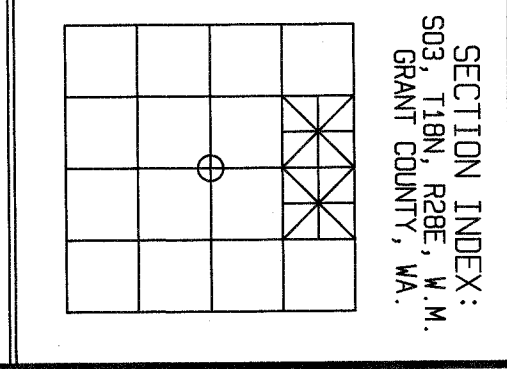
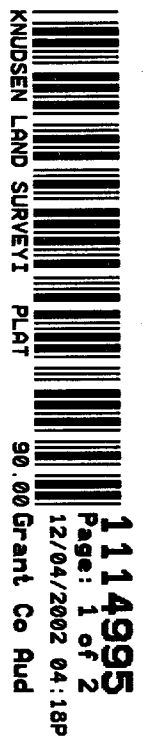


114995

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PHASE # 3

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

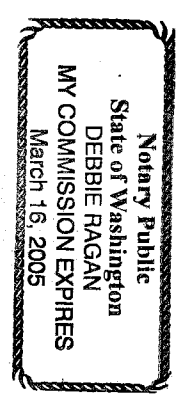


DEDICATION: KNOW ALL MEN BY THESE PRESENTS THAT SAND CASTLE ESTATES, L.L.C., AND CASHMERE VALLEY BANK ARE THE OWNERS IN FEE SIMPLE AND ENCUMBRANCES OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS AND EASEMENTS, OR WHATEVER PUBLIC PROPERTY 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. Bunsen owner 11-21-02
SAND CASTLE ESTATES, L.L.C. TITLE DATE
Dana S. Bunsen MEMBER 11-21-02 SAND CASTLE ESTATES, L.L.C. TITLE DATE
Michael J. Bunsen A/D 11/21/02 CASHMERE VALLEY BANK TITLE DATE
CASHMERE VALLEY BANK TITLE DATE

ACKNOWLEDGEMENTS: STATE OF WA)) COUNTY OF Franklin) ss

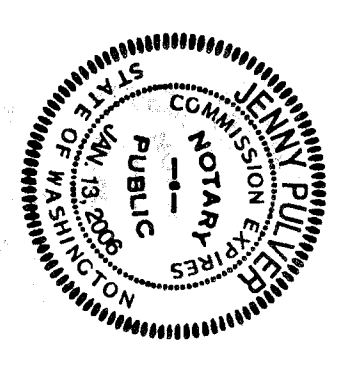
THIS IS TO CERTIFY THAT ON THIS 21 DAY OF NOV, 2002, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED Michael J. Bunsen AND Dana S. Bunsen AND THE TO ME KNOWN TO BE THE RESPECTIVELY OF SAND CASTLE ESTATES, L.L.C., A WASHINGTON ORGANIZATION, THE ORGANIZATION THAT EXECUTED THE FOREGOING 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: WA RESIDING AT: MESA, WA MY APPOINTMENT EXPIRES: 3-16-05



STATE OF Washington)) COUNTY OF Chelan) ss THIS IS TO CERTIFY THAT ON THIS 24th DAY OF November, 2002, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED Michael Schultz AND TO ME KNOWN TO BE THE A/P of CUB 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.



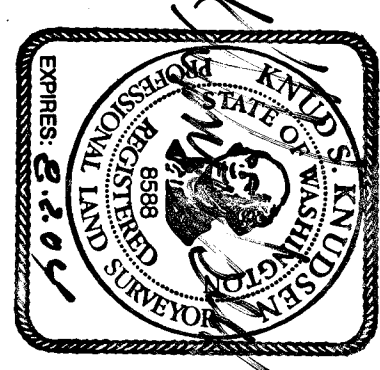
Jenny Pulver PRINT NAME: Jenny Pulver NOTARY PUBLIC IN AND FOR THE STATE OF: Washington RESIDING AT: Chelan Co. MY APPOINTMENT EXPIRES: 11/13/02

APPROVALS: EXAMINED AND APPROVED BY THE GRANT COUNTY ENGINEER, THIS 3rd DAY OF December, 2002. Grant County Engineer

EXAMINED AND APPROVED BY THE GRANT COUNTY PLANNING DIRECTOR, THIS 2nd DAY OF December, 2002. Grant County Planning Director

EXAMINED AND APPROVED BY THE GRANT COUNTY FIRE MARSHALL / BUILDING OFFICIAL, THIS 2nd DAY OF December, 2002. Grant County Fire Marshall / Building Official

EXAMINED AND APPROVED BY THE GRANT COUNTY SANITARIAN, THIS 21st DAY OF November, 2002. Grant County Sanitarian



SUPERVISOR'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, THROUGH TO NOV, 2002 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 GTS302D TOTAL STATION, WITH A MINIMUM LINEAR CLOSURE OF 1:10,000 IN CONFORMANCE WITH THE REQUIREMENTS OF WAC 332-130-090. Knud S. Knudsen

EXAMINED AND APPROVED BY THE GRANT COUNTY, ASSESSORS OFFICE, THIS 3rd DAY OF December, 2002. Grant County Deputy Assessor

TEASURER'S CERTIFICATE: I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENTS NOW DUE AND PAYABLE ACCORDING TO THE RECORDS OF GRANT COUNTY, INCLUDING 2003 ADVANCED TAXES, HAVE BEEN FULLY PAID. 12/14/02 Grant County Treasurer

EXAMINED AND APPROVED BY THE GRANT COUNTY BOARD OF COMMISSIONERS ON THIS 3rd DAY OF December, 2002. Grant County Board of Commissioners

CHAIRMAN: Grant County Board of Commissioners
CLERK: Grant County Board of Commissioners

DRAFTED BY: C. TODD LOKUIS
AUDITOR'S CERTIFICATE: FILED FOR RECORD AT THE REQUEST OF KNUD S. KNUDSEN, THIS 4th DAY OF December, 2002, AT 4:18 O'CLOCK P.M., AND RECORDED IN BOOK 21 OF PLATS, AT PAGE 9192, UNDER AUDITOR'S FILE NUMBER 114995. William S. Henry Grant County Auditor

KNUDSEN LAND SURVEYING
P.O. Box 505, 16 Basin Street SW,
Ephrata, Washington 98823
Phone (509) 754-4376 Fax 754-3403
E-MAIL: kknudsen@dnrnet.net
SAND CASTLE ESTATES
2, PHASE # 3
COMP FILE JOB NUMBER DATE SCALE SHEET
02160_2 02-160 11-18-02 N/A 1 OF 2

1114995

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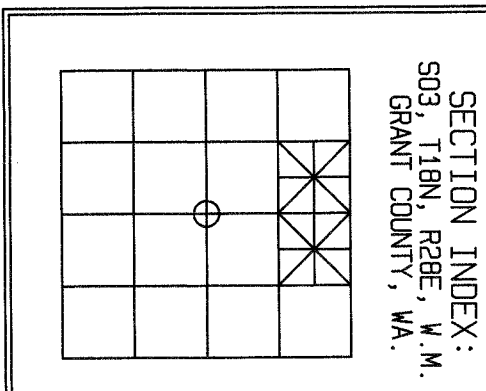
SAND CASTLE ESTATES # 2, PHASE # 3

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

1114995
Page: 2 of 2
12/04/2002 04:18P
KNUDSEN LAND SURVEY PLAT
90-00-Grant Co-Rud

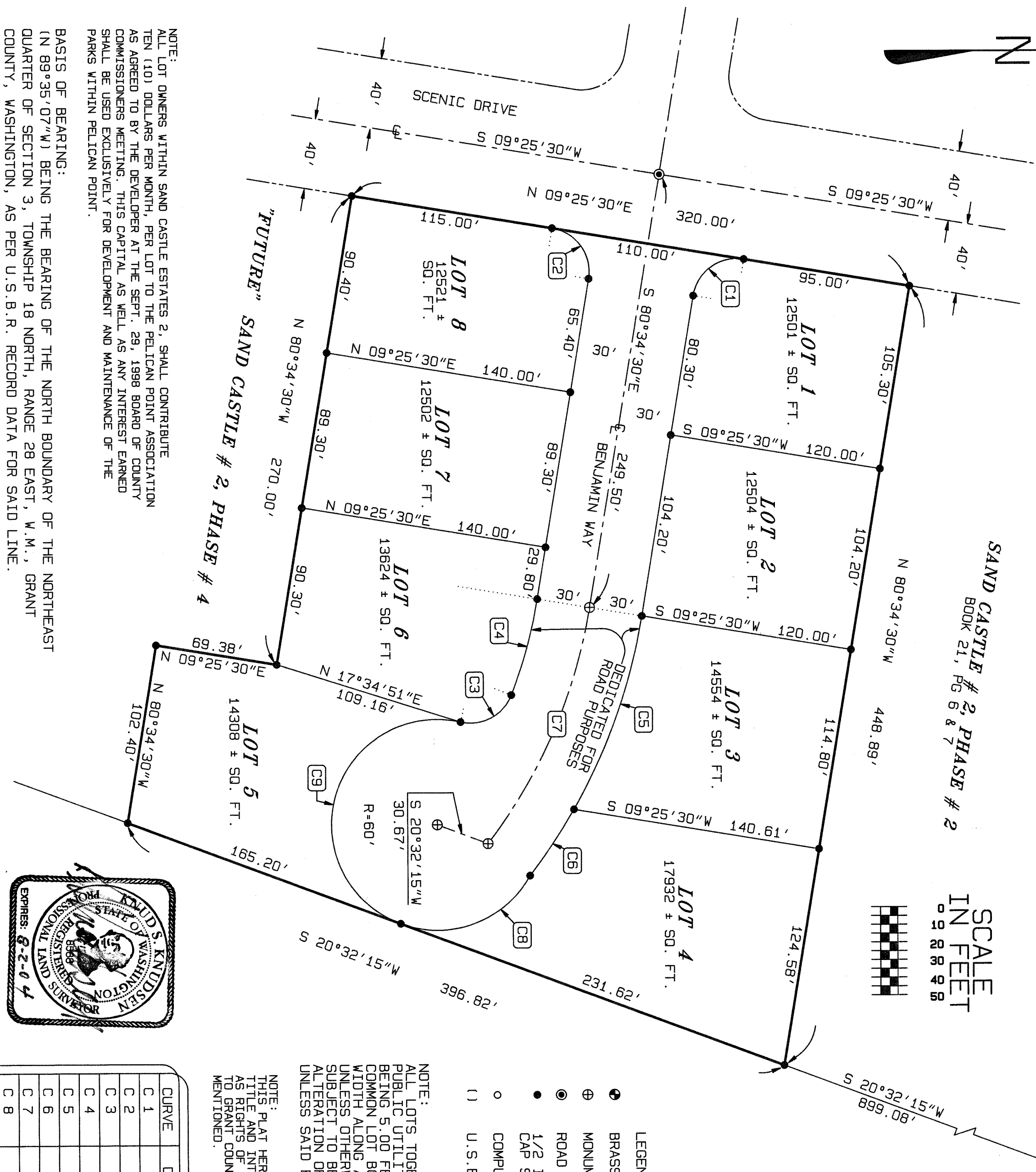
TOWNSHIP 19 NORTH
N 89°35'07"W 2644.82'
(N 89°35'07"W 2645.42')
TOWNSHIP 18 NORTH

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.



SUNSET AVE. / GOODRICH RD.
S 89°36'07"E 482.21'
S 02°08'58"W 220.10'
S 02°08'58"W 220.10'
S 02°08'58"W 220.10'

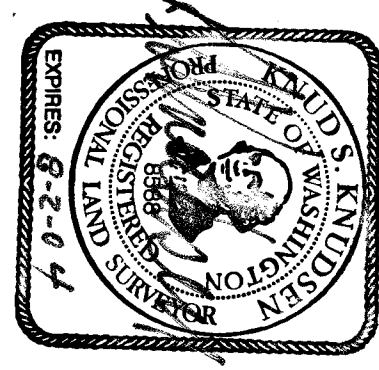
NOTE:
THIS PLAT HAS FIRE HYDRANTS FOR FIRE FLOW.



SCALE
IN FEET
0 10 20 30 40 50 60 70 80 90 100

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.



LEGAL DESCRIPTION:
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, 482.22 FEET TO THE NORTHEASTLY CORNER OF THE GREY GULL SHORT PLAT, AS PER THE PLAT THEREOF RECORDED IN BOOK 4 OF SHORT PLATS, AT PAGE 67, RECORDS OF GRANT COUNTY, WASHINGTON; OF SAID SHORT PLAT AND THE EAST BOUNDARY OF SAND CASTLE ESTATES #2 PHASE #1, AS RECORDED IN BOOK 19 OF PLATS, AT PAGES 90 AND 91, RECORDS OF GRANT COUNTY, WASHINGTON; AND THE EAST BOUNDARY OF SAND CASTLE ESTATES #2 PHASE #2, AS RECORDED IN BOOK 21 OF PLATS, AT PAGES 6 AND 7, RECORDS OF GRANT COUNTY, WASHINGTON; SOUTH 20°32'15" WEST, THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 20°32'15" WEST, 396.82 FEET; THENCE NORTH 80°34'30" WEST, 102.40 FEET; THENCE NORTH 09°25'30" EAST, 69.38 FEET WITH THE EAST 80°34'30" WEST, 270.00 FEET, TO AN INTERSECTION WITH THE EAST 80°34'30" WEST, 270.00 FEET, TO "SCENIC DRIVE"; THENCE NORTH 09°25'30" EAST, FOLLOWING SAID RIGHT-OF-WAY BOUNDARY, 320.00 FEET TO THE SOUTHWEST CORNER OF SAID SAND CASTLE ESTATES #2, PHASE #2; THENCE SOUTH 80°34'30" EAST, FOLLOWING THE SOUTH BOUNDARY OF SAID SAND CASTLE ESTATES #2, PHASE #2, 448.89 FEET, TO THE TRUE POINT OF BEGINNING.

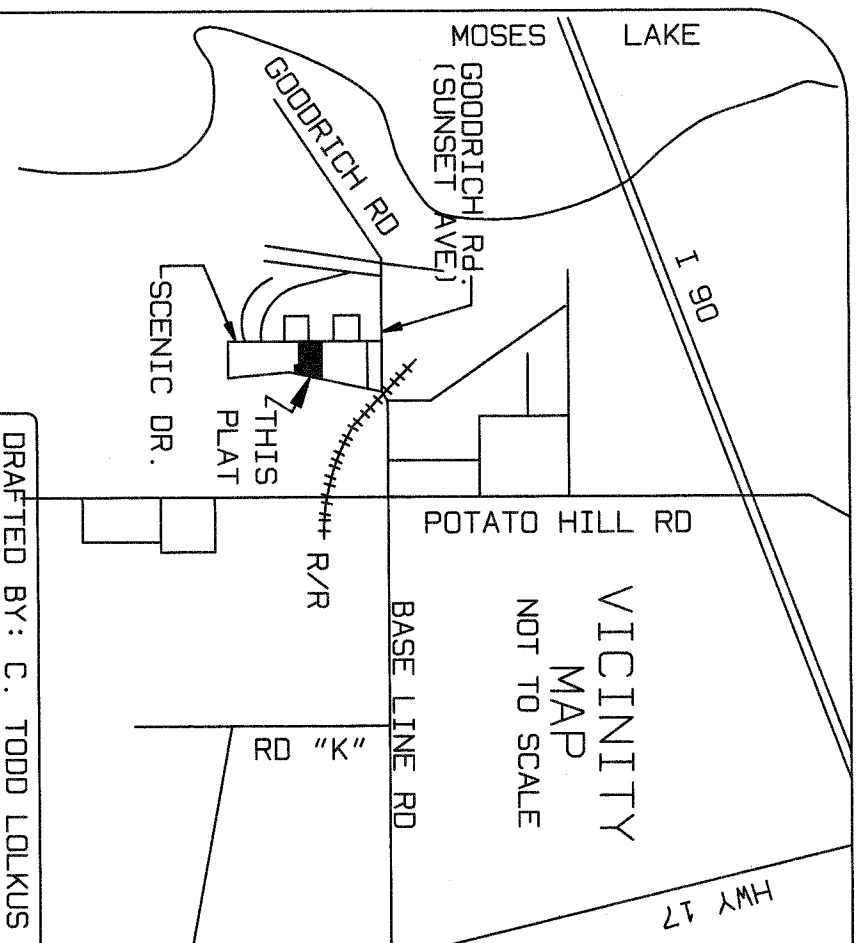
CONTAINING 3.24 ACRES MORE OR LESS.

- LEGEND:
- BRASS CAP MONUMENT FOUND
 - ⊕ MONUMENT SET
 - ⊙ ROAD MONUMENT FOUND
 - 1/2 INCH REBAR WITH SURVEYOR'S CAP SET OR FOUND
 - COMPUTED POINT NOT SET OR FOUND
 - () U.S.B.R. RECORD DATA

NOTE:
ALL LOTS, TOGETHER WITH AND SUBJECT TO A PUBLIC UTILITY AND IRRIGATION EASEMENT BEING 5.00 FEET IN WIDTH ON EITHER SIDE OF COMMON LOT BOUNDARIES AND 10.00 FEET IN WIDTH ALONG THE SHOWN LOT SAID EASEMENT UNLESS OTHERWISE SHOWN SAID EASEMENT SUBJECT TO BEING DELINEATED UPON AN ALTERATION OF ANY BOUNDARY OF SAID LOTS UNLESS SAID EASEMENT IS IN USE.

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	81°34'44"	25.00'	35.60'
C 4	12°01'24"	270.00'	56.66'
C 5	20°21'27"	330.00'	117.85'
C 6	07°50'44"	300.00'	45.19'
C 7	28°12'11"	300.00'	147.67'
C 8	81°33'01"	60.00'	65.40'
C 9	172°29'23"	60.00'	180.63'



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

SAND CASTLE ESTATES # 2, PHASE # 3

COMP FILE 02160--1 JOB NUMBER 02-160 DATE 11-22-02 SCALE 1"=50' SHEET 2 OF 2