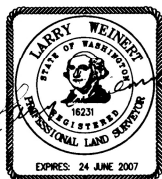


#1191216

Book 24 Page 45



5/15/06
SURVEYOR'S CERTIFICATE:

I, LARRY WEINERT, REGISTERED AS A LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION, DURING THE PERIOD OF JULY 10, 2002, THROUGH APRIL, 2006; THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECT; AND THAT THE MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS DEPICTED ON THE PLAT.

Ang C. Wamot 5/15/06
LARRY WEINERT LICENSE NO. 16231 DATE

AUDITOR'S CERTIFICATE:

FILED FOR RECORD AT THE REQUEST OF MICHAEL J. BERNSEN ON THIS 17th DAY OF May, 2006, AT 09:13 A.M., IN BOOK 24 OF PLATS AT PAGES 45-48 UNDER AUDITOR'S FILE NUMBER 1191216 RECORDS OF GRANT COUNTY, WASHINGTON.

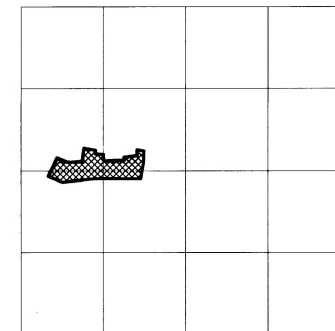
William L. Varney *Laurie Buchanan*
GRANT COUNTY AUDITOR DEPUTY Deputy

BASIS of BEARING

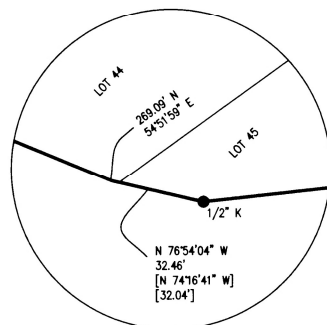
RECORD OF SURVEY BK. 42, Pg18

SANDCASTLE ESTATES 4 PHASE 2

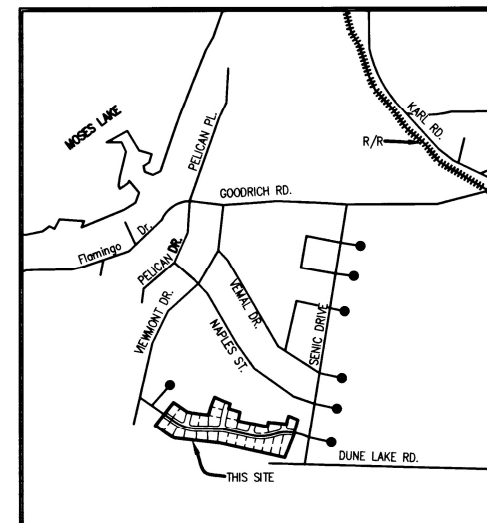
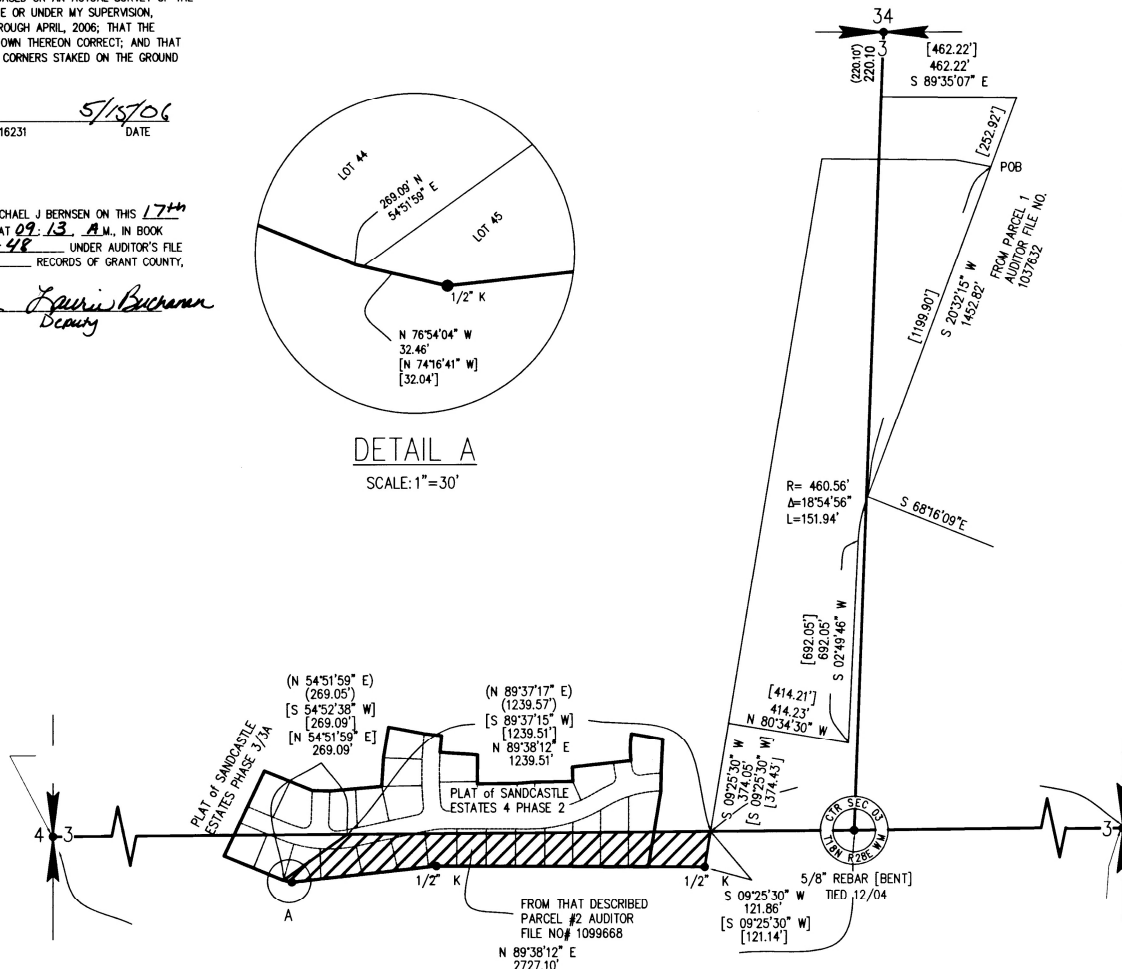
A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER
AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF
SECTION 3, TOWNSHIP 18 NORTH, RANGE 28 EAST, W.M.,
GRANT COUNTY, WASHINGTON



SECTION 3
T 18 N R 28 E W.M.



DETAIL A
SCALE: 1"=30'



VICINITY MAP
NOT TO SCALE

- LEGEND:
- 1/2" K FND 1/2" KNUDSON REBAR
 - (122.14') FROM LEGAL DESCRIPTION PARCEL #2 AUDITOR NO. 1099668
 - [122.14'] DIST. OR BEARING FROM THE LEGAL DESCRIPTION PARCEL 1 AUDITOR NO. 1037632

MUNSON ENGINEERS, INC.
CONSULTING CIVIL ENGINEERS
AND LAND SURVEYORS
PO BOX 3796 610 N CHELAN AVE
WENATCHEE, WA 98801
(509) 663-0644 FAX (509) 663-0546
WEB PAGE: www.munsonengineers.com EMAIL: jimb@munsonengineers.com

SANDCASTLE ESTATES 4
PHASE 2

DATE: 30 NOVEMBER 2004 SCALE: 1"=300' ACAD NO: 04348Sandcast1VCT
DRAWN: 4 APRIL 2006 PLOT: PJS SHEET: 1 of 4 04-348

#1191216

Book 24

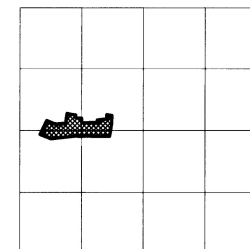
Page 46



5/3/06

SANDCASTLE ESTATES 4 PHASE 2

A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER
AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF
SECTION 3, TOWNSHIP 18 NORTH, RANGE 28 EAST, W.M.,
GRANT COUNTY, WASHINGTON



SECTION 3
T 18 N R 28 E W.M.

OWNER INFORMATION:

SANDCASTLE ESTATES, LLC.
C/O MICHAEL J. BERNSEN
903 EAGLE ROAD
OTHELLO, WA 99344

PARCEL INFORMATION:

ZONING: URBAN RESIDENTIAL-2
OVERALL ACREAGE: 21.29 ACRES (11.26 THIS PHASE)
NUMBER OF LOTS: 48 (27 THIS PHASE)
MAX. RESIDENTIAL DENSITY: 1 DU PER 1/4 ACRES
MAX. POTENTIAL DUS: 85
ROADS: 2.81 ACRES (THIS PHASE) R/W DEDICATED

COVENANT AS TO IMPROVEMENTS:

1. OWNER AND PLAT: THIS COVENANT RUNNING WITH THE LAND IS MADE BY SANDCASTLE ESTATES, LLC, HEREIN REFERRED TO AS THE OWNER OF CERTAIN REAL PROPERTY, HEREIN REFERRED TO AS THE PREMISES, LOCATED ADJACENT TO THE CITY OF MOSES LAKE, IN GRANT COUNTY, WASHINGTON, AND DESCRIBED AS FOLLOWS:

SANDCASTLE ESTATES NO. 4 PHASE 2, PER PLAT THEREOF FILED WITH THE GRANT COUNTY AUDITOR

2. RECITALS:

2.1 THE OWNER HAS CAUSED THE PREMISES TO BE PLATTED UNDER THE JURISDICTION OF GRANT COUNTY, WASHINGTON, WITHIN THE CITY OF MOSES LAKE'S URBAN GROWTH AREA, AND IN CONNECTION WITH THAT PLATTING, THE OWNER IS REQUIRED TO MAKE CERTAIN UTILITY IMPROVEMENTS OR OBTAIN A WRITTEN WAIVER FROM THE CITY OF MOSES LAKE PERMITTING THE PLATTING TO PROCEED WITHOUT THE INSTALLATION OF THE DESCRIBED UTILITY IMPROVEMENT AT THIS TIME.

2.2 THE OWNER AND THE CITY OF MOSES LAKE, GRANT COUNTY, WASHINGTON, DESIRE TO ALLOW THE OWNER TO PROCEED WITH THE COMPLETION OF CERTAIN UTILITY IMPROVEMENTS AT A LATER DATE IN LIEU OF POSTING A CASH PAYMENT EQUAL TO 150% OF THE COST OF THE UTILITY IMPROVEMENT DEFERRED HEREIN.

2.3 IT IS THE DESIRE OF THE OWNER THAT THE TERMS UPON WHICH CERTAIN IMPROVEMENTS WILL BE REQUIRED IN THE FUTURE TO BE PLACED UPON THE PREMISES SHALL BECOME COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE LAND AND ALL PRESENT AND SUBSEQUENT OWNERS AND PERSONS DEALING WITH THE SAME.

3. COVENANT TERMS:

3.1 BINDING EFFECT: THE TERMS OF THIS COVENANT SHALL BE BINDING UPON THE OWNER, HIS/HER SUCCESSORS, ASSIGNS, HEIRS, AGENTS, AND ALL OTHER PERSONS CLAIMING AN INTEREST IN THE PREMISES OR ANY PORTION THEREOF. THE LIABILITY FOR THE COST OF THE INSTALLATION OF THE UTILITY IMPROVEMENT, THE CONSTRUCTION OF WHICH IS DELAYED BY THIS COVENANT, IS JOINT AND SEVERAL TO THE ENTIRE PREMISES AND ANY LOTS, TRACTS, PARCELS, OR DIVISIONS OF THE PREMISES.

3.2 IMPROVEMENTS: THE FOLLOWING UTILITY IMPROVEMENTS REMAIN TO BE INSTALLED IN CONNECTION WITH THE PLATTING OF THE PREMISES WITHIN THE CITY'S URBAN GROWTH AREA AND THE CITY HAS PROVIDED A WRITTEN WAIVER TO GRANT COUNTY TO PERMIT THE PLATTING OF THE PREMISES: DESIGN AND CONSTRUCT STREET, CURB, SIDEWALK, GUTTER, AND WATER AND SEWER IMPROVEMENTS TO CASTLEWOOD DRIVE AND ALL OTHER INTERIOR AND EXTERIOR ROADS THE FULL LENGTH OF THE PLAT TO CITY STANDARDS CURRENT AT THE TIME OF CONSTRUCTION.

3.3 TRIGGERING EVENT: UPON THE HAPPENING OF THE EVENT LISTED HEREIN, THE OWNER, HIS/HER HEIRS, ASSIGNS, OR SUCCESSORS IN AND TO THE PREMISES SHALL CAUSE THE ABOVE IMPROVEMENTS TO BE FORTHWITH MADE. THE CITY OF MOSES LAKE SHALL GIVE WRITTEN NOTICE TO THE OWNER TO PROCEED TO INSTALL THOSE IMPROVEMENTS WHEN THE CITY DETERMINES INSTALLATION OF THOSE IMPROVEMENTS IS REQUIRED. THE DETERMINATION OF THE CITY OF MOSES LAKE SHALL BE CONCLUSIVE.

3.4 ENFORCEMENT: THE CITY OF MOSES LAKE IS A BENEFICIARY OF THIS COVENANT AND AS SUCH IS ENTITLED TO SEEK ENFORCEMENT OF THIS COVENANT OR, IN THE ALTERNATIVE, REIMBURSEMENT TO THE CITY FOR THE COSTS OF INSTALLING THE IMPROVEMENTS WITH PUBLIC FUNDS IF THE CITY HAS INSTALLED SOME OR ALL OF THE REQUIRED IMPROVEMENTS ITSELF AFTER THE FAILURE OF THE OWNERS TO PERFORM. IN THE EVENT OF SUCH ENFORCEMENT ACTION, THE CITY OF MOSES LAKE SHALL BE ENTITLED TO RECOVER ALL COSTS OF LITIGATION INCLUDING BUT NOT LIMITED TO THE COST OF TITLE SEARCHES, SERVICE OF PROCESS, DISCOVERY, AND DEPOSITION COST, AND ALL ACTUAL ATTORNEY'S FEES INCURRED BEFORE, DURING AND AFTER TRIAL, INCLUDING APPEALS.

DEDICATIONS:

1. DEDICATED TO GRANT COUNTY, ALL RIGHTS, TITLE AND INTEREST IN THE LANDS SHOWN AS RIGHTS OF WAY FOR ROADS, STREETS AND ALLEYS.

2. ALL LOTS TOGETHER WITH AND SUBJECT TO A PUBLIC UTILITY EASEMENT BEING 5.00 FEET IN WIDTH ON EACH SIDE OF COMMON LOT BOUNDARIES AND 10.00 FEET IN WIDTH ALONG ALL OTHER LOT BOUNDARIES, BUREAU OF RECLAMATION RIGHTS OF WAY OR OTHER IRRIGATION EASEMENTS, UNLESS OTHERWISE SHOWN, SAID EASEMENT SUBJECT TO BEING RELOCATED UPON AN ALTERATION OF ANY BOUNDARY OF SAID LOTS UNLESS SAID EASEMENT IS IN USE.

LEGAL DESCRIPTIONS:

THAT PORTION OF THE N 1/4 OF THE SW 1/4 AND THE S 1/4 OF THE NW 1/4 OF SECTION 3 T18N R28E WM GRANT COUNTY, WA, BEING A PORTION OF THOSE PROPERTIES DESCRIBED AND RECORDED GRANT COUNTY AUDITOR'S OFFICE PARCEL 1, AUDITOR FILE NO 1037632 AND PARCEL 2 AUDITOR FILE NO 1099668 DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF LOT 12 OF THE PLAT OF SANDCASTLE ESTATES 4 PHASE 1, THENCE ALONG THE WEST LINE OF THE SAID PLAT S 02°56'49" W 117.14 FEET TO THE SW CORNER OF THE SAID LOT 12, THENCE CONTINUING ALONG THE SAID WEST LINE, S 00°32' 54" W 60.02 FEET TO THE NW CORNER OF LOT 13 OF THE SAID PLAT, THENCE S 09°25'42" W 260.70 FEET TO THE SW CORNER OF LOT 14 OF THE SAID PLAT AND A POINT ON THE SOUTH LINE OF PARCEL 2 OF THE DESCRIPTION AUDITOR FILE NO. 1099668, THENCE ALONG THE SAID SOUTH LINE N 89°44'45" W 722.63 FEET, THENCE S 83°45'27" W 485.89 FEET TO A FND 1/4" REBAR MONUMENT, THENCE N 76°54'04" W 32.64 FEET, THENCE N 67°39'37" W 216.12 FEET TO THE SE CORNER OF LOT 2 OF THE PLAT OF SANDCASTLE ESTATES PLATS 3 AND 3A, THENCE ALONG THE EAST LINE OF THE SAID PLAT N 25°32'37" E 319.18 FEET, THENCE LEAVING THE SAID EAST LINE S 67°56' 19" E 178.11 FEET, THENCE S 87°57'27" E 60.00 FEET, THENCE N 85°03'40" E 117.25 FEET, THENCE N 03°38'57" E 97.45 FEET, THENCE N 08°17'48" E 108.12 FEET, THENCE S 79°15'08" E 124.02 FEET, THENCE S 82°58'33" E 60.00 FEET TO A POINT ON A CURVE WHOSE TANGENT BEARS S 07°01'27" W THENCE ALONG THE SAID CURVE WHOSE RADIUS IS 1073.96 FEET SOUTHERLY TO THE LEFT THROUGH A CENTRAL ANGLE OF 03°05'23", THENCE LEAVING THE SAID CURVE S 86°03'56" E 128.45 FEET, THENCE S 00°16'10" W 98.98 FEET, THENCE N 89°23'08" E 135.13 FEET, THENCE N 85°37'26" E 60.20 FEET, THENCE N 89°23'08" E 129.96 FEET, THENCE N 01°19'55" W 49.58 FEET, THENCE N 83°47'37" E 200.74 FEET TO A POINT ON A CURVE WHOSE TANGENT BEARS N 06°12'23" W, THENCE ALONG THE SAID CURVE WHOSE RADIUS IS 371.70 FEET THROUGH A CENTRAL ANGLE OF 14°17'02" RIGHT FOR 92.67 FEET, THENCE S 80°02'34" E 108.40 FEET TO THE POINT OF BEGINNING AND END OF THIS DESCRIPTION.

RIGHT TO FARM DISCLOSURE:

GRANT COUNTY HAS ESTABLISHED AS A PRIORITY AGRICULTURAL OPERATIONS ON LAND ZONED AS AGRICULTURE (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 AGRICULTURE (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. WE HEREBY ACKNOWLEDGE AND ACCEPT SUCH INCONVENIENCES OR DISCOMFORTS FROM NORMAL, NECESSARY AGRICULTURAL ACTIVITIES WHEN SUCH ACTIVITIES ARE PERFORMED IN COMPLIANCE WITH BEST MANAGEMENT PRACTICES AND LOCAL, STATE AND FEDERAL LAWS.

CERTIFICATE OF APPROVAL OF PUBLIC IMPROVEMENTS:

I HEREBY CERTIFY THAT ALL STREETS SHOWN ON THIS PLAT ARE WITHIN GRANT COUNTY PLANNING JURISDICTION, ALL STREETS, WATER, SEWER, AND OTHER PUBLIC IMPROVEMENTS SHOWN ON THIS PLAT HAVE BEEN INSTALLED OR COMPLETED TO CITY STANDARDS OR THAT THEIR INSTALLATION OR COMPLETION (WITHIN ___ MONTHS AFTER THE DATE BELOW) HAS BEEN ASSURED BY THE POSTING OF A PERFORMANCE BOND OR OTHER SUFFICIENT SURETY.

PUBLIC WORKS DIRECTOR

DATE

NOTES:

1. THE APPROVAL OF THIS SUBDIVISION DOES NOT GUARANTEE THE ISSUANCE OF ANY OTHER PERMIT.
2. GRANT COUNTY HAS NO RESPONSIBILITY TO CONSTRUCT, IMPROVE, MAINTAIN, OR OTHERWISE SERVICE ANY PRIVATE ROADS CONTAINED WITHIN THIS SUBDIVISION.
3. IF ANY NATIVE AMERICAN GRAVE SITE(S) OR ARCHAEOLOGICAL/CULTURAL RESOURCES (INDIAN ARTIFACTS) ARE FOUND ON THE PROPOSED SITE, ALL CONSTRUCTION ACTIVITY SHALL STOP AND THE OWNER/DEVELOPER SHALL IMMEDIATELY NOTIFY THE GRANT COUNTY PLANNING DEPARTMENT, COLVILLE CONFEDERATED TRIBES AND THE WASHINGTON STATE OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION.
4. AN APPROACH PERMIT IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
5. THIS PLAT IS SERVED WITH FIRE HYDRANTS FOR FIRE SUPPRESSION.

EQUIPMENT AND PROCEDURE:

LEICA TC-1010 ELECTRONIC TOTAL STATION, LEITZ TRIBRACHS AND PRISMS. FIELD TRAVERSE BALANCED BY METHOD OF LEAST SQUARES. TRAVERSE CLOSURE IS GREATER THAN 1:20,000. ALL MONUMENTS TIED DATE OF SURVEY, UNLESS NOTED. LOT CLOSURE CALCULATIONS GREATER THAN 1:200,000.

MUNSON ENGINEERS, INC.

CONSULTING CIVIL ENGINEERS
AND LAND SURVEYORS

P.O. BOX 3796 610 N. CHELAN AVE.
WENATCHEE, WASHINGTON 98807
(509) 663-0544 FAX (509) 663-0546

WEB PAGE: www.munsonengineers.com

EMAIL: weiner@munsonengineers.com

SANDCASTLE ESTATES 4
PHASE 2

DATE:	30 NOVEMBER 2004	SCALE:	N/A	ACAD NO:	04348sig.dwg
DRAWN:	3 MAY 2006	PLOT:	WBR/SMB	SHEET:	2 OF 4

1191216

Book 24

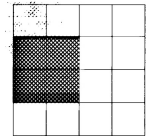
Page 47



4/10/06

SANDCASTLE ESTATES 4 PHASE 2

A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER
AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF
SECTION 3, TOWNSHIP 18 NORTH, RANGE 28 EAST, W.M.,
GRANT COUNTY, WASHINGTON



SECTION 3
T 18 N R 28 E W.M.

GRANT COUNTY TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREON, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING 2006 TAXES.

EXAMINED THIS 17th DAY OF May, 2006.

Paul S. Bernsen
GRANT COUNTY TREASURER

CERTIFICATE OF OWNERSHIP AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT SANDCASTLE ESTATES, L.L.C., A WASHINGTON LIMITED LIABILITY CORPORATION, OWNER IN FEE SIMPLE AND ENCUMBRANCES OF THE LAND HEREBY PLATTED, CASHMERE VALLEY BANK, A WASHINGTON CORPORATION, LENDER, OWNERS IN FEE SIMPLE AND ENCUMBRANCES OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS AND EASEMENTS, ON WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES, NOT INCONSISTENT WITH ALL NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LOTS, BLOCKS, TRACTS, ETC., SHOWN ON THE 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 PLAT.

BY: Paul S. Bernsen 4-13-2006
PAUL S. BERNSSEN, DATE
SANDCASTLE ESTATES, L.L.C.

BY: Michael J. Bernsen 4-13-2006
MICHAEL J. BERNSSEN, DATE
SANDCASTLE ESTATES, L.L.C.

BY: Mike Schultz, AVE. 4/10/06
MIKE SCHULTZ, ASSISTANT VICE PRESIDENT, DATE
CASHMERE VALLEY BANK

ACKNOWLEDGEMENTS:

STATE OF WASHINGTON)
COUNTY OF CHELAN)

THIS IS TO CERTIFY THAT ON THIS 13th DAY OF April, 2006, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, PERSONALLY APPEARED PAUL S. BERNSSEN, TO ME KNOWN TO BE MEMBER OF SANDCASTLE ESTATES, L.L.C., THE LIMITED LIABILITY COMPANY THAT SIGNED THE FOREGOING DEDICATION AND ACKNOWLEDGED SAID DEDICATION TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LLC, FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT HE IS AUTHORIZED TO SIGN THE SAID DEDICATION.

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

SIGN: Paul S. Bernsen
PRINT NAME: HLA White
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT: Moses Lake
MY APPOINTMENT EXPIRES: 02-17-07



ACKNOWLEDGEMENTS:

STATE OF WASHINGTON)
COUNTY OF GRANT)

THIS IS TO CERTIFY THAT ON THIS 13th DAY OF April, 2006, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, PERSONALLY APPEARED MICHAEL J. BERNSSEN, TO ME KNOWN TO BE MEMBER OF SANDCASTLE ESTATES, L.L.C., THE LIMITED LIABILITY COMPANY THAT SIGNED THE FOREGOING DEDICATION AND ACKNOWLEDGED SAID DEDICATION TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LLC, FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT HE IS AUTHORIZED TO SIGN THE SAID DEDICATION.

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

SIGN: HLA White
PRINT NAME: HLA White
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT: MOSES LAKE, WA
MY APPOINTMENT EXPIRES: 02-17-07



ACKNOWLEDGEMENTS:

STATE OF WASHINGTON)
COUNTY OF CHELAN)

THIS IS TO CERTIFY THAT ON THIS 10th DAY OF April, 2006, BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON, PERSONALLY APPEARED MIKE SCHULTZ, TO ME KNOWN TO BE THE ASSISTANT VICE PRESIDENT OF CASHMERE VALLEY BANK, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE ABOVE DEDICATION FOR THE USES AND PURPOSES MENTIONED THEREIN.

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

SIGN: Michael J. Bernsen
PRINT NAME: MICHAEL J. BERNSSEN
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT: Wenatchee, WA
MY APPOINTMENT EXPIRES: 3-22-07



CERTIFICATE OF SUBDIVISION APPROVAL:

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH MUNICIPAL CODE, AND THEREFORE THIS PLAT HAS BEEN APPROVED BY GRANT COUNTY, SUBJECT TO ITS BEING RECORDED IN THE GRANT COUNTY AUDITOR'S OFFICE WITHIN 60 DAYS OF THE DATE BELOW.

DATE

GRANT COUNTY COMMISSIONERS' APPROVAL:

EXAMINED AND APPROVED BY THE GRANT COUNTY BOARD

OF COMMISSIONERS ON THIS 16th DAY OF May, 2006.

CHAIRMAN: Richard Steven

CLERK: Barbara J. Vaz

GRANT COUNTY APPROVALS:

EXAMINED AND APPROVED BY THE GRANT COUNTY ENGINEER,

THIS 16th DAY OF May, 2006.

Don P. H.
GRANT COUNTY ENGINEER

EXAMINED AND APPROVED BY THE PLANNING DIRECTOR,

THIS 16th DAY OF May, 2006.

Don P. H.
GRANT COUNTY PLANNING DIRECTOR

EXAMINED AND APPROVED BY THE GRANT COUNTY FIRE MARSHALL / BUILDING OFFICIAL,

THIS 10th DAY OF May, 2006.

Roy Andet
GRANT COUNTY FIRE MARSHALL / BUILDING OFFICIAL

EXAMINED AND APPROVED BY THE GRANT COUNTY SANITARIAN,

THIS 9th DAY OF May, 2006.

David R. Campbell
GRANT COUNTY SANITARIAN

EXAMINED AND APPROVED BY THE GRANT COUNTY ASSESSOR'S OFFICE,

THIS 16th DAY OF May, 2006.

Patty Smith
GRANT COUNTY DEPUTY ASSESSOR

MUNSON ENGINEERS, INC.

CONSULTING CIVIL ENGINEERS
AND LAND SURVEYORS

P.O. BOX 3798 610 N. CHELAN AVE.
WENATCHEE, WASHINGTON 98807
(509) 863-0544 FAX (509) 863-0546

WEB PAGE: www.munsonengineers.com EMAIL: weinert@munsonengineers.com

SANDCASTLE ESTATES 4
PHASE 2

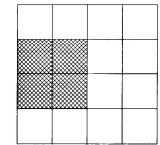
DATE: 30 NOVEMBER 2004	SCALE: N/A	ACAD NO: 05414sig.dwg
DRAWN: 14 MARCH 2006	PLOT: WBR/SMB	SHEET: 3 OF 4



4/10/06

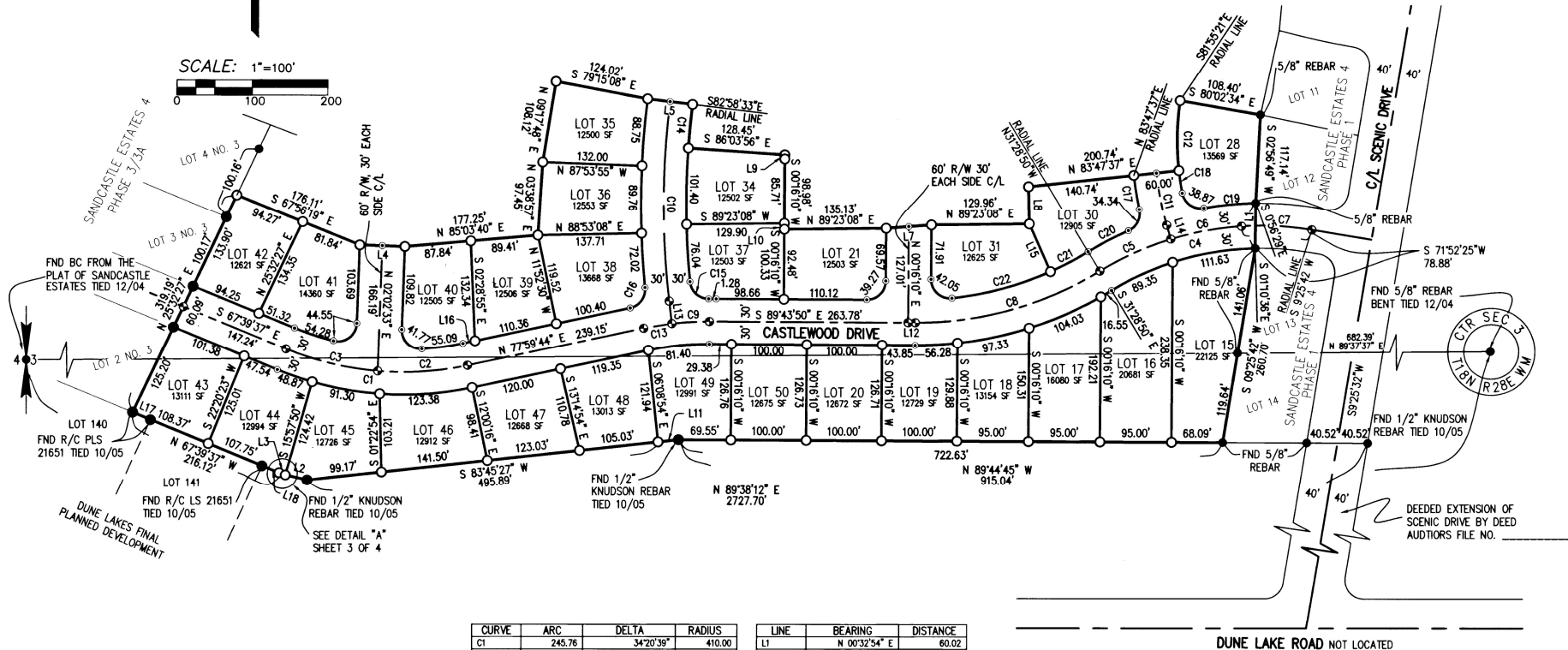
SANDCASTLE ESTATES 4 PHASE 2

A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER
AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF
SECTION 3, TOWNSHIP 18 NORTH, RANGE 28 EAST, W.M.,
GRANT COUNTY, WASHINGTON



SECTION 3
T 18 N R 28 E W.M.

SCALE: 1"=100'



LEGEND:

- FOUND MONUMENT AS NOTED
- CASED MONUMENT SET W/ BRASS CAP
- CALCULATED POSITION, NOT FOUND OR SET
- SET 5/8" REBAR & CAP MARKED "MUNSON ENL. PLS 16231"
- RADIAL LINE

BASIS OF BEARING:

SURVEY REFERENCE #2
RECORD OF SURVEY BK. 42, Pg 18

CURVE	ARC	DELTA	RADIUS
C1	245.76	34°20'39"	410.00
C2	120.01	16°46'17"	410.00
C3	125.75	17°34'22"	410.00
C4	282.74	40°54'32"	410.00
C5	103.44	14°27'18"	410.00
C6	95.85	13°23'42"	410.00
C7	93.45	13°03'32"	410.00
C8	257.56	31°45'00"	464.79
C9	50.00	6°59'14"	410.00
C10	264.78	13°44'31"	1103.96
C11	70.74	10°05'23"	401.70
C12	92.67	14°17'02"	371.70
C13	37.83	5°17'12"	410.00
C14	57.91	3°05'23"	1073.96
C15	36.81	84°21'55"	25.00
C16	36.49	83°39'48"	25.00
C17	45.95	6°05'57"	431.70
C18	30.33	4°40'29"	371.70
C19	69.26	9°01'06"	440.00
C20	60.51	7°52'47"	440.00
C21	56.54	7°27'05"	434.79
C22	135.96	17°55'00"	434.79

LINE	BEARING	DISTANCE
L1	N 00°32'54" E	60.02
L2	N 76°54'04" W	29.64
L3	N 76°54'04" W	2.82
L4	N 87°57'27" W	60.00
L5	N 82°58'33" W	60.00
L6	S 05°28'46" W	57.91
L7	N 85°37'26" E	60.20
L8	N 01°19'55" W	48.58
L9	S 00°16'10" W	5.42
L10	S 00°16'10" W	7.85
L11	S 83°45'27" E	27.16
L12	S 89°43'50" E	9.45
L13	N 64°43'04" W	30.00
L14	N 16°19'36" W	19.26
L15	S 24°01'45" E	69.05
L16	N 77°59'44" E	16.39
L17	S 67°11'14" E	25.65
L18	N 68°07'30" W	30.50

NOTE:

ALL FILLETS HAVE A RADIUS OF 25' DISTANCE WRITTEN ON THE FILLET ARE LENGTH OF CURVE.

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**SANDCASTLE ESTATES 4
PHASE 2**

DATE: 30 NOVEMBER 2004	SCALE: 1"=100'	ACAD NO: 04348SANDCASTL4PROS
DRAWN: 22 MARCH 2006	PLOT: PJS	SHEET: 4 of 4