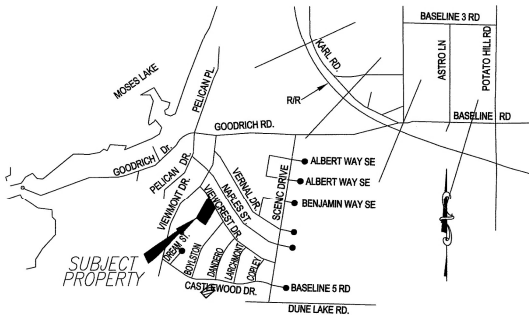


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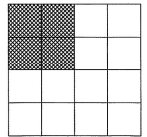
Book 30

Page 73

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



VICINITY MAP  
NOT TO SCALE



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

**SURVEYOR'S CERTIFICATE:**

I, BRIAN A. BAKER, 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 MAY 2017; THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECT; AND THAT THE MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED ON THE PLAT AS DEPICTED ON THE PLAT.

*Brian A. Baker* 07/20/2017  
BRIAN A. BAKER LICENSE NO. 44625 DATE

**AUDITOR'S CERTIFICATE:**

FILED FOR RECORD AT THE REQUEST OF MICHAEL J. BERNSON ON THIS 8<sup>TH</sup> DAY OF August, 2017, AT 10:21 A.M., IN BOOK 30 OF PLATS AT PAGES 73-76 UNDER AUDITOR'S FILE NUMBER 1382064 RECORDS OF GRANT COUNTY, WASHINGTON.

*Michelle Spaderlund*  
GRANT COUNTY AUDITOR

*Gavin Buchanan, deputy*

0 50 100 200  
SCALE IN FEET

**BASIS OF BEARING:**  
WASHINGTON STATE COORDINATE  
SYSTEM, SOUTH ZONE, NAD 83/91  
DERIVED FROM GPS OBSERVATIONS.

FROM LEGAL, REF.  
AFN. 1233879

U.S. BUREAU OF  
RECLAMATION 3" BRASS  
CAP IN CONCRETE, TIED  
10/05, REF. AFN. 1233879

**LEGEND:**

- ( ) --- BEARING AND DISTANCE PER GRANT COUNTY AUDITOR'S FILE NO. 1373314
- FOUND 3 1/2" BRASS CAP IN MONUMENT CASE, TIED 8/8/13, OR AS NOTED
- MONUMENT FOUND AS NOTED, TIED 8/8/13, OR AS NOTED
- SET 5/8" REBAR WITH CAP L.S. 38972
- CALCULATED POINT NOT SET OR FOUND
- SET BRASS MONUMENT IN MONUMENT CASE
- NEW LOT LINE OR LEGAL DESCRIPTION TIE
- CENTERLINE OF RIGHT OF WAY
- EXISTING LOT LINES
- EASEMENT LINE



**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 4

ACAD DWG FILE: 13108 Plat.dwg 06/26/17

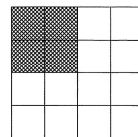
JOB: 13108

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Book 30

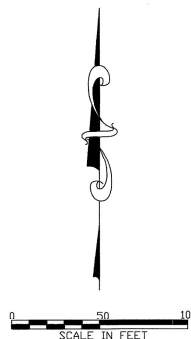
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SANDCASTLE COURT  
A PORTION OF THE NORTHWEST QUARTER  
SECTION 3, TOWNSHIP 18 NORTH, RANGE 28 EAST, W.M.  
GRANT COUNTY, WASHINGTON



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

CALCULATED POSITION PER PLAT OF  
SANDCASTLE ESTATES V, PHASE 2,  
REF. AFN 1237843



EQUIPMENT AND PROCEDURE:

TOPCON GT-503 ROBOTIC TOTAL STATION, AND TRIMBLE R8 GPS RECEIVES FIELD TRAVERSE MEET OR EXCEED STANDARDS CONTAINED IN W.A.C. 332-130-090.

LEGEND:

- ( ) --- BEARING AND DISTANCE PER GRANT COUNTY AUDITOR'S FILE NO. 1373314
- FOUND 3 1/2" BRASS CAP IN MONUMENT CASE, TIED 8/8/13, OR AS NOTED
- MONUMENT FOUND AS NOTED, TIED 8/8/13, OR AS NOTED
- SET 5/8" REBAR WITH CAP L.S. 38972
- CALCULATED POINT NOT SET OR FOUND
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- NEW LOT LINE OR LEGAL DESCRIPTION TIE
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MUNSON ENGINEERS, INC.  
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AND LAND SURVEYORS

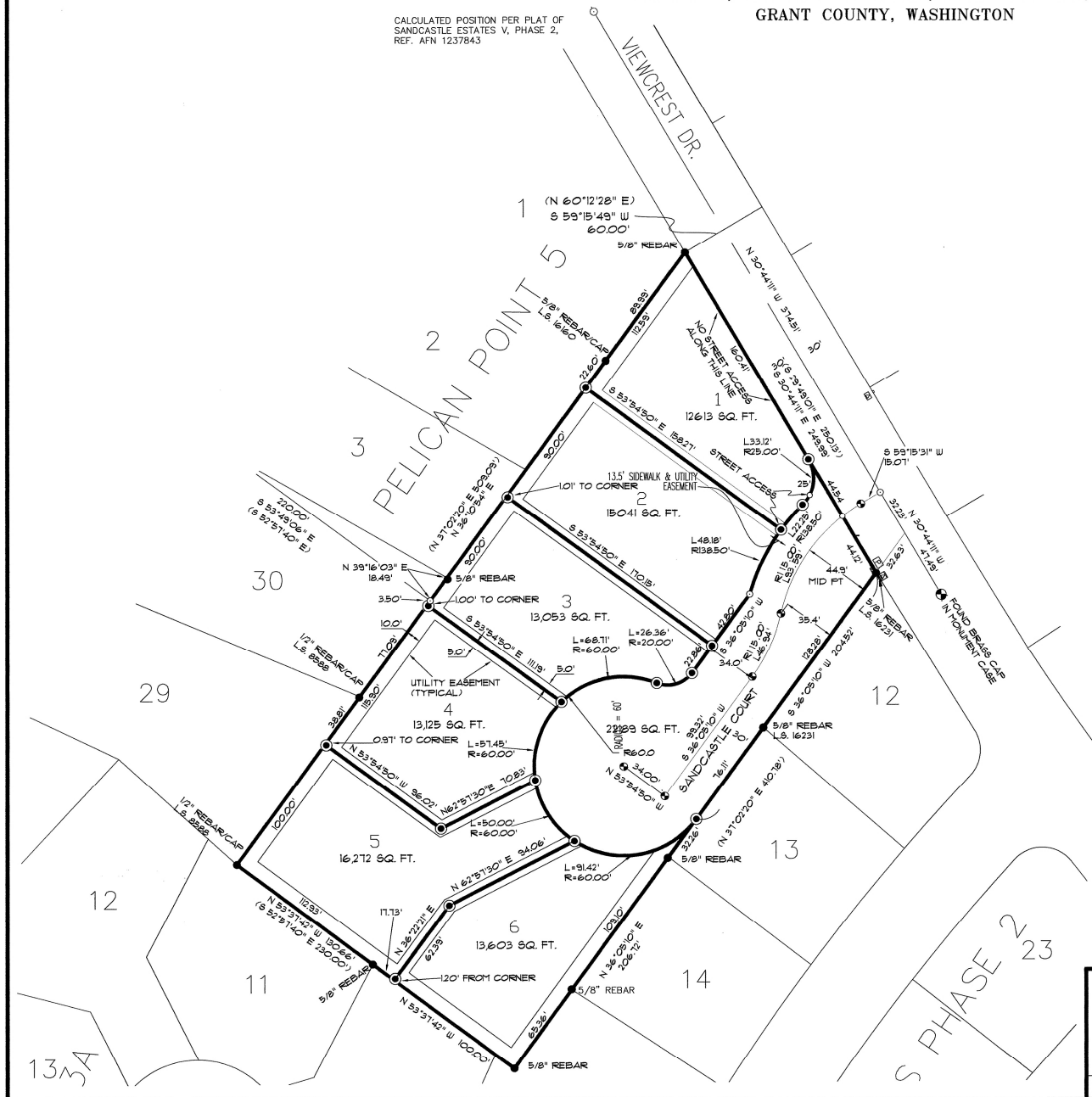
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PAGE: 2 OF 4

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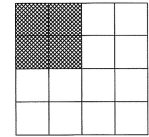


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Book 30

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SANDCASTLE COURT  
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.	PARCEL NO.	170073012
	ZONING:	URBAN RESIDENTIAL-2
C/O MICHAEL J BERNSEN 903 EAGLE ROAD OTHELLO, WA 99344	OVERALL ACREAGE:	2.43 ACRES
	NUMBER OF LOTS:	6
	MAX. RESIDENTIAL DENSITY:	1 UNIT PER 1/4 ACRE
	MAX. POTENTIAL DU'S: ROADS:	9 0.50 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 AFN NO. 1373314

THAT PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 28 E.W.M., GRANT COUNTY, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 7, BLOCK 1, PELICAN POINT ADDITION NO.2, AS PER THE PLAT THEREOF AS RECORDED IN BOOK 11 OF PLATS, PAGE 23, RECORDS OF GRANT COUNTY, WASHINGTON;  
THENCE SOUTH 52°57'40" EAST, A DISTANCE OF 220.00 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 37°02'20" EAST, A DISTANCE OF 289.09 FEET;  
THENCE SOUTH 29°49'01" EAST, A DISTANCE OF 250.13 FEET;  
THENCE SOUTH 37°02'20" WEST, A DISTANCE OF 410.78 FEET;  
THENCE NORTH 52°57'40" WEST, A DISTANCE OF 230.00 FEET;  
THENCE NORTH 37°02'20" EAST, A DISTANCE OF 220.00 FEET TO THE TRUE POINT OF BEGINNING.



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 COURT, 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.

COVENANTS FOR IMPROVEMENTS TO THE PLAT OF SANDCASTLE COURT ARE RECORDED UNDER GRANT COUNTY AUDITOR'S FILE NUMBER 1382063 RECORDS OF GRANT COUNTY, STATE OF WASHINGTON.

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.

~~NOT APPLICABLE~~  
PUBLIC WORKS DIRECTOR

*[Signature]* 03 AUG 2017  
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.

COVENANTS, CONDITIONS AND RESTRICTION

COVENANTS, CONDITIONS AND RESTRICTIONS FILED UNDER GRANT COUNTY AUDITOR'S FILE NUMBER 1381813

AUDITORS FILE # 1382064

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

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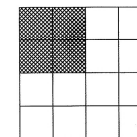
JOB: 13108

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page 76

SANDCASTLE COURT  
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.

EXAMINED THIS 4<sup>th</sup> DAY OF August, 2017

[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 I 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: Michael J. Bernsen 6-28-17  
MICHAEL J. BERNSEN DATE  
SANDCASTLE ESTATES, L.L.C.

ACKNOWLEDGEMENT:

STATE OF WASHINGTON )  
COUNTY OF Chelan )ss

THIS IS TO CERTIFY THAT ON THIS 28<sup>th</sup> DAY OF June, 2017, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, PERSONALLY APPEARED PAUL S. BERNSEN, 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.

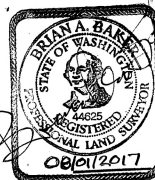
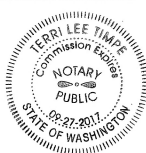
IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

SIGN: Terri Lee Timpe

PRINT NAME: TERRI LEE TIMPE  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT: Heavenworth

MY APPOINTMENT EXPIRES: 9-27-17



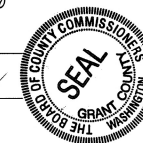
GRANT COUNTY COMMISSIONERS' APPROVAL:

EXAMINED AND APPROVED BY THE GRANT COUNTY BOARD

OF COMMISSIONERS ON THIS 3<sup>rd</sup> DAY OF August, 2017

CHAIRMAN: [Signature]

CLERK: [Signature]



GRANT COUNTY APPROVALS:

EXAMINED AND APPROVED BY THE GRANT COUNTY ENGINEER.

THIS 3 DAY OF August, 2017

[Signature]  
GRANT COUNTY ENGINEER

EXAMINED AND APPROVED BY THE PLANNING DIRECTOR.

THIS 3 DAY OF AUGUST, 2017

[Signature]  
GRANT COUNTY PLANNING DIRECTOR

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

THIS 3 DAY OF August, 2017

[Signature]  
GRANT COUNTY FIRE MARSHAL / BUILDING OFFICIAL

EXAMINED AND APPROVED BY THE GRANT COUNTY SANITARIAN.

THIS 27 DAY OF July, 2017

[Signature]  
GRANT COUNTY SANITARIAN

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

THIS 4<sup>th</sup> DAY OF August, 2017

[Signature]  
GRANT COUNTY DEPUTY ASSESSOR

AUDITORS FILE # 1382064

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