

PELICAN POINT ADDITION NO. 3

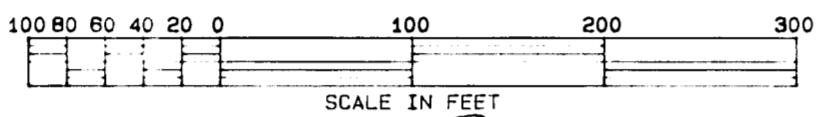
Including a Replat of a Portion of PELICAN POINT ADDITION NO. 1
SECTIONS 3 & 4 TWN., 18 N. RANGE 28 E., WM. GRANT CO., WASH.

Notes:

- All lines adjacent to a public right-of-way and plat perimeter have a ten (10) foot wide permanent public utility easement for public utilities, drainage, irrigation, cable television, telephone and gas.
- Each side of adjacent lot lines has a five (5) foot wide permanent public utility easement for public utilities, drainage, irrigation, cable television, telephone and gas unless otherwise noted.
- Building set-back in this subdivision shall conform to all applicable zoning regulations.

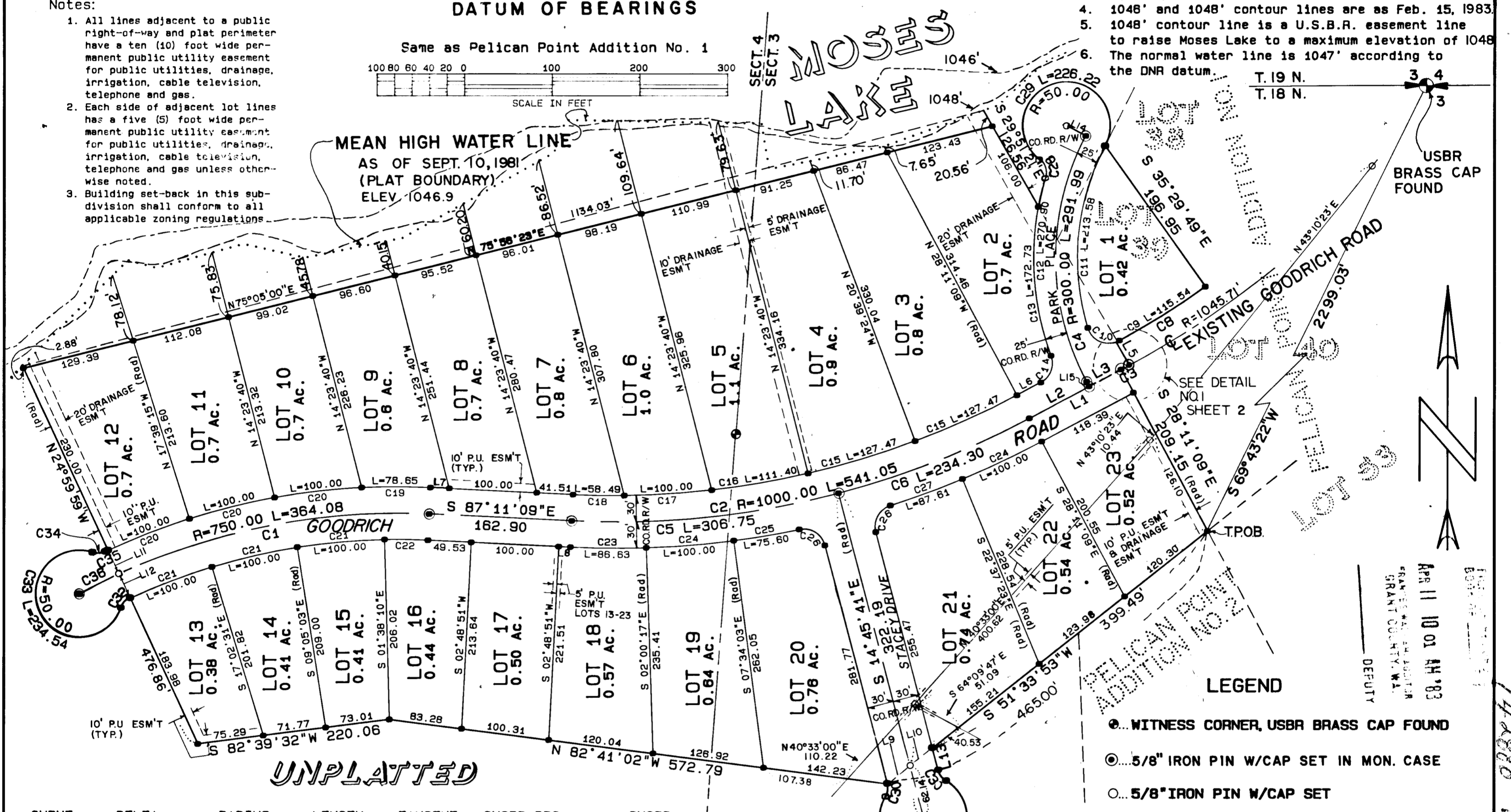
DATUM OF BEARINGS

Same as Pelican Point Addition No. 1



Notes: (cont.)

- 1048' and 1048' contour lines are as Feb. 15, 1983.
- 1048' contour line is a U.S.B.R. easement line to raise Moses Lake to a maximum elevation of 1048'. The normal water line is 1047' according to the DNR datum.



| CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD BRG | CHORD |
|-------|------------|---------|--------|---------|--------------|--------|
| 1 | 27°48'50" | 750.00 | 364.08 | 185.70 | N 78°54'26"E | 360.52 |
| 2 | 31°00'00" | 1000.00 | 541.05 | 277.32 | N 77°18'51"E | 534.48 |
| 3 | 0°34'27" | 1045.70 | 10.48 | 5.24 | N 61°31'38"E | 10.48 |
| 4 | 55°45'56" | 300.00 | 291.99 | 158.73 | S 00°18'11"E | 280.60 |
| 5 | 17°34'32" | 1000.00 | 306.75 | 154.59 | N 84°01'35"E | 305.55 |
| 6 | 13°25'28" | 1000.00 | 234.30 | 117.69 | N 68°31'35"E | 233.77 |
| 7 | 5°48'36" | 325.00 | 32.96 | 16.49 | N 13°10'38"E | 32.94 |
| 8 | 6°46'09" | 1015.70 | 120.00 | 60.07 | S 57°53'16"W | 119.93 |
| 9 | 6°31'03" | 1015.70 | 115.54 | 57.83 | S 57°45'43"W | 115.48 |
| 10 | 102°03'38" | 25.00 | 44.53 | 30.91 | N 67°56'57"W | 38.87 |
| 11 | 44°29'55" | 275.00 | 213.58 | 112.50 | N 05°19'50"E | 208.25 |
| 12 | 36°15'41" | 325.00 | 205.69 | 106.42 | S 02°02'55"E | 202.27 |
| 13 | 30°27'05" | 325.00 | 172.73 | 88.46 | S 04°57'13"E | 170.70 |
| 14 | 81°59'37" | 25.00 | 35.78 | 21.73 | S 20°49'03"W | 32.80 |
| 15 | 7°31'45" | 970.00 | 127.47 | 63.83 | S 80°09'45"W | 127.37 |
| 16 | 6°34'48" | 970.00 | 111.40 | 55.76 | S 80°09'45"W | 111.34 |
| 17 | 5°54'24" | 970.00 | 100.00 | 50.04 | S 86°24'21"W | 99.95 |
| 18 | 3°27'18" | 970.00 | 58.49 | 29.25 | N 88°54'48"W | 58.48 |
| 19 | 5°46'37" | 780.00 | 78.64 | 39.36 | S 89°55'32"W | 78.61 |
| 20 | 7°20'44" | 780.00 | 100.00 | 50.07 | S 89°55'32"W | 99.93 |
| 21 | 7°57'28" | 720.00 | 100.00 | 50.08 | S 89°55'32"W | 99.92 |
| 22 | 3°56'26" | 720.00 | 49.52 | 24.77 | S 89°09'22"E | 49.51 |
| 23 | 4°49'08" | 1030.00 | 86.63 | 43.34 | S 89°35'43"E | 77.29 |
| 24 | 5°33'46" | 1030.00 | 100.00 | 50.04 | S 89°35'43"E | 99.96 |
| 25 | 4°12'20" | 1030.00 | 75.60 | 37.82 | N 80°19'47"E | 75.59 |
| 26 | 87°00'42" | 25.00 | 37.97 | 23.73 | S 89°35'43"E | 34.42 |
| 27 | 4°52'24" | 1030.00 | 87.61 | 43.83 | N 69°48'49"E | 87.58 |
| 28 | 67°44'08" | 20.00 | 23.64 | 13.42 | N 17°47'08"W | 22.29 |
| 29 | 259°13'59" | 50.00 | 226.22 | 60.40 | N 77°57'47"E | 77.03 |
| 30 | 44°24'55" | 20.00 | 15.50 | 8.16 | S 89°35'43"E | 15.12 |
| 31 | 268°49'50" | 50.00 | 234.60 | 51.03 | S 75°14'19"W | 71.43 |
| 32 | 46°23'10" | 20.00 | 16.19 | 8.57 | S 41°48'26"W | 15.75 |
| 33 | 268°46'05" | 50.00 | 234.54 | 51.09 | N 27°00'06"W | 71.47 |
| 34 | 42°37'57" | 20.00 | 14.88 | 7.80 | N 86°03'58"E | 14.54 |
| 35 | 0°15'04" | 780.00 | 3.41 | 1.70 | N 64°52'31"E | 3.41 |
| 36 | 3°52'29" | 750.00 | 50.72 | 25.37 | N 63°03'47"E | 50.71 |

| LINE | BEARING | DISTANCE |
|------|--------------|----------|
| 1 | N 61°48'51"E | 118.39 |
| 2 | N 61°48'51"E | 77.29 |
| 3 | N 61°48'51"E | 41.10 |
| 4 | S 29°51'21"E | 126.56 |
| 5 | S 29°51'21"E | 30.01 |
| 6 | S 61°48'51"W | 30.70 |
| 7 | N 87°11'09"W | 21.39 |
| 8 | S 87°11'09"E | 13.37 |
| 9 | N 51°33'53"E | 32.76 |
| 10 | N 51°33'53"E | 32.76 |
| 11 | N 24°59'59"W | 30.00 |
| 12 | N 24°59'59"W | 30.00 |
| 13 | S 14°45'42"E | 26.31 |
| 14 | S 62°25'13"E | 25.00 |
| 15 | S 28°11'09"E | 6.25 |

CERTIFICATE OF ENGINEER

I HEREBY CERTIFY that the plat of PELICAN POINT ADDITION NO. 3 is based on the actual survey of portions of Sections 3 and 4, Township 18 North, Range 28 East, W.M.; that the distances and courses and angles are shown therein correctly; that proper monuments have been set and lot corners are staked on the ground.

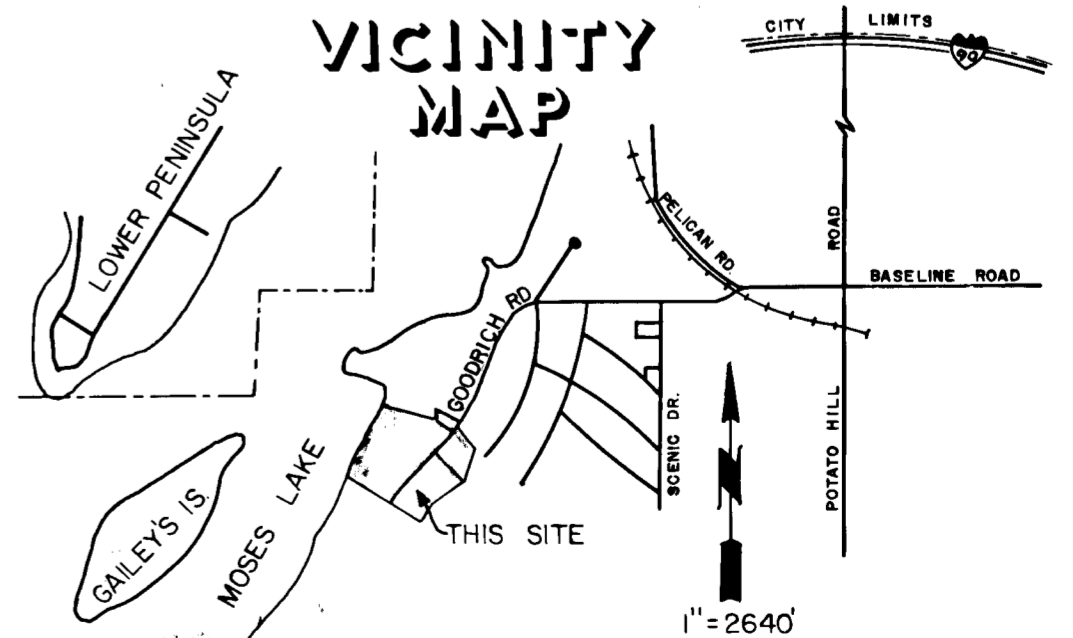


Frederick C. Skinner
Frederick C. Skinner, P.E./P.L.S. 12491

(Seal)

February 7, 1983

VICINITY MAP



| | | | | |
|-----------------------------|--|-------------------|--|--|
| DESIGNED BY FCS | | PROJECT NO 335-81 | | WESTERN PACIFIC ENGINEERING, INC. MOSES LAKE, ELLENSBURG, KENNEWICK, WASHINGTON |
| DRAWN BY HP 7580 | | DATE NOV., 1981 | | Pelican Point, Inc. |
| CHECKED BY A.H. | | SCALE 1" = 100' | | PELICAN POINT ADDITION NO 3 |
| NO. 3 SEC 4 T18 N. R28 E | | SHEET 1 of 3 | | GRANT WASHINGTON |

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PELICAN POINT ADDITION NO. 3

Including a Replat of a Portion of PELICAN POINT ADDITION NO. 1
SECTIONS 3 & 4, TWN. 18 N., RANGE 28 E., W.M., GRANT CO., WASH.

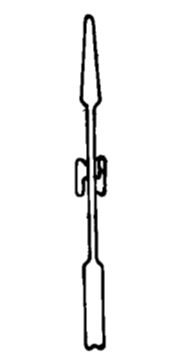
LEGAL DESCRIPTION

That portion of Sections 3 and 4, Township 18 North, Range 28 East, W. M., County of Grant, State of Washington, described as follows:

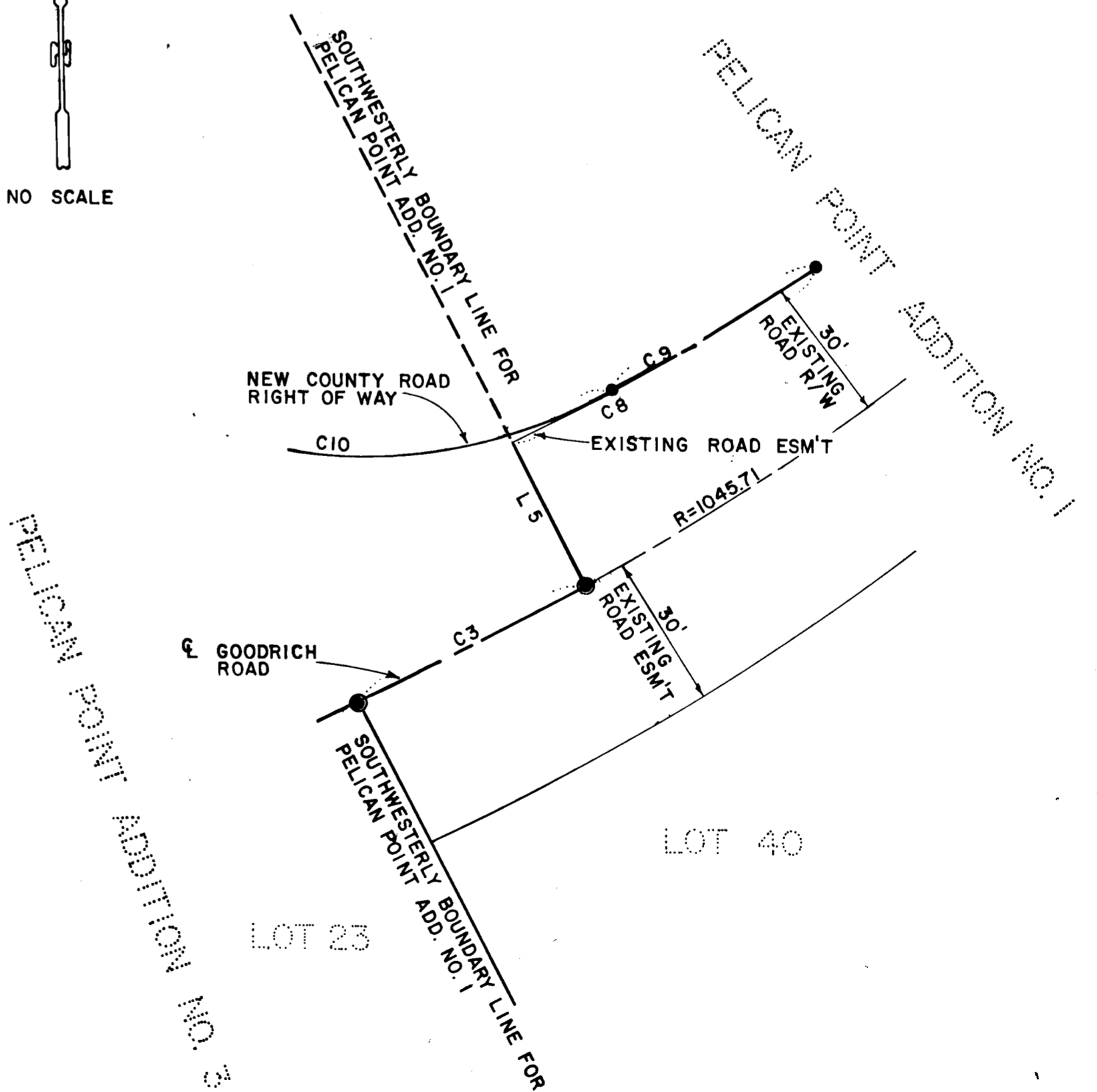
Beginning at a found U.S. Bureau of Reclamation brass cap monument marking the Northeast corner of the Northwest quarter of said Section 3;
thence North 89°34'30" West on the northerly boundary line of Said Section 3 a distance of 178.51 feet to the Northeast corner of the plat known as Pelican Point Addition No. 1;
thence on the following courses and distances on the easterly and southerly boundary line of Said Plat:
(a) South 00°25'30" West a distance of 180.00 feet;
(b) South 89°34'30" East a distance of 10.50 feet;
(c) South 09°25'30" West a distance of 1,713.07 feet;
(d) North 80°34'30" West a distance of 80.00 feet;
(e) North 89°34'30" West a distance of 104.78 feet;
(f) North 81°11'17" West a distance of 288.55 feet;
(g) North 42°59'31" West a distance of 288.82 feet;
(h) North 29°49'01" West a distance of 887.13 feet;
(i) South 80°10'59" West a distance of 150.00 feet;
(j) South 29°49'01" East a distance of 83.11 feet;
(k) South 80°10'59" West a distance of 150.00 feet;
(l) South 29°49'01" East a distance of 29.04 feet;
(m) South 80°10'59" West a distance of 150.00 feet;
(n) North 29°49'01" West a distance of 38.54 feet;
(o) South 80°10'59" West a distance of 150.00 feet;
(p) North 23°21'37" West a distance of 187.53 feet;
(q) North 38°26'07" West a distance of 155.00 feet;
(r) North 51°33'53" East a distance of 8.82 feet;
(s) North 38°26'07" West a distance of 177.77 feet to the Northeast corner of the plat known as Pelican Point Addition No. 2 and to the True Point of Beginning, said point being South 69°43'22" West a distance of 2,299.03 feet from a found U.S. Bureau of Reclamation brass cap monument marking the Northeast corner of the Northwest quarter of Said Section 3;
thence South 51°33'53" West a distance of 399.49 feet;
thence South 14°45'41" East a distance of 26.31 feet;
thence Southeasterly on a 20.00 foot radius curve concave to the Northeast an arc distance of 15.50 feet, the long chord of said curve being South 36°58'08" East a distance of 15.12 feet;
thence Southwesterly on a 50.00 foot radius curve concave to the Northwest an arc distance of 234.80 feet, the long chord of said curve being South 75°14'19" West a distance of 71.43 feet;
thence Northeasterly on a 20.00 foot radius curve concave to the Northwest an arc distance of 15.50 feet to a point that bears South 51°33'53" West a distance of 485.00 feet from the Northeast corner of the Plat known as Pelican Point Addition No. 2, the long chord of said curve being North 07°26'48" East a distance of 15.12 feet;
thence North 82°41'02" West a distance of 572.79 feet;
thence South 82°39'32" West a distance of 220.06 feet to the Southwest corner of described parcel;
thence North 24°59'59" West a distance of 183.98 feet;
thence Southwesterly on a 20.00 foot radius curve concave to the Southeast an arc distance of 18.19 feet, the long chord of said curve being South 41°48'28" West a distance of 15.75 feet;
thence Northwesterly on a 50.00 foot radius curve concave to the Northeast an arc distance of 234.54 feet, the long chord of said curve being North 27°00'08" West a distance of 71.47 feet;
thence Northeasterly on a 20.00 foot radius curve concave to the Northwest an arc distance of 14.88 feet, the long chord of said curve being North 88°03'58" East a distance of 14.54 feet;
thence Northeasterly on a 780.00 foot radius curve concave to the Southeast an arc distance of 3.41 feet to a point that bears North 24°59'59" West a distance of 243.98 feet from the Southwest corner of described parcel, the long chord of said curve being North 64°52'30" East a distance of 3.41 feet;
thence North 24°59'59" West a distance of 232.88 feet, more or less, to the easterly shore and boundary of Moses Lake and to the Northwest corner of described parcel, said point being North 24°59'59" West a distance of 476.88 feet, more or less, from the southwest corner of described parcel;
thence Northeasterly on the easterly boundary line of Said Lake to a point that is on the Southerly boundary line of the plat known as Pelican Point Addition No. 1 and to the northeast corner of described parcel, said point bears North 75°05'00" East a distance of 1,134.03 feet from the aforementioned point and the northwest corner of described parcel, said point also bears North 29°51'21" West on the Southwesterly boundary line of Said Plat a distance of 240.00 feet from the Southeast corner of Lot 39 of said plat;
thence South 29°51'21" East on the Southwesterly boundary line of Said Plat a distance of 126.58 feet to a point that bears North 29°51'21" West on the Southwesterly boundary line of Said Plat a distance of 113.44 feet from the southeast corner of Lot 149 of said plat;
thence Northeasterly on a 325.00 foot radius curve concave to the Southeast an arc distance of 32.96 feet, the long chord of said curve being North 13°10'38" East a distance of 32.94 feet;
thence northwesterly on a 20.00 foot radius curve concave to the Southwest an arc distance of 23.84 feet, the long chord of said curve being North 17°47'08" West a distance of 22.29 feet;
thence Northeasterly on a 50.00 foot radius curve concave to the Southeast an arc distance of 226.22 feet to the Northerly corner of Lot 39 of said plat, the long chord of said curve being North 77°57'47" East a distance of 77.03 feet;

thence South 35°29'49" East on the Northeastly boundary line of said Lot 39 of said plat a distance of 198.95 feet to the Southeastly corner of Said Lot 39 and the northwesterly right-of-way boundary line of the county road known as Sunset Drive;
thence Southwesterly on the northwesterly right-of-way boundary line of said county road on a 1,015.70 foot radius curve concave to the northwest an arc distance of 120.00 feet, the long chord of said curve being South 57°53'18" West a distance of 119.93 feet to the southerly corner of the plat known as Pelican Point Addition No. 1;
thence South 29°51'21" East a distance of 30.01 feet to the centerline of the county road known as Sunset Drive and to the Southwesterly boundary line of said plat;
thence Southwesterly on a 1,045.70 foot radius curve concave to the northwest and on the centerline of said county road an arc distance of 10.48 feet to the Southwesterly boundary line of said plat, the long chord of said curve being South 61°31'38" West a distance of 10.48 feet;
thence South 28°11'09" East on the Southerly boundary line of said plat a distance of 209.15 feet to the True Point of Beginning;

Containing 17.88 acres, more or less.



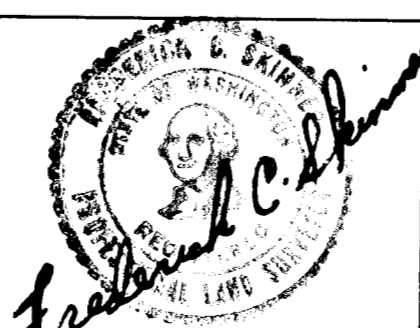
NO SCALE



DETAIL NO. 1

| NO | REVISION | DATE | BY |
|----|----------|------|----|
| | | | |

DESIGNED BY FCS
DRAWN BY CTB
CHECKED BY
SEC 3 T 18 N R 28 E



PROJECT NO. 335.81
DATE NOV., 1981
SCALE NONE
SHEET 2 of 3



WESTERN PACIFIC ENGINEERING, INC.
MOSES LAKE, ELLENSBURG, KENNEWICK, WASHINGTON
Pelican Point, Inc.
PELICAN POINT ADDITION NO 3
GRANT WASHINGTON

BOOK 12 PAGE 31

PELICAN POINT ADDITION NO. 3

Including a Replat of a Portion of PELICAN POINT ADDITION NO. 1
SECTIONS 3 & 4, TWN. 18 N., RANGE 28 E., W.M., GRANT CO., WASH.

DEDICATION

KNOW ALL MEN by these presents that KARL I. GOODRICH and HUCKVALE GOODRICH, President and Secretary respectively of PELICAN POINT, INC., a Washington Corporation, is the owner of the land herein described and has caused the same to be surveyed and platted as shown and do hereby dedicate to the use of the public forever all roads, alleys, easements or whatever public property there is shown thereon for any and all purposes not inconsistent with the uses as shown on the plat, and do hereby grant a waiver of all claims for damages against any governmental authority arising from the construction and maintenance of public facilities and public property withip the subdivision.

Karl I. Goodrich
Karl I. Goodrich, President
Huckvale Goodrich
Huckvale Goodrich, Secretary
Pelican Point, Inc.

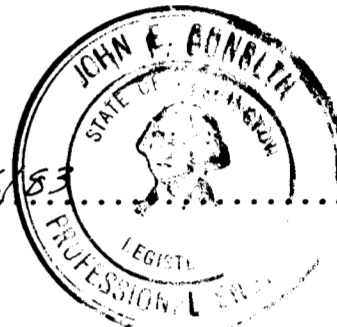
APPROVALS

EXAMINED AND APPROVED by the Grant County Planning Commission.

W. G. Quasar *je* 8 April 1983
Planning Commission Chairperson Date

EXAMINED AND APPROVED by the Grant County Engineer.

John E. Shankle
County Engineer Date 4/6/83



EXAMINED AND APPROVED by the Grant County Sanitarian.

Robert R. Anderson
County Sanitarian Date 4/7/83

EXAMINED AND APPROVED by the Board of County Commissioners.

Bill Fenderson 4/11/83
Chairperson, Board of County Commissioners Date

ATTEST: *Frances Wadham*
County Clerk of the Board
By R. Trigg, Deputy

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
) SS
COUNTY OF GRANT)

THIS IS TO CERTIFY that on this 5th day of April 1983 before me the undersigned, a Notary Public, personally appeared Karl I. Goodrich, President of Pelican Point, Inc., to me known to be the officer of said corporation who executed the foregoing dedication and acknowledged to me that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF I have set my hand and affixed my official seal.
Grace M. Johnson
Notary Public in and for the State of Washington,
residing at Ephrata, 98823

STATE OF WASHINGTON)
) SS
COUNTY OF GRANT)

THIS IS TO CERTIFY that on this 5th day of April 1983, before me the undersigned, a Notary Public, personally appeared Huckvale Goodrich, Secretary of Pelican Point, Inc., to me known to be the officer of said corporation who executed the foregoing dedication and acknowledged to me that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF I have set my hand and affixed my official seal.
Grace M. Johnson
Notary Public in and for the State of Washington,
residing at Ephrata, 98823

TREASURER'S CERTIFICATE

I HEREBY CERTIFY that all taxes and assessments which are now due and payable according to the records of Grant County have been fully paid.

James M. 4-6-83
Grant County Treasurer Date

CERTIFICATION OF AUDITOR

Filed for record at the request of Pelican Point, Inc. this 11th day of APRIL 1983, at 10:01 o'clock A. M., and recorded in Volume 12 of Plats, on Page 32, records of Grant County, Washington.

Frances Wadham *Liz Palachuk*
Grant County Auditor Deputy County Auditor

NOTE

This land is included within the Quincy Columbia Basin Irrigation District, and is subject to laws of the United States and the State of Washington relative to the Columbia Basin Project and is liable for further assessments, if any, levied by Said District. It is also understood and agreed that when this plat is served by County roads all irrigable lands within the road right-of-way or isolated by said dedication, will not become charge assessable to Grant County and payable to the Quincy Columbia Basin Irrigation District for construction, operation and maintenance of the project. This agreement shall be binding upon the legal owner, their heirs, assigns, or successors.

CERTIFICATION OF FURTHER RESTRICTIONS

For restrictions, see Protective Covenants filed under Auditor's File Number Book Page

| | | | | |
|-------------------------------------|--|-------------------|--|---|
| DESIGNED BY S | | PROJECT NO 335.81 | WPE ENGINEERS PLANNERS SURVEYORS | WESTERN PACIFIC ENGINEERING, INC. MOSES LAKE, ELLENSBURG, KENNEWICK, WASHINGTON |
| DRAWN BY CTB | | DATE NOV., 1981 | | Pelican Point, Inc. |
| CHECKED BY 3 SEC 4, 18 N., 28 E. | | SCALE NONE | | SHEET 3 of 3 |

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