

SAND CASTLE ESTATES # 2 PHASE # 1  
A PORTION OF THE NORTH HALF OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 28 EAST, W.M., GRANT COUNTY, WASHINGTON

SECTION INDEX:  
503, 118N, R28E, V.M.  
GRANT COUNTY, WA.

SCALE (in feet)  
0 10 20 30 40 50



1065165  
Page: 1 of 2  
04/24/2008 10:56A  
KNUDSEN LAND SURVEY PLAT  
59.00 Grant Co Aud

BASIS OF BEARING:  
(N 89°35'07"W) BEING THE BEARING OF THE NORTH BOUNDARY OF THE NORTHEAST  
OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 28 EAST, W.M., GRANT COUNTY,  
WASHINGTON, AS PER U.S.B.R. RECORD DATA FOR SAID LINE.

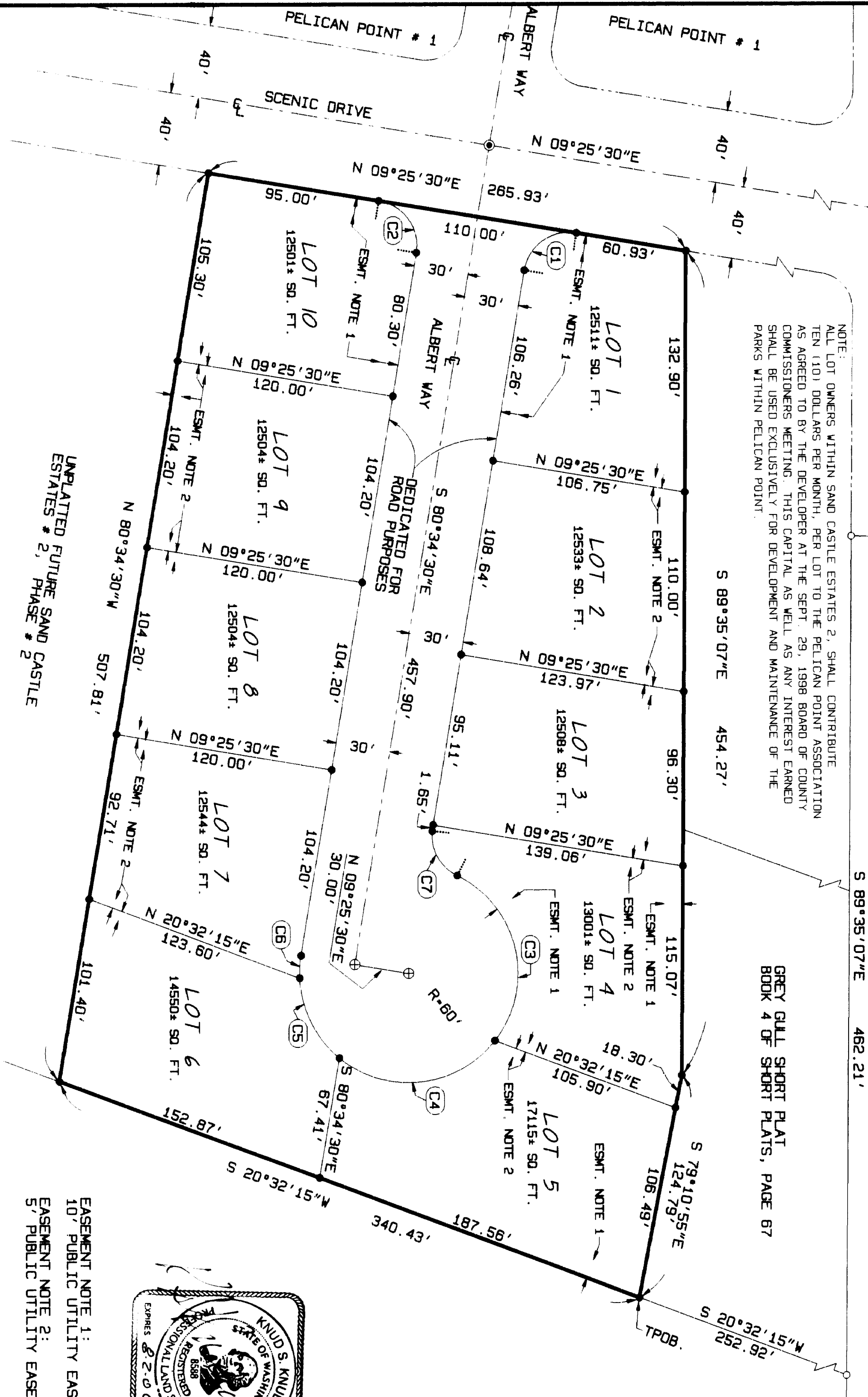
NOTE:  
THIS PLAT HAS FIRE HYDRANTS  
FOR FIRE FLOW.

TOWNSHIP 19 NORTH  
N 89°35'07"W 2644.82'  
(N 89°35'07"W 2645.42')  
TOWNSHIP 18 NORTH

SUNSET AVE. / GOODRICH RD.

NOTE:  
ALL LOT OWNERS WITHIN SAND CASTLE ESTATES 2, SHALL CONTRIBUTE  
TEN (10) DOLLARS PER MONTH, PER LOT TO THE PELICAN POINT ASSOCIATION  
AS AGREED TO BY THE DEVELOPER AT THE SEPT. 29, 1998 BOARD OF COUNTY  
COMMISSIONERS MEETING. THIS CAPITAL AS WELL AS ANY INTEREST EARNED  
SHALL BE USED EXCLUSIVELY FOR DEVELOPMENT AND MAINTENANCE OF THE  
PARKS WITHIN PELICAN POINT.

GREY GULL SHORT PLAT  
BOOK 4 OF SHORT PLATS, PAGE 67



UNPLATTED FUTURE SAND CASTLE  
ESTATES # 2, PHASE # 2

LEGEND:  
● BRASS CAP MONUMENT FOUND  
⊕ MONUMENT SET  
● 5/8" REBAR WITH SURVEYOR'S CAP FOUND  
● 1/2" INCH REBAR WITH SURVEYOR'S CAP SET  
○ COMPUTED POINT NOT SET OR FOUND  
□ U.S.B.R. RECORD DATA

CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC
C 1	90°00'00"	25.00'	39.27'
C 2	90°00'00"	25.00'	39.27'
C 3	101°25'00"	60.00'	106.20'
C 4	91°28'44"	60.00'	95.80'
C 5	48°08'20"	60.00'	50.41'
C 6	11°51'40"	60.00'	12.42'
C 7	72°53'43"	25.00'	31.81'

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, APRIL, 1998, TO APRIL 18, 2000, AND THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY SETTING AT A LATER DATE, HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS DEPICTED THE PLAT.

KNUD S. KNUDSEN WASHINGTON STATE LAND SURVEYOR NUMBER 8588.

DATED: 4-20-00



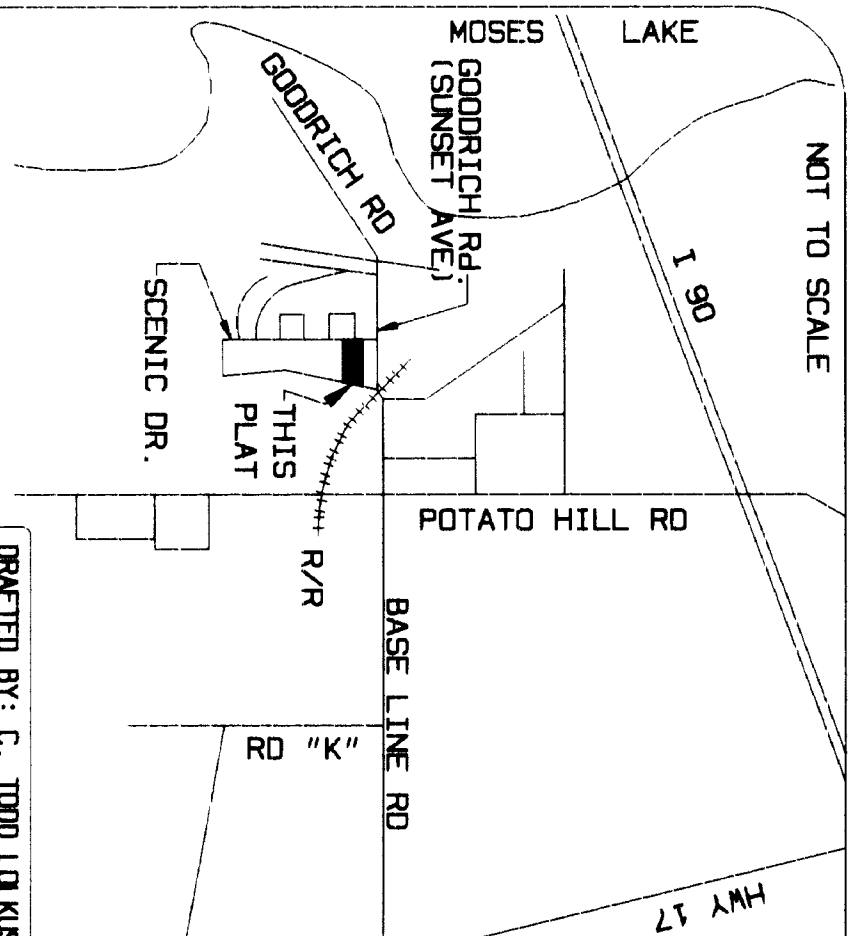
EASEMENT NOTE 1:  
10' PUBLIC UTILITY EASEMENT  
EASEMENT NOTE 2:  
5' PUBLIC UTILITY EASEMENT

LEGAL DESCRIPTION:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 28 EAST, W.M., GRANT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A U.S.B.R. BRASS CAP MONUMENT MARKING THE NORTH QUARTER CORNER OF SAID SECTION, SAID POINT BEARS NORTH 89°35'07" WEST, 2644.82 FEET, FROM A BRASS CAP MONUMENT MARKING THE NORTHEAST CORNER OF SAID SECTION; THENCE SOUTH 02°08'58" WEST, FOLLOWING THE NORTH-SOUTH MID-SECTION LINE, 220.10 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF COUNTY ROAD "SUNSET AVENUE" ALSO KNOWN AS "GOODRICH ROAD"; THENCE SOUTH 89°35'07" EAST, FOLLOWING SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY, 69.35 FEET TO THE NORTHEAST CORNER OF THE GREY GULL SHORT PLAT, BOOK 4 OF SHORT PLATS, GRANT COUNTY, WASHINGTON; THENCE SOUTH 20°32'15" WEST, FOLLOWING THE EASTERLY BOUNDARY OF SAID SHORT PLAT, 252.92 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 80°34'30" WEST, 507.81 FEET, TO AN INTERSECTION WITH EAST RIGHT-OF-WAY BOUNDARY OF COUNTY ROAD "SCENIC DRIVE"; THENCE NORTH 09°25'30" EAST, FOLLOWING SAID RIGHT-OF-WAY BOUNDARY, 265.93 FEET; THENCE SOUTH 89°35'07" EAST, 454.27 FEET; THENCE SOUTH 79°10'55" EAST, 124.80 FEET, TO THE TRUE POINT OF BEGINNING. CONTAINING 3.815 ACRES MORE OR LESS.

VICINITY MAP



AUDITOR'S CERTIFICATE:

FILED FOR RECORD AT THE REQUEST OF KNUD S. KNUDSEN, THIS 24th DAY OF APRIL, 2000, AT 0:56 O'CLOCK P.M., AND RECORDED IN BOOK 19 OF PLATS, AT PAGE 90 & 91, UNDER AUDITOR'S FILE NUMBER 1065165, RECORDS OF GRANT COUNTY, WASHINGTON.

GRANT COUNTY AUDITOR: William J. J. J. J.

BY DEPUTY COUNTY AUDITOR: Wade L. L. L.

KNUDSEN LAND SURVEYING

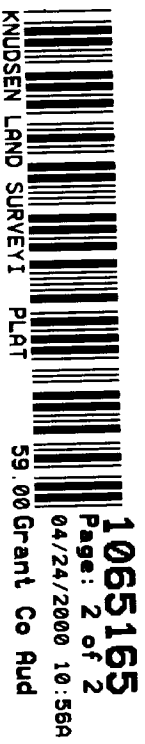
P.O. Box 505, 16 Basin Street S.W.  
Ephrata, Washington 98823  
Phone (509) 754-4376 Fax 754-3403  
E-MAIL: knudsenlandnet.net

SAND CASTLE ESTATES  
# 2, PHASE # 1

DATE	SCALE	JOB NUMBER	SHEET
04-18-00	1" = 50'	99-388-01	1 OF 2

#1065165 Book 19 Pg 91

SAND CASTLE ESTATES # 2 PHASE # 1  
A PORTION OF THE NORTH HALF OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 28  
EAST, W.M., GRANT COUNTY, WASHINGTON



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT SAND CASTLE ESTATES, L.L.C., 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 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.

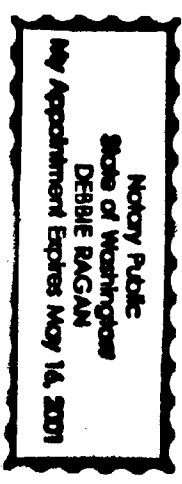
Michael J. Lemmer Manager 4-10-2000  
SAND CASTLE ESTATES, L.L.C. TITLE DATE  
Paul S. Lemmer Vice President 4-10-2000  
SAND CASTLE ESTATES, L.L.C. TITLE DATE  
Michael J. Lemmer Manager 4/10/2000  
CASHMERE VALLEY BANK TITLE DATE  
CASHMERE VALLEY BANK

ACKNOWLEDGEMENTS :

STATE OF WA )  
COUNTY OF Adams )

THIS IS TO CERTIFY THAT ON THIS 10<sup>th</sup> DAY OF April, 2000, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED Michael J. Lemmer AND Paul S. Lemmer TO ME KNOWN TO BE THE Manager AND THE Vice President RESPECTIVELY OF SAND CASTLE ESTATES, L.L.C., A WASHINGTON ORGANIZATION, THE ORGANIZATION THAT EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID ORGANIZATION FOR THE USES AND PURPOSES THEREIN MENTIONED.

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



Debbie Ragan  
PRINT NAME: Debbie Ragan  
NOTARY PUBLIC IN  
AND FOR THE STATE OF: Washington  
RESIDING AT: Chelso  
MY APPOINTMENT EXPIRES: May 16, 2001

STATE OF Washington )  
COUNTY OF Chelan )

THIS IS TO CERTIFY THAT ON THIS 10<sup>th</sup> DAY OF April, 2000, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED Art Hansen AND Michael Schultz TO ME KNOWN TO BE THE Vice President and Manager AND THE RESPECTIVELY OF CASHMERE VALLEY BANK, THE BANK THAT EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID BANK FOR THE USES AND PURPOSES THEREIN MENTIONED.

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



Penny Pulver  
PRINT NAME: Penny Pulver  
NOTARY PUBLIC IN  
AND FOR THE STATE OF: Washington  
RESIDING AT: Chelan Co.  
MY APPOINTMENT EXPIRES: 11/30/02

APPROVALS:

EXAMINED AND APPROVED BY THE GRANT COUNTY ENGINEER,  
THIS 24<sup>th</sup> DAY OF April, 2000.  
Patricia C. Blum  
GRANT COUNTY ENGINEER

EXAMINED AND APPROVED BY THE GRANT COUNTY PLANNING DIRECTOR,  
THIS 24<sup>th</sup> DAY OF April, 2000.  
Patricia C. Blum  
GRANT COUNTY PLANNING DIRECTOR

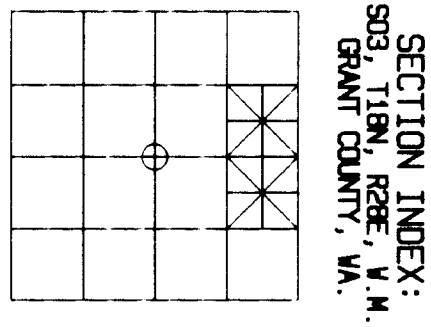
EXAMINED AND APPROVED BY THE GRANT COUNTY FIRE MARSHALL,  
THIS 24<sup>th</sup> DAY OF April, 2000.  
Patricia C. Blum  
GRANT COUNTY FIRE MARSHALL

EXAMINED AND APPROVED BY THE GRANT COUNTY SANITARIAN,  
THIS 24<sup>th</sup> DAY OF April, 2000.  
Patricia C. Blum  
GRANT COUNTY SANITARIAN

EXAMINED AND APPROVED BY THE GRANT COUNTY, ASSESSORS OFFICE,  
THIS 24<sup>th</sup> DAY OF April, 2000.  
Patricia C. Blum  
GRANT COUNTY DEPUTY ASSESSOR

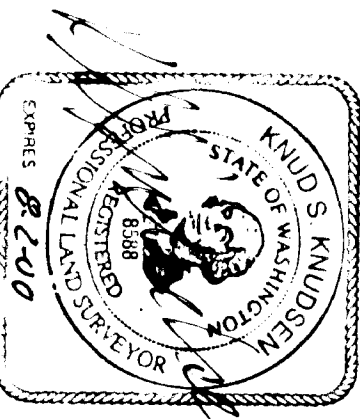
TREASURER'S CERTIFICATE:  
I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENTS NOW DUE AND PAYABLE ACCORDING TO THE RECORDS OF GRANT COUNTY, INCLUDING 2000 ADVANCED TAXES, HAVE BEEN FULLY PAID.

Patricia C. Blum  
GRANT COUNTY TREASURER  
DATE 4/24/00



EXAMINED AND APPROVED BY THE GRANT COUNTY BOARD OF COMMISSIONERS ON THIS 24 DAY OF April, 2000.  
CHAIRMAN: Patricia C. Blum  
GRANT COUNTY BOARD OF COMMISSIONERS  
CLERK: Patricia C. Blum  
GRANT COUNTY BOARD OF COMMISSIONERS

NOTES:  
1) EASEMENT IN FAVOR OF P.U.D. NUMBER 2 OF GRANT COUNTY, FOR ELECTRIC DISTRIBUTION LINES, AS RECORDED ON SEPTEMBER 16, 1988, UNDER AUDITOR'S FILE NUMBER 818907, RECORDS OF GRANT COUNTY, WASHINGTON, AS TO NO DEFINED LOCATION.



**KNUDSEN LAND SURVEYING**  
P.O. Box 505, 16 Basin Street S.W.  
Ephrata, Washington 98823  
Phone (509) 754-4376 Fax 754-3403  
E-MAIL: kknudsen@net.net

**SAND CASTLE ESTATES**  
# 2, PHASE # 1

DATE	SCALE	N / A	JOB NUMBER	SHEET
04-06-00			99-388-01	2 OF 2