AF 1041411 BOOK 18 PAGE 97

1041411
Page: 1 of 3
02/11/1999 11:20A
CARDAN DEVELOPMENT PLAT 64.00 Grant Co Aud

SAND CASTLE ESTATES NO. 1 PHASE 1

A PORTION OF SECTION 3 AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 4, ALL IN TOWNSHIP 18 NORTH, RANGE 28 EAST, W.M., GRANT COUNTY, WASHINGTON

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT CARDAN DEVELOPMENT COMPANY, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, AND CASHMERE VALLEY BANK ARE THE 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 THE NORMAL USE AS SHOWN ON THE PLAT: ALSO THE RIGHT TO MAKE 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 WAVIER TO ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY ARISING FROM THE CONSTRUCTION AND MAINTENANCE OF PUBLIC FACILITIES AND PUBLIC PROPERTY WITHIN THE SUBDIVISION.

Cathleen R. Hansen — 1-28-99 — Vice President
CASHMERE VALLEY BANK — DATE — TITLE

CASHMERE VALLEY BANK — DATE — TITLE

Dwight Carr — 2/1/99 — agent
CARDAN DEVELOPMENT COMPANY, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY — DATE — TITLE

CARDAN DEVELOPMENT COMPANY, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY — DATE — TITLE

ACKNOWLEDGEMENTS :

STATE OF Wash.)
) ss
COUNTY OF Chelan)

THIS IS TO CERTIFY THAT ON THIS 1st DAY OF February, 1999, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED Dwight Carr AND —
TO ME KNOWN TO BE THE agent
AND THE — RESPECTIVELY OF CARDAN DEVELOPMENT COMPANY, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, THE COMPANY THAT EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY FOR THE USES AND PURPOSES THEREIN MENTIONED, AND UNDER OATH STATED THAT THEY WERE AUTHORIZED TO SIGN SAID DEDICATION.

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

NOTARY PUBLIC
STATE OF WASHINGTON
LE ANN APIGIAN
My Appointment Expires Oct 9, 2002

LeAnn Apigian
PRINT NAME: LeAnn Apigian
NOTARY PUBLIC IN
AN FOR THE STATE OF: Wash.
RESIDING AT: Wenatchee
MY APPOINTMENT EXPIRES: 10/9/2002

STATE OF WASHINGTON)
) ss
COUNTY OF Chelan)

THIS IS TO CERTIFY THAT ON THIS 28 DAY OF January, 1999 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED Carl Hansen AND —
TO ME KNOWN TO BE THE Vice President
AND THE — RESPECTIVELY OF CASHMERE VALLEY BANK, A WASHINGTON CORPORATION, THE CORPORATION THAT EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND UNDER OATH STATED THAT THEY WERE AUTHORIZED TO SIGN SAID DEDICATION.

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

NOTARY PUBLIC STATE OF WASHINGTON VICKI M. KELLER COMMISSION EXPIRES FEB. 25, 2002

Vicki M. Keller
PRINT NAME: VICKI M. KELLER
NOTARY PUBLIC IN
AN FOR THE STATE OF: WA
RESIDING AT: Cashmere
MY APPOINTMENT EXPIRES: 02-25-02

APPROVALS:

EXAMINED AND APPROVED BY THE GRANT COUNTY ENGINEER, THIS 1st DAY OF February, 1999.
Michael A. Murray
GRANT COUNTY ENGINEER

EXAMINED AND APPROVED BY THE GRANT COUNTY PLANNING DIRECTOR, THIS 2nd DAY OF February, 1999.
David A Nelson
GRANT COUNTY PLANNING DIRECTOR

EXAMINED AND APPROVED BY THE GRANT COUNTY FIRE MARSHALL THIS 2 DAY OF February, 1999.
David A Nelson
GRANT COUNTY FIRE MARSHALL

EXAMINED AND APPROVED BY THE GRANT COUNTY SANITARIAN THIS 1st DAY OF February, 1999.
Kevin Bamy
GRANT COUNTY SANITARIAN

EXAMINED AND APPROVED BY THE GRANT COUNTY, ASSESSORS OFFICE THIS 2nd DAY OF February, 1999.
Pam Hall
GRANT COUNTY DEPUTY ASSESSOR

TREASURE'S CERTIFICATE:
I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENTS NOW DUE AND PAYABLE ACCORDING TO THE RECORDS OF GRANT COUNTY, INCLUDING 1999 ADVANCED TAXES, HAVE BEEN FULLY PAID.
Ed Oberg — 2/2/99
GRANT COUNTY TREASURER — DATE

EXAMINED AND APPROVED BY THE GRANT COUNTY BOARD OF COMMISSIONERS ON THIS 2 DAY OF Feb., 1999.
CHAIRMAN: [signature]
GRANT COUNTY BOARD OF COMMISSIONERS
CLERK: Peggy Griggs
GRANT COUNTY BOARD OF COMMISSIONERS

NOTES:

1) EASEMENT FOR ELECTRIC DISTRIBUTION LINES IN FAVOR WASHINGTON WATER POWER COMPANY, AS TO NO DEFINED LOCATION, RECORDED MAY 31, 1945 UNDER AUDITORS FILE NUMBER 110602, RECORDS OF GRANT COUNTY, WASHINGTON.

2) EASEMENT FOR ELECTRIC DISTRIBUTION LINES IN FAVOR OF PUBLIC UTILITY DISTRICT NO. TWO, AS TO NO DEFINED LOCATION, RECORDED SEPTEMBER 16, 1988 UNDER AUDITORS FILE NUMBER 818907, RECORDS OF GRANT COUNTY,

KNUD S. KNUDSEN STATE OF WASHINGTON 8588 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES 8.2.00

SURVEYOR'S CERTIFICATE:
I KNUD S. KNUDSEN, REGISTERED AS A LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS PLAT IS BASED ON ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION DURING THE PERIOD MAY 8, 1998, TO JAN 28, 1999 THAT THE DISTANCES, COURSES 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 THE PLAT.

K S Knudsen
KNUD S. KNUDSEN WASHINGTON STATE LAND SURVEYOR NUMBER 8588.
DATED: 2-1-99

AUDITOR'S CERTIFICATE:
FILED FOR RECORD AT THE REQUEST OF KNUD S. KNUDSEN, THIS 11th DAY OF FEBRUARY, 1999, AT 11:20 O'CLOCK A M., AND RECORDED IN BOOK 18 OF PLATS, AT PAGES 97 98 99, UNDER AUDITOR'S FILE NUMBER 1041411, RECORDS OF GRANT COUNTY, WASHINGTON.

William L Varney
GRANT COUNTY AUDITOR

Judi Woods
BY DEPUTY COUNTY AUDITOR

1/4	1/4	Section	Township	Range
NW	NW	3	18N	28E
SW	NW	3	18N	28E
SE	NE	4	18N	28E

K.S. KNUDSEN LAND SURVEYING
P.O. Box 505, 16 Basin Street S.W.
Ephrata, Washington 98823
Phone (509) 754-4376 Fax 754-3403

SAND CASTLE ESTATES #1 PHASE #1

DATE	SCALE	JOB NUMBER	SHEET
01-25-99	N / A	98 - 288 - 01	1 OF 3

CARDAN DEVELOPMENT
PLAT
1041411
Page: 2 of 3
02/11/1999 11:20A
64.00 Grant Co Aud

SAND CASTLE ESTATES
A PHASED DEVELOPMENT
#1041411 Book 18 Page 98
NO. 1 PHASE 1

PORTION OF SECTION 3 AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 4, ALL IN TOWNSHIP 18 NORTH, RANGE 28 EAST, W.M., GRANT COUNTY, WASHINGTON

CURVE DATA

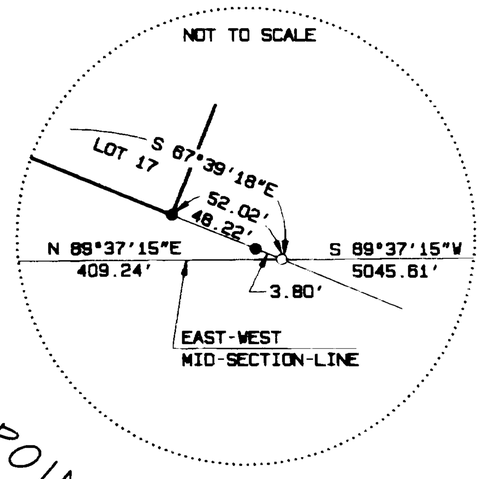
CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	30°41'33"	186.23'	99.78'	51.11'	98.57'	S 48°23'00"W
C 2	29°55'09"	246.23'	128.58'	65.78'	127.12'	S 46°46'12"W
C 3	07°44'56"	284.95'	38.54'	19.30'	38.51'	S 57°51'19"W
C 4	16°08'01"	284.95'	80.24'	40.39'	79.97'	S 45°54'50"W
C 5	07°38'07"	284.95'	37.97'	19.01'	37.95'	S 34°01'46"W
C 6	07°13'40"	375.64'	47.39'	23.72'	47.35'	N 33°49'37"E
C 7	16°54'55"	375.64'	110.90'	55.86'	110.50'	N 45°53'55"E
C 8	07°22'28"	375.64'	48.35'	24.21'	48.31'	N 58°02'35"E
C 9	00°57'11"	2122.89'	35.31'	17.66'	35.31'	S 29°44'06"W
C 10	02°27'39"	2122.89'	91.18'	45.60'	91.17'	S 28°01'40"W
C 11	02°41'45"	2122.89'	99.89'	49.95'	99.88'	S 25°28'58"W
C 12	02°36'14"	2122.89'	96.48'	48.25'	96.47'	S 22°47'58"W
C 13	01°24'02"	2082.89'	50.43'	25.22'	50.43'	N 22°11'52"E
C 14	02°36'27"	2082.89'	93.88'	46.95'	93.87'	N 24°12'07"E
C 15	02°36'57"	2082.89'	94.18'	47.10'	94.17'	N 26°48'49"E
C 16	02°05'24"	2082.89'	75.25'	37.63'	75.25'	N 29°08'59"E
C 17	08°42'50"	2092.89'	318.30'	159.46'	317.99'	S 25°51'17"W
C 18	31°31'05"	254.95'	140.25'	71.95'	138.48'	S 45°58'15"W
C 19	30°41'33"	218.23'	115.83'	59.34'	114.45'	S 48°22'59"W
C 20	32°53'14"	294.42'	188.99'	88.90'	186.68'	N 09°08'09"E
C 21	86°24'45"	50.00'	75.41'	46.96'	68.48'	N 72°31'22"E

BASIS OF BEARING:

(S 00°22'57"W) BEING THE BEARING OF THE EAST BOUNDARY OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 28 EAST, W.M., GRANT COUNTY, WASHINGTON, AS PER THAT RECORD SURVEY AS RECORDED IN BOOK 23, OF SURVEYS PAGES 69 AND 70, RECORDS OF GRANT COUNTY, WASHINGTON.

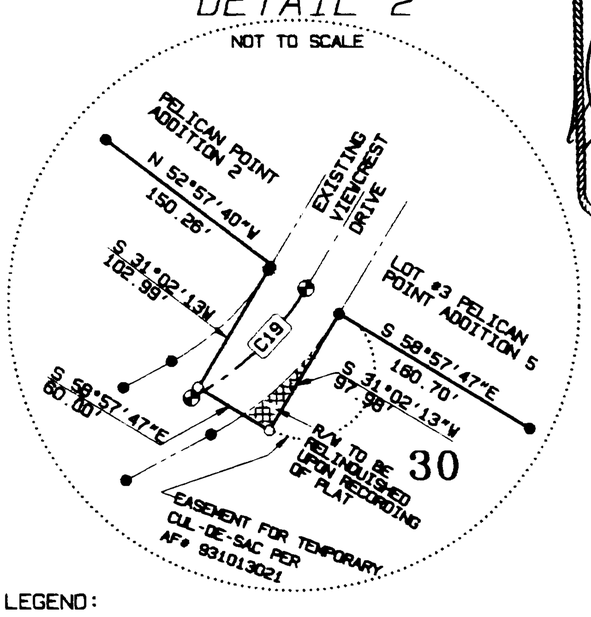
DETAIL 1

NOT TO SCALE



DETAIL 2

NOT TO SCALE

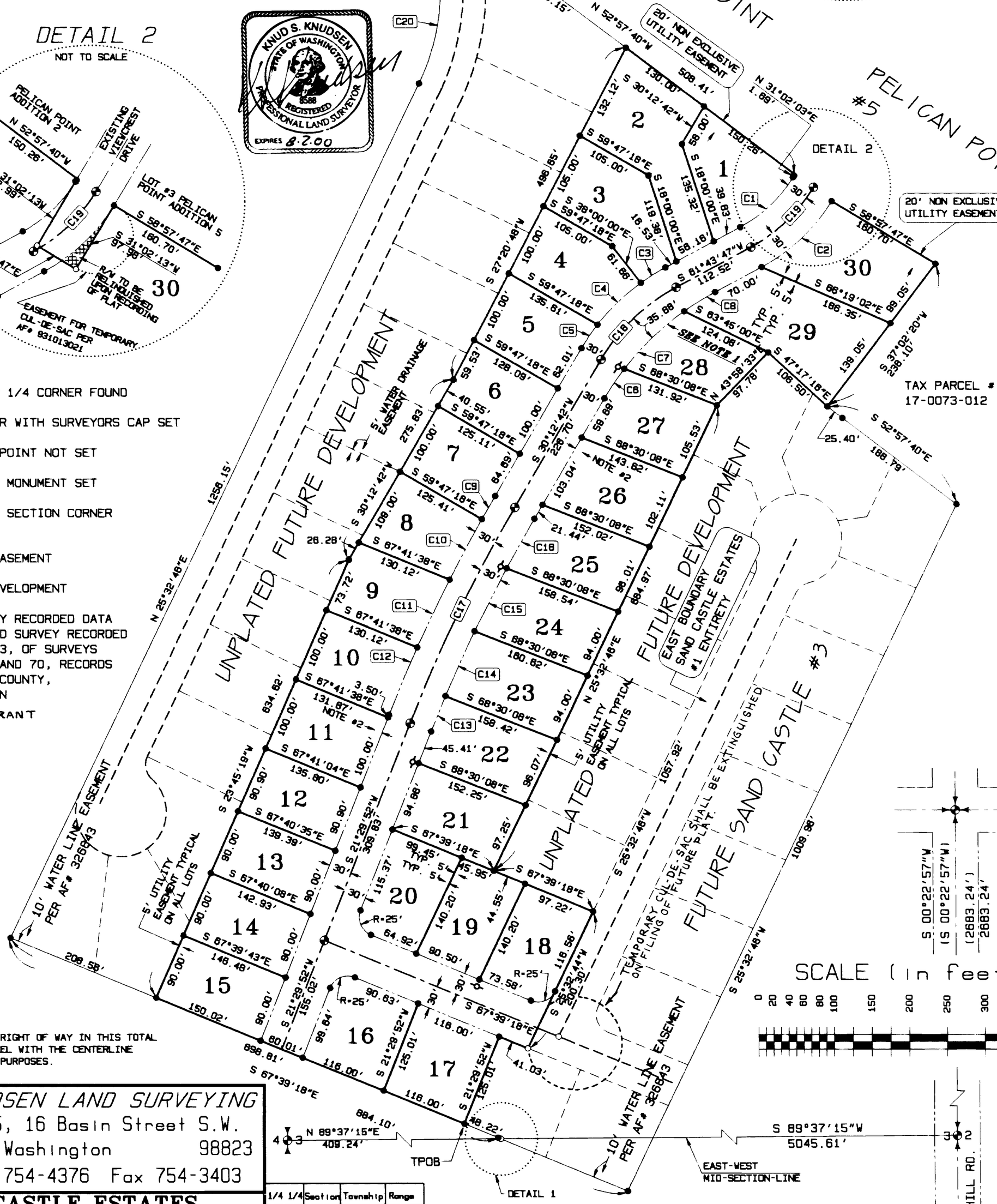


LEGEND:

- BRASS CAP 1/4 CORNER FOUND
- 1/2" REBAR WITH SURVEYORS CAP SET
- COMPUTED POINT NOT SET
- BRASS CAP MONUMENT SET
- BRASS CAP SECTION CORNER FOUND
- UTILITY EASEMENT
- FUTURE DEVELOPMENT
- ( ) PREVIOUSLY RECORDED DATA PER RECORD SURVEY RECORDED IN BOOK 23, OF SURVEYS PAGES 69 AND 70, RECORDS OF GRANT COUNTY, WASHINGTON
- FIRE HYDRANT

NOTE 1:

RADIUS OF THE EAST RIGHT OF WAY IN THIS TOTAL CURVE IS NOT PARALLEL WITH THE CENTERLINE FOR SIGHT DISTANCE PURPOSES.



NOTE #2:
10' TYPICAL UTILITY EASEMENT ALONG ALL ROAD SIDE BOUNDARYS

K.S. KNUDSEN LAND SURVEYING
P.O. Box 505, 16 Basin Street S.W.
Ephrata, Washington 98823
Phone (509) 754-4376 Fax 754-3403

SAND CASTLE ESTATES NO. 1 PHASE #1

DATE	SCALE	JOB NUMBER	SHEET
01-29-99	1" = 100'	98 - 288 - 01	2 OF 3

1/4 1/4	Section	Township	Range
NW/NW	3	18N	28E
SW/NW	3	18N	28E
SE/NE	4	18N	28E

1041411
Page: 3 of 3
02/11/1999 11:20A
CARDAN DEVELOPMENT PLAT 64.00 Grant Co Aud

* 1041411 BOOK 18 PAGE 99

SAND CASTLE ESTATES NO. 1 PHASE 1

A PORTION OF SECTION 3 AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 4, ALL IN TOWNSHIP 18 NORTH, RANGE 28 EAST, W.M., GRANT COUNTY, WASHINGTON

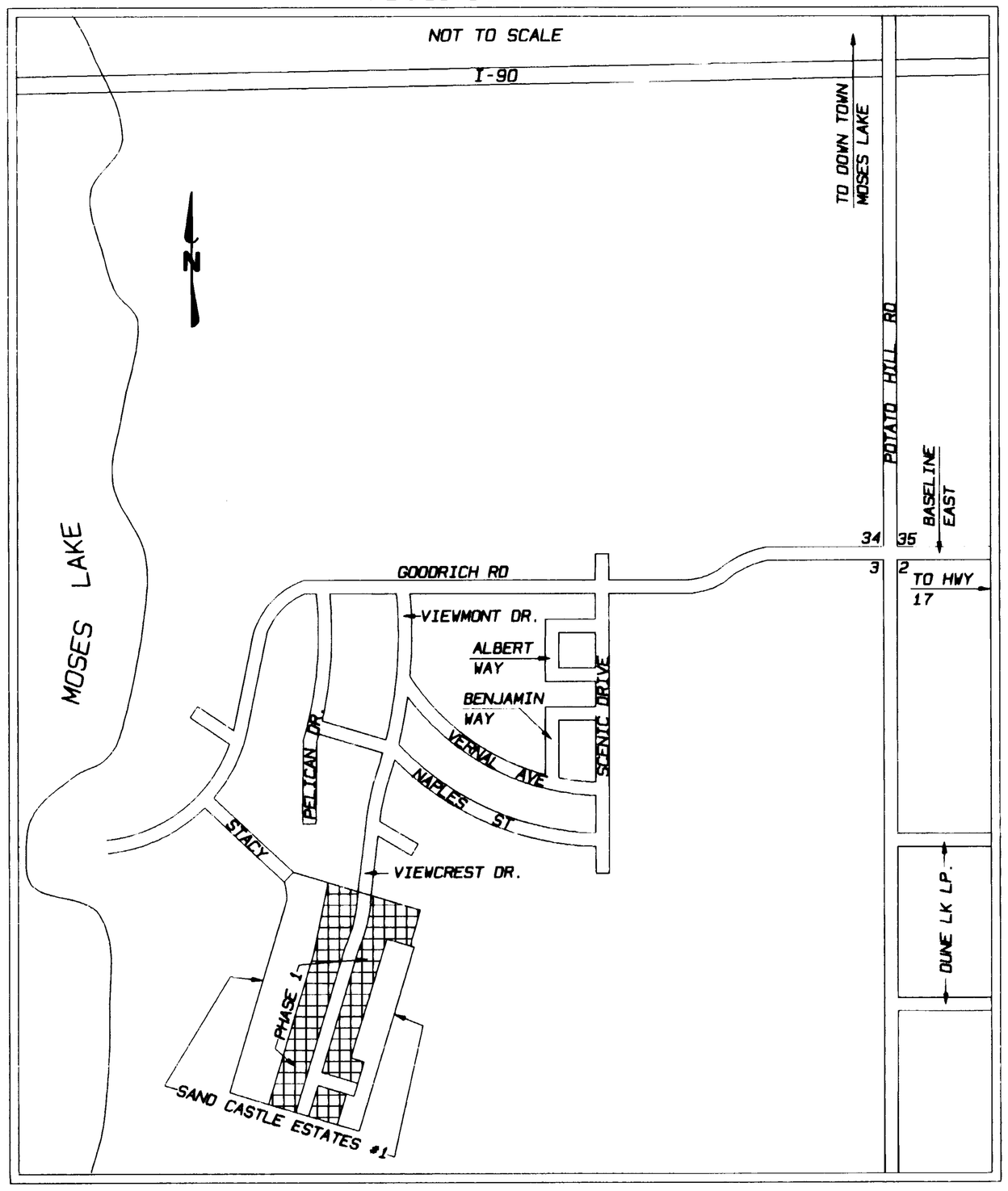
SAND CASTLE ESTATES NO. 1 PHASE 1 LEGAL DESCRIPTION:

THAT PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 3, AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, ALL IN TOWNSHIP 18 NORTH, RANGE 28 EAST, W.M., GRANT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A BRASS CAP MONUMENT MARKING THE EAST QUARTER CORNER OF SAID SECTION 3, SAID POINT BEARS SOUTH 00°22'57" WEST, 2683.24 FEET, FROM A BRASS CAP MONUMENT MARKING THE NORTHEAST CORNER OF SAID SECTION 3; THENCE SOUTH 89°37'15" WEST, FOLLOWING THE EAST-WEST MID SECTION LINE OF SAID SECTION (3) THREE, 5045.60 FEET, TO AN INTERSECTION WITH THE SOUTHERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED ON THE GOODRICH RECORD SURVEY, AS RECORDED IN BOOK 23, OF SURVEYS, PAGES 69 AND 70, RECORDS OF GRANT COUNTY, SAID POINT BEARS NORTH 89°37'15" EAST, 409.24 FEET, FROM A U.S.B.R BRASS CAP MONUMENT MARKING THE WEST QUARTER CORNER OF SAID SECTION 3 AND THE EAST QUARTER CORNER OF SAID SECTION 4; THENCE NORTH 67°39'18" WEST, FOLLOWING SAID BOUNDARY, 52.02 FEET, TO A 1/2 INCH REBAR WITH SURVEYOR'S CAP AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 67°39'18" WEST, 442.03 FEET; THENCE NORTH 23°45'19" EAST, 634.62 FEET, TO A 1/2 INCH REBAR WITH SURVEYOR'S CAP; THENCE NORTH 30°12'42" EAST, 275.83 FEET, TO A 1/2 INCH REBAR WITH SURVEYOR'S CAP; THENCE NORTH 27°20'48" EAST, 496.65 FEET, TO AN INTERSECTION WITH THE MOST SOUTHERLY BOUNDARY OF PELICAN POINT ADDITION NUMBER 2, AS RECORDED IN BOOK 11, OF PLATS, PAGE 23, RECORDS OF GRANT COUNTY, WASHINGTON, SAID POINT BEING MARKED BY A 1/2 INCH REBAR WITH SURVEYOR'S CAP; THENCE SOUTH 52°57'40" EAST, FOLLOWING SAID SOUTHERLY BOUNDARY, 280.26 FEET, TO THE MOST SOUTHEASTERLY CORNER OF SAID PLAT AND A POINT ON A WESTERLY BOUNDARY OF PELICAN POINT ADDITION NUMBER 5, AS RECORDED IN BOOK 15, OF PLATS, PAGE 25, RECORDS OF GRANT COUNTY, WASHINGTON, SAID POINT BEING MARKED BY A 1/2 INCH REBAR WITH SURVEYOR'S CAP; THENCE SOUTH 31°02'13" WEST, FOLLOWING SAID WESTERLY BOUNDARY, 102.99 FEET; THENCE SOUTH 58°57'47" EAST, FOLLOWING A SOUTHERLY BOUNDARY OF SAID PLAT, 60.00 FEET; THENCE NORTH 31°02'13" EAST, 97.98 FEET; THENCE SOUTH 58°57'47" EAST, FOLLOWING A SOUTHERLY BOUNDARY OF SAID PLAT, 160.68 FEET, TO A 1/2 INCH REBAR WITH SURVEYOR'S CAP; THENCE SOUTH 37°02'20" WEST, 238.10 FEET, TO A 1/2 INCH REBAR WITH SURVEYOR'S CAP; THENCE NORTH 47°17'16" WEST, 106.50 FEET, TO A 1/2 INCH REBAR WITH SURVEYOR'S CAP; THENCE SOUTH 43°58'33" WEST, 97.78 FEET, TO A 1/2 INCH REBAR WITH SURVEYOR'S CAP; THENCE SOUTH 25°32'46" WEST, 684.97 FEET, TO A 1/2 INCH REBAR WITH SURVEYOR'S CAP; THENCE SOUTH 67°39'18" EAST, 141.77 FEET, TO A 1/2 INCH REBAR WITH SURVEYOR'S CAP; THENCE SOUTH 25°32'44" WEST, 200.30 FEET, TO A 1/2 INCH REBAR WITH SURVEYOR'S CAP; THENCE NORTH 67°39'18" WEST, 41.03 FEET, TO A 1/2 INCH REBAR WITH SURVEYOR'S CAP; THENCE SOUTH 21°29'53" WEST, 125.01 FEET, TO THE TRUE POINT OF BEGINNING.

CONTAINING 12.15 ACRES MORE OR LESS.

VICINITY MAP



KNUD S. KNUDSEN
STATE OF WASHINGTON
15588
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 8.2.00

1/4 1/4	Section	Township	Range
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SAND CASTLE ESTATES #1 PHASE #1

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