

# A MAJOR SUBDIVISION SANDCASTLE ESTATES NO. 2, PHASE NO. 4 A PORTION OF THE N 1/2 OF SECTION 03, TOWNSHIP 18 NORTH, RANGE 28 EAST, W.M.

281803

## BASIS OF BEARINGS

The bearing for the north boundary line of the northeast quarter of Section 3, quads the bearing as shown on the Sandcastle Estates 2, Phase No. 3 Plat of South 89°35'07" East for the same line

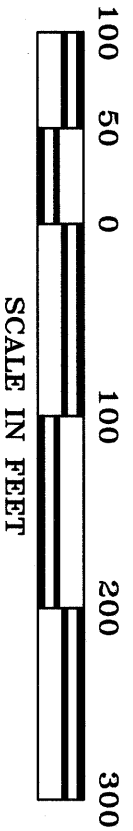
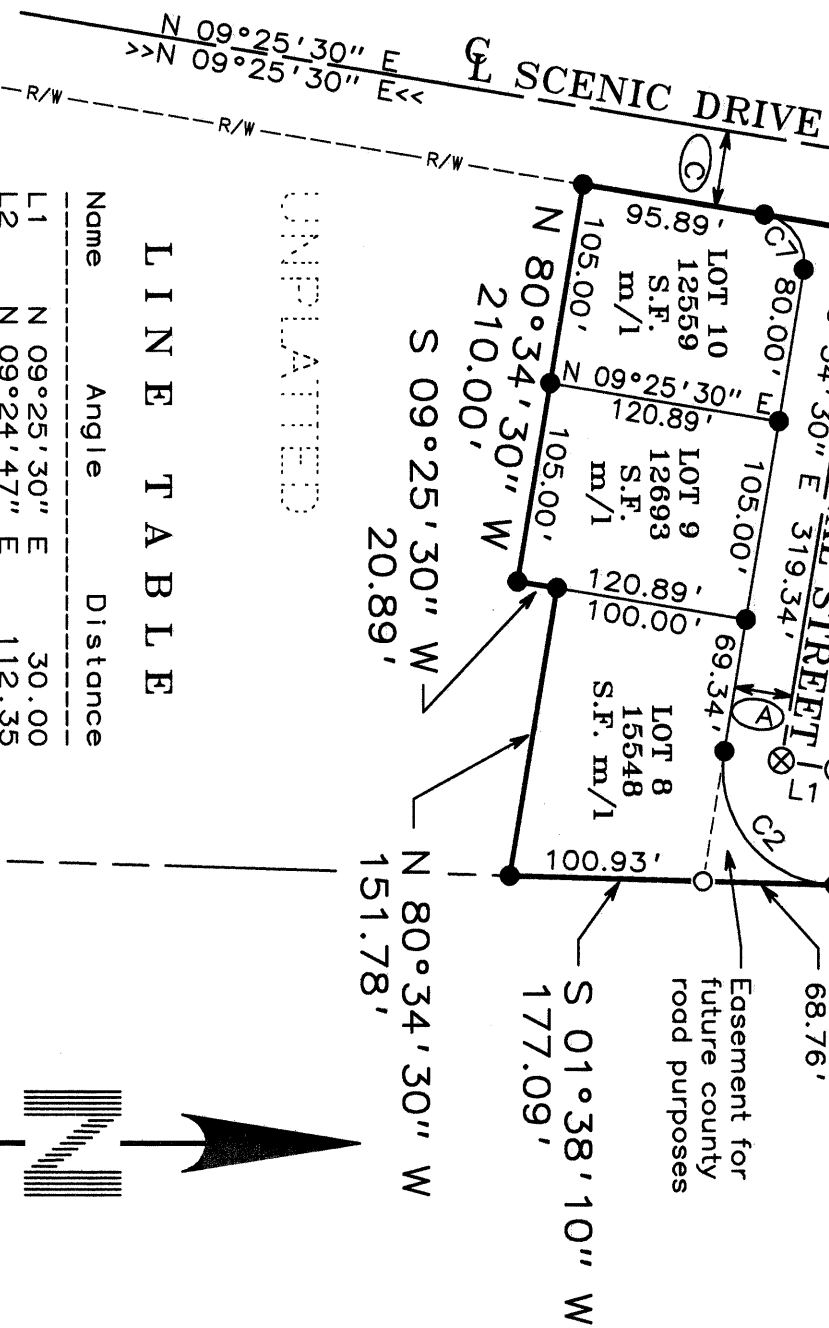
5/8-inch iron pin with surveyor's cap marked "KNUDSEN 8588" found

## PELICAN POINT ADDITION #1

upce  
ENGINEERS  
SURVEYORS  
MATERIALS TESTERS

5/8-inch iron pin with surveyor's cap marked "KNUDSEN 8588" found

## PELICAN POINT ADDITION #4



Name	Angle	Distance
L1	N 09°25'30" E	30.00
L2	N 09°24'47" E	112.35
L3	N 01°38'10" E	7.40

Name	Delta	Radius	Length	Bearing	Chord	Tangent
C1	18°54'05"	460.56	151.93	S 11°05'12" W	151.25	76.66
C2	97°47'20"	60.00	102.40	S 50°31'50" W	90.42	68.77
C3	107°21'35"	60.00	112.43	N 52°02'38" W	96.69	81.62
C4	47°44'48"	50.00	50.00	S 50°24'11" W	48.57	26.55
C5	72°53'43"	25.00	31.81	S 62°58'38" W	29.70	18.46
C6	90°00'00"	25.00	39.27	N 35°34'30" W	35.36	25.00
C7	90°00'00"	25.00	39.27	N 54°25'30" E	35.36	25.00

## LEGEND

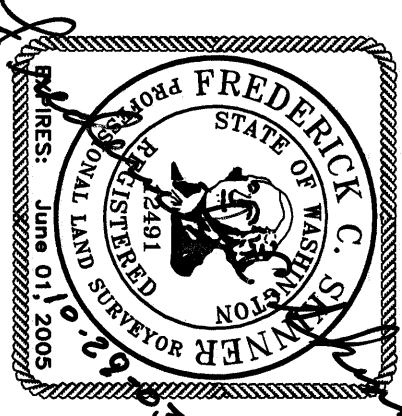
- 5/8-inch iron pin with surveyor's cap marked "LS 12491" monument set November 2003
- U.S. Bureau of Reclamation brass cap monument found November 2003 unless otherwise noted
- Calculated point only - no monument found or set
- 1/2-inch iron pin with surveyor's cap marked "KNUDSEN, LS 8588" found November 2003
- 3 1/2-inch brass cap monument marked "LS 12491" monument set in monument case November 2003
- Centerline
- More or less
- R/W
- Right of Way
- Previously recorded information from Sand Castle Estates #2, Phase 3 as found in Book 21 of Plats, pages 91 and 92, Grant County Auditor's file number 1114995
- Previously recorded U.S. Bureau of Reclamation data
- Previously recorded information from Pelican Point Addition No. 1 as found in Volume 6 of Plats, pages 31 and 32, Grant County Auditor's file number 249417
- Previously recorded information from The Grey Gull Short Plat as found in Book 4 of Plats, page 67, Grant County Auditor's file number 930407031

## NOTES:

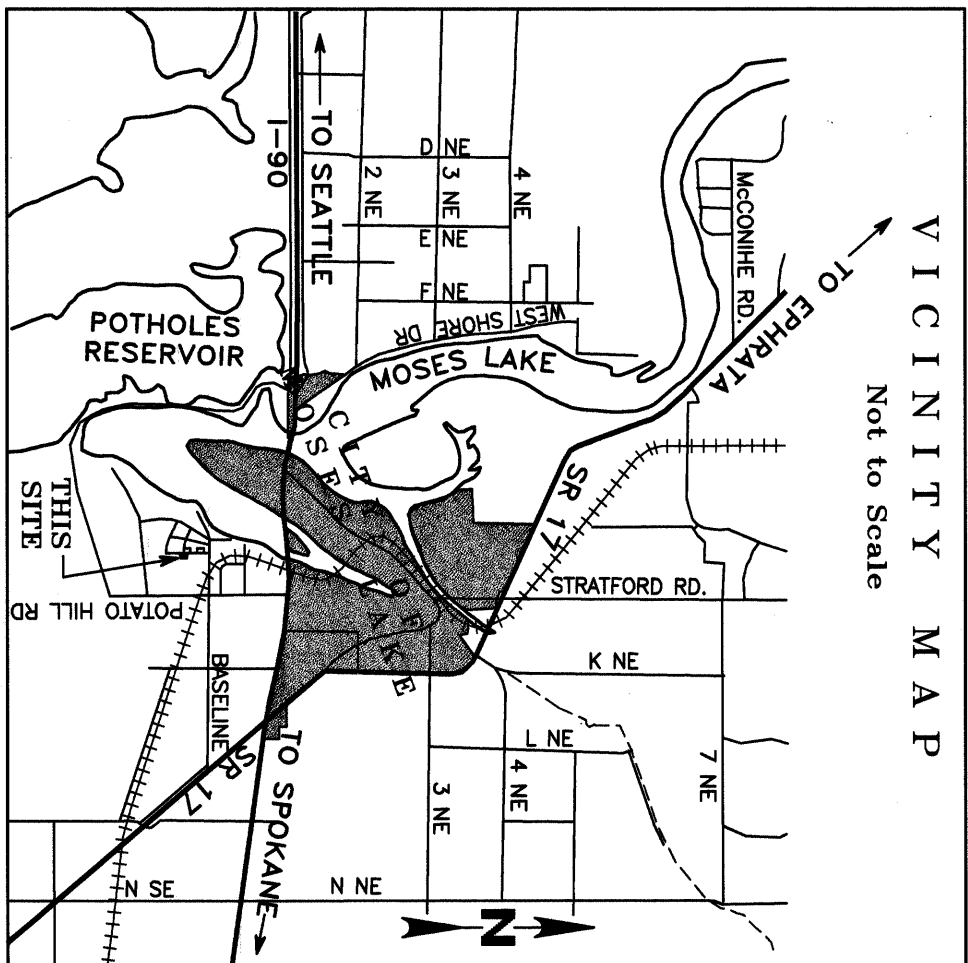
- Dedicated to Grant County, all rights, title and interest in the lands shown hereon as rights-of-way for roads, streets and alleys.
  - 30.00' County road right of way dedicated to this plat.
  - 60.00' Radius cul-de-sac right of way dedicated to this plat.
  - 40.00' Existing county right of way.
- This plat is served with fire hydrants for fire suppression.
- All lots subject to an easement for irrigation and public utility purposes 5.00 feet in width on common lot boundaries and 10.00 feet in width on road rights-of-way, exterior plat boundaries, U.S.B.R. rights-of-way and easements.
- 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 September 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.
- Easement in favor of P.U.D. Number 2 of Grant County, for electrical distribution lines, as recorded on September 16, 1988, under the Grant County Auditor's File Number 818907. Said easement has no defined location.

## SURVEYOR'S DECLARATION

I HEREBY DECLARE that this major plat is a true and correct representation of the lands actually surveyed.  
I HEREBY DECLARE that the major subdivision of SANDCASTLE ESTATES NO. 2, PHASE 4, is based on actual survey and subdivision of a portion of Section 03, Township 18 North, Range 28 East, W.M., that the distances and courses and angles are shown thereon correctly to the best of my knowledge, information, and belief; and that proper monuments have been set and lot corners are staked on the ground.



*Frederick C. Skinner*  
Frederick C. Skinner, P.E./P.L.S.  
Washington Land Surveyor No. 12491  
WESTERN PACIFIC ENGINEERING, INC.  
Pioneer Way Professional Center  
1328 Hunter Place  
Moses Lake, WA. 98837



## AUDITOR'S CERTIFICATE

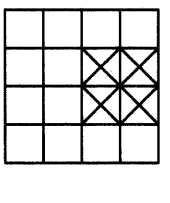
Filed for record at the request of PAUL S. BERNSEN this 14th day of November 2003 at 1:34 o'clock, A.M., 2003 and recorded in Volume 22 of Plats, on Page(s) 48-50, Records of Grant County, Washington.

*William L. Buring*  
Grant County Auditor  
*Dennis M. Shaw*  
Deputy County Auditor

## INSTRUMENT USED

Geodimeter System 4000  
One Man Surveying System  
Electronic Total Station  
[+/- 1 Second Theodolite  
and +/- (0.007" + 3 ppm)  
Electronic Distance Meter]

## INDEXING DATA



S03 T18N R28E

WESTERN PACIFIC ENGINEERING, INC.

MOSES LAKE, WASHINGTON

Pioneer Way Professional Center

1328 Hunter Place (509)765-1023 Moses Lake, Wash.

MICHAEL AND PAUL BERNSEN

A Portion of the N 1/2 of Section 03, Township 18 North, Range 28 East, W.M. SANDCASTLE ESTATES NO. 2, PHASE NO. 4

Grant County

Surveyed by	LMH	Date	10-03	Scale	1" = N/A
Drawn by	Hasp/SEL	Date	10-03	Sheet	1 of 3
Checked by	FCS	Date	10-03	Project No.	03205

# 1138209 Bk 22 Pg 49

# A MAJOR SUBDIVISION

## SANDCASTLE ESTATES NO. 2, PHASE NO. 4

A PORTION OF THE N 1/2 OF SECTION 03, TOWNSHIP 18 NORTH, RANGE 28 EAST, W.M.

### APPROVALS

EXAMINED AND APPROVED by the Grant County Public Works Director /  
County Road Engineer.

*Tim R. Rie*  
Grant County  
Public Works Director / County Road Engineer  
Date: 11/5/03

EXAMINED AND APPROVED by the Grant County Fire Marshall.

*Paul Marshall*  
Fire Marshall  
Date: 11-10-03

EXAMINED AND APPROVED by the Grant County Building Official.

*Carl Arnold*  
Building Official  
Date: 11-10-03

EXAMINED AND APPROVED by the Grant County Planning Director.

*Edgar Maxwell, Jr.*  
Planning Director  
Date: 11-10-03

EXAMINED AND APPROVED by the Grant County Sanitarian.

*Shirley Campbell*  
Sanitarian  
Date: NOV 4, 2003

EXAMINED AND APPROVED by the Grant County Board of Commissioners.

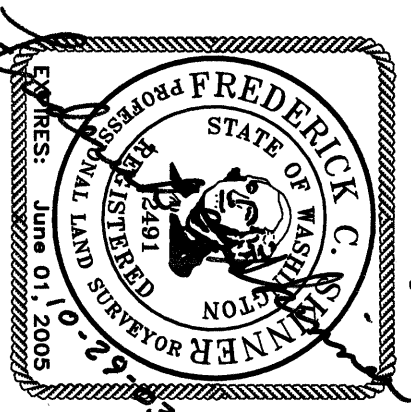
*Deborah Kay Moore*  
Chairperson  
Date: 11/10/03

ATTEST:  
*Quinn R. Wells*  
Clerk for the Grant County Board of Commissioners

### SURVEYOR'S DECLARATION

I HEREBY DECLARE that this major plat is a true and correct representation of the lands actually surveyed.

I HEREBY DECLARE that the major subdivision of SANDCASTLE ESTATES NO. 2, PHASE 4, is based on actual survey and subdivision of a portion of Section 03, Township 18 North, Range 28 East, W.M., that the distances and courses and angles are shown thereon correctly to the best of my knowledge, information, and belief; and that proper monuments have been set and lot corners are staked on the ground.



*Frederick C. Bernsen*  
Frederick C. Bernsen, P.E./P.L.S.  
Washington Land Surveyor No. 12491  
WESTERN PACIFIC ENGINEERING, INC.  
Pioneer Way Professional Center  
1328 Hunter Place  
Moses Lake, WA. 98837

### DEDICATION

The owner of the land described herein in fee simple is SANDCASTLE ESTATES, L.L.C., a Washington Limited Liability Corporation, while CASHMERE VALLEY BANK, a Washington Corporation, holds the Deed of Trust. The owner and beneficiary hereby declare this major plat and dedicate to the public forever, all roads, streets, alleys, easements or whatever public property there is shown hereon for any and all public uses not inconsistent with the uses shown on the short plat, and do hereby grant a waiver of all claims for damages against any governmental authority arising from the construction and maintenance of public facilities and public property with this major plat.

*Michael J. Bernsen*  
Michael J. Bernsen, Member  
SANDCASTLE ESTATES, L.L.C.  
Date: 10-30-03

*Paul S. Bernsen*  
Paul S. Bernsen, Member  
SANDCASTLE ESTATES, L.L.C.  
Date: 10-30-03

*Michael Schultz*  
Michael Schultz, Assistant Vice-President  
CASHMERE VALLEY BANK  
Date: 10-30-03

### NOTICE

This short plat was prepared for the exclusive use of the person, persons, or entity named in the Dedication Certificate hereon. Said certificate does not extend to any unnamed person, persons, or entity without an express recertification by the Surveyor naming said person, persons, or entity.

### ASSESSOR'S CERTIFICATE

EXAMINED AND APPROVED by the Grant County Assessor.

*Patty Smith*  
County Assessor Deputy  
Date: 11/12/03

### TREASURER'S CERTIFICATE

This is to certify that all taxes and assessments which are now due and payable according to the records of Grant County have been fully paid.

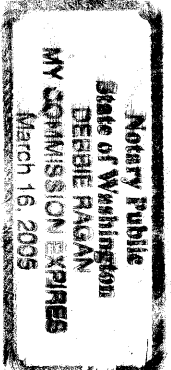
*Michael J. Bernsen*  
Grant County Treasurer  
Date: 11/14/03

### ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
COUNTY OF GRANT ) SS

I certify that I know or have satisfactory evidence that MICHAEL J. BERNSEN and PAUL S. BERNSEN, Owners and Members of SANDCASTLE ESTATES, L.L.C., signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

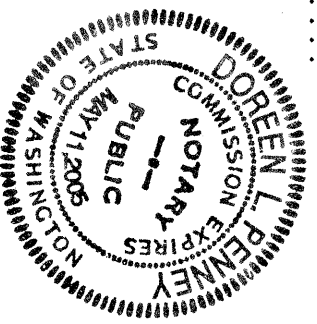
Dated 10-30-03  
*Debbie Ragan*  
(Signature of Notary Public)  
My appointment expires 3-16-05

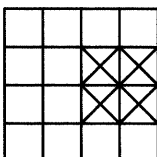


STATE OF WASHINGTON )  
COUNTY OF CHELAN ) SS

I certify that I know or have satisfactory evidence that MICHAEL SCHULTZ, Assistant Vice-President of Cashmere Valley Bank, signed this instrument and acknowledged it to be his free and voluntary act as representative of the Cashmere Valley Bank, for the uses and purposes mentioned in the instrument.

Dated 10-30-03  
*Deborah Kay Moore*  
(Signature of Notary Public)  
My appointment expires 5-11-05



INSTRUMENT USED		INDEXING DATA	
Geodimeter System 4000 One Man Surveying System Electronic Total Station [+/- 1 Second Theodolite and +/- (0.007" + 3 ppm) Electronic Distance Meter]		 S03 T16N R28E	
WESTERN PACIFIC ENGINEERING, INC. MOSES LAKE, ELENSBURG, WASHINGTON Pioneer Way Professional Center 1328 Hunter Place (509)765-1023 Moses Lake, Wash.			
MICHAEL AND PAUL BERNSEN			
A Portion of the N 1/2 of Section 03, Township 18 North, Range 28 East, W.M. SANDCASTLE ESTATES NO. 2, PHASE NO. 4			
Grant County		Washington	
Surveyed by	LMH	Date	10-03
Drawn by	Haap/SEL	Date	10-03
Checked by	FCS	Date	10-03
		Scale	1" = N/A
		Sheet	2 of 3
		Project No.	03205

upee

ENGINEERS  
SURVEYORS  
WATERALS TESTERS



# A MAJOR SUBDIVISION SANDCASTLE ESTATES NO. 2, PHASE NO. 4 A PORTION OF THE N 1/2 OF SECTION 03, TOWNSHIP 18 NORTH, RANGE 28 EAST, W.M.

## LEGAL DESCRIPTION

Those portions of the Northeast and Northwest Quarters of Section 03, Township 18 North, Range 28 East, W. M., County of Grant, State of Washington described as follows:

Commencing at a found United States Bureau of Reclamation brass cap monument accepted as the Northwest corner of the Northeast Quarter of said Section 03 and the Northeast corner of the Northwest Quarter of said Section 03, said point bears North 89°33'07" West a distance of 2644.83 feet from a found United States Bureau of Reclamation brass cap monument accepted as the Northeast corner of the Northeast Quarter of said Section 03; thence South 02°08'58" West a distance of 220.10 feet to the intersection with the southerly right-of-way boundary of Grant County's road known as "Sunset Avenue"; said road is also know as "Goodrich Road"; thence South 89°35'07" East, coincident with the southerly right-of-way boundary of said "Sunset Avenue", coincident with the North boundary of the Gray Gull Short Plat as recorded in Book 4 of Short Plats, page 67, under Auditor's File Number 930407031, records of the County of Grant, State of Washington and its projection westerly and parallel to the North boundary of the Northeast Quarter of said Section 03, a distance of 462.21 feet to the Northeast corner of said Gray Gull Short Plat; thence South 20°32'15" West, coincident with the East boundary of said Gray Gull Short Plat and coincident with the East boundary of the plat of Sand Castle Estates #2, Phase #1 as recorded in Book 19 of Plats, pages 90 and 91, under Auditor's File Number 1065165, Records of the County of Grant, State of Washington, the East boundary of Sand Castle Estates #2, Phase #2 as recorded in Book 21 of Plats, pages 6 and 7, under Auditor's File Number 1091271, Records of the County of Grant, State of Washington and the East boundary of Sand Castle Estates #2, Phase #3 as recorded in Book 21 of Plats, pages 91 and 92, under Auditor's File Number 1114995, Records of the County of Grant, State of Washington, a distance of 1295.90 feet to the Southeast corner of said Sand Castle Estates #2, Phase #3, said point being the POINT OF BEGINNING; thence continuing South 20°32'15" West a distance of 156.92 feet; thence southwesterly following a tangential 460.56-foot radius curve concave to the southeast, through a central angle of 18°54'05" and an arc length of 151.93 feet, the long chord of said curve being South 11°05'12" West a distance of 151.25 feet; thence South 01°38'10" West a distance of 177.09 feet; thence North 80°34'30" West a distance of 20.89 feet; thence South 09°25'30" West a distance of 210.00 feet to the intersection with the southeasterly right-of-way boundary of Grant County's road known as "Scenic Drive"; thence North 09°25'30" East, coincident with the southeasterly right-of-way boundary of said "Scenic Drive", a distance of 570.89 feet to the Southwest corner of said plat of Sand Castle Estate #2, Phase #3; thence, coincident with the southwesterly boundary of said plat of Sand Castle Estates #2, Phase #3 the following three (3) courses:

1. South 80°34'30" East a distance of 270.00 feet;
  2. South 09°25'30" West a distance of 69.38 feet;
  3. South 80°34'30" East a distance of 102.41 feet to the POINT OF BEGINNING.
- Containing 4.368 acres, more or less.

## NOTICE

This short plat was prepared for the exclusive use of the person, persons, or entity named in the Dedication Certificate hereon. Said certificate does not extend to any unnamed person, persons, or entity without an express recertification by the Surveyor naming said person, persons, or entity.

## RIGHT TO FARM DISCLOSURE

Grant County has established as a priority agricultural operations on land zones as Agricultural (Ag). The county will not consider to be a nuisance those inconveniences or discomforts arising from agricultural activities, provided such activities are consistent with commonly accepted agricultural best management practices. This property lies within 500 feet of lands zones by Grant County as Agricultural (Ag). A variety of agricultural activities which are in conformance with existing laws and regulations occur on adjacent lands that may be inconvenient or cause discomfort to residents of this property, including, but not limited to: The application of permitted fertilizers, and pesticides; Spraying, pruning, harvesting or extracting; The operation of farm machinery during any 24-hour period; The storage and disposal of manure; any of which may generate dust, smoke, fumes, noise, odor, glare, vibrations and truck traffic.

I/we hereby acknowledge and accept such inconveniences or discomforts from normal necessary agricultural activities when such activities are performed in compliance with best management practices and local, state and federal laws.

Further, I/we waive for current and future owners and lessees any damages that might occur to buildings, structures, uses or occupants because of such activities that are conducted in compliance with agricultural best management practices and local state and federal laws.

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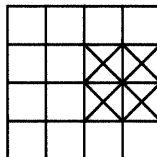
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ENGINEERS  
STATIONS  
MATERIALS TESTERS

INSTRUMENT USED		INDEXING DATA	
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<b>WESTERN PACIFIC ENGINEERING, INC.</b> MOSES LAKE, ELLENSBURG, WASHINGTON Pioneer Way Professional Center 1328 Hunter Place (509)765-1023 Moses Lake, Wash.			
<b>MICHAEL AND PAUL BERNSEN</b>			
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Grant County		Washington	
Surveyed by LMH	Date 10-03	Scale 1" = N/A	
Drawn by Hasp/SEL	Date 10-03	Sheet 3 of 3	
Checked by FCS	Date 10-03	Project No. 03205	