

September 28, 2016



Kevin Bethje
Minister-Glaeser Surveying Inc.
6303 Burden Blvd, Suite E
Pasco, WA 99301

RE: Sun Terrace No. 4 - Final Major Plat Approval

Dear Kevin:

At their September 27, 2016, meeting, the City Council adopted the Planning Commission's recommendation on this plat. The Sun Terrace No. 4 Final Major Plat is approved subject to the preliminary plat approval conditions, the conditions of the Mitigated Determination of Non-Significance, the conditions of the plat alteration, and the following stipulations which must be satisfactorily completed before the final plat submittal may be signed off by city officials and recorded.

1. The comments of the Development Engineer shall be addressed.
2. The plat shall not be recorded until the city fees and reimbursements are paid to the City of Moses Lake. This includes the fees noted in the MDNS, including the intersection improvement fee and wastewater capacity upgrade fee.
3. Since the park land is not proposed to be dedicated until after the plat is recorded, a bond or other form of security is required until the park land is dedicated.
4. Two (2) permanent reproducible (mylar) copies of the final plat, meeting all of the following requirements, must be submitted to the city:
 - A. All corrections or revisions as required by the Municipal Services Director/Development Engineer's final review comments must be completed.
 - B. Prior to the submittal to the City of Moses Lake, the mylars must be signed by all persons having an ownership interest in the land. These signatures must be notarized. Signatures must be in black permanent ink and notary stamps must be legible and not smudged.
 - C. Prior to submittal to the City of Moses Lake, the mylars must be signed off by the jurisdictional irrigation district and the U.S. Bureau of Reclamation, if applicable.

Upon approval by city officials and completion of all plat requirements, the permanent reproducible copies of the plat will be recorded with the Grant County Auditor.

6. A plat certificate from a title insurance company licensed to do business in the State of Washington is required. The plat certificate must be dated within thirty (30) days of filing of the final plat with Grant County and confirm that the title of the land as described and shown on the final plat is in the names of the owners signing the plat.
7. A check payable to the Grant County Auditor for the plat recording fee is required. Recording

fees are currently one hundred fifty-seven dollars (\$157) for the first page, five dollars (\$5) for each additional page, and fifty cents (\$0.50) per page for each set of additional mylars, other than the original, to be signed by the Auditor.

8. Before Grant County will accept the mylars for recording, the following must be completed:
 - A. All taxes, advance taxes, and assessments must be paid so that the Grant County Treasurer will sign the mylars.
 - B. Electronic files of the approved plat drawings must be submitted to the City and to the Grant County Assessor's office.

Please submit the required items as soon as possible so the plat may be recorded with the Grant County Auditor. If you have any questions or if I can be of any further assistance, please contact me at 509-764-3747 or ahenning@cityofml.com.

Cordially,


Anne Henning
Senior Planner
Community Development Department

cc: Community Development Director (via email)
Development Engineering—Thompson
Jon Johnson, Aho Construction (via email)