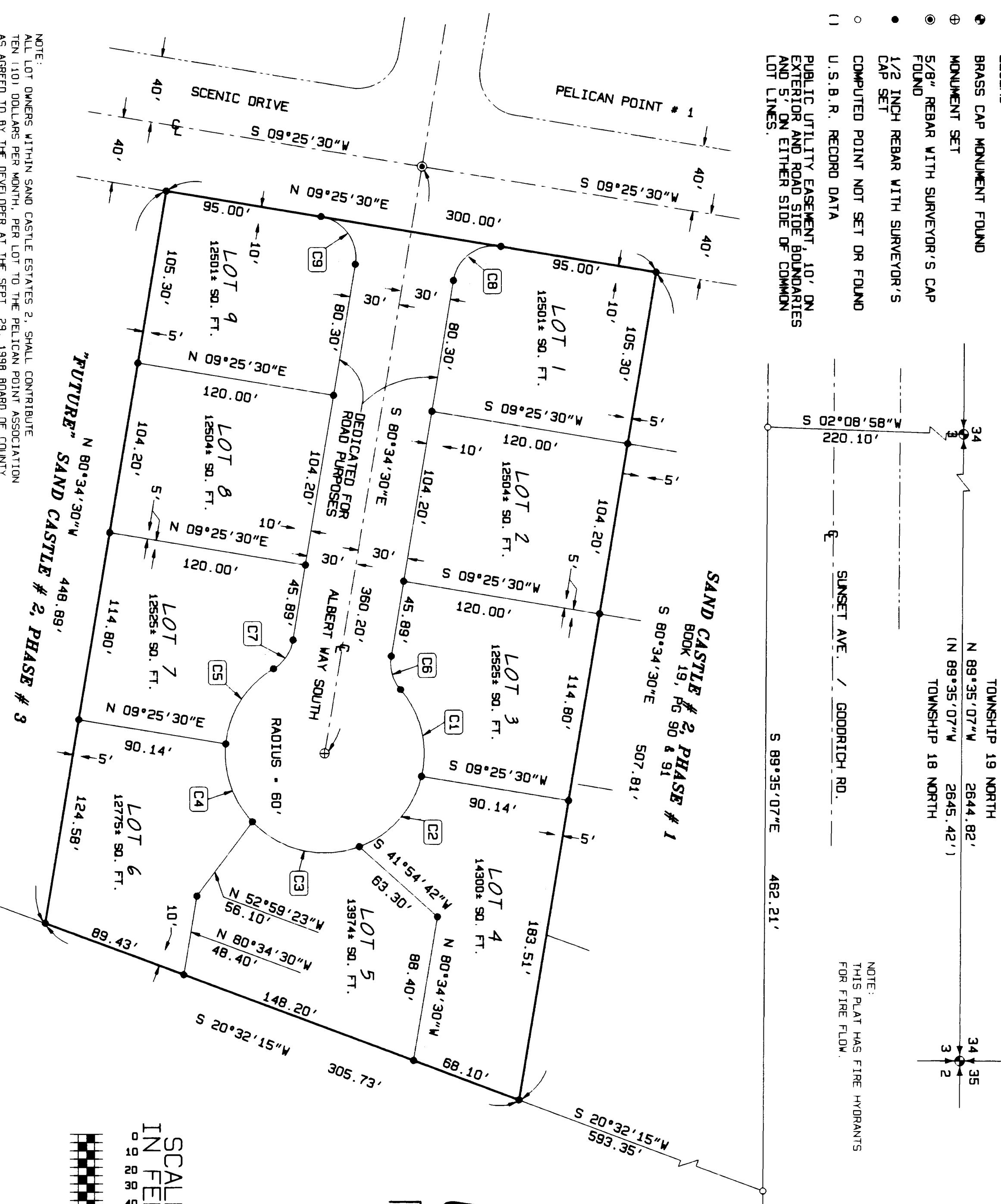


SAND CASTLE ESTATES # 2 PHASE # 2

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

SECTION INDEX:
 509, 118N, R28E, W.M.,
 GRANT COUNTY, WA.

- 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
- PUBLIC UTILITY EASEMENT, 10' ON EXTERIOR AND ROAD SIDE BOUNDARIES AND 5' ON EITHER SIDE OF COMMON LOT LINES.



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

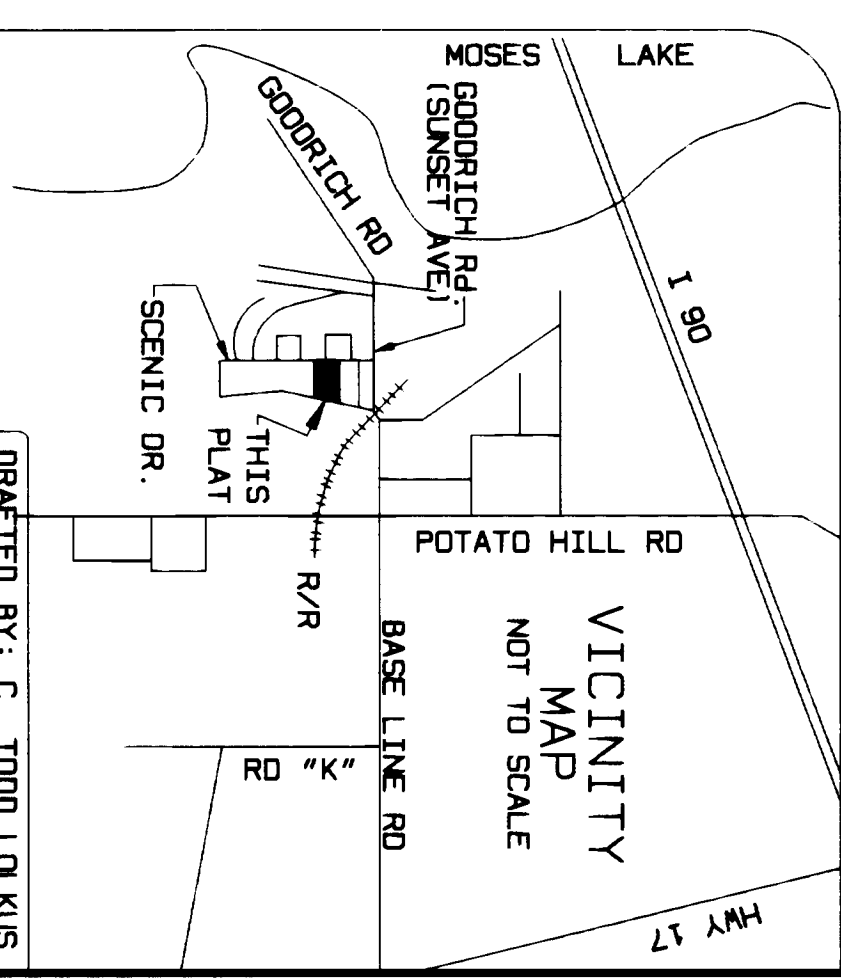
SUNSET AVE. / GODDRICH RD.

NOTE:
 THIS PLAT HAS FIRE HYDRANTS FOR FIRE FLOW.

LEGAL DESCRIPTION

THAT PORTION OF THE NORTH-EAST QUARTER OF THE NORTH-EAST QUARTER AND THE NORTH-WEST QUARTER OF THE NORTH-EAST 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 NORTH-EAST 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 "GODDRICH ROAD"; THENCE SOUTHERLY ALONG SAID BOUNDARY OF COUNTY ROAD "SUNSET AVENUE" EAST, 89.35 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 20°32'15" WEST, 305.73 FEET, TO THE SOUTHEAST CORNER OF SAID SAND CASTLE ESTATES #2, PHASE #1 AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 20°32'15" WEST, 305.73 FEET, TO THE INTERSECTION WITH THE EAST AND WEST BOUNDARIES OF SAID SAND CASTLE ESTATES #2, PHASE #1; THENCE NORTH 09°25'30" EAST, FOLLOWING SAID RIGHT-OF-WAY BOUNDARY OF COUNTY ROAD "SCENIC DRIVE", 448.89 FEET, TO AN INTERSECTION WITH THE EAST AND WEST BOUNDARIES OF SAID SAND CASTLE ESTATES #2, PHASE #1; THENCE SOUTH 80°34'30" WEST, 448.89 FEET, TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 80°34'30" WEST, 448.89 FEET, TO THE INTERSECTION WITH THE EAST AND WEST BOUNDARIES OF SAID SAND CASTLE ESTATES #2, PHASE #1; THENCE SOUTH 80°34'30" WEST, 448.89 FEET, TO THE TRUE POINT OF BEGINNING; CONTAINING 3.294 ACRES MORE OR LESS.

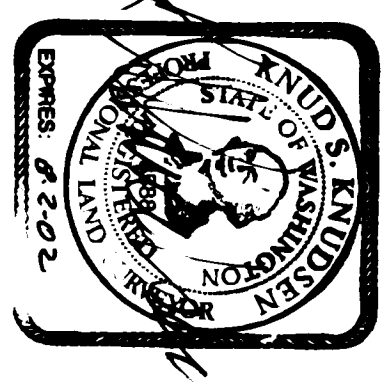


NOTE:
 ALL LOT OWNERS WITHIN SAND CASTLE ESTATES 2, SHALL CONTRIBUTE TEN (10) DOLLARS PER MONTH, PER LOT TO THE PELICAN POINT ASSOCIATION AS AGREED TO BY THE DEVELOPER AT THE SEPT. 29, 1998 BOARD OF COUNTY COMMISSIONERS MEETING. THIS CAPITAL AS WELL AS ANY INTEREST EARNED SHALL BE USED EXCLUSIVELY FOR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

BASIS OF BEARING:
 (N 89°35'07"W) BEING THE BEARING OF THE NORTH BOUNDARY OF THE NORTHEAST QUARTER 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.

CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC
C 1	53°35'53"	60.00'	56.13'
C 2	56°19'18"	60.00'	58.98'
C 3	88°56'55"	60.00'	70.11'
C 4	48°53'36"	60.00'	51.20'
C 5	53°35'53"	60.00'	56.13'
C 6	49°40'47"	25.00'	21.68'
C 7	49°40'47"	25.00'	21.68'
C 8	90°00'00"	25.00'	39.27'
C 9	90°00'00"	25.00'	39.27'



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 OF APRIL, 1998, TO OCTOBER 12, 2001, 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 ON THE PLAT USING A 5 SECOND TOPCON TOTAL STATION, WITH A MINIMUM LINEAR CLOSURE OF 1:110 000 IN CONFORMANCE WITH THE REQUIREMENTS OF WAC 332-130-050.

KNUD S. KNUDSEN WASHINGTON STATE LAND SURVEYOR NUMBER 8588.
 DATED: 10-12-01

DRAFTED BY: C. TODD LOKUIS

AUDITOR'S CERTIFICATE:
 FILED FOR RECORD AT THE REQUEST OF KNUD S. KNUDSEN, THIS 19th DAY OF October, 2001, AT 4:25 O'CLOCK P.M., AND RECORDED IN BOOK 21 OF PLATS, AT PAGE 6-7 UNDER AUDITOR'S FILE NUMBER 1091271, RECORDS OF GRANT COUNTY, WASHINGTON.

William J. Varnay
 Grant County Auditor
 Shannon Falstad
 By Deputy County Auditor

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 # 2

DATE 10-12-01 SCALE 1" = 50' JOB NUMBER 00 - 128 SHEET 1 OF 2

SAND CASTLE ESTATES # 2 PHASE # 2

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

1091271
Page: 2 of 2
18/19/2001 04:25P
PLAT 50 00 Grant Co Aud

DEDICATION:

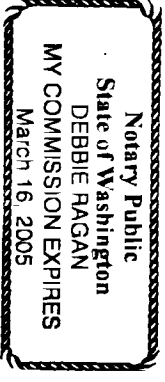
KNOW ALL MEN BY THESE PRESENTS THAT SAND CASTLE ESTATES, L.L.C., AND CASHMERE VALLEY BANK ARE THE OWNERS IN FEE SIMPLE AND ENCUMBRANCES OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS AND EASEMENTS, OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN 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. Bensen Manager 9-5-01
SAND CASTLE ESTATES, L.L.C. TITLE DATE
Paul S. Bensen Member 9-5-01
SAND CASTLE ESTATES, L.L.C. TITLE DATE
Walter D. Paul VP. 9-5-01
CASHMERE VALLEY BANK TITLE DATE
Walter D. Paul VP. 9-5-01
CASHMERE VALLEY BANK TITLE DATE

ACKNOWLEDGEMENTS:
STATE OF WA
COUNTY OF Adams

THIS IS TO CERTIFY THAT ON THIS 5th DAY OF September, 2001, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED Michael J. Bensen and Paul S. Bensen AND THE Member TO ME KNOWN TO BE THE Manager AND THE Member 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:
NOTARY PUBLIC IN
AND FOR THE STATE OF: WA
RESIDING AT: Mesa, WA
MY APPOINTMENT EXPIRES: 3-16-05



STATE OF WA
COUNTY OF Chelan

THIS IS TO CERTIFY THAT ON THIS 5 DAY OF September, 2001, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED Michael J. Bensen AND Paul S. Bensen TO ME KNOWN TO BE THE Manager AND THE Member 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.



Doreen L. Penney
PRINT NAME:
NOTARY PUBLIC IN
AND FOR THE STATE OF: WA
RESIDING AT: Wenatchee
MY APPOINTMENT EXPIRES: 5/16/05

APPROVALS:
EXAMINED AND APPROVED BY THE GRANT COUNTY ENGINEER,
THIS 12 DAY OF October, 2001.
Paul Ral
GRANT COUNTY ENGINEER

EXAMINED AND APPROVED BY THE GRANT COUNTY PLANNING DIRECTOR,
THIS 10 DAY OF October, 2001.
Patricia
GRANT COUNTY PLANNING DIRECTOR

EXAMINED AND APPROVED BY THE GRANT COUNTY FIRE MARSHALL / BUILDING INSPECTOR,
THIS 11 DAY OF October, 2001.
Chris Albrecht
GRANT COUNTY FIRE MARSHALL / BUILDING INSPECTOR

EXAMINED AND APPROVED BY THE GRANT COUNTY SANITARIAN,
THIS 10 DAY OF October, 2001.
Karin Bury
GRANT COUNTY SANITARIAN

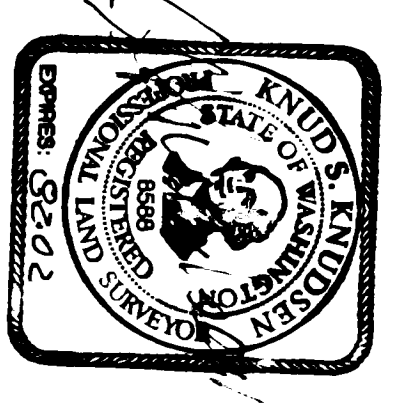
EXAMINED AND APPROVED BY THE GRANT COUNTY ASSESSORS OFFICE,
THIS 10 DAY OF October, 2001.
Pam Hise
GRANT COUNTY DEPUTY ASSESSOR

TREASURER'S CERTIFICATE:
I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENTS NOW DUE AND PAYABLE ACCORDING TO THE RECORDS OF GRANT COUNTY, INCLUDING ADVANCED TAXES, HAVE BEEN FULLY PAID.
2002
Debbie Ragan
GRANT COUNTY TREASURER DATE 10/19/01

SECTION INDEX:
S03, T18N, R28E, W.M.
GRANT COUNTY, WA.

EXAMINED AND APPROVED BY THE GRANT COUNTY BOARD OF COMMISSIONERS ON THIS 18 DAY OF October, 2001.
CHAIRMAN: Debbie Ragan
GRANT COUNTY BOARD OF COMMISSIONERS
CLERK: William J. Bensen
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, 1998, 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: khnudsen@net.net

SAND CASTLE ESTATES # 2, PHASE # 2
DATE 09-04-01 SCALE N / A JOB NUMBER 01 - 128 SHEET 2 OF 2