

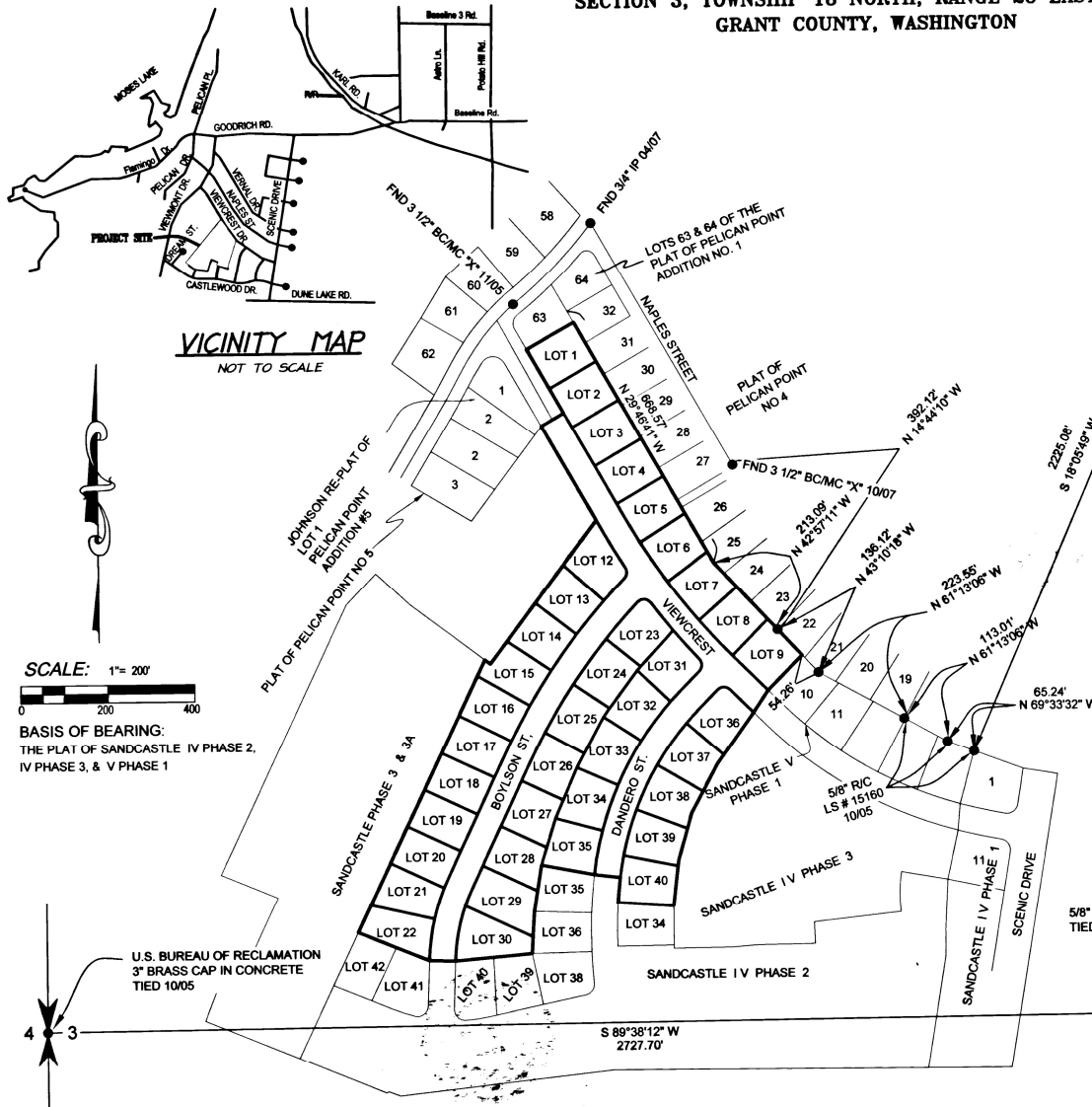
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Book 27

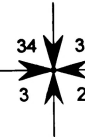
Page 18

# SANDCASTLE ESTATES V PHASE 2

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



U.S. BUREAU OF RECLAMATION  
 3" BRASS CAP IN CONCRETE  
 TIED 10/05



## 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, 2008; 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.

*Larry Weinert* 5/21/08  
 LARRY WEINERT LICENSE NO. 16231 DATE

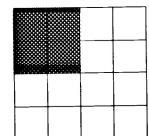
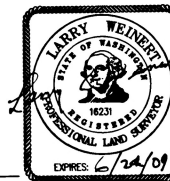
## AUDITOR'S CERTIFICATE:

FILED FOR RECORD AT THE REQUEST OF MICHAEL J. BERSEN ON THIS  
 4th DAY OF June 2008, AT 2:05 P.M. IN BOOK  
 27 OF PLATS AT PAGES 18-23 UNDER AUDITOR'S  
 FILE NUMBER 1237843 RECORDS OF GRANT  
 COUNTY, WASHINGTON.

*William J. Varney*  
 GRANT COUNTY AUDITOR  
*Laurie Buchanan, deputy*

## LEGEND:

- ..... MONUMENT FOUND AND TIED AS NOTED OR SET IN PREVIOUS PLAT
- ..... CALCULATED POINT NOT SET OR FOUND



SECTION 3  
 T18N R28E W.M.

**MUNSON ENGINEERS, INC.**  
 CONSULTING CIVIL ENGINEERS  
 AND LAND SURVEYORS

P.O. BOX 3796 610 N. CHELAN AVE.  
 WENATCHEE, WASHINGTON 98801  
 (509) 663-0544 FAX (509) 663-0546

PAGE: 1 OF 6

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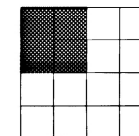
# 1237843

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## SANDCASTLE ESTATES V PHASE 2

A PORTION OF THE NORTHWEST QUARTER  
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: PARCEL INFORMATION:

SANDCASTLE ESTATES, LLC.

#### ZONING:

URBAN

C/O MICHAEL J BERNSEN  
903 EAGLE ROAD  
OTHELLO, WA 99344

OVERALL ACREAGE: 14.41 ACRES  
NUMBER OF LOTS: 38  
MAX. RESIDENTIAL DENSITY: 1 UNIT PER 1/4 ACRE  
MAX. POTENTIAL DUS: 61  
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 V, 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 VIEWCREST 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.

### 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:

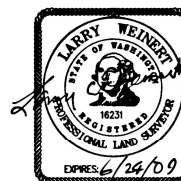
I HEREBY CERTIFY THAT ALL STREETS SHOWN ON THIS PLAT ARE WITHIN GRANT COUNTY PLANNING JURISDICTION, ALL STREETS, WATER, SEWER, AND OTHER PUBLIC IMPROVEMENTS SHOWN ON THIS PLAT HAVE BEEN INSTALLED OR COMPLETED TO CITY STANDARDS OR THAT THEIR INSTALLATION OR COMPLETION (WITHIN MONTHS AFTER THE DATE BELOW)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

N/A  
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.

AUDITORS FILE # \_\_\_\_\_



EXPIRES: 6/24/09  
5/24/08

MUNSON ENGINEERS, INC.  
CONSULTING CIVIL ENGINEERS  
AND LAND SURVEYORS  
P.O. BOX 3796 610 N. CHERLAN AVE.  
WENATCHEE, WASHINGTON 98801  
(509) 663-0544 FAX (509) 663-0546

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JOB: 07-198

THAT PORTION OF THE NW 1/4 OF SECTION 3, T18N, R28E W.M. GRANT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE N 1/4 CORNER OF THE SAID SECTION 3 AS MONUMENTED BY A 3" BRASS CAP IN CONCRETE, FROM WHICH THE NE CORNER OF THE SAID SECTION 3 BEARS S89°34'38"E 264.82 FEET, THENCE FROM THE SAID N 1/4 CORNER S18°05'49"W 2225.08 FEET TO THE NW CORNER OF LOT 1 OF THE PLAT OF SANDCASTLE ESTATES #4, PHASE ONE, AND A POINT ON THE SW LINE OF THE PLAT OF PELICAN POINT #4, THENCE ALONG THE SAID SW LINE N69°33'32"W 65.24 FEET, THENCE N61°13'06"W 113.01 FEET, THENCE N61°13'06"W 223.55 FEET, THENCE N43°10'18"W 54.76 FEET TO THE MOST NORTHERLY CORNER OF LOT 10 OF THE PLAT OF SANDCASTLE ESTATES #5, PHASE ONE, AND THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE CONTINUING ALONG THE SAID SW LINE OF THE PLAT OF PELICAN POINT #4 N43°10'18"W 81.36 FEET, THENCE N42°57'11"W 213.09 FEET, THENCE N29°46'41"W 639.53 FEET TO THE SE CORNER OF LOT 36 OF THE PLAT OF PELICAN POINT ADDITION #1, THENCE ALONG THE SE BOUNDARY OF THE SAID LOT 36 S60°50'00"W 124.90 FEET TO THE NE BOUNDARY OF VIEWMONT DRIVE AS SHOWN ON THE PLAT OF PELICAN POINT ADDITION #5, BEING A REPLAT OF PELICAN POINT #1 AND A PORTION OF PELICAN POINT #2, THENCE ALONG THE SAID NE BOUNDARY LINE OF VIEWMONT DRIVE S29°47'32"E 169.63 FEET TO THE MOST EASTERLY CORNER OF VIEWMONT DRIVE AS SHOWN ON THE SAID PLAT OF PELICAN POINT ADDITION #5, THENCE ALONG THE SE LINE OF THE SAID VIEWMONT DRIVE AS SHOWN ON THE SAID PLAT S60°12'28"W 60.00 FEET, THENCE LEAVING THE SAID PLAT S29°47'32"E 250.13 FEET, THENCE S37°02'39"W 410.88 FEET, THENCE N53°00'05"W 15.83 FEET TO THE MOST EASTERLY CORNER OF LOT 10 OF THE PLAT OF SANDCASTLE ESTATES #3 AND #3A, THENCE ALONG THE SE BOUNDARY OF THE SAID PLATS S25°32'27"W 690.75 FEET TO THE MOST NORTHERLY CORNER OF LOT 42 OF THE PLAT OF SANDCASTLE ESTATES #4, PHASE TWO, THENCE ALONG THE NORTH BOUNDARY OF THE SAID PLAT S67°56'19"E 176.11 FEET, THENCE S87°57'27"E 60.00 FEET, THENCE N85°03'40"E 177.25 FEET, THENCE N03°38'57"E 97.45 FEET, THENCE N08°17'48"E 108.12 FEET, THENCE S79°15'08"E 124.02 FEET, THENCE S82°58'33"E 60.00 FEET TO A POINT ON A CURVE WHOSE TANGENT BEARS S07°01'27"W, THENCE ALONG THE SAID CURVE WHOSE RADIUS IS 1073.96 FEET CONCAVE TO THE EAST, SOUTHERLY THROUGH A CENTRAL ANGLE OF 03°05'23" LEFT FOR A DISTANCE OF 57.91 FEET, THENCE CONTINUING ALONG THE SAID NORTH LINE OF THE SAID PLAT S86°03'56"E 128.45 FEET TO THE NE CORNER OF LOT 34 OF THE SAID PLAT OF SANDCASTLE ESTATES #4, PHASE TWO, AND A POINT ON THE WEST LINE OF THE PLAT OF SANDCASTLE ESTATES #4, PHASE THREE, THENCE ALONG THE SAID WEST LINE N06°38'16"E 103.59 FEET, THENCE N15°57'51"E 113.39 FEET, THENCE N28°24'04"E 127.53 FEET, THENCE N35°43'23"E 145.12 FEET TO THE MOST NORTHERLY CORNER OF LOT 7 OF THE PLAT OF SANDCASTLE ESTATES #4, PHASE THREE, THENCE N33°58'34"E 61.07 FEET TO THE MOST WESTERLY CORNER OF LOT 10 OF THE PLAT OF SANDCASTLE ESTATES #5, PHASE ONE, THENCE ALONG THE NW LINE OF THE SAID LOT 10 N44°43'08"E 112.16 FEET TO THE MOST NORTHERLY CORNER OF THE SAID LOT 10 AND THE END OF THIS DESCRIPTION.

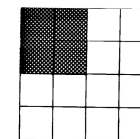
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# SANDCASTLE ESTATES V PHASE 2

A PORTION OF THE NORTHWEST QUARTER  
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 2008 TAXES. *plus 2007 ADV*

EXAMINED THIS 4<sup>th</sup> DAY OF June, 2008. *Tax 2007 ADV*

*[Signature]*  
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, 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* 5-27-08  
PAUL S. BERNSSEN DATE  
SANDCASTLE ESTATES, L.L.C.

BY: *Michael J. Bernsen* 5-27-08  
MICHAEL J. BERNSSEN DATE  
SANDCASTLE ESTATES, L.L.C.

## ACKNOWLEDGEMENT:

STATE OF WASHINGTON )  
COUNTY OF Adams )<sup>SS</sup>

THIS IS TO CERTIFY THAT ON THIS 27<sup>th</sup> DAY OF MAY, 2008, 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: *Chelsey Waltz*

PRINT NAME: Chelsey Waltz  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT: 600 S. 19<sup>th</sup> Othello WA

MY APPOINTMENT EXPIRES: 7/27/10



## ACKNOWLEDGEMENT:

STATE OF WASHINGTON )  
COUNTY OF GRANT )<sup>SS</sup>

THIS IS TO CERTIFY THAT ON THIS 27<sup>th</sup> DAY OF MAY, 2008, 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: *Chelsey Waltz*

PRINT NAME: Chelsey Waltz  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT: 600 S. 19<sup>th</sup> Othello WA

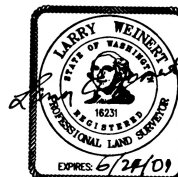
MY APPOINTMENT EXPIRES: 7/27/10



## 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.

TRAVERSE WAS PERFORMED WITH THE TRIMBLE TSC2/R88 GPS EQUIPMENT AND MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC332-130-090. THE TOPO PORTION OF THIS SURVEY WAS PERFORMED WITH A LEICA TC 1103 TOTAL STATION, HAVING A 1 SECOND ANGULAR CAPABILITY. TRAVERSE NOT BALANCED.



*5/21/08*

## GRANT COUNTY COMMISSIONERS' APPROVAL:

EXAMINED AND APPROVED BY THE GRANT COUNTY BOARD

OF COMMISSIONERS ON THIS 3<sup>rd</sup> DAY OF June, 2008.

CHAIRMAN: *Richard Stevens*

CLERK: *Barbara Wray*



## GRANT COUNTY APPROVALS:

EXAMINED AND APPROVED BY THE GRANT COUNTY ENGINEER,

THIS 29 DAY OF May, 2008.

*Don P. Pohl*  
GRANT COUNTY ENGINEER

EXAMINED AND APPROVED BY THE PLANNING DIRECTOR,

THIS 29 DAY OF May, 2008.

*David A. Nelson*  
GRANT COUNTY PLANNING DIRECTOR

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

THIS 27 DAY OF May, 2008.

*Roy Ancelet*  
GRANT COUNTY FIRE MARSHAL / BUILDING OFFICIAL

EXAMINED AND APPROVED BY THE GRANT COUNTY SANITARIAN,

THIS 2nd DAY OF JUNE, 2008.

*Gerald R. Campbell*  
GRANT COUNTY SANITARIAN

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

THIS 3<sup>rd</sup> DAY OF June, 2008.

*Patty Smith*  
GRANT COUNTY DEPUTY ASSESSOR

AUDITORS FILE # \_\_\_\_\_

**MUNSON ENGINEERS, INC.**  
CONSULTING CIVIL ENGINEERS  
AND LAND SURVEYORS  
P.O. BOX 3796 610 N. CHELAN AVE.  
WENATCHEE, WASHINGTON 98801  
(509) 663-0544 FAX (509) 663-0546

PAGE: 3 OF 6 ACAD DWG FILE: 06222plat1.dwg JOB: 07-198

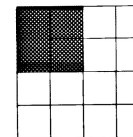
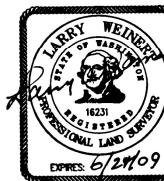
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# SANDCASTLE ESTATES V PHASE 2

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



SECTION 3  
T18 N R28 E W.M.

## NOTES:

1. AN APPROACH PERMIT MUST BE OBTAINED FOR EACH LOT PRIOR TO THE  
ISSUANCE OF A BUILDING PERMIT.

## LEGEND:

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

SCALE: 1" = 50'

SANDCASTLE ESTATES IV  
PHASE 2

SANDCASTLE ESTATES IV  
PHASE 2

SANDCASTLE ESTATES IV  
PHASE 3

AUDITORS FILE #



**MUNSON ENGINEERS, INC.**  
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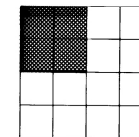
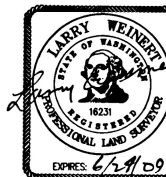
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NOTES:

1. AN APPROACH PERMIT MUST BE OBTAINED FOR EACH LOT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
2. NOTE ON LOT ACCESS:  
 LOT 12 SHALL BE FROM BOYLSTON ROAD ONLY.  
 LOT 23 SHALL BE FROM BOYLSTON ROAD ONLY.  
 LOT 31 SHALL BE FROM DANDERO ROAD ONLY.  
 LOT 36 SHALL BE FROM DANDERO ROAD ONLY.
3. HATCHING ON LOT 6, 8, 9, 12, 23, 31, AND 36 INDICATES NO ACCESS AREA.

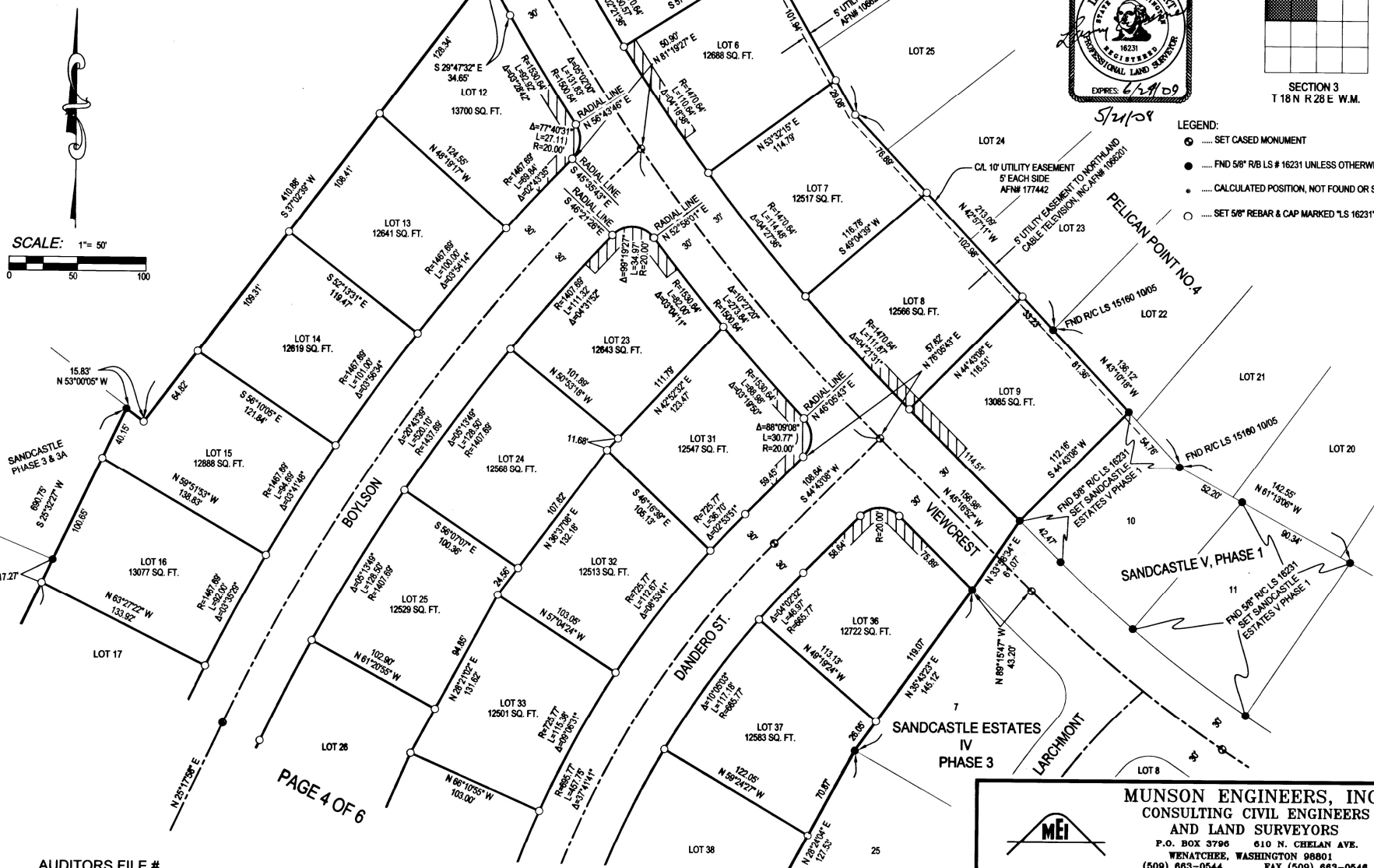
SANDCASTLE ESTATES V PHASE 2

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



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

- LEGEND:
- SET CASED MONUMENT
  - SET 5/8" R/B LS # 16231 UNLESS OTHERWISE NOTED
  - CALCULATED POSITION, NOT FOUND OR SET
  - SET 5/8" REBAR & CAP MARKED "LS 16231"



AUDITORS FILE #

**MUNSON ENGINEERS, INC.**  
 CONSULTING CIVIL ENGINEERS  
 AND LAND SURVEYORS  
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 WENATCHEE, WASHINGTON 98801  
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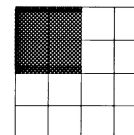
Book 27 Page 23

# SANDCASTLE ESTATES V PHASE 2

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

## NOTES:

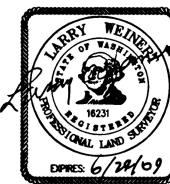
1. AN APPROACH PERMIT MUST BE OBTAINED FOR EACH LOT PRIOR TO THE  
 ISSUANCE OF A BUILDING PERMIT.



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



SCALE: 1"= 50'  
 0 50 100



5/4/08

## LEGEND:

- SET CAPPED MONUMENT
- FND 5/8" RUB LS # 16231 UNLESS OTHERWISE NOTED
- CALCULATED POSITION, NOT FOUND OR SET
- SET 5/8" REBAR & CAP MARKED "LS 16231"
- (123.25) DIST OR BEARING FROM THE PLAT OF PELICAN POINT NO. 4

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AUDITORS FILE # \_\_\_\_\_



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