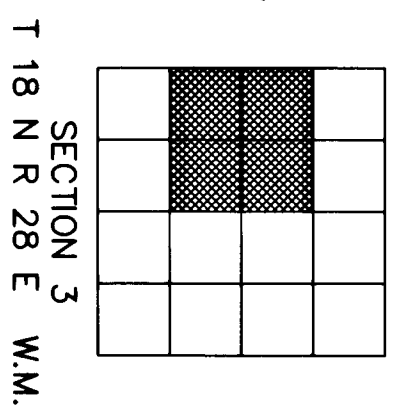


SANDCASTLE ESTATES PLATS 3 AND 3A

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



SURVEYOR'S CERTIFICATE:

I, WILLIAM B. ROGERS, REGISTERED AS A LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION, DURING THE PERIOD OF DECEMBER 2004, THROUGH MARCH, 2005; THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY; AND THAT THE MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS DEPICTED ON THE PLAT.

William B. Rogers
 WILLIAM B. ROGERS LICENSE NO. 38016 DATE 04/12/05

AUDITOR'S CERTIFICATE:

FILED FOR RECORD AT THE REQUEST OF PAUL S. BERNSEN,
 ON THIS 16th DAY OF May 2005, AT 11:29 A.M.,
 IN BOOK 23 OF PLATS AT PAGES 45-47
 UNDER AUDITOR'S FILE NUMBER 1169357
 RECORDS OF GRANT COUNTY, WASHINGTON.

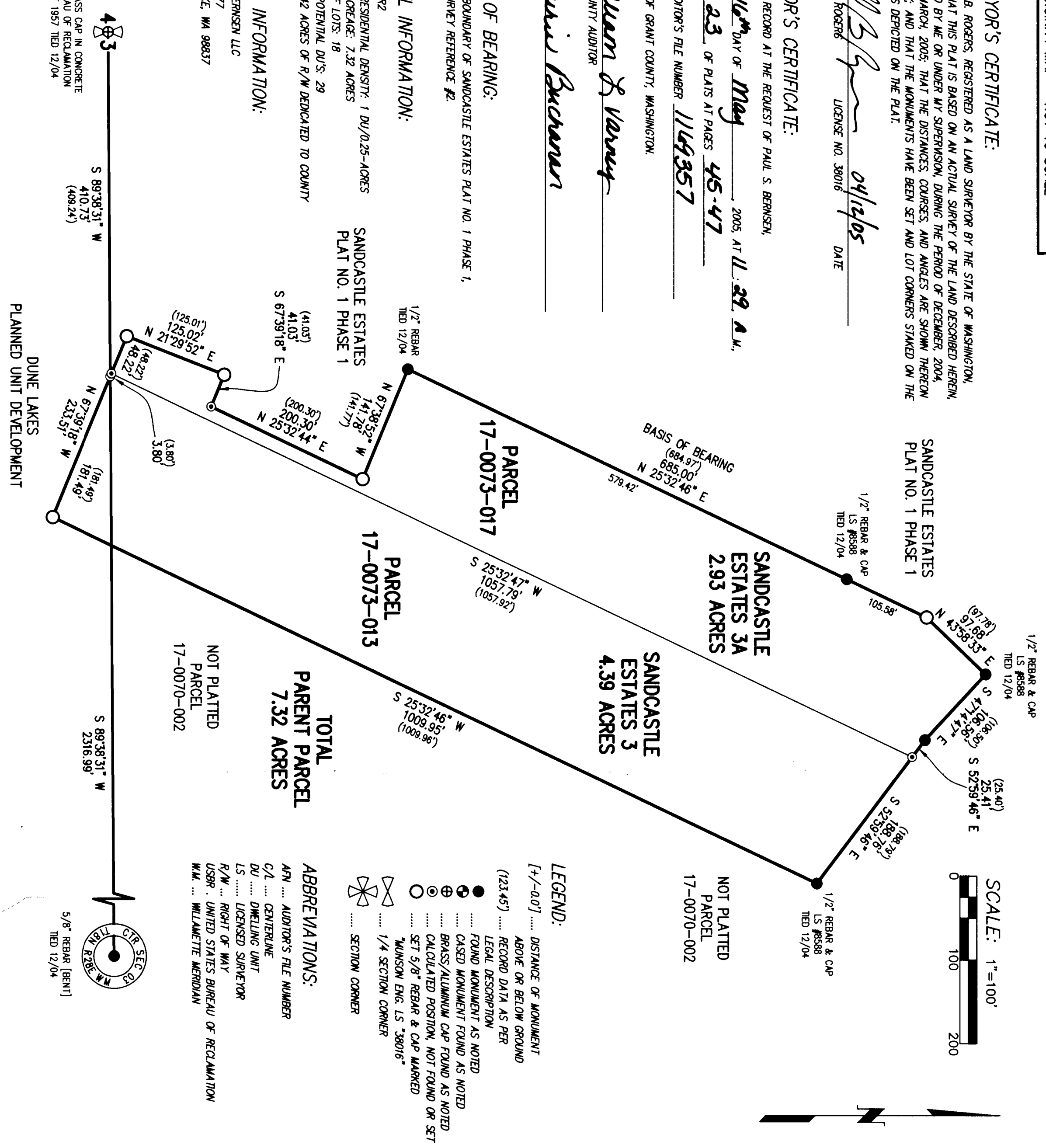
William S. Varney
 GRANT COUNTY AUDITOR
Taurin Buchanan
 DEPUTY

BASIS OF BEARING:
 THE EAST BOUNDARY OF SANDCASTLE ESTATES PLAT NO. 1 PHASE 1,
 AS PER SURVEY REFERENCE #2.

PARCEL INFORMATION:
 ZONING: UR2
 MAXIMUM RESIDENTIAL DENSITY: 1 DU/0.25-ACRES
 OVERALL ACREAGE: 7.32 ACRES
 NUMBER OF LOTS: 18
 MAXIMUM POTENTIAL D.U.'S: 29
 ROADS: 1.42 ACRES OF R/W DEDICATED TO COUNTY

OWNER INFORMATION:
 PAUL S. BERNSEN LLC
 PO BOX 777
 MOSES LAKE, WA 98837

3" BRASS CAP IN CONCRETE
 BUREAU OF RECLAMATION
 SET 1957 TIED 12/04



SCALE: 1"=100'
 0 100 200

NOT PLATTED
 PARCEL
 17-0070-002

LEGEND:

- [+/-0.0'] DISTANCE OF MONUMENT ABOVE OR BELOW GROUND
- (123.45) RECORD DATA AS PER LEGAL DESCRIPTION
- FOUND MONUMENT AS NOTED
- ⊕ BRASS/ALUMINUM CAP FOUND AS NOTED
- CALCULATED POSITION, NOT FOUND OR SET
- ⊙ SET 5/8" REBAR & CAP MARKED
- ⊙ MUNSON ENG. LS 38016
- ⊙ 1/4 SECTION CORNER
- ⊙ SECTION CORNER

ABBREVIATIONS:

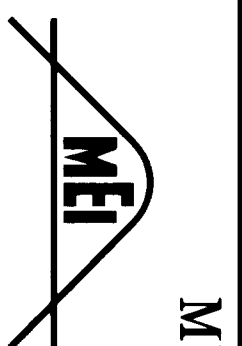
- AN AUDITOR'S FILE NUMBER
- C/L CENTERLINE
- DU DWELLING UNIT
- LS LICENSED SURVEYOR
- R/W RIGHT OF WAY
- USER UNITED STATES BUREAU OF RECLAMATION
- W.M. WILLAMETTE MERIDIAN

LEGAL DESCRIPTION:

PARCEL NO. 17-0073-013
 THAT PORTION OF THE WEST HALF OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 28 E.W.M., GRANT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
 BEGINNING AT A BRASS CAP MONUMENT MARKING THE EAST QUARTER CORNER OF SAID SECTION, SAID POINT BEARS SOUTH 00°22'57" WEST, A DISTANCE OF 2,683.24 FEET; FROM A BRASS CAP MONUMENT MARKING THE NORTHEAST CORNER OF SAID SECTION, THENCE SOUTH 89°37'15" WEST FOLLOWING THE EAST-WEST AND SECTION LINE OF SAID SECTION, A DISTANCE OF 5,045.60 FEET, TO AN INTERSECTION WITH THE SOUTHERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED ON THE GOORICH RECORD SURVEY, AS RECORDED IN BOOK 23, OF SURVEYS, PAGE 69 AND 70, RECORDS OF GRANT COUNTY, AND THE TRUE POINT OF BEGINNING, SAID POINT BEARS NORTH 89°37'15" EAST, A DISTANCE OF 409.24 FEET; FROM A U.S.B.R. BRASS CAP MONUMENT MARKING THE WEST QUARTER CORNER OF SAID SECTION, THENCE NORTH 67°39'18" WEST, FOLLOWING SAID SOUTHERLY BOUNDARY, A DISTANCE OF 3.80 FEET; THENCE NORTH 25°32'46" EAST, A DISTANCE OF 1,057.92 FEET; MORE OR LESS TO AN INTERSECTION WITH THE NORTHERLY BOUNDARY OF SAID RECORD SURVEY; THENCE SOUTH 52°57'40" EAST FOLLOWING SAID BOUNDARY, A DISTANCE OF 188.79 FEET; THENCE SOUTH 25°32'46" WEST, A DISTANCE OF 1,009.96 FEET; MORE OR LESS TO AN INTERSECTION WITH THE SOUTHERLY BOUNDARY OF SAID RECORD SURVEY; THENCE NORTH 67°39'18" WEST, FOLLOWING SAID SOUTHERLY BOUNDARY A DISTANCE OF 181.49 FEET, TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 17-0073-017

THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 28 E.W.M., GRANT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
 BEGINNING AT A BRASS CAP MONUMENT MARKING THE EAST QUARTER CORNER OF SAID SECTION, SAID POINT BEARS SOUTH 00°22'57" WEST, A DISTANCE OF 2,683.24 FEET; FROM A BRASS CAP MONUMENT MARKING THE NORTHEAST CORNER OF SAID SECTION, THENCE SOUTH 89°37'15" WEST, FOLLOWING THE EAST-WEST AND SECTION LINE OF SAID SECTION, A DISTANCE OF 5,045.60 FEET, TO AN INTERSECTION WITH THE SOUTHERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED ON THE GOORICH RECORD SURVEY, AS RECORDED IN BOOK 23 OF SURVEYS, PAGES 69 AND 70, RECORDS OF GRANT COUNTY, WASHINGTON, SAID POINT BEARS NORTH 89°37'15" EAST, A DISTANCE OF 409.24 FEET; FROM A U.S.B.R. BRASS CAP MONUMENT MARKING THE WEST QUARTER CORNER OF SAID SECTION, THENCE NORTH 67°39'18" WEST, A DISTANCE OF 3.80 FEET, TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 67°39'18" WEST, A DISTANCE OF 48.22 FEET, TO THE SOUTHEAST CORNER OF LOT 17, SAND CASTLE ESTATES NO. 1, PHASE 1, AS RECORDED IN BOOK 18 OF PLATS, AT PAGES 97 THROUGH 99, RECORDS OF GRANT COUNTY, WASHINGTON; THENCE FOLLOWING THE BOUNDARY OF SAID SAND CASTLE ESTATE NO. 1, PHASE 1, THE FOLLOWING SEVEN (7) COURSES, NORTH 21°29'53" EAST, A DISTANCE OF 125.01 FEET; THENCE SOUTH 67°39'18" EAST, A DISTANCE OF 41.03 FEET; THENCE NORTH 25°32'44" EAST, A DISTANCE OF 200.30 FEET; THENCE NORTH 67°39'18" WEST, A DISTANCE OF 141.77 FEET; THENCE NORTH 25°32'46" EAST, A DISTANCE OF 684.97 FEET; THENCE NORTH 43°58'33" EAST, A DISTANCE OF 97.78 FEET; THENCE SOUTH, 47°17'16" EAST, A DISTANCE OF 106.50 FEET; THENCE SOUTH 52°57'40" EAST, A DISTANCE OF 25.40 FEET; THENCE SOUTH 25°32'46" WEST, A DISTANCE OF 1,057.92 FEET, TO THE TRUE POINT OF BEGINNING.

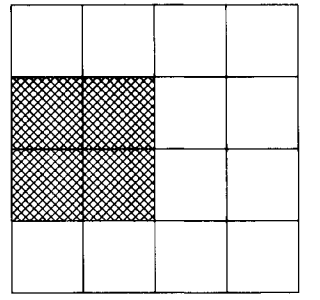


MUNSON ENGINEERS, INC.
 CONSULTING CIVIL ENGINEERS
 AND LAND SURVEYORS
 211 SOUTH CENTRAL AVENUE
 QUINCY, WASHINGTON 98848
 (509) 787-8213 FAX (509) 787-9714
 WWW.MUNSONENGINEERS.COM EMAIL: wbrogers@munsongenineers.com

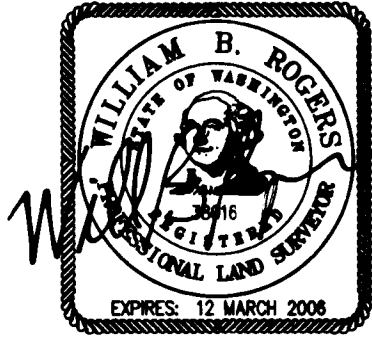
DATE: 10 DECEMBER 2004	SCALE: 1"=100'	ACAD NO: 032645b.dwg
DRAWN: 12 APRIL 2005	PLOT: WBR/SMB	SHEET: 1 of 3

SANDCASTLE ESTATES PLATS 3 AND 3A

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



SECTION 3
T 18 N R 28 E W.M.



NOTE:

ALL LOT OWNERS WITHIN SANDCASTLE ESTATES PLATS 3 AND 3A, SHALL CONTRIBUTE TEN (10) DOLLARS PER MONTH, PER LOT TO THE PELICAN POINT ASSOCIATION AS AGREED TO BY THE DEVELOPER AT THE APRIL 27, 1999 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.

EQUIPMENT AND PROCEDURE:

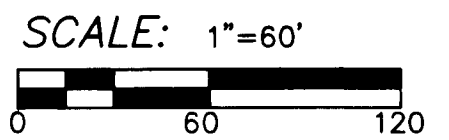
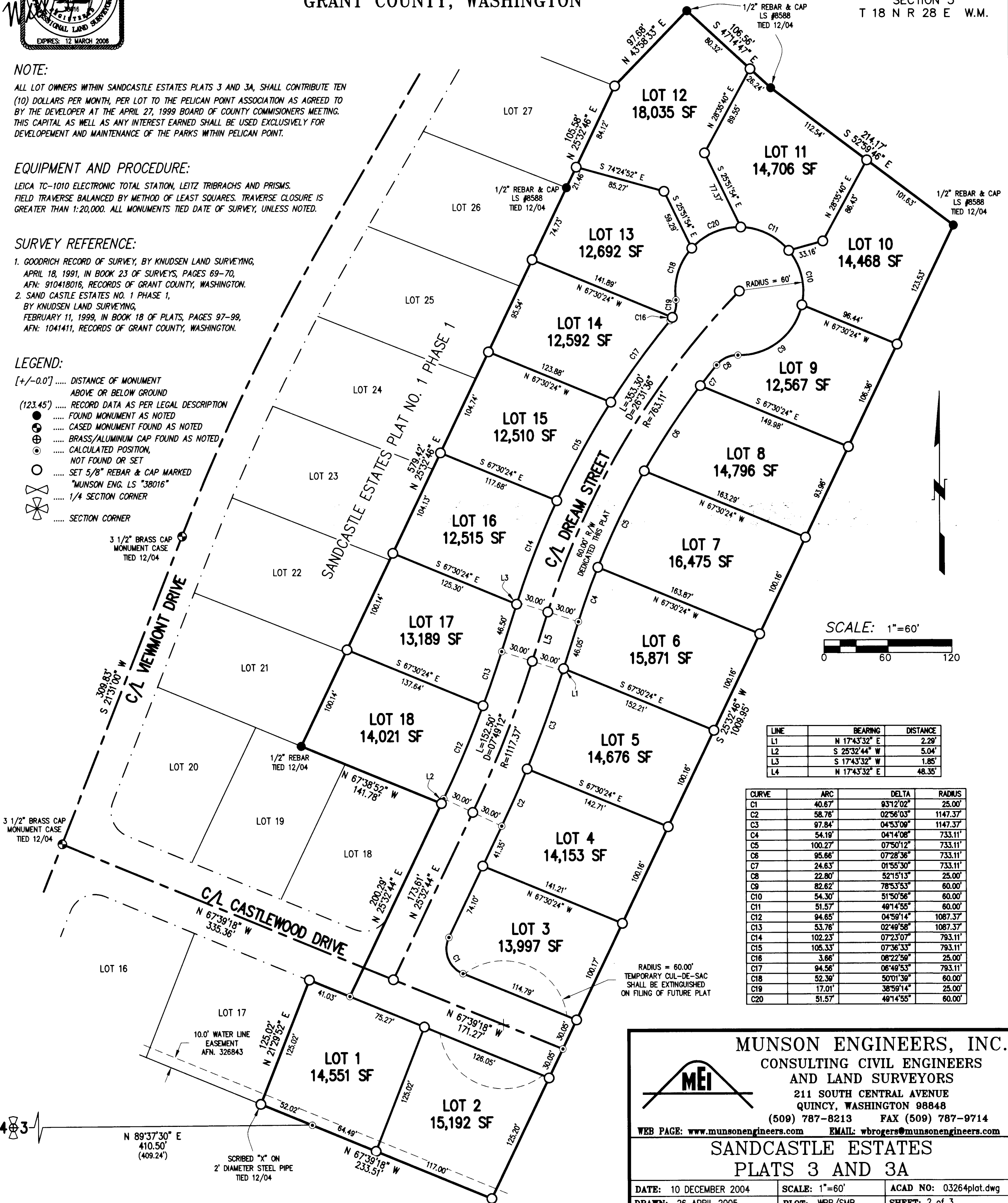
LEICA TC-1010 ELECTRONIC TOTAL STATION, LEITZ TRIBRACHS AND PRISMS.
FIELD TRAVERSE BALANCED BY METHOD OF LEAST SQUARES. TRAVERSE CLOSURE IS GREATER THAN 1:20,000. ALL MONUMENTS TIED DATE OF SURVEY, UNLESS NOTED.

SURVEY REFERENCE:

- GOODRICH RECORD OF SURVEY, BY KNUDSEN LAND SURVEYING, APRIL 18, 1991, IN BOOK 23 OF SURVEYS, PAGES 69-70, AFN: 910418016, RECORDS OF GRANT COUNTY, WASHINGTON.
- SAND CASTLE ESTATES NO. 1 PHASE 1, BY KNUDSEN LAND SURVEYING, FEBRUARY 11, 1999, IN BOOK 18 OF PLATS, PAGES 97-99, AFN: 1041411, RECORDS OF GRANT COUNTY, WASHINGTON.

LEGEND:

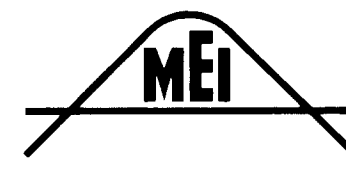
- [+/-0.0'] DISTANCE OF MONUMENT ABOVE OR BELOW GROUND
- (123.45) RECORD DATA AS PER LEGAL DESCRIPTION
- FOUND MONUMENT AS NOTED
- CASED MONUMENT FOUND AS NOTED
- ⊕ BRASS/ALUMINUM CAP FOUND AS NOTED
- ⊙ CALCULATED POSITION, NOT FOUND OR SET
- SET 5/8" REBAR & CAP MARKED "MUNSON ENG. LS "38016"
- ⊗ 1/4 SECTION CORNER
- ⊠ SECTION CORNER



LINE	BEARING	DISTANCE
L1	N 17°43'32" E	2.29'
L2	S 25°32'44" W	5.04'
L3	S 17°43'32" W	1.85'
L4	N 17°43'32" E	48.35'

CURVE	ARC	DELTA	RADIUS
C1	40.67'	93°12'02"	25.00'
C2	58.78'	02°56'03"	1147.37'
C3	97.84'	04°53'09"	1147.37'
C4	54.19'	04°14'08"	733.11'
C5	100.27'	07°50'12"	733.11'
C6	95.66'	07°28'36"	733.11'
C7	24.63'	01°55'30"	733.11'
C8	22.80'	52°15'13"	25.00'
C9	82.62'	78°53'53"	60.00'
C10	54.30'	51°50'56"	60.00'
C11	51.57'	49°14'55"	60.00'
C12	94.65'	04°59'14"	1087.37'
C13	53.78'	02°49'58"	1087.37'
C14	102.23'	07°23'07"	793.11'
C15	105.33'	07°36'33"	793.11'
C16	3.66'	08°22'59"	25.00'
C17	94.56'	06°48'53"	793.11'
C18	52.39'	50°01'39"	60.00'
C19	17.01'	38°59'14"	25.00'
C20	51.57'	49°14'55"	60.00'

RADIUS = 60.00'
TEMPORARY CUL-DE-SAC
SHALL BE EXTINGUISHED
ON FILING OF FUTURE PLAT



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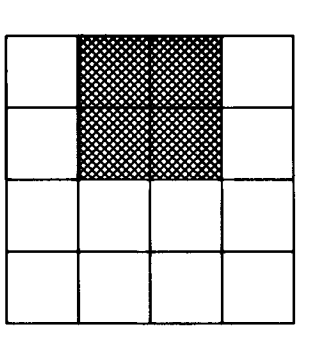
**SANDCASTLE ESTATES
PLATS 3 AND 3A**

DATE: 10 DECEMBER 2004	SCALE: 1"=60'	ACAD NO: 03264plat.dwg
DRAWN: 26 APRIL 2005	PLOT: WBR/SMB	SHEET: 2 of 3

1169357
 # 1169357
 Book 23
 Page 46



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



SECTION 3
 T 18 N R 28 E W.M.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT PAUL S. BERNSEN LLC, OWNER IN FEE SIMPLE AND ENCUMBRANCES OF THE LAND HEREBY PLATTED AND CASHMORE VALLEY BANK, LENDER, 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 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.

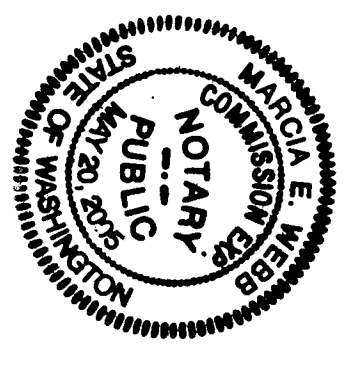
PAUL S BERNSEN, LLC
 BY: Paul S. Bernsen 4-12-05
 PAUL S BERNSEN, MEMBER DATE

CASHMORE VALLEY BANK
 BY: Mike Schultz
 MIKE SCHULTZ, ASSISTANT VICE PRESIDENT DATE

ACKNOWLEDGEMENTS:

STATE OF WASHINGTON)
)
 COUNTY OF CHELSEA)
)
 THIS IS TO CERTIFY THAT ON THIS 12 DAY OF April, 2005, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, PERSONALLY APPEARED PAUL S. BERNSEN, TO ME KNOWN TO BE A MEMBER OF PAUL S. BERNSEN, LLC, THE UNITED LIABILITY COMPANY THAT SIGNED THE FOREGOING DEDICATION AND ACKNOWLEDGED SAID DEDICATION TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LLC, FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT HE IS AUTHORIZED TO SIGN THE SAID DEDICATION.
 IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

SIGN: Marcia E. Webb
 PRINT NAME: Marcia E. Webb
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 RESIDING AT: East Wenatchee
 MY APPOINTMENT EXPIRES: 5-20-05



THIS IS TO CERTIFY THAT ON THIS 12th DAY OF April, 2005, BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON, PERSONALLY APPEARED MIKE SCHULTZ, TO ME KNOWN TO BE THE ASSISTANT VICE PRESIDENT OF CASHMORE VALLEY BANK, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE ABOVE DEDICATION FOR THE USES AND PURPOSES MENTIONED THEREIN.
 IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

SIGN: Jessica Lee Alvarez
 PRINT NAME: Jessica Lee Alvarez
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 RESIDING AT: Wenatchee, WA
 MY APPOINTMENT EXPIRES: 2-16-09



RIGHT TO FARM DISCLOSURE:

GRANT COUNTY HAS ESTABLISHED AS A PRIORITY AGRICULTURAL OPERATIONS ON LAND ZONED AS AGRICULTURE (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 ZONED BY GRANT COUNTY AS AGRICULTURE (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; AND THE STORAGE AND DISPOSAL OF MANURE; ANY OF WHICH MAY GENERATE DUST, SMOKE, FLEES, FUMES, NOISE, ODOR, QUAKE, VIBRATIONS, AND TRUCK TRAFFIC. 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.

GRANT COUNTY APPROVALS:

EXAMINED AND APPROVED BY THE GRANT COUNTY ENGINEER,
 THIS 12 DAY OF May, 2005.
Frank Palk
 GRANT COUNTY ENGINEER

EXAMINED AND APPROVED BY THE PLANNING DIRECTOR,
 THIS 16 DAY OF May, 2005.
[Signature]
 GRANT COUNTY PLANNING DIRECTOR

EXAMINED AND APPROVED BY THE GRANT COUNTY FIRE MARSHALL / BUILDING OFFICIAL,
 THIS 12 DAY OF May, 2005.
[Signature]
 GRANT COUNTY FIRE MARSHALL / BUILDING OFFICIAL

EXAMINED AND APPROVED BY THE GRANT COUNTY SANITARIAN,
 THIS 13th DAY OF MAY, 2005.
Wendell R. Campbell
 GRANT COUNTY SANITARIAN

EXAMINED AND APPROVED BY THE GRANT COUNTY ASSESSOR'S OFFICE,
 THIS 16th DAY OF May, 2005.
Patty Smith
 GRANT COUNTY DEPUTY ASSESSOR

GRANT COUNTY COMMISSIONERS' APPROVAL:

EXAMINED AND APPROVED BY THE GRANT COUNTY BOARD OF COMMISSIONERS ON THIS 16th DAY OF MAY, 2005.

CHAIRMAN: Ray O. Allison
 CLERK: [Signature]

GRANT COUNTY TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LENTED AGAINST THE PROPERTY DESCRIBED HEREON, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING 2005 TAXES.
 EXAMINED THIS 16th DAY OF May, 2005.
[Signature]
 GRANT COUNTY TREASURER

DISCLAIMERS:

1. THE APPROVAL OF THIS SUBDIVISION DOES NOT GUARANTEE THE ISSUANCE OF ANY OTHER PERMIT.
2. THIS PLAT IS SERVED WITH FIRE HYDRANTS FOR FIRE SUPPRESSION.
3. GRANT COUNTY HAS NO RESPONSIBILITY TO CONSTRUCT, IMPROVE, MAINTAIN, OR OTHERWISE SERVICE ANY PRIVATE ROADS CONTAINED WITHIN THIS SUBDIVISION.
4. AN APPROACH PERMIT IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
5. IF ANY NATIVE AMERICAN GRAVE SITES OR ARCHAEOLOGICAL/CULTURAL RESOURCES (INDIAN ARTIFACTS) ARE FOUND, ALL CONSTRUCTION ACTIVITY SHALL STOP AND THE OWNER/DEVELOPER SHALL IMMEDIATELY NOTIFY THE GRANT COUNTY PLANNING DEPARTMENT, THE COULLE CONFEDERATED TRIBES AND THE WASHINGTON STATE OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION.

DEDICATIONS:

1. DEDICATED TO GRANT COUNTY, ALL RIGHTS, TITLE AND INTEREST IN THE LANDS SHOWN AS RIGHTS OF WAY FOR ROADS, STREETS AND ALLEYS.
2. ALL LOTS TOGETHER WITH AND SUBJECT TO A PUBLIC UTILITY EASEMENT BEING 5.00 FEET IN WIDTH ON EITHER SIDE OF COMMON LOT BOUNDARIES AND 10.00 FEET IN WIDTH ALONG ALL OTHER LOT BOUNDARIES, BUREAU OF RECLAMATION RIGHTS OF WAY OR OTHER IRRIGATION EASEMENTS, UNLESS OTHERWISE SHOWN, SAID EASEMENT SUBJECT TO BEING RELOCATED UPON AN ALTERATION OF ANY BOUNDARY OF SAID LOTS UNLESS SAID EASEMENT IS IN USE.

MUNSON ENGINEERS, INC.
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**SANDCASTLE ESTATES
 PLATS 3 AND 3A**

DATE: 10 DECEMBER 2004	SCALE: N/A	ACAD NO: 032645ig.dwg
DRAWN: 12 APRIL 2005	PLLOT: SMB	SHEET: 3 OF 3