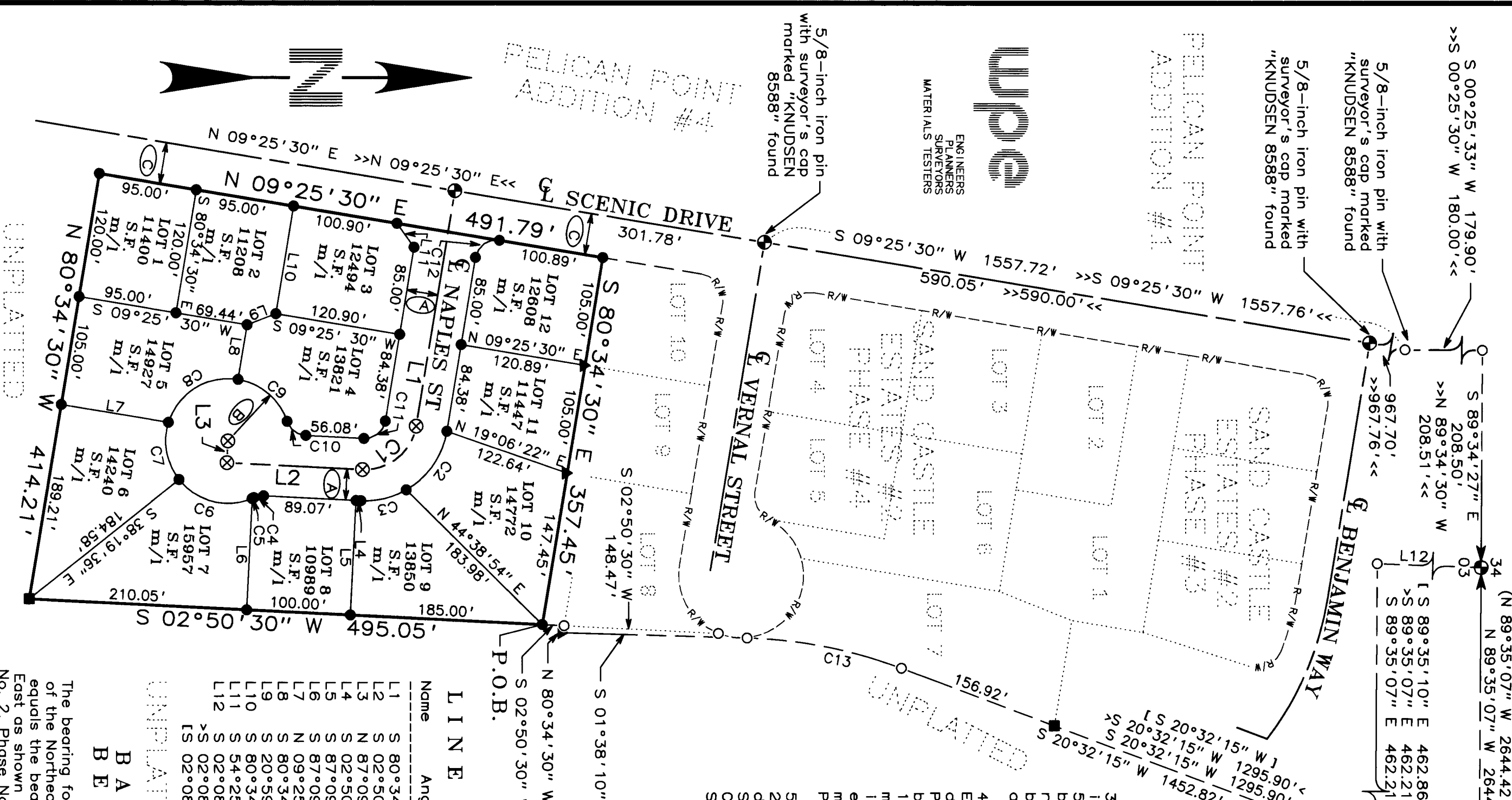


A MAJOR SUBDIVISION

SANDCASTLE ESTATES NO. 2, PHASE NO. 5

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



NOTES:

1. Dedicated to Grant County, all rights, title and interest in the lands shown, hereon as rights-of-way for roads, streets and alleys.
2. This plat is served with fire hydrants for fire suppression.
3. 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/or U.S.B.R. easements.
4. 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.
5. 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.

CURVE TABLE

Name	Delta	Radius	Length	Bearing	Chord	Tangent
C1	83°25'00"	50.00	72.79	S 38°52'00" E	66.53	44.56
C2	50°45'58"	80.00	70.88	S 55°11'31" E	68.59	37.96
C3	32°39'02"	80.00	45.59	S 10°29'02" E	44.97	23.43
C4	27°26'21"	20.00	9.58	S 10°52'41" E	9.49	4.88
C5	1°49'37"	60.00	1.91	S 23°41'03" E	1.91	0.96
C6	7°42'38"	60.00	77.96	S 14°27'05" W	72.59	45.58
C7	55°34'16"	60.00	58.19	S 79°27'32" W	78.87	31.62
C8	82°10'50"	60.00	86.10	N 31°39'55" W	61.95	52.32
C9	62°09'46"	60.00	65.10	N 40°30'23" E	61.95	36.17
C10	68°44'46"	20.00	24.00	N 37°12'53" E	22.58	13.68
C11	83°25'00"	20.00	29.12	N 38°52'00" E	26.61	17.82
C12	90°00'00"	20.00	31.42	S 35°34'30" E	28.28	20.00
C13	18°54'05"	460.56	151.93	S 11°05'12" W	151.25	76.66

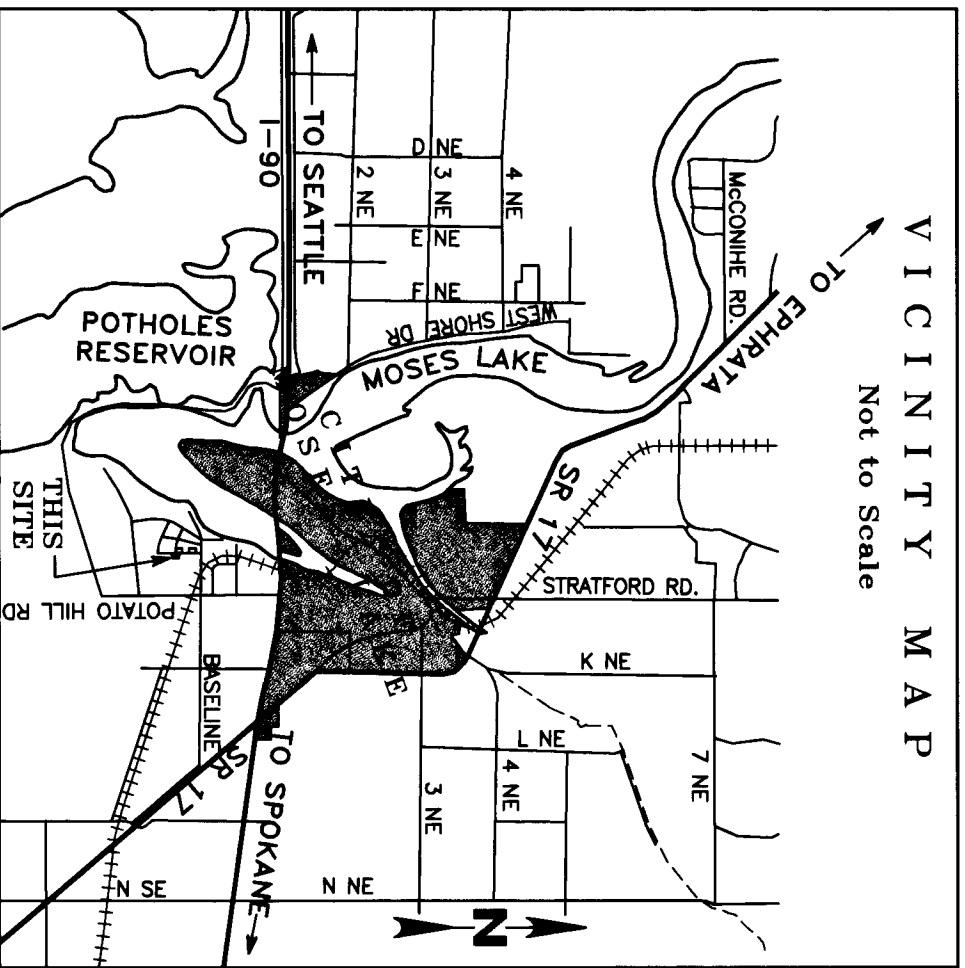
SURVEYOR'S DECLARATION

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 5, 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 are set and lot corners are staked on the ground.

BASIS OF BEARINGS

The bearing for the North boundary line of the Northeast quarter of Section 03, equals the bearing of South 89°35'07", East as shown on the Sandcastle Estates No. 2, Phase No. 4 Plat for the same line



AUDITOR'S CERTIFICATE

Filed for record at the request of PAUL S. BERNSEN this 11th day of May, 2005 and recorded at 2:47 o'clock, P.M., 2005 and recorded in Volume 42-94 of Plats, on Pages Washington.

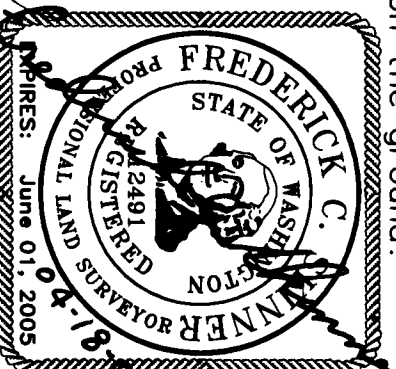
William L. Kinney
 Grant County Auditor
Danielle Shaw
 Deputy County Auditor



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]	<table border="1"> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td></tr> </table>																																				

WESTERN PACIFIC ENGINEERING, INC.
 MOSES LAKE, ELLENSBURG, WASHINGTON
 Pioneer Way Professional Center
 1328 Hunter Place (509)765-1023 Moses Lake, Wash.

MICHAEL AND PAUL BERNSEN



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

A Portion of the N 1/2 of Section 03, Township 18 North, Range 28 East, W.M. SANDCASTLE ESTATES NO. 2, PHASE NO. 5 Grant County Washington

Surveyed by IMH Date 04-05 Scale 1" = 100'
 Drawn by HWP Date 04-05 Sheet 1 of 3
 Checked by RCS Date 04-05 Project No. 04117

1169067

BK 23

P 8-43

A MAJOR SUBDIVISION

SANDCASTLE ESTATES NO. 2, PHASE NO. 5

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.
Donna Beck
 Grant County Public Works Director / County Road Engineer
 Date: 5/10/05

EXAMINED AND APPROVED by the Grant County Fire Marshall.
 Fire Marshall
Ray Arnold
 Date: 5-6-05

EXAMINED AND APPROVED by the Grant County Building Official.
 Building Official
Ray Arnold
 Date: 5-6-05

EXAMINED AND APPROVED by the Grant County Planning Director.
 Planning Director
Mike
 Date: 5/11/05

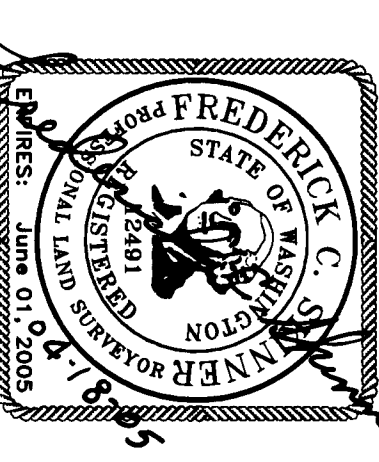
EXAMINED AND APPROVED by the Grant County Sanitarian.
 Sanitarian
Sheld Campbell
 Date: 6 May, 2005

EXAMINED AND APPROVED by the Grant County Board of Commissioners.
 Chairman
Kelley O. Allen
 Date: MAY 11, 2005

ATTEST:
 Clerk for the Grant County Board of Commissioners
Deborah A. Hart

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 5, 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

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: 4-21-05

Paul S. Bernsen
 Paul S. Bernsen, Member
 SANDCASTLE ESTATES, L.L.C.
 Date: 4-21-05

Michael Schultz
 Michael Schultz, Assistant Vice-President
 CASHMERE VALLEY BANK
 Date: 4/19/05

NOTICE

This 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.
 County Assessor Deputy
Patty Smith
 Date: 5/11/05

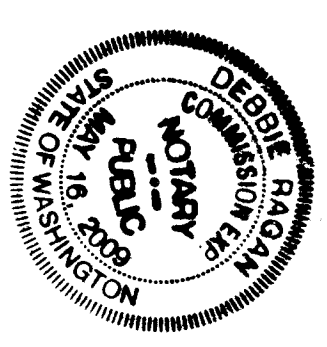
TREASURER'S CERTIFICATE

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.
 Grant County Treasurer
Shelley
 Date: 5/11/05

ACKNOWLEDGEMENT

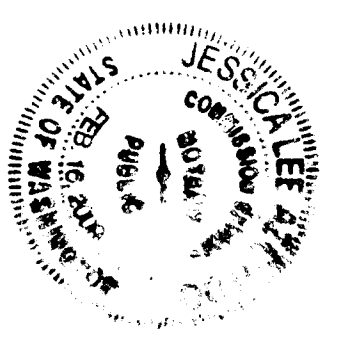
STATE OF WASHINGTON)
) SS
 COUNTY OF GRANT)
 I certify that I know or have satisfactory evidence that MICHAEL J. BERNSEN and PAUL S. BERNSEN, Owners and Members of SANDCASTLE ESTATES, L.L.C., signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned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

Dated 4-21-05
Debbie Ragan
 (Signature of Notary Public)
 My appointment expires May 16, 09



STATE OF WASHINGTON)
) SS
 COUNTY OF CHELAN)
 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 4-19-05
Deanna Fox Deanda
 (Signature of Notary Public)
 My appointment expires 2/6-09



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]	<table border="1"> <tr><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td style="text-align: center;">X</td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td></tr> </table>								X																	
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 MOSES LAKE, ELLENSBURG, 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. 5
 Grant County Washington
 Surveyed by IMH Date 04-05 Scale 1" = N/A
 Drawn by SBL Date 04-05 Sheet 2 of 3
 Checked by FCS Date 04-05 Project No. 03205



ENGINEERS
 PLANNERS
 SURVEYORS
 MATERIALS TESTERS

1169067

BK23

PG 49

A MAJOR SUBDIVISION SANDCASTLE ESTATES NO. 2, PHASE NO. 5 A PORTION OF THE N 1/2 OF SECTION 03, TOWNSHIP 18 NORTH, RANGE 28 EAST, W.M.

LEGAL DESCRIPTION

That portion of the Northwest Quarter of Section 03, Township 18 North, Range 28 East, W. M., County of Grant, State of Washington, as delineated and described on the Major Subdivision for Sandcastle Estates No. 2, Phase 5, and as described as follows:

Commencing at a found United States Bureau of Reclamation brass cap monument accepted as the Northeast corner of the Northwest Quarter of said Section 03, said point bears North 89°35'07" West a distance of 2644.82 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 known 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 93047031, 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 the 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, 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 114995, Records of the County of Grant, State of Washington and the East boundary of Sand Castle Estates No. 2, Phase 4 as recorded in Book 22 of Plats, pages 48, 49 and 50, under the Auditor's File Number 1138209, Records of the County of Grant, State of Washington a distance of 1452.82 feet; thence, coincident with the East boundary of said Plat of Sand Castle Estates No. 2, Phase 4 and 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, coincident the East boundary of said Plat of Sand Castle Estates No. 2, Phase 4, a distance of 177.09 feet to the Southeast corner of said Plat of Sand Castle Estates #2, Phase #4; thence North 80°34'30" West, coincident with the south boundary line of said Plat of Sand Castle Estates No. 2, Phase 4, a distance of 6.74 feet; thence South 02°50'30" West a distance of 21.03 feet to the POINT OF BEGINNING of the herein described parcel; thence continuing South 02°50'30" West a distance of 493.05 feet; thence North 80°34'30" West a distance of 414.21 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 491.79 feet to the Southwest corner of said Plat of Sand Castle Estate #2, Phase #4; thence South 80°34'30" East, coincident with the southwesterly boundary of said Plat of Sand Castle Estates #2, Phase #4, a distance of 210.00 feet; thence continuing South 80°34'30" East a distance of 147.45 feet to the POINT OF BEGINNING of the herein described parcel.

Containing 4.356 acres, more or less.

NOTICE

This 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 DISCLUSE

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 extractions; 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.

SURVEYOR'S DECLARATION

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A Portion of the N 1/2 of Section 03, Township 18 North, Range 28 East, W.M. SANDCASTLE ESTATES NO. 2, PHASE NO. 5 Grant County Washington			
Surveyed by	LMH	Date	04-05
Drawn by	Hasp/SEL	Date	04-05
Checked by	FCS	Date	04-05
		Scale	1" = N/A
		Sheet	3 of 3
		Project No.	03205