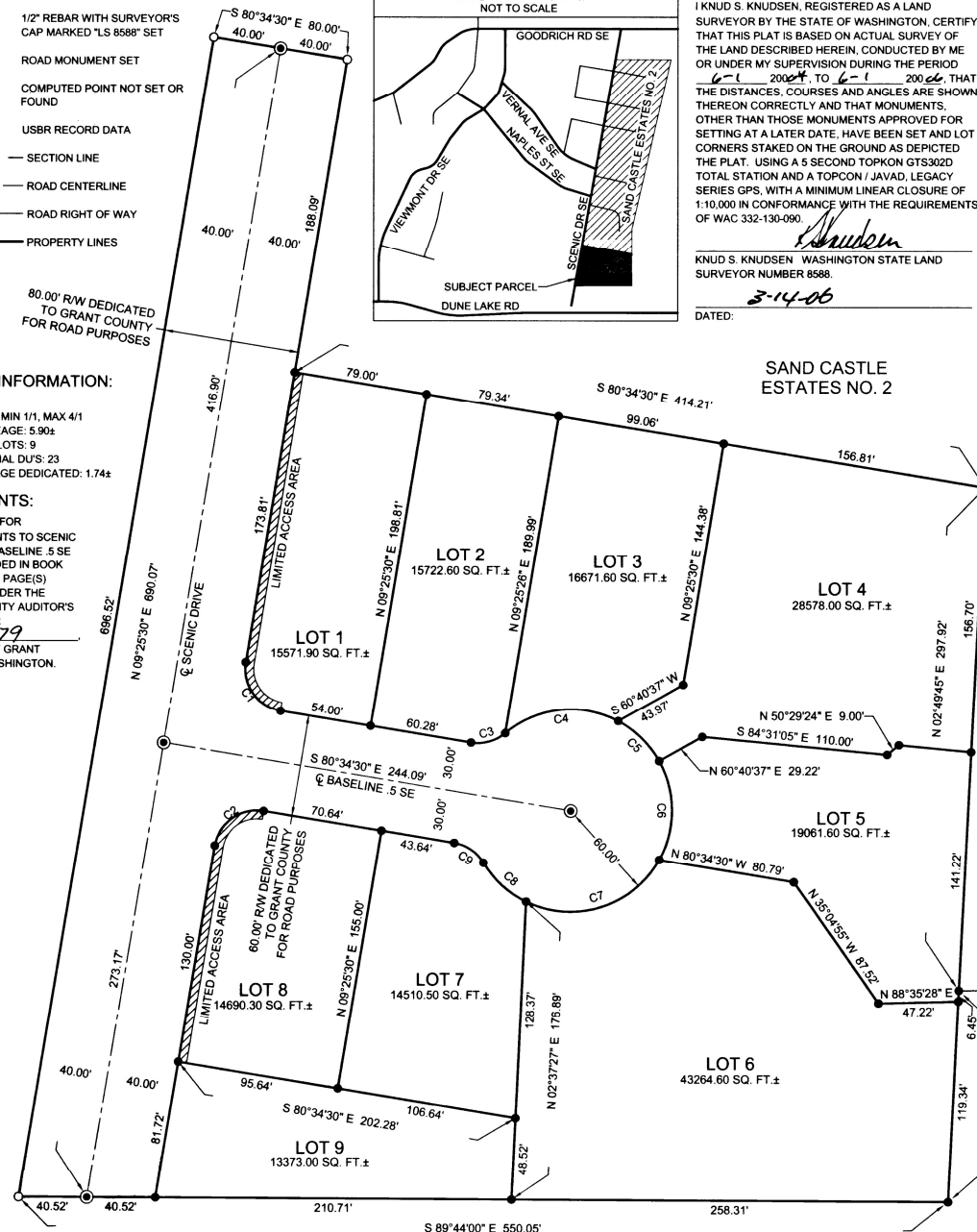
## ZONING INFORMATION:

ZONING: UR2  
DU DENSITY: MIN 1/1, MAX 4/1  
GROSS ACREAGE: 5.90±  
NUMBER OF LOTS: 9  
MAX POTENTIAL DUS: 23  
ROAD ACREAGE DEDICATED: 1.74±

## COVENANTS:

COVENANTS FOR IMPROVEMENTS TO SCENIC DRIVE AND BASELINE .5 SE ARE RECORDED IN BOOK 1194579, UNDER THE GRANT COUNTY AUDITOR'S FILE NUMBER 1194579, RECORDS OF GRANT COUNTY, WASHINGTON.

## SAND CASTLE ESTATES NO. 2



## GOODRICH ESTATES



## KNUDSEN LAND SURVEYING L.L.C.

A Complete Land Development Service

16 Basin St. SW

P.O. Box 505

Ephrata, WA 98823

Phone: (509) 754-4376 Fax: (509) 754-3403

URL: www.knudsen-surveying.com

Email: knudsen@knudsen-surveying.com

CHECKED BY:

MICHAEL A. BUDD

FILE NAME:

SCALE:

SURVEY TECH:

MICHAEL A. BUDD

PROJECT NO.:

06-139-01

DRAWN BY:

CHRIS WATTS

SHEET NO.:

06-139

DATE:

03/21/06

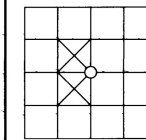
LOT 2

1-50'

# GOODRICH ESTATES

A PORTION OF THE WEST HALF OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 28 EAST, W.M., GRANT COUNTY, WASHINGTON.

SECTION INDEX  
S03, T18N, R28E, W.M.  
GRANT COUNTY, WA



## DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT HUCKVALE AND JILL B.H. GOODRICH, HUSBAND AND WIFE, WILLIAM AND KATHERINE OSBOURNE, HUSBAND AND WIFE, DOUGLAS EARL, HUSBAND AND WIFE, DONALD L. TUCKER, A MARRIED MAN DEALING IN HIS SEPARATE ESTATE, WHEATLAND BANK, AND WASHINGTON MUTUAL F.A., ARE THE OWNERS IN FEE SIMPLE AND ENCUMBRANCES OF THE LAND HEREBY LONG PLATTED, HEREBY DECLARE THIS LONG PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS AND EASEMENTS, OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE LONG PLAT AND THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES, NOT INCONSISTENT WITH THE NORMAL USE AS SHOWN ON THE LONG PLAT; ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LOTS, BLOCKS, TRACTS, ETC., SHOWN ON THE LONG PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL STREETS SHOWN HEREON, AND DO HEREBY GRANT A WAIVER TO ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY ARISING FROM THE CONSTRUCTION AND MAINTENANCE OF PUBLIC FACILITIES AND PUBLIC PROPERTY WITHIN THE LONG PLAT.

Huckvale Goodrich 5/23/06  
HUCKVALE GOODRICH DATE

Jill B.H. Goodrich 5-23-06  
JILL B.H. GOODRICH DATE

William Osborne 5/23/2006  
WILLIAM OSBORNE DATE

Katherine Osborne 5-24-2006  
KATHERINE OSBORNE DATE

Douglas Earl 5/23/06  
DOUGLAS EARL DATE

Connie J. Earl 5/23/06  
CONNIE J. EARL DATE

Donald L. Tucker 5/24/06  
DONALD L. TUCKER DATE

Wheatland Bank 5/25/06  
WHEATLAND BANK TITLE DATE

Teresa Sreagovsky VP 5-25/06  
WASHINGTON MUTUAL F.A. TITLE DATE

## ACKNOWLEDGEMENTS:

STATE OF Washington  
COUNTY OF Grant

THIS IS TO CERTIFY THAT ON THIS 23 DAY OF May, 2006 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED HUCKVALE AND JILL B.H. GOODRICH TO ME KNOWN TO BE THE PERSON WHO SIGNED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL, THE DAY AND YEAR LAST ABOVE WRITTEN.

Peggy Montoya  
PRINT NAME

NOTARY PUBLIC IN AND FOR THE STATE OF Washington

Peggy Montoya  
RESIDING AT: Moses Lake

MY APPOINTMENT EXPIRES: 5-06-08

## ACKNOWLEDGEMENTS:

STATE OF Washington  
COUNTY OF Grant

THIS IS TO CERTIFY THAT ON THIS 25 DAY OF May, 2006 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED WILLIAM AND KATHERINE OSBOURNE TO ME KNOWN TO BE THE PERSON WHO SIGNED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL, THE DAY AND YEAR LAST ABOVE WRITTEN.

Sallie C. Grigg  
PRINT NAME

NOTARY PUBLIC IN AND FOR THE STATE OF Washington

Sallie C. Grigg  
RESIDING AT: Moses Lake

MY APPOINTMENT EXPIRES: 07/26/07

## ACKNOWLEDGEMENTS:

STATE OF Washington  
COUNTY OF Grant

THIS IS TO CERTIFY THAT ON THIS 23 DAY OF May, 2006 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED DOUGLAS AND CONNIE J. EARL TO ME KNOWN TO BE THE PEOPLE WHO SIGNED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL, THE DAY AND YEAR LAST ABOVE WRITTEN.

Peggy Montoya  
PRINT NAME

NOTARY PUBLIC IN AND FOR THE STATE OF Washington

Peggy Montoya  
RESIDING AT: Moses Lake

MY APPOINTMENT EXPIRES: 5-06-08

## ACKNOWLEDGEMENTS:

STATE OF Washington  
COUNTY OF Grant

THIS IS TO CERTIFY THAT ON THIS 24 DAY OF May, 2006 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED DONALD L. TUCKER TO ME KNOWN TO BE THE PERSON WHO SIGNED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL, THE DAY AND YEAR LAST ABOVE WRITTEN.

Sallie C. Grigg  
PRINT NAME

NOTARY PUBLIC IN AND FOR THE STATE OF Washington

Sallie C. Grigg  
RESIDING AT: Moses Lake

MY APPOINTMENT EXPIRES: 07/26/07

## ACKNOWLEDGEMENTS:

STATE OF Washington  
COUNTY OF Grant

THIS IS TO CERTIFY THAT ON THIS 25 DAY OF May, 2006 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED Marla Merrell A REPRESENTATIVE OF WHEATLAND BANK TO ME KNOWN TO BE THE PERSON WHO SIGNED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL, THE DAY AND YEAR LAST ABOVE WRITTEN.

Peggy Montoya  
PRINT NAME

NOTARY PUBLIC IN AND FOR THE STATE OF Washington

Peggy Montoya  
RESIDING AT: Moses Lake

MY APPOINTMENT EXPIRES: 5-06-08

## ACKNOWLEDGEMENTS:

STATE OF Washington  
COUNTY OF Grant

THIS IS TO CERTIFY THAT ON THIS 25 DAY OF May, 2006 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED Teresa Sreagovsky A REPRESENTATIVE OF WASHINGTON MUTUAL F.A. TO ME KNOWN TO BE THE PERSON WHO SIGNED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL, THE DAY AND YEAR LAST ABOVE WRITTEN.

Melanie A. Strevy  
PRINT NAME

NOTARY PUBLIC IN AND FOR THE STATE OF Washington

Melanie A. Strevy  
RESIDING AT: Moses Lake

MY APPOINTMENT EXPIRES: 11-19-07

## RIGHT TO FARM DISCLOSURE:

GRANT COUNTY HAS ESTABLISHED AS A PRIORITY AGRICULTURAL OPERATIONS ON LAND ZONED AS AGRICULTURAL (AG). THE COUNTY WILL NOT CONSIDER TO BE A NUISANCE THOSE INCONVENIENCES OR DISCOMFORTS ARISING FROM AGRICULTURAL ACTIVITIES, PROVIDED SUCH ACTIVITIES ARE CONSISTENT WITH COMMONLY ACCEPTED AGRICULTURAL BEST MANAGEMENT PRACTICES. THIS PROPERTY LIES WITHIN 500 FEET OF LANDS ZONED BY GRANT COUNTY AS AGRICULTURAL (AG). A VARIETY OF AGRICULTURAL ACTIVITIES WHICH ARE IN CONFORMANCE WITH EXISTING LAWS AND REGULATIONS OCCUR ON ADJACENT LANDS THAT MAY BE INCONVENIENT OR CAUSE DISCOMFORT TO RESIDENTS OF THIS PROPERTY, INCLUDING BUT NOT LIMITED TO: THE APPLICATION OF PERMITTED FERTILIZERS AND PESTICIDES, SPRAYING, PRUNING, HARVESTING, OR EXTRACTION; THE OPERATION OF FARM MACHINERY DURING ANY 24-HOUR PERIOD; AND THE STORAGE AND DISPOSAL OF MANURE; ANY OF WHICH MAY GENERATE DUST, SMOKE, FLIES, FUMES, NOISE, ODOR, GLARE, VIBRATIONS, AND TRUCK TRAFFIC.

I/WE HEREBY ACKNOWLEDGE AND ACCEPT SUCH INCONVENIENCES OR DISCOMFORTS FROM NORMAL, NECESSARY AGRICULTURAL ACTIVITIES WHEN SUCH ACTIVITIES ARE PERFORMED IN COMPLIANCE WITH THE BEST MANAGEMENT PRACTICES AND LOCAL, STATE AND FEDERAL LAWS.

FURTHER, I/WE WAIVE FOR CURRENT AND FUTURE OWNERS AND LESSEES ANY DAMAGES THAT MIGHT OCCUR TO BUILDINGS, STRUCTURES, USES OR OCCUPANTS BECAUSE OF SUCH ACTIVITIES THAT ARE CONDUCTED IN COMPLIANCE WITH AGRICULTURAL BEST MANAGEMENT PRACTICES AND LOCAL, STATE AND FEDERAL LAWS.

EXAMINED AND APPROVED BY GRANT COUNTY ENGINEER,

THIS 22 DAY OF June, 2006  
Bush Phil  
GRANT COUNTY ENGINEER

EXAMINED AND APPROVED BY GRANT COUNTY PLANNING DIRECTOR,

THIS 23 DAY OF June, 2006  
J. Case  
GRANT COUNTY PLANNING DIRECTOR

EXAMINED AND APPROVED BY GRANT COUNTY FIRE MARSHALL,

BUILDING OFFICIAL THIS 20 DAY OF June, 2006  
Ray Arnold  
GRANT COUNTY FIRE MARSHALL / BUILDING OFFICIAL

EXAMINED AND APPROVED BY GRANT COUNTY SANITARIAN,

THIS 16 DAY OF June, 2006  
Donald R. Campbell  
GRANT COUNTY SANITARIAN

EXAMINED AND APPROVED BY GRANT COUNTY, ASSESSORS OFFICE,

THIS 28 DAY OF June, 2006  
Fatty Smith  
GRANT COUNTY DEPUTY ASSESSOR

EXAMINED AND APPROVED BY GRANT COUNTY BOARD OF COMMISSIONERS THIS 24 DAY OF June, 2006

CHAIRMAN: Richard Stevens  
GRANT COUNTY BOARD OF COMMISSIONERS

CLERK: Bonnie May  
GRANT COUNTY BOARD OF COMMISSIONERS

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENTS NOW DUE AND PAYABLE ACCORDING TO THE RECORDS OF GRANT COUNTY, INCLUDING 2007 ADVANCED TAXES, HAVE BEEN FULLY PAID.

S. P. H. 6/30/06  
GRANT COUNTY TREASURER DATE

GOODRICH ESTATES



KNUDSEN LAND SURVEYING L.L.C.

A Complete Land Development Service

16 Basin St. SW

P.O. Box 505

Ephrata, WA 98823

Phone: (509) 754-4376 Fax: (509) 754-3403

URL: www.knudsen-surveying.com

Email: knudsen@knudsen-surveying.com