

SAND HILL PLACE MAJOR PLAT

PORTIONS OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST AND SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF MOSES LAKE, GRANT COUNTY, WASHINGTON

BASIS OF SUBDIVISION

CRITTENDEN BOUNDARY LINE ADJUSTMENT - RECORD OF SURVEY, RECORDED IN BOOK 73 OF SURVEYS, AT PAGE(S) 88-89, UNDER AUDITORS FILE NO. 1364239, RECORDS OF GRANT COUNTY, WASHINGTON

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2023, AT _____ O'CLOCK ____ M. IN BOOK _____ OF PLATS AT PAGES _____ THROUGH _____, RECORDS OF GRANT COUNTY, WASHINGTON, AT THE REQUEST OF CITY OF MOSES LAKE.

GRANT COUNTY AUDITOR

DEPUTY AUDITOR

BASIS OF BEARINGS

ASSUMED NORTH 89°59'47" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, GRANT COUNTY, WASHINGTON, AS DERIVED FROM STATIC GPS OBSERVATIONS

SURVEY EQUIPMENT

THIS SURVEY COMBINED THE USES OF THE FOLLOWING EQUIPMENT:
DUAL CARLSON BRX6+ MULTI-FREQUENCY GPS/GNSS RECEIVERS
3MM +0.1 PPM ACCURACY (STATIC)
8MM +1.0 PPM ACCURACY (RTK)
CARLSON CR2 (2") ROBOTIC TOTAL STATION
0.6 MGON ANGULAR ACCURACY
1MM +1.5 PPM EDM ACCURACY (STANDARD MODE)
GEOMAX ZDL700 DIGITAL LEVEL
0.7MM VERTICAL ACCURACY W/ INVAR (BARCODE) ROD

SURVEY METHODS

INITIAL CONTROL USING STATIC GPS OBSERVATIONS WITH SOLUTIONS PROCESSED BY NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITIONING USER SERVICE (OPUS). GPS REAL TIME KINEMATIC (RTK), CONVENTIONAL ADJUSTED TRAVERSE, AND RADIAL SURVEY METHODS WERE UTILIZED FOR LOCATIONS OF SITE SPECIFIC FEATURES. GPS RTK OBSERVATIONS WERE COMPARED TO OPUS CONTROL SOLUTIONS AND CONVENTIONAL ADJUSTED TRAVERSE AND RADIAL SURVEY MEASUREMENTS FOR QUALITY CONTROL. THE ANGULAR AND DISTANCE MEASUREMENTS OF THIS SURVEY MEET OR EXCEED THE MINIMUM REQUIREMENTS AS DEFINED IN WAC 332-130-090.

BASIS OF BEARING - VERTICAL DATUM

VERTICAL DATUM: NAVD 88 FROM STATIC GPS OBSERVATIONS

BASIS OF BEARINGS: WASHINGTON STATE PLANE SOUTH ZONE, GRID

DISTANCES SHOWN ARE GROUND, IN U.S. SURVEY FOOT

PLAT INFORMATION

ZONING: R-1, SINGLE FAMILY RESIDENTIAL
MAX DU DENSITY: RESIDENTIAL R-1 RESIDENTIAL DENSITY: 7,000 Sq.Ft.
LOT SIZE
OVERALL ACREAGE: RESIDENTIAL R-1 = 38.71 ACRES GROSS
NUMBER OF LOTS: RESIDENTIAL R-1 = 175 LOTS
MAX PERMITTED DUS: TRACT A: 8.55 ACRES
ROADS: 8.92 ACRES RIGHT-OF WAY-DEDICATED TO CITY OF MOSES LAKE FOR ROAD PURPOSES
ACCESS: HANSEN ROAD NORTHEAST
WATER: CITY OF MOSES LAKE
SEWER: CITY OF MOSES LAKE

SYMBOL LEGEND

- FOUND U.S.B.R. BRASS CAP MONUMENT
- FOUND 1-1/2-INCH ALUMINIUM CAP IN CASE, P.L.S. 17680
- FOUND MONUMENT AS NOTED
- FOUND 5/8-INCH REBAR & CAP L.S. 34127
- FOUND 5/8-INCH REBAR & CAP L.S. 46321
- 3 1/4" BRASS CAP MONUMENT P.L.S. # 41285 TO BE SET
- 5/8" REBAR & CAP, PROPERTY CORNER TO BE SET
- CALCULATED POINT ONLY

LINE LEGEND

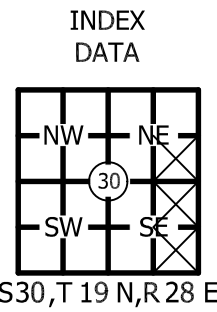
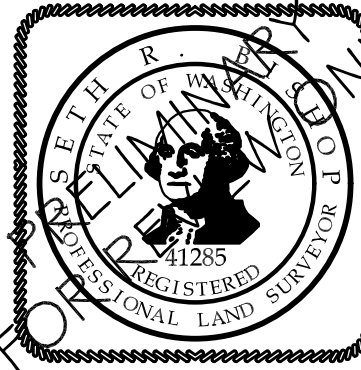
- PLAT BOUNDARY
- SECTION LINE
- LOT BOUNDARY
- EXISTING RIGHT-OF-WAY
- CENTERLINE
- PROPOSED 4-FOOT MUNICIPAL EASEMENT
- PROPOSED 10-FOOT UTILITY EASEMENT
- PHASE BOUNDARY
- MATCH LINE

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF MITCHELL DEVELOPMENT II.

DATE OF SURVEY: OCTOBER 2022

SETH R. BISHOP, P.L.S.
REGISTRATION NO. 41285
249 NORTH ELDER STREET
MOSES LAKE, WA 98837

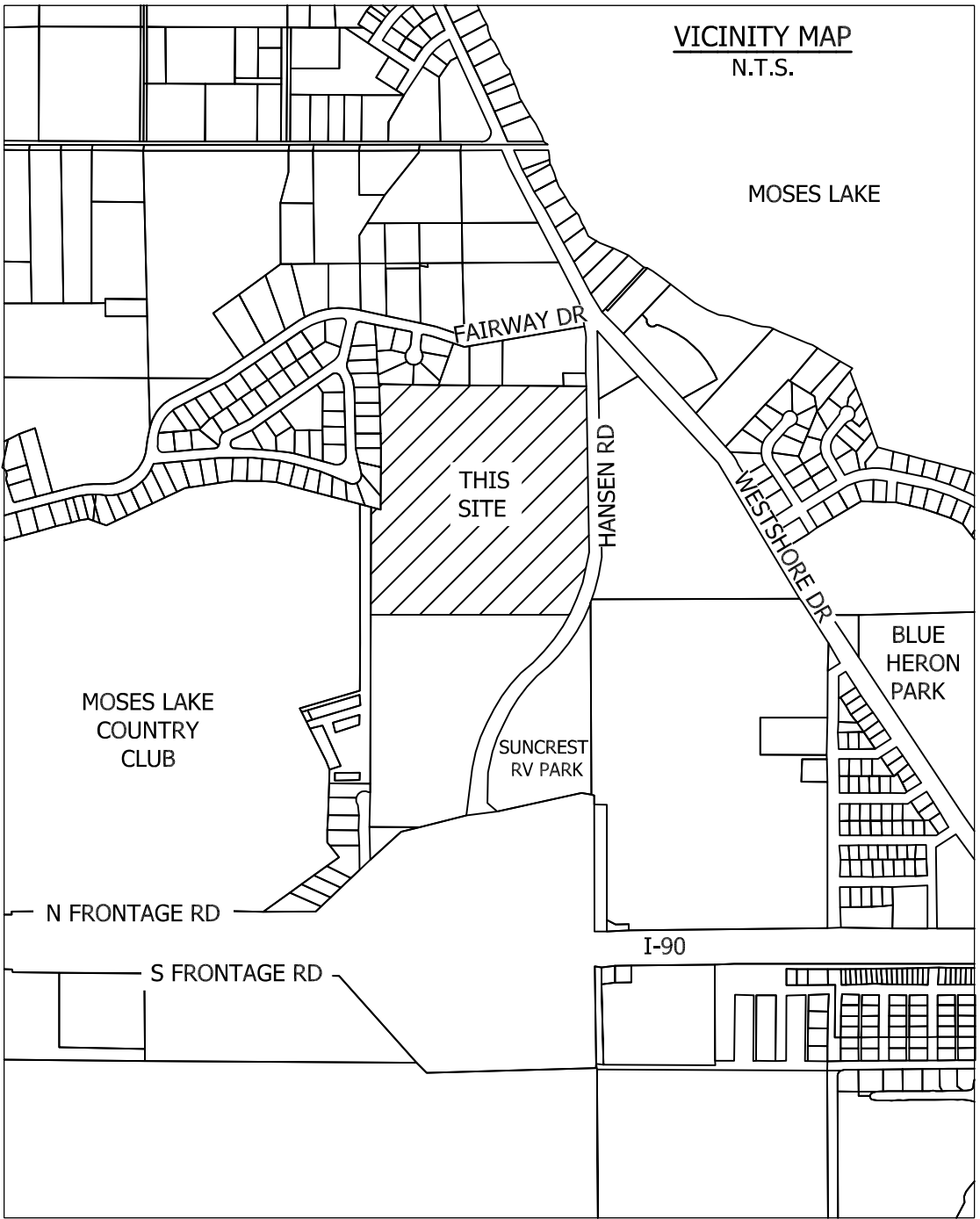
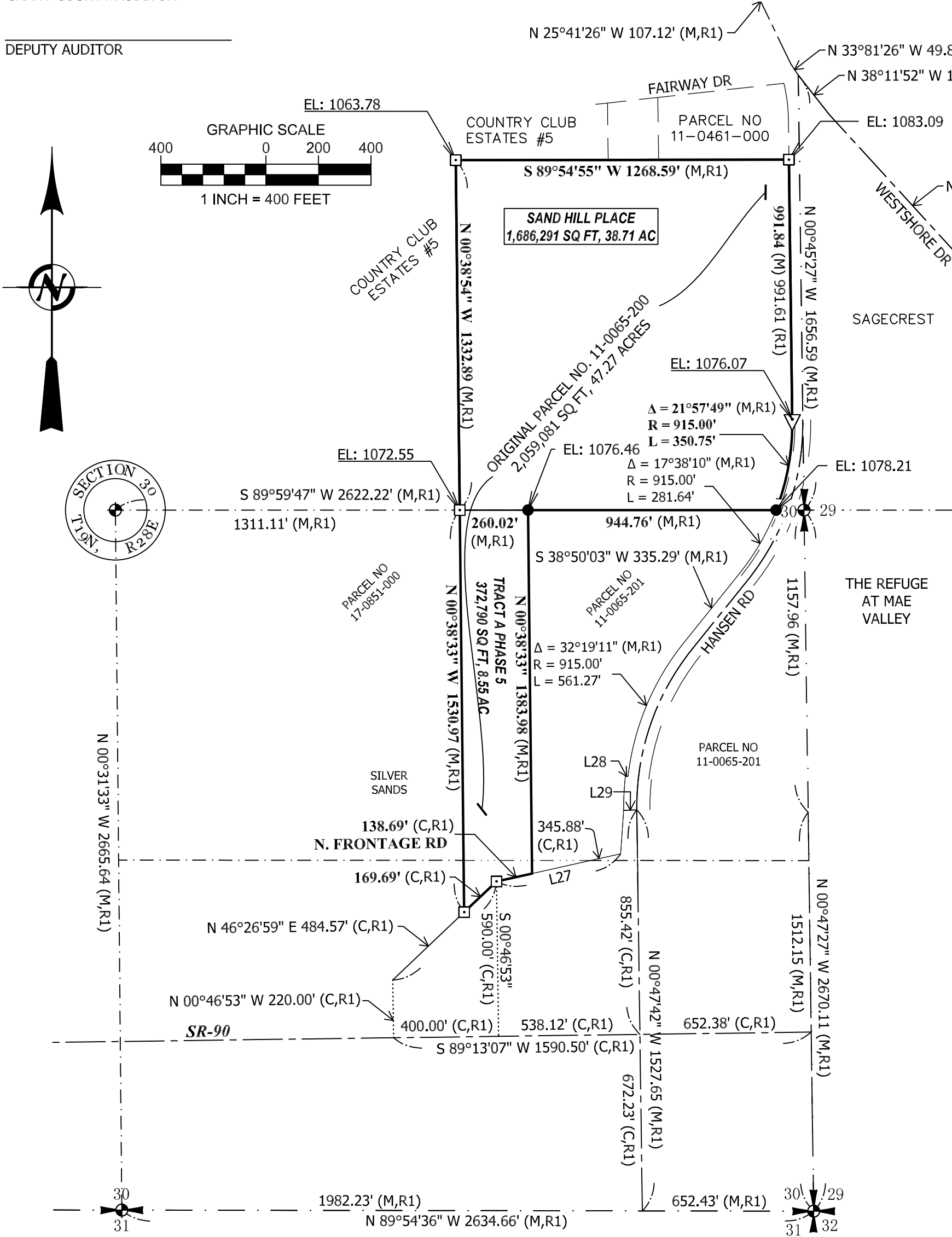


Columbia NW Engineering, PS
engineering ~ surveying ~ planning
249 North Elder Street, Moses Lake, WA 98837
Ph: 509-766-1226 Fax: 509-766-6754

SAND HILL PLACE
MAJOR PLAT

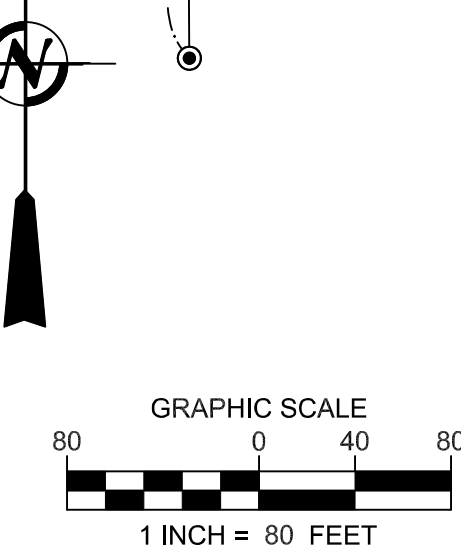
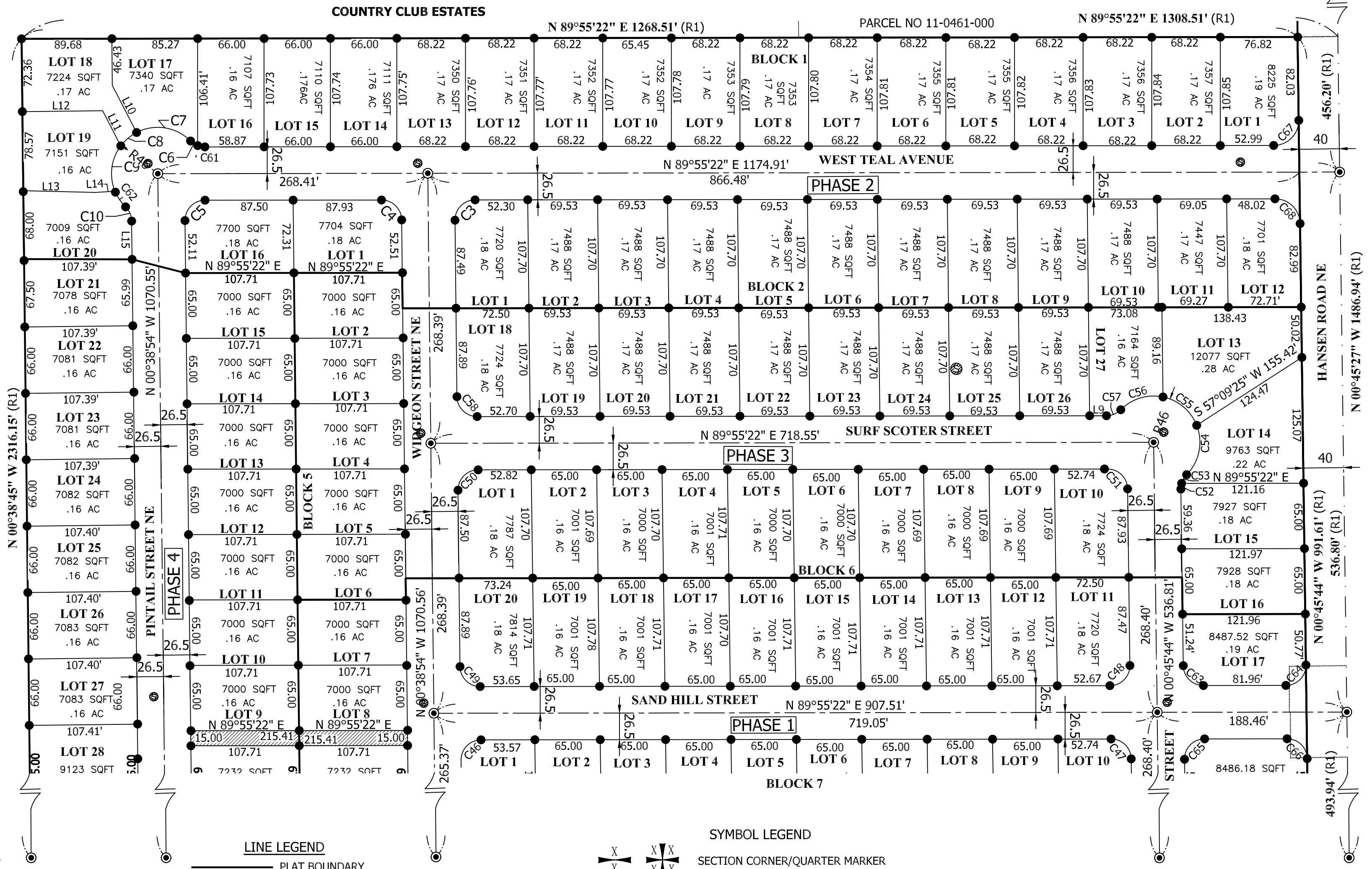
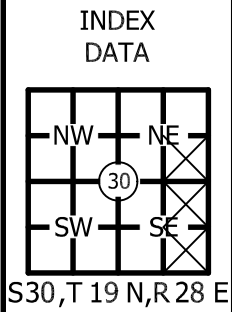
FOR: Mitchell Development II
910 Traffic Ave., Summer, WA 98390

AH	DRAWN BY
SRB	Q.A. REVIEW
1-16-2023	PLOT DATE
1"=400'	PLOT SCALE
1-20-180	PROJ. NO.
0	REVISION NO.
SHEET 1	OF 5



SAND HILL PLACE MAJOR PLAT

PORTIONS OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST AND SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF MOSES LAKE, GRANT COUNTY, WASHINGTON



- LINE LEGEND
- PLAT BOUNDARY
 - SECTION LINE
 - LOT BOUNDARY
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 - PEDESTRIAN PATH

- SYMBOL LEGEND
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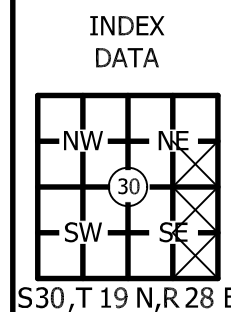
SAND HILL PLACE
MAJOR PLAT

FOR: Mitchell Development II
910 Traffic Ave., Summer, WA 98390

AH
DRAWN BY
SRB
Q.A. REVIEW
1-16-2023
PLOT DATE
1"= 80'
PLOT SCALE
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0
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SHEET 2
OF 5

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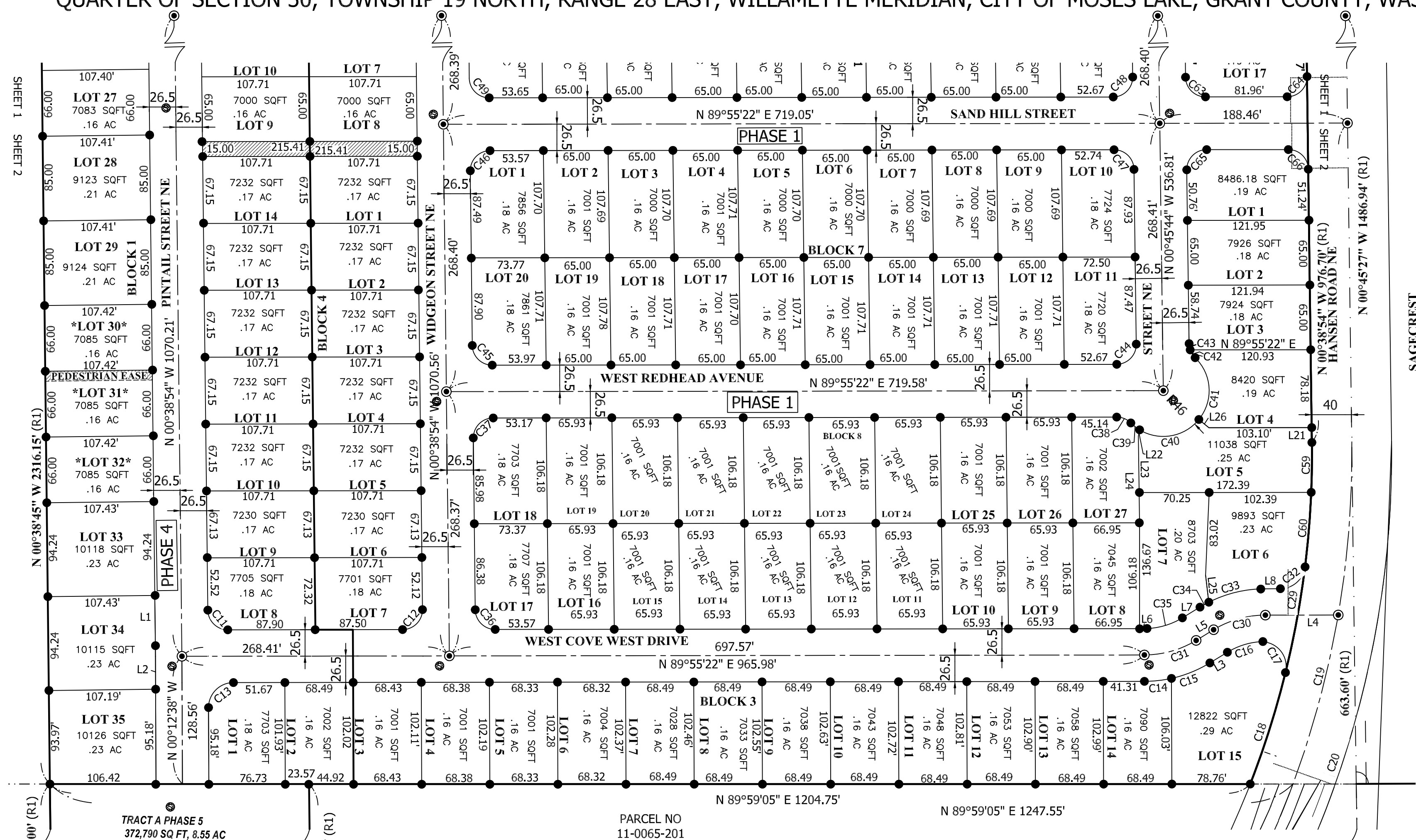


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SAND HILL PLACE MAJOR PLAT

FOR: Mitchell Development II
910 Traffic Ave., Sumner, WA 98390

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1-16-2023
PLOT DATE
1"= 80'
PLOT SCALE
1-20-180
PROJ. NO.
0
REVISION NO.
SHEET 3
OF 5



GRAPHIC SCALE

1 INCH = 80 FEET

SYMBOL LEGEND

- SECTION CORNER/QUARTER MARKER
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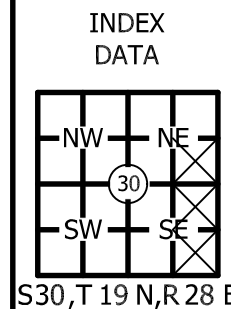
LINE LEGEND

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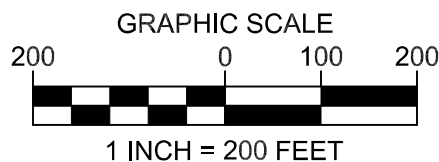
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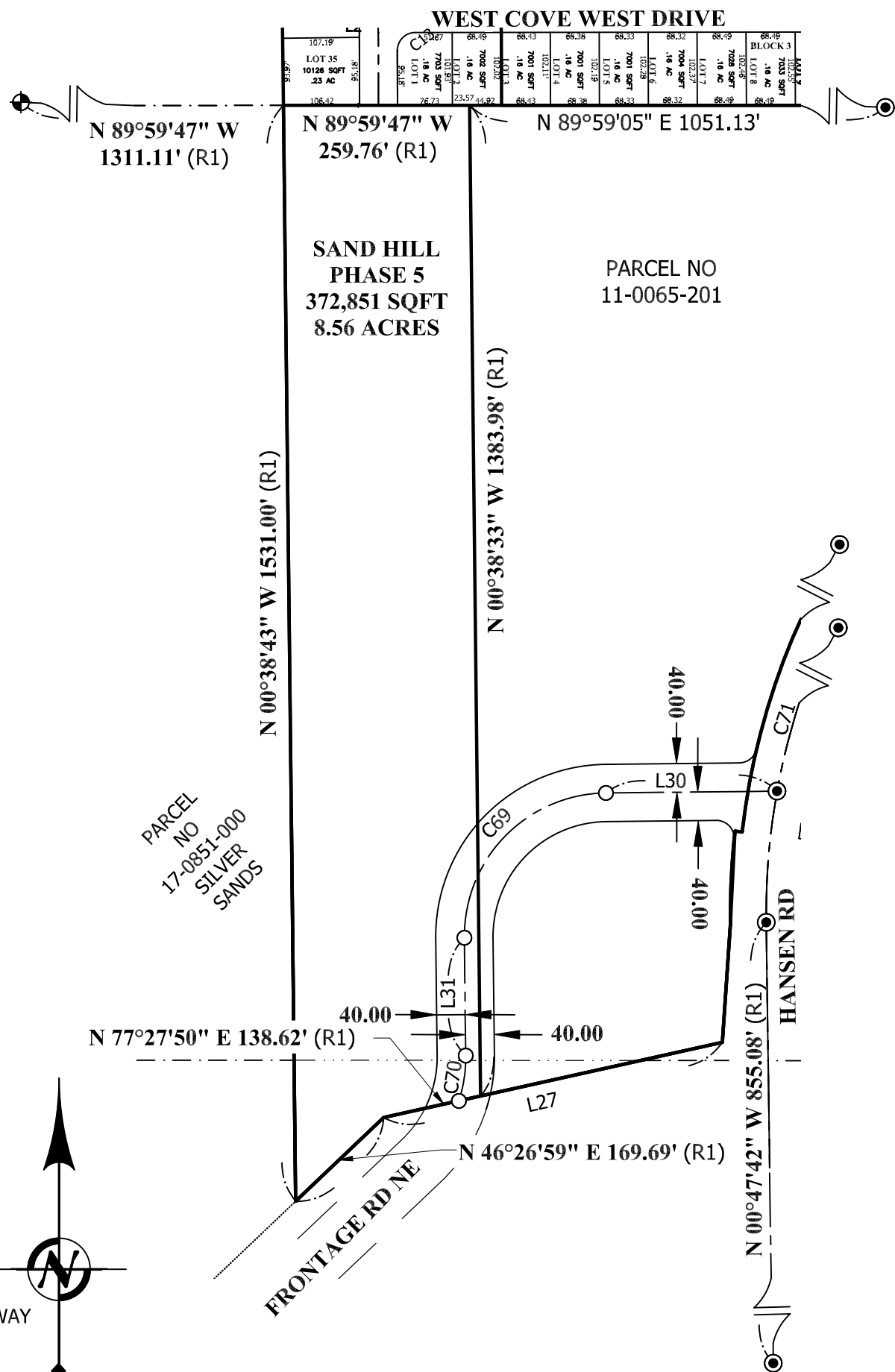
CURVE TABLE			
C#	LENGTH	RADIUS	DELTA
C1	40.14	25.00	91°59'13"
C2	38.97	25.00	89°19'12"
C3	31.62	20.00	90°34'16"
C4	31.22	20.00	89°25'46"
C5	31.62	20.00	90°34'17"
C6	15.78	20.00	45°12'26"
C7	44.10	46.00	54°55'40"
C8	44.10	46.00	54°55'40"
C9	57.11	46.00	71°07'47"
C10	15.78	20.00	45°12'26"
C11	31.22	20.00	89°25'44"
C12	31.62	20.00	90°34'17"
C13	39.33	25.00	90°08'04"
C14	27.39	1265.50	12°24'16"
C15	41.75	126.50	18°54'34"
C16	33.80	73.50	26°20'55"
C17	47.51	25.00	108°53'30"
C18	117.37	915.00	07°20'58"
C19	338.01	955.00	20°17'03"
C20	687.60	995.00	39°35'40"
C22	309.10	955.00	18°32'41"
C23	281.64	915.00	17°38'10"
C24	561.26	995.00	32°19'10"
C25	660.70	955.00	39°38'21"
C26	516.14	915.00	32°19'10"
C27	115.50	905.00	07°18'44"
C28	128.19	1005.00	07°18'30"
C29	107.97	915.00	06°45'39"
C30	54.62	100.00	31°17'49"
C31	54.66	100.00	31°18'50"
C32	36.14	25.00	82°49'03"
C33	58.83	126.50	26°38'48"
C34	10.27	126.50	04°39'01"
C35	41.17	73.50	31°18'50"
C36	31.22	20.00	89°25'44"
C37	31.62	20.00	90°34'17"
C38	15.78	20.00	45°12'26"
C39	11.23	46.00	13°59'28"
C40	53.85	46.00	67°04'35"
C41	68.28	46.00	85°02'56"
C42	9.40	20.00	26°55'44"
C43	6.38	20.00	18°16'42"
C44	31.66	20.00	90°41'05"
C45	31.22	20.00	89°25'45"
C46	31.61	20.00	90°34'16"
C47	31.18	20.00	89°18'57"
C48	31.42	20.00	90°00'00"
C49	31.22	20.00	89°25'44"
C50	31.62	20.00	90°34'17"
C51	31.18	20.00	89°18'56"
C52	5.71	20.00	16°20'39"
C53	10.08	20.00	28°51'46"
C54	52.96	46.00	65°58'00"
C55	45.63	46.00	56°49'55"
C56	45.71	46.00	56°55'51"
C57	15.78	20.00	45°12'26"
C58	31.22	20.00	89°25'46"
C59	50.03	915.00	03°07'58"
C60	75.15	915.00	04°42'20"
C61	7.29	46.00	20°53'32"
C62	18.97	46.00	23°37'32"
C63	31.18	20.00	89°18'55"
C64	31.65	20.00	90°40'49"
C65	31.65	20.00	90°41'07"
C66	31.18	20.00	89°19'10"
C67	40.14'	25.00'	91°59'13"
C68	38.97'	25.00'	89°19'12"
C69	314.16'	200.00'	90°00'00"
C70	64.38'	200.00'	18°26'34"
C71	660.67'	955.00'	39°38'14"

LINE TABLE		
LINE #	LENGTH	ANGLE
L1	61.07	N 00°38'54" W
L2	33.17	S 00°12'41" E
L3	20.58	N 58°36'32" W
L4	73.16	N 89°54'21" E
L5	20.58	N 58°36'32" E
L6	4.74	N 89°54'45" E
L7	20.58	N 58°36'32" E
L8	15.05	N 89°54'21" E
L9	16.71	N 89°56'12" E
L10	52.68	S 27°15'32" E
L11	39.92	S 27°15'32" E
L12	79.85'	S 89°21'06" W
L13	71.57'	S 88°37'52" E
L14	19.61	N 86°27'00" E
L15	38.06	N 00°38'54" W
L16	342.90	N 00°48'05" W
L17	10.00	S 83°29'05" W
L18	335.25	N 38°50'07" E
L19	335.25	N 38°50'07" E
L20	336.25	N 38°50'07" E
L21	14.98	N 00°45'27" W
L22	6.50	S 11°08'19" W
L23	56.47	S 00°49'38" E
L24	87.96	S 00°49'38" E
L25	27.45	N 06°44'27" W
L26	13.03	S 50°55'13" E
L27	484.57	N 77°27'50" E
L28	10.00	N 89°29'05" W
L29	50.00	N 89°06'23" E
L30	238.84	S 89°21'22" W
L31	164.56	S 00°38'38" E

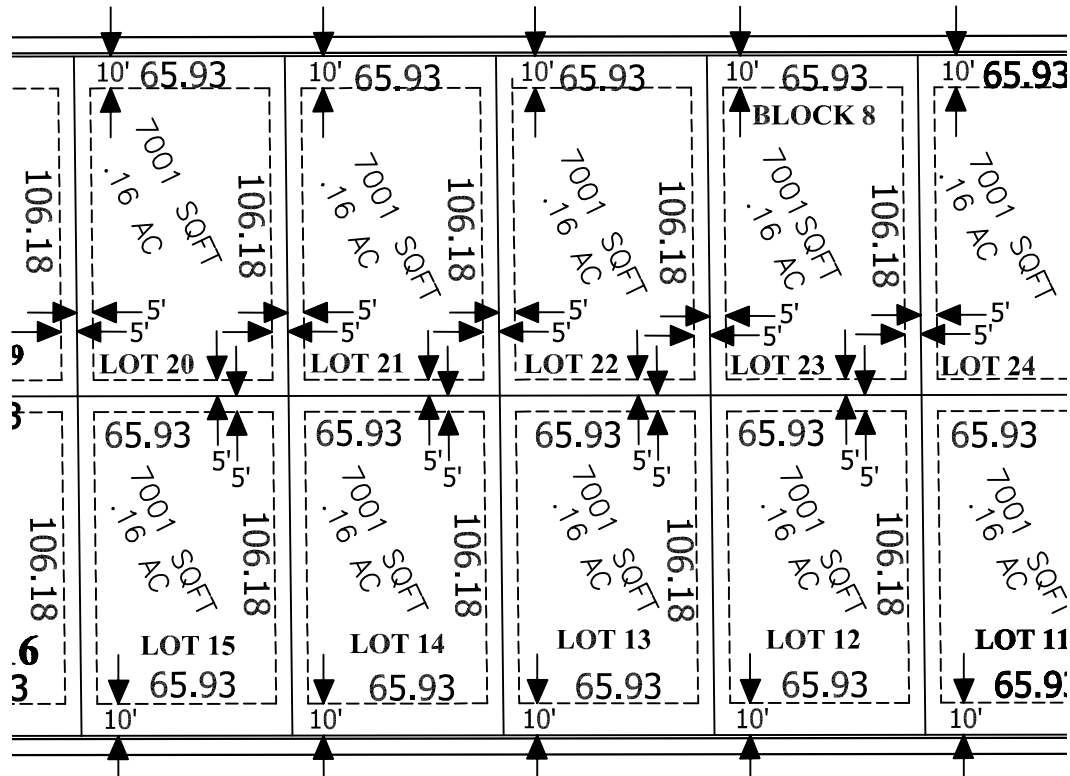


LINE LEGEND	
	PLAT BOUNDARY
	SECTION LINE
	LOT BOUNDARY
	EXISTING RIGHT-OF-WAY
	CENTERLINE
	PROPOSED 4-FOOT MUNICIPAL EASEMENT
	PROPOSED 10-FOOT UTILITY EASEMENT
	PHASE BOUNDARY MATCH LINE

SYMBOL LEGEND	
	FOUND U.S.B.R. BRASS CAP MONUMENT
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	FOUND MONUMENT AS NOTED
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	3 1/4" BRASS CAP MONUMENT P.L.S. # 41285 TO BE SET
	5/8" REBAR & CAP, PROPERTY CORNER TO BE SET
	CALCULATED POINT ONLY
	PEDESTRIAN EASEMENT



TYPICAL LOT UTILITY EASEMENT



LEGAL DESCRIPTION
PARCEL NO. 11-0065-200

THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 28 EAST, W.M., GRANT COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 30, MARKED BY A USBR BRASS CAP, FROM WHICH THE CENTER QUARTER CORNER OF SAID SECTION 30, MARKED BY A 1 INCH IRON PIPE, BEARS SOUTH 89°59'47" WEST, 2,622.26 FEET; THENCE SOUTH 89°59'47" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 106.37 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF HANSEN ROAD AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°59'47" WEST ALONG SAID ALIQUOT LINE, 944.76 FEET; THENCE SOUTH 00°38'33" EAST, 1,383.98 FEET TO THE NORTH LINE OF STATE ROUTE 90 RIGHT-OF-WAY; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES: SOUTH 77°27'50" WEST, 138.69 FEET TO HIGHWAY STATION 1960+00, 590' LEFT; THENCE SOUTH 46°26'59" WEST, 169.69 FEET TO THE SOUTHEAST CORNER OF SILVER SANDS SHORT PLAT, RECORDED IN BOOK 2 OF SHORT PLATS, PAGE 49; THENCE NORTH 00°38'43" WEST ALONG THE EAST BOUNDARIES OF SAID SILVER SANDS SHORT PLAT, RECORDED IN BOOK 2 OF SHORT PLATS, PAGE 49, SILVER SANDS CONDOMINIUM PHASE NO. 1, RECORDED IN BOOK 1 OF CONDOMINIUMS, PAGE 15, COUNTRY CLUB ESTATES NO. 3, RECORDED IN BOOK 10 OF PLATS, PAGE 46, AND COUNTRY CLUB ESTATES NO. 5, RECORDED IN BOOK 11 OF PLATS, PAGES 12 AND 13, A DISTANCE OF 2,863.88 FEET; THENCE NORTH 89°54'55" EAST ALONG THE SOUTH BOUNDARY OF COUNTRY CLUB ESTATES NO. 5, RECORDED IN BOOK 11 OF PLATS, PAGES 12 AND 13, AND BOUNDARY EXTENDED, 1,268.59 FEET TO THE WEST RIGHT-OF-WAY OF HANSEN ROAD; THENCE SOUTH 00°45'27" EAST, 991.61 FEET TO THE POINT OF CURVATURE OF A 915.00 FOOT RADIUS NON-TANGENT CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 21°57'49", A DISTANCE OF 350.75 FEET, WHOSE CHORD BEARS SOUTH 10°13'02" WEST, 348.61 FEET, TO THE POINT OF BEGINNING.



k:\projects\1-20-180__sand hill mp\production\survey\1-20-180 sand hill plat only.dwg

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SAND HILL PLACE
MAJOR PLAT

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910 Traffic Ave., Sumner, WA 98390

AH DRAWN BY
SRB Q.A. REVIEW
1-16-2023 PLOT DATE
1"= 200' PLOT SCALE
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SHEET 4 OF 5

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PORTIONS OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST AND SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF MOSES LAKE, GRANT COUNTY, WASHINGTON

DEDICATION

THE OWNER OF THE LAND DESCRIBED HEREIN IN FEE SIMPLE IS:

MITCHELL DEVELOPMENT II, LLC

WITH A DEED OF TRUST HELD BY: JUNIPER TRUSTEE SERVICES, CORP.

BENEFICIARY: MOSES LAKE LENDERS, LLC

THE OWNER DECLARES THIS PLAT AND DEDICATES TO THE PUBLIC FOREVER, ALL STREETS, ROADS, ALLEYS, EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THIS PLAT FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USES SHOWN ON THIS PLAT AND DO HEREBY GRANT A WAIVER OF ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY ARISING FROM CONSTRUCTION AND MAINTENANCE OF PUBLIC PROPERTY WITHIN THE SUBDIVISION.

PHILLIP MITCHELL, GOVERNOR, MITCHEL DEVELOPMENT II, LLC

SIGNATURE DATE

KURT URSICH, MANAGING MEMBER, MOSES LAKE LENDERS, LLC

SIGNATURE DATE

MATHEW AKERS, VICE PRESIDENT, JUNIPER TRUSTEE SERVICES, CORP

SIGNATURE DATE

ACKNOWLEDGMENTS

STATE OF

COUNTY OF

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT PHILLIP MITCHELL, KNOW TO ME TO BE THE GOVERNOR OF MITCHELL DEVELOPMENT II, LLC; THAT HE SIGNED THIS DEDICATION ON THIS PLAT, AND I ACKNOWLEDGE THE SIGNATURES FOR THE DEDICATION TO BE A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE DEDICATION.

DATED

SIGNATURE OF NOTARY PUBLIC

MY APPOINTMENT EXPIRES

ACKNOWLEDGMENTS

STATE OF

COUNTY OF

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT KUT URSICH, KNOW TO ME TO BE THE MANAGING MEMBER OF MOSES LAKE LENDERS, LLC; THAT HE SIGNED THIS DEDICATION ON THIS PLAT, AND I ACKNOWLEDGE THE SIGNATURES FOR THE DEDICATION TO BE A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE DEDICATION.

DATED

SIGNATURE OF NOTARY PUBLIC

MY APPOINTMENT EXPIRES

ACKNOWLEDGMENTS

STATE OF

COUNTY OF

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MATHEW AKERS, KNOW TO ME TO BE THE VICE PRESIDENT OF JUNIPER TRUSTEE SERVICES, CORP.; THAT HE SIGNED THIS DEDICATION ON THIS PLAT, AND I ACKNOWLEDGE THE SIGNATURES FOR THE DEDICATION TO BE A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE DEDICATION.

DATED

SIGNATURE OF NOTARY PUBLIC

MY APPOINTMENT EXPIRES

APPROVALS

EXAMINED AND APPROVED BY THE MOSES LAKE CITY ENGINEER.

CITY ENGINEER DATE

EXAMINED AND APPROVED BY THE MOSES LAKE HEARING EXAMINER.

HEARING EXAMINER DATE

EXAMINED AND APPROVED BY THE MOSES LAKE CITY COUNCIL.

CITY MANAGER DATE

GRANT COUNTY ASSESSOR

EXAMINED AND APPROVED BY THE GRANT COUNTY ASSESSOR.

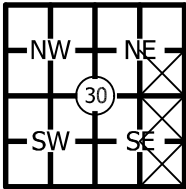
GRANT COUNTY ASSESSOR DATE

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES AND ASSESSMENTS NOW DUE AND PAYABLE ACCORDING TO THE RECORDS OF GRANT COUNTY, INCLUDING ADVANCED TAXES, HAVE BEEN FULLY PAID.

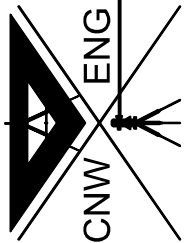
GRANT COUNTY TREASURER DATE

INDEX DATA



S30, T 19 N, R 28 E

Columbia NW Engineering, PS
engineering ~ surveying ~ planning



249 North Elder Street, Moses Lake, WA 98837
Ph: 509-766-1226 Fax: 509-766-6794

SAND HILL PLACE
MAJOR PLAT

FOR: Mitchell Development II
910 Traffic Ave., Sumner, WA 98390

AH
DRAWN BY

SRB
Q.A. REVIEW

1-16-2023
PLOT DATE

-
PLOT SCALE

1-20-180
PROJ. NO.

0
REVISION NO.

SHEET 5
OF 5