

PELICAN POINT SHORT PLAT

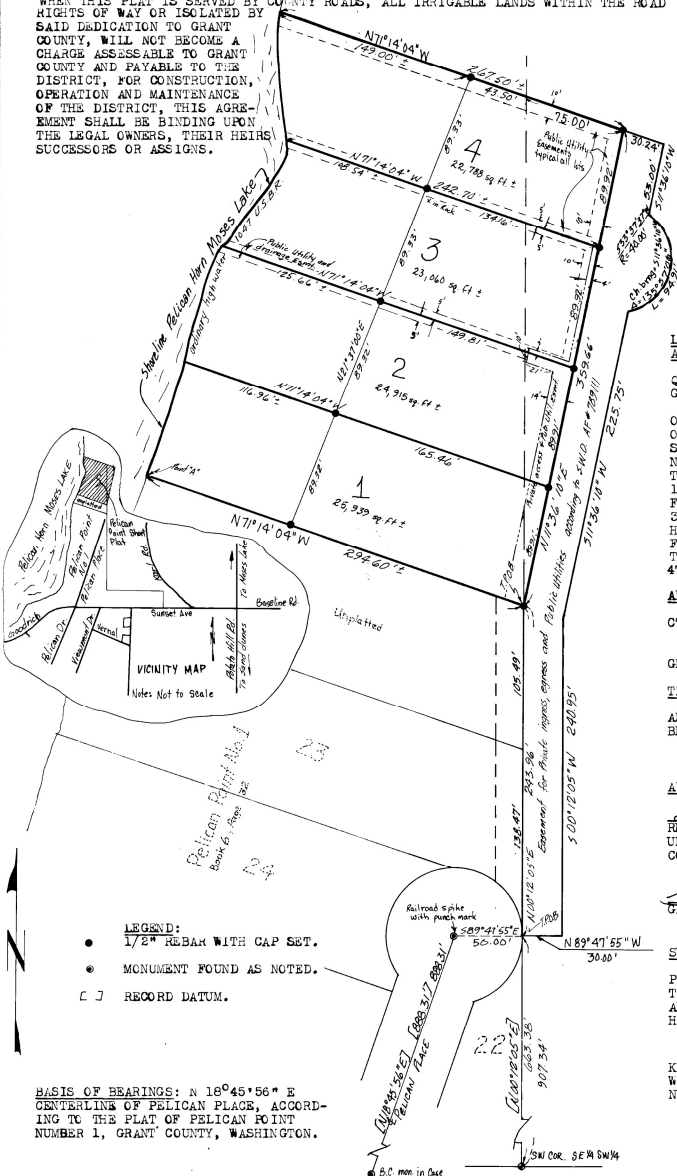
Ptns. of Gov't Lots 3 & 4 and the SE 1/4 of the SW 1/4 all in Sec. 34, Twp. 19 N., Rng. 28 E. W. M.

Grant County, Washington

FILED OR RECORDED
BOOK 3 FOR
PLANNING DIST.
DEC 22 10 45 AM '86
GRANT COUNTY
FRANCIS J. KNUDSEN
CLERK
Splat 11-1-88

794846

NOTE: THIS LAND IS INCLUDED WITHIN THE MOSES LAKE IRRIGATION AND REHABILITATION DISTRICT, AND IS SUBJECT TO THE 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 AGREED AND UNDERSTOOD THAT WHEN THIS PLAT IS SERVED BY COUNTY ROADS, ALL IRRIGABLE LANDS WITHIN THE ROAD RIGHTS OF WAY OR ISOLATED BY SAID DEDICATION TO GRANT COUNTY, WILL NOT BECOME A CHARGE ASSESSABLE TO GRANT COUNTY AND PAYABLE TO THE DISTRICT, FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF THE DISTRICT, THIS AGREEMENT SHALL BE BINDING UPON THE LEGAL OWNERS, THEIR HEIRS SUCCESSORS OR ASSIGNS.



ACKNOWLEDGEMENTS CONTINUED:

THIS IS TO CERTIFY THAT ON THIS 14th DAY OF November, 1986, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED Jeffrey B. Postage AND Kurt L. Walsdorf THE ASST. VICE PRES. AND Banking Officer RESPECTIVELY OF SEATTLE FIRST NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO SIGN THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL, THE DAY AND YEAR LAST ABOVE WRITTEN.

Norman J. Hopperstad
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Moses Lake
My Comm. expires 11-1-88

LEGAL DESCRIPTION OF EASEMENT FOR PRIVATE INGRESS AND EGRESS AND PUBLIC UTILITIES, ACCORDING TO S.W.D. A.P. 758111: THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 28 EAST, W.M., GRANT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE NORTH 00°12'05" EAST, FOLLOWING THE WEST BOUNDARY OF SAID SOUTHEAST QUARTER, 685.38 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°12'05" EAST, 245.96 FEET; THENCE NORTH 11°36'10" EAST, 359.66 FEET; THENCE NORTH 71°14'04" EAST, 30.24 FEET; THENCE SOUTH 11°36'10" WEST, 55.00 FEET, TO A POINT ON A CURVE THE CENTER OF WHICH BEARS SOUTH 33°07'57" WEST; THENCE SOUTHEASTERLY FOLLOWING SAID CURVE, HAVING A CENTRAL ANGLE OF 136°07'06" AND A RADIUS OF 49.00 FEET, 94.91 FEET; THENCE SOUTH 11°36'10" WEST, 285.78 FEET; THENCE SOUTH 00°12'05" WEST, 240.95 FEET; THENCE NORTH 85°47'55" WEST, 30.00 FEET, TO THE TRUE POINT OF BEGINNING.

APPROVAL: EXAMINED AND APPROVED BY THE GRANT COUNTY PLANNING DIRECTOR THIS 22 DAY OF December 1986.

GRANT COUNTY PLANNING DIRECTOR: James M. Fisher

TREASURER'S CERTIFICATE: I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENTS NOW DUE AND PAYABLE ACCORDING TO THE RECORDS OF GRANT COUNTY HAVE BEEN FULLY PAID.
James M. Fisher 12/15/86
GRANT COUNTY TREASURER DATE

AUDITOR'S CERTIFICATE: FILED FOR RECORD AT THE REQUEST OF KNUD S. KNUDSEN, THIS 22nd DAY OF December, 1986, AT 10:45 A.M., AND RECORDED IN BOOK 3 OF SHORT PLATS, AT PAGE 1, UNDER AUDITOR'S FILE NUMBER 794846, RECORDS OF GRANT COUNTY, WASHINGTON.

Frances Hadham Norman Chadwell
GRANT COUNTY AUDITOR BY DEPUTY COUNTY AUDITOR

SURVEYOR'S CERTIFICATE: I HEREBY CERTIFY THAT THE PLAT OF PELICAN POINT SHORT PLAT IS BASED ON ACTUAL SURVEY AND SUBDIVISION OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 28 EAST, W.M.; THAT THE DISTANCES AND COORDINATES ARE SHOWN HEREON CORRECTLY; THAT PROPER MONUMENTS HAVE BEEN SET AND THE LOT CORNERS ARE STAKED ON THE GROUND.

KNUD S. KNUDSEN
WASHINGTON STATE LAND SURVEYOR
NUMBER 5588.

K. S. Knudsen

LEGAL DESCRIPTION:

THOSE PORTIONS OF GOVERNMENT LOTS 3 AND 4, AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER ALL IN SECTION 34, TOWNSHIP 19 NORTH, RANGE 28 EAST, W.M., GRANT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 00°12'05" EAST, FOLLOWING THE WEST BOUNDARY OF SAID SOUTHEAST QUARTER, 907.34 FEET, TO THE TRUE POINT OF BEGINNING; THENCE NORTH 71°14'04" WEST, 294.60 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE SHORELINE OF MOSES LAKE, SAID POINT HEREIN-AFTER REFERRED TO AS POINT "A"; BEGINNING AGAIN AT THE TRUE POINT OF BEGINNING; THENCE NORTH 11°36'10" EAST, 359.66 FEET; THENCE NORTH 71°14'04" WEST, 267.50 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE SHORELINE OF MOSES LAKE; THENCE SOUTHWESTERLY FOLLOWING SAID SHORELINE, TO THE AFFOREMENTIONED POINT "A".

CONTAINING 2.22 ACRES MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT TIMOTHY D. HANSEN AND MARILYN L. HANSEN AND SEATTLE FIRST NATIONAL BANK, A NATIONAL BANKING ASSOCIATION ARE THE OWNERS IN FEE SIMPLE AND ENCUMBRANCES OF THE LAND HEREBY PLATED, HEREBY DECLARES THIS PLAT AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND EASEMENTS, OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES, NOT INCONSISTANT WITH THE NORMAL USE AS SHOWN ON THE PLAT; ALSO THE RIGHT TO MAKE ALL NECESSARY EASEMENTS FOR CUTS OR FILLS UPON THE LOTS, BLOCKS, TRACTS, ETC., SHOWN ON THIS 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 SUBDIVISION.

WITNESS OUR HANDS AND SEALS.

Timothy D. Hansen Marilyn L. Hansen 11/17/86
TIMOTHY D. HANSEN MARILYN L. HANSEN DATE:

Seattle First Nat'l Bank Seattle First Nat'l Bank 11/17/86
SEATTLE FIRST NAT'L. BANK SEATTLE FIRST NAT'L. BANK DATE:

ACKNOWLEDGEMENTS:

STATE OF WASHINGTON)

COUNTY OF GRANT) ss

THIS IS TO CERTIFY THAT ON THIS 17th DAY OF NOVEMBER, 1986, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED TIMOTHY D. HANSEN AND MARILYN L. HANSEN, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED 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.

Norman J. Hopperstad
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Moses Lake
My Comm. expires 11-1-88

NOTE: GRANT COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE ROADS, INCLUDING SNOW REMOVAL. NOR SHALL SUCH ROADS BE ACCEPTED AS COUNTY ROADS UNTIL SUCH IMPROVEMENTS AS ARE NECESSARY TO BRING THEM UP TO CURRENT COUNTY STANDARDS HAVE BEEN COMPLETED.

K.S. KNUDSEN LAND SURVEYING
P.O. BOX 505, 643 BASIN SW
EPHRAATA, WASHINGTON, 98823
PHONE: (509) 754-4376

Pelican Point Short Plat

DATE: 11/26/86 SCALE: 1" = 60 FT. JOB NO.: 85-168-01 SHEET NO.: 1 of 1