

5/22/07

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 June 30, 2006, THROUGH May, 2007, THAT THE DISTANCES, BEARINGS 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 ON THE PLAT."

Larry Weinert 5/22/07
LARRY WEINERT LICENSE NO. 16231 DATE

AUDITOR'S CERTIFICATE:

FILED FOR RECORD AT THE REQUEST OF MICHAEL J. BERNSEN ON THIS 31st DAY OF May, 2007, AT 4:52 P.M., IN BOOK 25 OF PLATS AT PAGES 89-92 UNDER AUDITOR'S FILE NUMBER 1215923 RECORDS OF GRANT COUNTY, WASHINGTON.

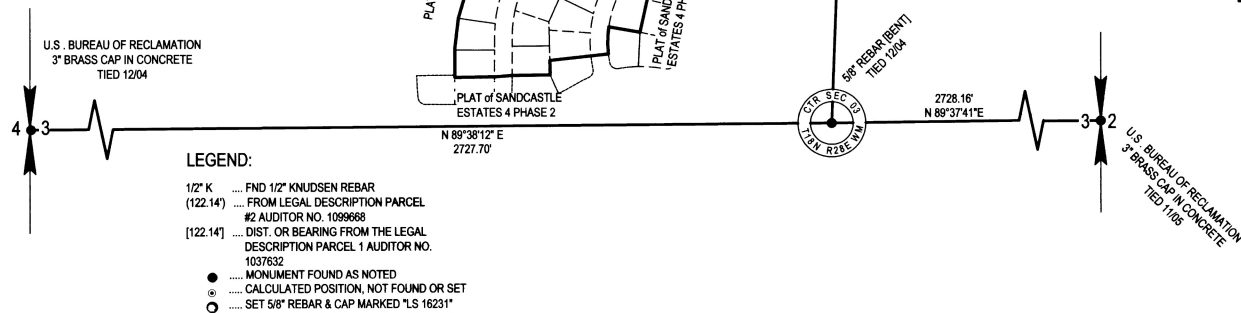
Shannon Felted
GRANT COUNTY AUDITOR DEPUTY

BASIS of BEARING

RECORD OF SURVEY BK. 42, Pg18

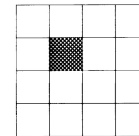


SCALE: 1"= 300'
0 300 600

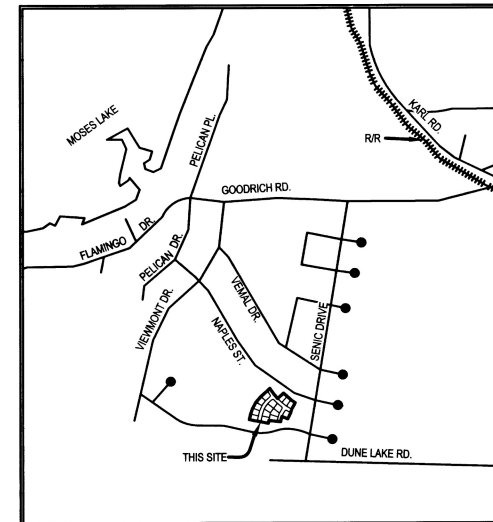


LEGEND:

- 1/2" K FND 1/2" KNUDSEN 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
- MONUMENT FOUND AS NOTED
- CALCULATED POSITION, NOT FOUND OR SET
- SET 5/8" REBAR & CAP MARKED "LS 16231"



SECTION 03
T 18 N R 28 E W.M.



VICINITY MAP
NOT TO SCALE



MUNSON ENGINEERS, INC.

ACAD NO: 05414VAS.DWG

05414 SHEET: 1 OF 4



Book 25 Page 90

SANDCASTLE ESTATES 4 PHASE 3
A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER
OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 28 EAST W.M.
GRANT COUNTY, WASHINGTON

OWNER INFORMATION: PARCEL INFORMATION:

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

ZONING: URBAN RESIDENTIAL-2
OVERALL ACREAGE: 21.29 ACRES (6.42 THIS
NUMBER OF LOTS: 48 (16 THIS PHASE)
MAX. RESIDENTIAL DENSITY: 1 DU PER 1/4 ACRES
MAX. POTENTIAL DUS: 85
ROADS: 1.91 ACRES (THIS PHASE) R/W

DEDICATED

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 DESCRIPTION:

THAT PORTION OF SECTION 3, T18N R28E WM, GRANT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH QUARTER CORNER OF THE SAID SECTION 3 FROM WHICH THE NORTHEAST CORNER OF THE SAID SECTION 3 BEARS S 89°34'38" E AND MEASURES A DISTANCE OF 2644.82 FEET, THENCE FROM THE SAID NORTH QUARTER CORNER OF SECTION 3 S 18°06'18" W 2225.08 FEET TO THE NORTHWEST CORNER OF LOT 1 OF THE PLAT OF SANDCASTLE ESTATES 4, PHASE 1 AND A POINT ON THE SOUTHWEST LINE OF THE PLAT OF PELICAN NO. 4 AND ALSO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE ALONG THE SOUTHWEST LINE OF THE SAID PELICAN NO. 4 N 69°33'21" W 64.93 FEET, THENCE CONTINUING ALONG THE SAID SOUTH LINE N 61°13'06" W 194.01 FEET, THENCE LEAVING THE SAID SOUTH LINE OF PELICAN POINT NO. 4 S 33°55'33" W 135.18 FEET TO A POINT ON A CURVE WHOSE RADIUS BEARS N 33°55'33" E, THENCE ALONG THE SAID CURVE NORTHWESTERLY TO THE RIGHT WHOSE RADIUS IS 932.59 FEET THROUGH A CENTRAL ANGLE OF 10°47'35" FOR A DISTANCE OF 175.67 FEET TO THE PT; THENCE N 45°16'52" W 42.47 FEET, THENCE S 33°58'34" W 61.07 FEET, THENCE S 35°43'23" W 145.12 FEET, THENCE S 28°24'04" W 127.53 FEET, THENCE S 15°57'51" W 113.39 FEET, THENCE S 6°38'16" W 103.59 FEET TO THE NORTHEAST CORNER OF LOT 34 OF THE PLAT OF SANDCASTLE ESTATES 4, PHASE 2, THENCE ALONG THE NORTH LINE OF THE SAID SANDCASTLE ESTATES 4, PHASE 2 S 0°16'10" W 96.96 FEET, THENCE CONTINUE ALONG THE SAID NORTH LINE 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 1°19'55" W 49.58 FEET, THENCE N 83°47'37" E 200.74 FEET TO A POINT ON THE WEST LINE OF LOT 28 OF THE SAID PLAT OF SANDCASTLE ESTATES 4, PHASE 2 AND A POINT ON A CURVE WHOSE RADIUS BEARS N 83°47'37" E, THENCE ALONG THE SAID CURVE NORTHERLY AND TO THE RIGHT WHOSE RADIUS IS 371.70 FEET THROUGH A CENTRAL ANGLE OF 14°17'02" FOR A DISTANCE OF 92.67 FEET TO THE NORTHWEST CORNER OF THE SAID LOT 28, THENCE ALONG THE NORTH LINE OF THE SAID LOT 28 S 80°02'34" E 108.40 FEET TO THE NORTHEAST CORNER OF THE SAID LOT 28 AND THE NORTHWEST CORNER OF LOT 12 OF SANDCASTLE ESTATES 4, PHASE 1, THENCE ALONG THE WEST LINE OF THE SAID SANDCASTLE 4 PHASE 1 N 12°23'20" E 114.84 FEET, THENCE CONTINUE ALONG THE SAID LINE N 5°11'06" E 60.92 FEET, THENCE N 15°23'42" E 125.89 FEET TO THE POINT OF BEGINNING AND END OF THIS DESCRIPTION.

COVENANT AS TO IMPROVEMENTS:

COVENANTS FOR IMPROVMENTS TO VIEWCREST DRIVE, COPLEY STREET, AND LARCHMONT STREET ARE RECORDED IN BOOK _____ ON PAGE(S) _____ UNDER THE GRANT COUNTY AUDITOR'S FILE NUMBER 1215970 RECORDS OF GRANT COUNTY, WASHINGTON.

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.

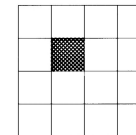
PUBLIC WORKS DIRECTOR _____ DATE _____

NOTES:

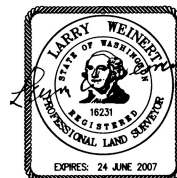
1. THE APPROVAL OF THIS SUBDIVISION DOES NOT GUARANTEE THE ISSUANCE OF ANY OTHER PERMIT.
2. GRANT COUNTY HAS NO RESPONSIBILITY TO CONSTRUCT, IMPROVE, MAINTAIN, OR OTHERWISE SERVICE ANY PRIVATE ROADS CONTAINED WITHIN THIS SUBDIVISION.
3. IF ANY NATIVE AMERICAN GRAVE SITE(S) OR ARCHAEOLOGICAL/CULTURAL 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.



SECTION 03
T 18 N R 28 E W.M.



5/24/07

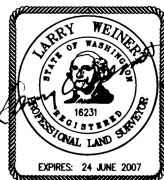


MUNSON ENGINEERS, INC.

05414 SHEET: 2 OF 4



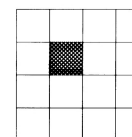
Book 25 Page 91



5/12/07

SANDCASTLE ESTATES 4 PHASE 3

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



SECTION 03
T 18 N R 28 E W.M.

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, OR 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 5-15-07
PAUL S. BERNSSEN, MEMBER
SANDCASTLE ESTATES, L.L.C. DATE

BY: Michael J. Bernsen 5-15-07
MICHAEL J. BERNSSEN, MEMBER
SANDCASTLE ESTATES, L.L.C. DATE

BY: Mike Schultz 5/10/2007
MIKE SCHULTZ, ASSISTANT VICE PRESIDENT
CASHMERE VALLEY BANK DATE

ACKNOWLEDGEMENT:

STATE OF WASHINGTON)
COUNTY OF GRANT)

THIS IS TO CERTIFY THAT ON THIS 15 DAY OF May, 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, PERSONALLY APPEARED PAUL S. BERNSSEN, TO ME KNOWN TO BE A 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: Candace M Taylor

PRINT NAME: Candace M Taylor
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT: Moses Lake

MY APPOINTMENT EXPIRES: 11/09

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

ACKNOWLEDGEMENTS:

STATE OF WASHINGTON)
COUNTY OF GRANT)

THIS IS TO CERTIFY THAT ON THIS 15 DAY OF May, 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, PERSONALLY APPEARED MICHAEL J. BERNSSEN, TO ME KNOWN TO BE A 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: Candace M Taylor

PRINT NAME: Candace M Taylor
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT: Moses Lake

MY APPOINTMENT EXPIRES: 11/09

STATE OF WASHINGTON)
COUNTY OF CHELAN)

THIS IS TO CERTIFY THAT ON THIS 10th DAY OF May, 2007, 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: Dooreen L. Penney

PRINT NAME: Dooreen L. Penney
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT: Wenatchee, WA

MY APPOINTMENT EXPIRES: 5/11/09

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 2007 TAXES.

EXAMINED THIS 31st DAY OF May, 2007.

Ed Pham
GRANT COUNTY TREASURER

GRANT COUNTY COMMISSIONERS' APPROVAL:

EXAMINED AND APPROVED BY THE GRANT COUNTY BOARD

OF COMMISSIONERS ON THIS 29th DAY OF MAY, 2007.

CHAIRMAN: LeRoy C. Allen

CLERK: Baker J. Vagstad

GRANT COUNTY APPROVALS:

EXAMINED AND APPROVED BY THE GRANT COUNTY ENGINEER.

THIS 23 DAY OF May, 2007.

Tim R. White
GRANT COUNTY ENGINEER

EXAMINED AND APPROVED BY THE PLANNING DIRECTOR.

THIS 23rd DAY OF May, 2007.

David A. Nelson
GRANT COUNTY PLANNING DIRECTOR

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

THIS 23 DAY OF May, 2007.

David A. Nelson
GRANT COUNTY FIRE MARSHALL / BUILDING OFFICIAL

EXAMINED AND APPROVED BY THE GRANT COUNTY SANITARIAN.

THIS 29th DAY OF MAY, 2007.

Donald R. Campbell
GRANT COUNTY SANITARIAN

EXAMINED AND APPROVED BY THE GRANT COUNTY ADMINISTRATIVE OFFICIAL.

THIS ____ DAY OF _____, 2007.

GRANT COUNTY ADMINISTRATIVE OFFICIAL

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

THIS 31st DAY OF May, 2007.

Patty Smith
GRANT COUNTY DEPUTY ASSESSOR



MUNSON ENGINEERS, INC.

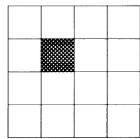
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05414 SHEET: 3 OF 4

SANDCASTLE ESTATES 4 PHASE 3

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER
 OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 28 EAST W.M.

GRANT COUNTY, WASHINGTON



SECTION 03
 T 18 N R 28 E W.M.

AUDITOR'S CERTIFICATE:

FILED FOR RECORD AT THE REQUEST OF MICHAEL J. BERNSON, ON THIS _____ DAY OF _____, 2007, AT _____ M., IN BOOK _____, OF PLATS _____

AT PAGES _____

UNDER AUDITOR'S FILE NUMBER _____

RECORDS OF GRANT COUNTY, WASHINGTON.

COUNTY AUDITOR _____

DEPUTY _____

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 June 30, 2006 THROUGH May 20, 2007. THAT THE DISTANCES, BEARINGS 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 ON THE PLAT."

Larry Weinert
 LARRY WEINERT LICENSE NO. 16231 5/22/07 DATE

LEGEND:

- CASED MONUMENT SET UNLESS OTHERWISE NOTED
- MONUMENT FOUND AS NOTED
- CALCULATED POSITION, NOT FOUND OR SET
- SET 5/8" REBAR & CAP MARKED "LS 16231"



SCALE: 1"= 50'



MUNSON ENGINEERS, INC.
 ACAD NO: 05414PLAT.DWG 05414 SHEET: 4 OF 4

