

APPROVALS

EXAMINED AND APPROVED BY THE MOSES LAKE CITY ENGINEER ON _____, 20____.

MOSES LAKE CITY ENGINEER _____ DATE _____

EXAMINED AND APPROVED BY THE HEARING EXAMINER ON _____, 20____.

HEARING EXAMINER _____ DATE _____

EXAMINED AND APPROVED BY THE MOSES LAKE CITY COUNCIL ON _____, 20____.

MOSES LAKE CITY COUNCIL _____ DATE _____

EQUIPMENT USED

3" TOTAL STATION UTILIZING STANDARD FIELD TRAVERSE METHODS FOR CONTROL AND STAKING.
TOPCON GR5 USING WASHINGTON STATE PLANE REFERENCE NETWORK.

VERTICAL DATUM

NAVD 1988 VERTICAL DATUM ON ORTHOMETRICALLY CORRECTED GPS OBSERVATIONS USING
WSRN AND GEOID 2012A.
VERTICAL DIFFERENCE TO LOCAL USBR DATUM: -3.707

BEARING DATUM

BASIS OF BEARING: NAD 1983/11
WASHINGTON STATE PLANE SOUTH PROJECTION, BASED ON GPS OBSERVATIONS USING WSRN
AND GEOID 2012A. UNITS OF MEASUREMENT ARE US SURVEY FEET.

GRANT COUNTY ASSESSOR

EXAMINED AND APPROVED BY THE GRANT COUNTY ASSESSOR ON

_____, 20____.

GRANT COUNTY ASSESSOR/DEPUTY ASSESSOR _____ DATE _____

GRANT COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK ____M.

IN BOOK _____ OF MAJOR PLATS AT PAGES _____ THROUGH _____.

RECORDS OF GRANT COUNTY, AT THE REQUEST OF THE CITY OF MOSES LAKE.

GRANT COUNTY AUDITOR _____ DATE _____

BY DEPUTY AUDITOR _____ DATE _____

LEGAL DESCRIPTION

THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 28 E.W.M., GRANT COUNTY, WASHINGTON, LYING WESTERLY OF MONTLAKE DRIVE (FORMERLY POTATO HILL ROAD),

EXCEPT THE NORTHERLY 30 FEET THEREOF CONVEYED TO THE CITY OF MOSES LAKE BY DEED RECORDED MAY 20, 1960, UNDER AUDITOR'S FILE NO. 364686.

AND EXCEPT THE PLAT OF HYLAND PARK ADDITION NO. 1, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 70, RECORDS OF GRANT COUNTY, WASHINGTON.

AND EXCEPT THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 28 E.W.M., GRANT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 390 FEET; THENCE SOUTHERLY PARALLEL TO THE WEST LINE OF SAID SECTION, A DISTANCE OF 145 FEET; THENCE SOUTH 33°19'00" WEST, A DISTANCE OF 355 FEET; THENCE NORTH 89°49'30" WEST, A DISTANCE OF 200 FEET, MORE OR LESS, TO THE WEST LINE OF SAID SECTION 26, THENCE NORTHERLY, ALONG SAID WEST LINE, A DISTANCE OF 445 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

AND EXCEPT A TRACT OF LAND IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 28 EAST, W.M., GRANT COUNTY, WASHINGTON, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26, A U.S.B.R. BRASS CAP IN MONUMENT CASE AT THE INTERSECTION OF NELSON ROAD AND EASTLAKE DRIVE, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 26, A 3 1/2" BRASS CAP IN MONUMENT CASE BEARS SOUTH 00°10'30" WEST, A DISTANCE OF 2,647.24 FEET; THENCE SOUTH 00°10'30" WEST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 89°56'44" EAST, A DISTANCE OF 39.98 FEET TO THE NORTHWEST CORNER OF THE LOT COMPRISING 2.74 ACRES OF THE BROADRIPPLE VI PLAT, PER THE PLAT THEREOF RECORDED IN BOOK 11 OF PLATS, PAGE 24, RECORDS OF SAID GRANT COUNTY; THENCE CONTINUING SOUTH 89°56'44" EAST, ALONG THE NORTH LINE OF SAID BROADRIPPLE VI LOT AND THE SOUTH RIGHT OF WAY OF NELSON ROAD, A DISTANCE OF 350.02 FEET TO THE NORTHEAST CORNER OF SAID BROADRIPPLE VI LOT AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°10'30" WEST ALONG THE EAST LINE OF SAID BROADRIPPLE VI LOT 115.00 FEET; THENCE SOUTH 33°16'57" WEST ALONG THE SOUTHEAST LINE OF SAID BROADRIPPLE VI LOT, A DISTANCE OF 12.67 FEET; THENCE SOUTH 56°43'03" EAST, A DISTANCE OF 35.05 FEET; THENCE SOUTH 89°56'44" EAST, PARALLEL WITH THE CENTERLINE OF SAID NELSON ROAD, A DISTANCE OF 84.15 FEET; THENCE NORTH 00°03'16" EAST, PERPENDICULAR TO THE CENTERLINE OF SAID NELSON ROAD, A DISTANCE OF 145.13 FEET TO THE SOUTH RIGHT OF WAY OF SAID NELSON ROAD; THENCE NORTH 89°56'44" WEST, A DISTANCE OF 106.78 FEET TO THE TRUE POINT OF BEGINNING.

DEDICATION

THE OWNERS OF THE LAND DESCRIBED HEREIN IN FEE SIMPLE ARE SAPPHIRE HOMES, INC. THE OWNERS DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC FOREVER, ALL STREETS, ROADS, ALLEYS, EASEMENTS OR WHATEVER PUBLIC PROPERTY THAT 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 THE CONSTRUCTION AND MAINTENANCE OF PUBLIC PROPERTY WITHIN THE SUBDIVISION.

SIGN NAME _____ DATE _____

ACKNOWLEDGEMENT

STATE OF WASHINGTON

COUNTY OF GRANT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT TROY SCHMEIL OF SAPPHIRE HOMES, INC. SIGNED THIS DEDICATION ON THIS PLAT, AND I ACKNOWLEDGE THE SIGNATURE FOR THE DEDICATION TO BE A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE DEDICATION.

DATE _____

SIGN NAME _____ PRINT NAME _____

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

MY APPOINTMENT EXPIRES _____

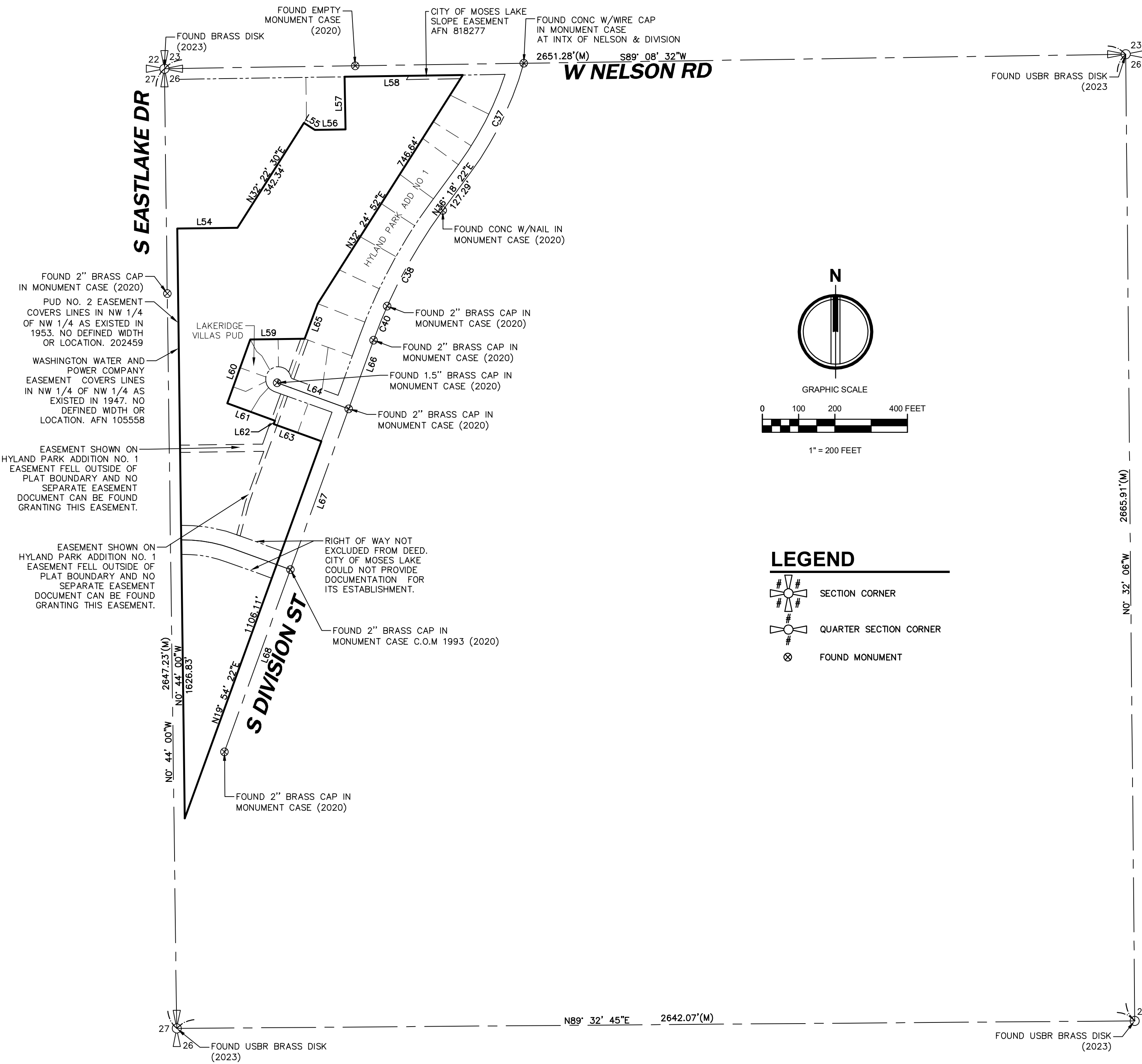
SHEET INDEX

1. LEGAL DESCRIPTION, APPROVALS, OWNER'S CERT.
2. SECTION SURVEY AND BOUNDARY DETAIL
3. PLAT DETAIL
4. PLAT DETAIL
5. EASEMENT DETAIL
6. LINE/CURVE TABLES

SURVEY FOR

SAPPHIRE HOMES, INC.
16834 SE 43RD ST
BELLEVUE, WA 98006
TROY SCHMEIL
(425) 818-8829

NELSON ROAD PUD

A PORTION OF THE W 1/2 OF THE NW 1/4 OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 28 EAST, W.M.,
CITY OF MOSES LAKE, GRANT COUNTY, WASHINGTON.

LEGEND

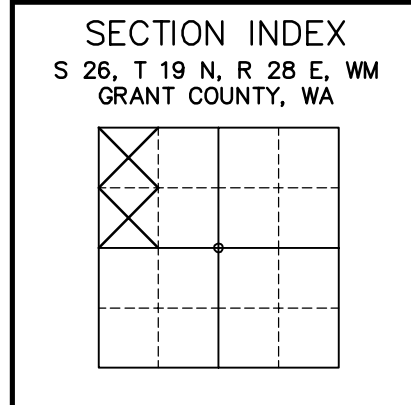
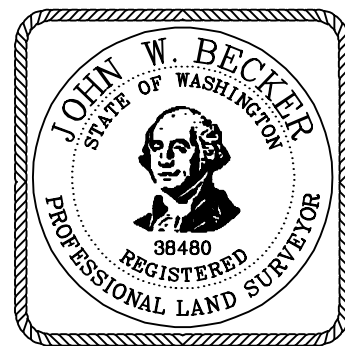
- # # # SECTION CORNER
- # # # QUARTER SECTION CORNER
- ⊗ FOUND MONUMENT

SURVEYOR'S CERTIFICATE AND DECLARATION

I, JOHN W. BECKER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS ACTUALLY SURVEYED. I HEREBY DECLARE THAT THE NELSON ROAD PUD IS BASED ON AN ACTUAL SURVEY AND SUBDIVISION OF A PORTION OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 28 EAST, W.M.; THAT THE SURVEY WAS COMPLETED BY ME OR UNDER MY DIRECTION; AND THAT THE DISTANCES, 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.

JOHN W. BECKER P.L.S. NO. 38480

DATE _____



DWN. BY	DATE
EAF	05/01/23
CHKD. BY	JOB NO.
JWB	2200955.50



NELSON ROAD PUD
A PORTION OF THE W 1/2 OF THE NW 1/4 OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 28 EAST, W.M.,
CITY OF MOSES LAKE, GRANT COUNTY, WASHINGTON.

EASEMENT TABLE

1. 10 FOOT PUBLIC UTILITY EASEMENT.
2. 30' INGRESS, EGRESS AND PUBLIC UTILITY EASEMENT FOR THE BENEFIT OF ALL LOTS WITHIN THIS PLAT.
3. 20' INGRESS, EGRESS AND PUBLIC UTILITY EASEMENT FOR THE BENEFIT OF ALL LOTS WITHIN THIS PLAT.
4. VARIABLE WIDTH STORM DRAINAGE EASEMENT.
5. 10' PUBLIC SIDEWALK EASEMENT.
6. VARIABLE WIDTH INGRESS, EGRESS AND UTILITIES EASEMENT FOR THE BENEFIT OF ALL LOTS WITHIN THIS PLAT.

TRACT TABLE

TRACT	OWNERSHIP	USE
500	CITY OF MOSES LAKE	STORMWATER
502	CITY OF MOSES LAKE	STORMWATER

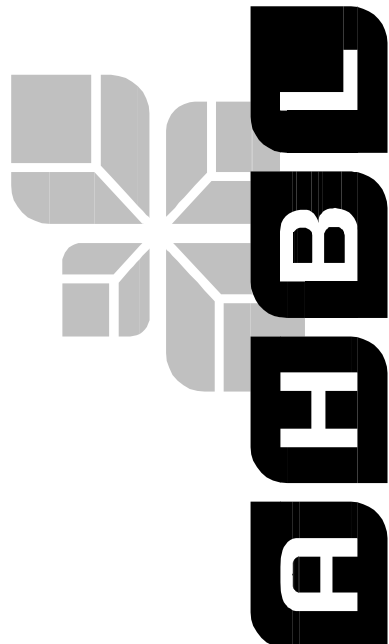
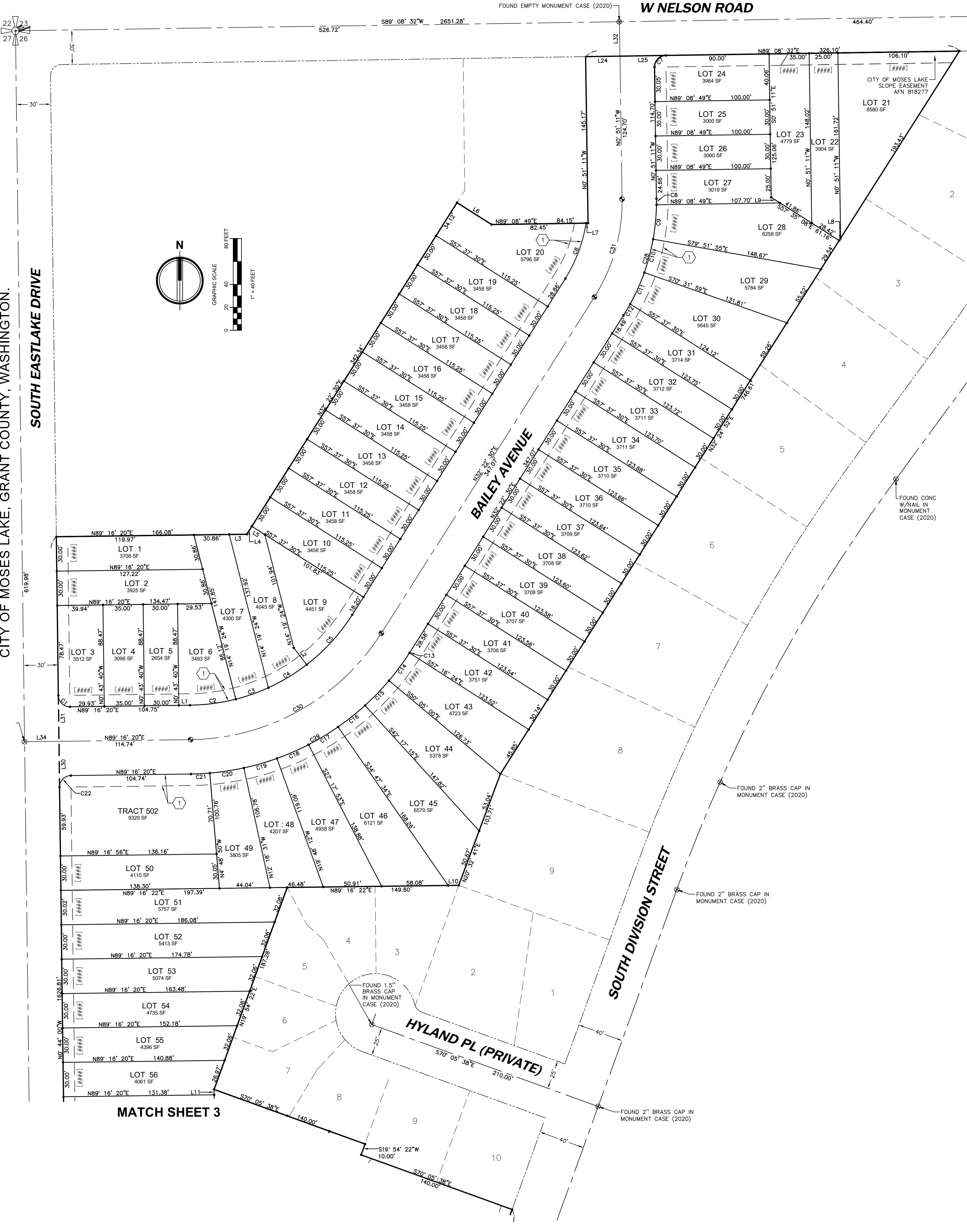
*TRACT 500 SHALL BE OWNED AND MAINTAINED BY THE NELSON ROAD PUD HOME OWNER'S ASSOCIATION (HOA).

LEGEND

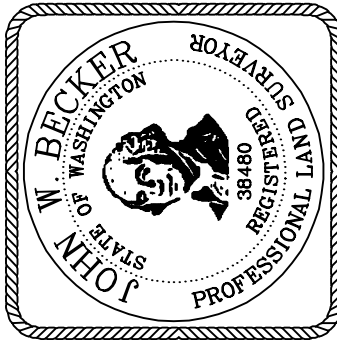
- SET 5/8" REBAR AND CAP LS 38480
- ⊙ SET CITY OF MOSES LAKE MONUMENT
- ⊗ FOUND MONUMENT AS NOTED
- # SEE EASEMENT TABLE ON SHEET 2
- [###] ADDRESS

PROPERTY CORNERS

SET 5/8" REBAR AND CAP LS 38480 AT ALL PROPERTY CORNERS

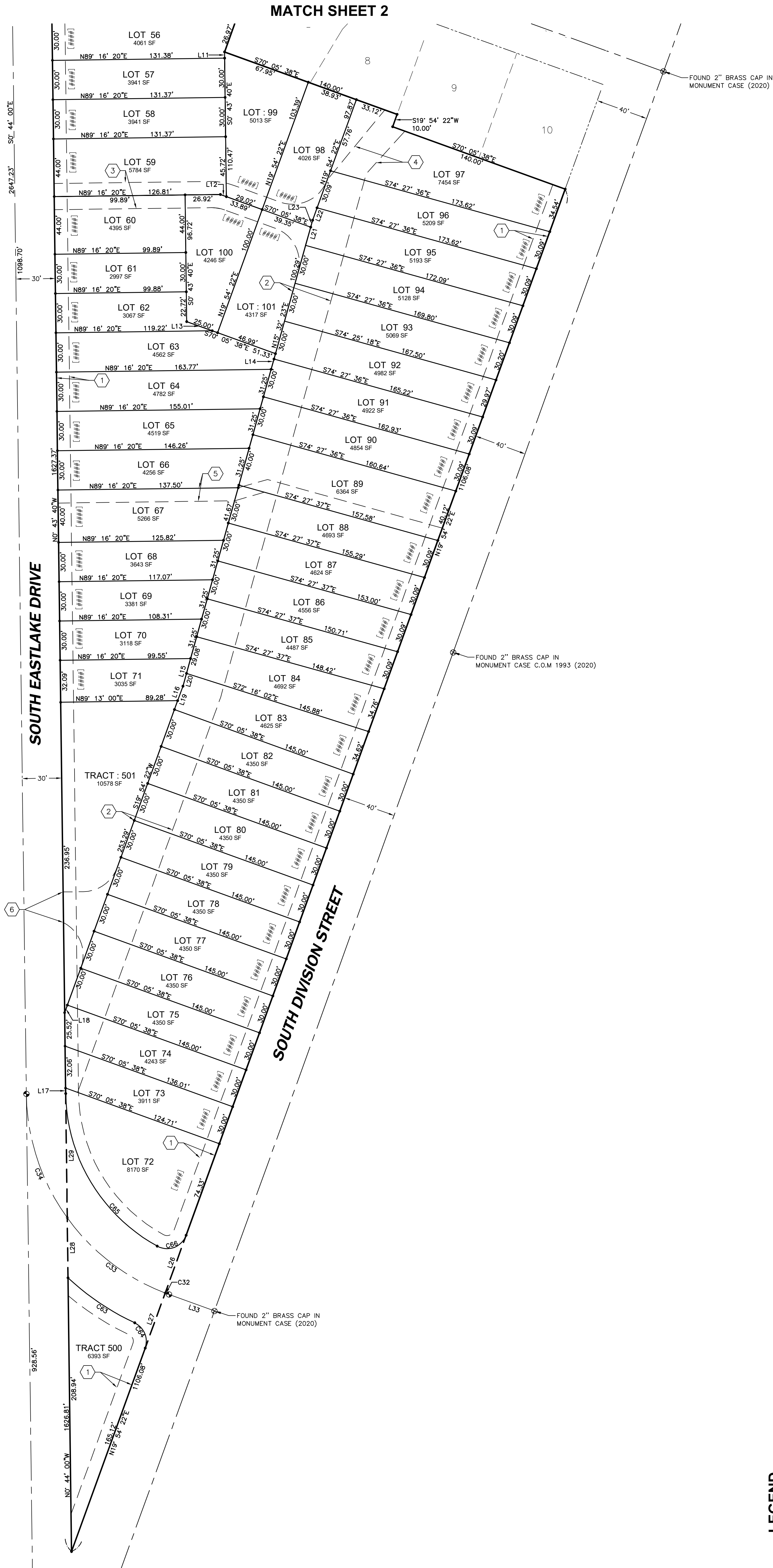


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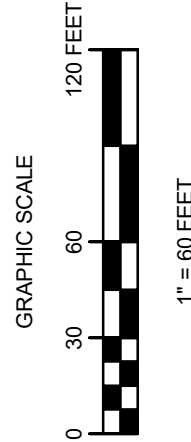
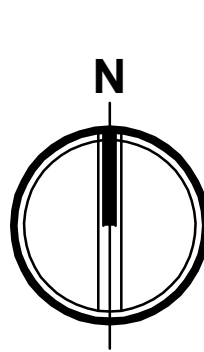


LEGEND

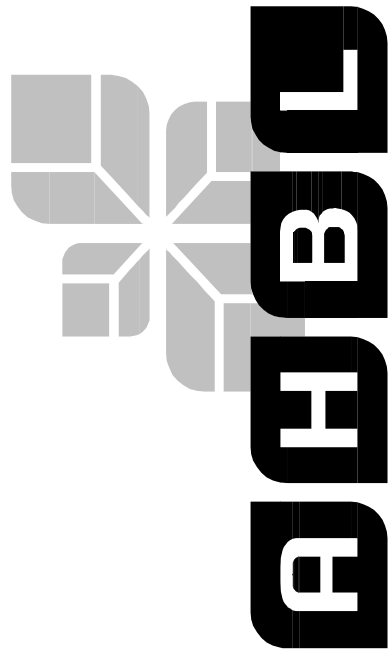
- SET 5/8" REBAR AND CAP LS 38480
- ⊙ SET CITY OF MOSES LAKE MONUMENT
- ⊗ FOUND MONUMENT AS NOTED
- ⬢ SEE EASEMENT TABLE ON SHEET 2
- [###] ADDRESS

PROPERTY CORNERS

SET 5/8" REBAR AND CAP LS 38480 AT ALL
PROPERTY CORNERS

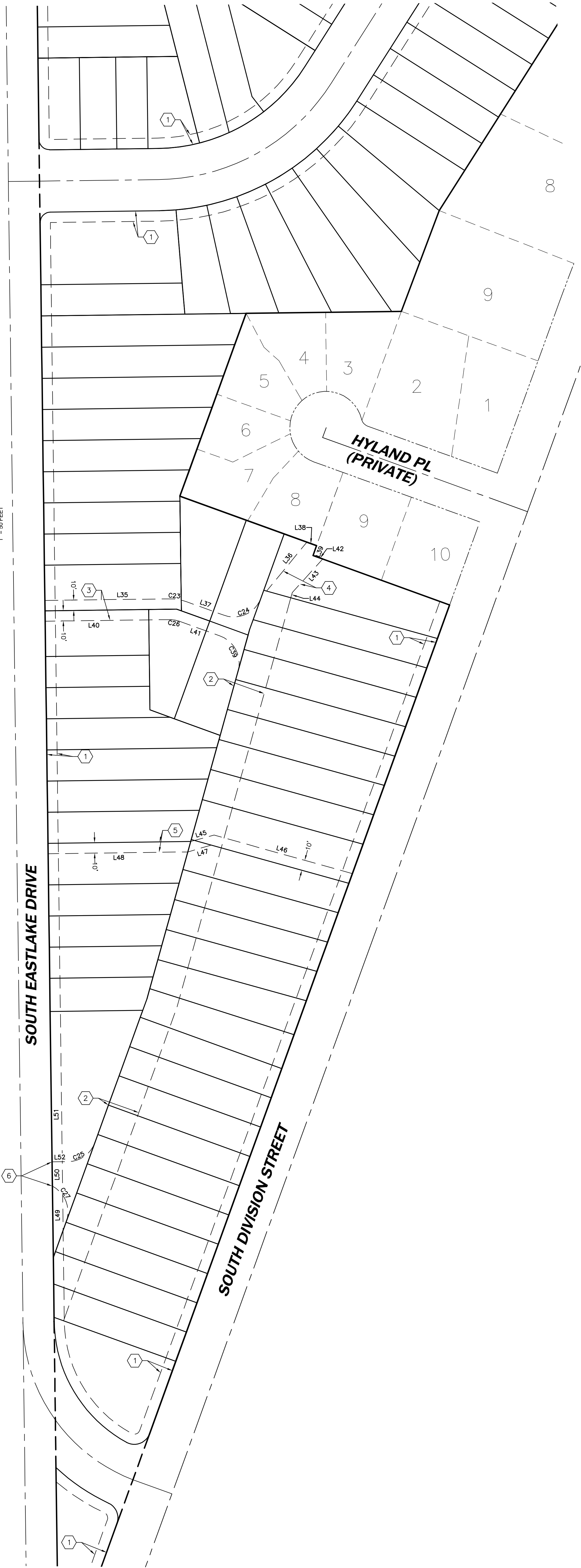
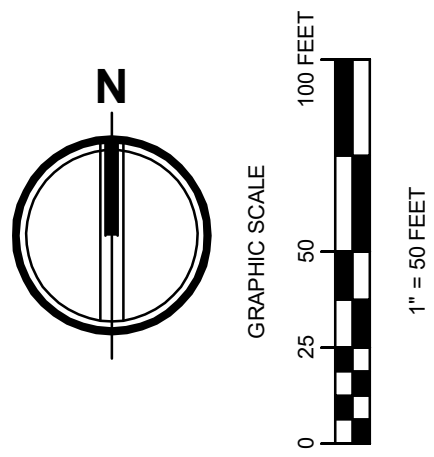


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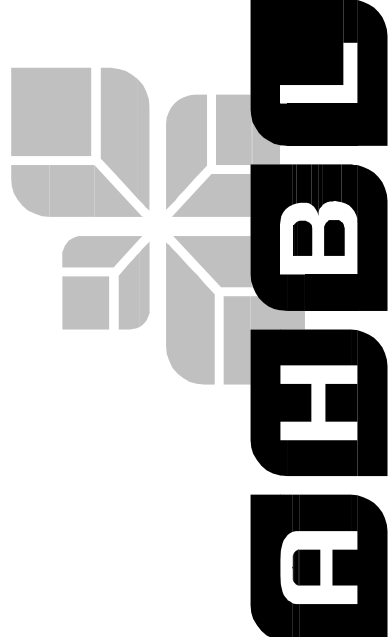
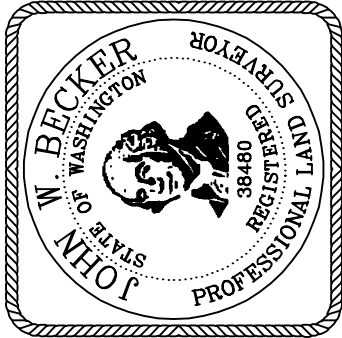


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CITY OF MOSES LAKE, GRANT COUNTY, WASHINGTON.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	15.71	10.00	89°59'40"	S45° 43' 50"E	14.14
C2	40.34	170.00	13°35'43"	N82° 28' 28"E	40.24
C3	30.16	170.00	10°09'51"	N70° 35' 41"E	30.12
C4	39.09	170.00	13°10'28"	N58° 55' 31"E	39.00
C5	59.23	170.00	19°57'47"	N42° 21' 23"E	58.93
C6	51.92	125.00	23°47'58"	N20° 28' 31"E	51.55
C7	15.71	10.00	90°00'00"	N44° 08' 40"E	14.14
C8	5.34	185.00	1°39'19"	N0° 01' 32"W	5.34
C9	30.13	185.00	9°19'57"	N5° 28' 06"E	30.10
C10	30.13	185.00	9°19'57"	N14° 48' 03"E	30.10
C11	30.16	185.00	9°20'29"	N24° 08' 16"E	30.13
C12	11.52	185.00	3°34'00"	N30° 35' 30"E	11.51
C13	1.41	230.00	0°21'04"	N32° 33' 02"E	1.41
C14	30.07	230.00	7°29'30"	N36° 28' 19"E	30.05
C15	30.09	230.00	7°29'41"	N43° 57' 54"E	30.06
C16	30.09	230.00	7°29'41"	N51° 27' 35"E	30.06
C17	30.09	230.00	7°29'41"	N58° 57' 16"E	30.06
C18	30.09	230.00	7°29'41"	N66° 26' 57"E	30.06
C19	30.09	230.00	7°29'41"	N73° 56' 38"E	30.06
C20	30.09	230.00	7°29'41"	N81° 26' 19"E	30.06
C21	16.40	230.00	4°05'10"	N87° 13' 45"E	16.40
C22	15.70	10.00	89°55'46"	N44° 18' 27"E	14.13
C23	17.29	48.00	20°38'02"	S80° 24' 39"E	17.19
C24	43.98	28.00	90°00'00"	N64° 54' 22"E	39.60
C25	33.90	28.00	69°21'58"	N54° 35' 21"E	31.87
C26	10.08	28.00	20°38'02"	S80° 24' 39"E	10.03
C27	40.23	28.00	82°18'59"	N21° 15' 07"W	36.86
C28	107.29	185.00	33°13'41"	N15° 45' 39"E	105.79
C29	228.40	230.00	56°53'49"	N60° 49' 25"E	219.13
C30	198.61	200.00	56°53'51"	N60° 49' 25"E	190.55
C31	89.89	155.00	33°13'41"	N15° 45' 39"E	88.64

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C32	3.13	165.00	1°05'14"	N89° 33' 54"W	3.13
C33	95.58	165.00	33°11'28"	N52° 25' 33"W	94.25
C34	101.07	165.00	35°05'48"	N18° 16' 54"W	99.50
C37	339.22	945.93	20°32'49"	N25° 59' 38"E	337.41
C38	407.14	1422.40	16°24'00"	S28° 06' 22"W	405.75
C39	41.85	28.00	85°38'01"	N27° 16' 37"W	38.06
C40	407.14	1422.40	16°24'00"	S28° 06' 22"W	405.75
C63	61.63	195.00	18°06'26"	N55° 58' 26"W	61.37
C64	22.98	15.50	84°56'02"	N22° 33' 39"W	20.93
C65	142.34	135.00	60°24'42"	N30° 56' 21"W	135.84
C66	26.77	15.50	98°56'56"	S69° 22' 50"W	23.56

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	9.81	S89° 16' 20"W
L2	18.55	S37° 39' 43"E
L3	15.24	N89° 16' 20"E
L4	8.22	N32° 22' 30"E
L5	13.42	S57° 37' 30"E
L6	35.65	S57° 37' 30"E
L7	1.70	N89° 08' 49"E
L8	2.26	S32° 24' 52"W
L9	9.11	N57° 35' 08"W
L10	9.18	S89° 16' 22"W
L11	4.76	S0° 43' 40"E
L12	4.87	S70° 05' 38"E
L13	20.66	S70° 05' 38"E
L14	12.41	S15° 32' 23"W
L15	21.88	S15° 32' 23"W
L16	11.75	S19° 54' 22"W
L17	4.14	N0° 44' 00"W
L18	6.12	N19° 54' 22"E
L19	18.92	N19° 54' 22"E
L20	10.20	N15° 32' 23"E
L21	20.00	S15° 32' 23"W
L22	10.03	S19° 54' 22"W
L23	5.53	S15° 32' 23"W
L24	29.99	N89° 08' 32"E
L25	40.00	N89° 08' 32"E
L26	46.93	N19° 54' 22"E
L27	44.71	N19° 54' 22"E
L28	45.84	N0° 44' 00"W
L29	94.87	N0° 44' 00"W
L30	39.99	N0° 44' 02"W
L31	40.00	N0° 44' 00"W
L32	30.00	N0° 51' 11"W
L33	36.87	N70° 06' 31"W
L34	30.00	N89° 16' 15"E

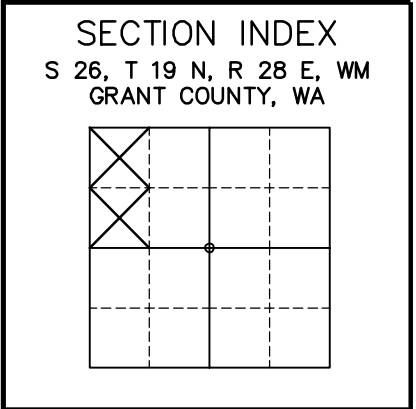
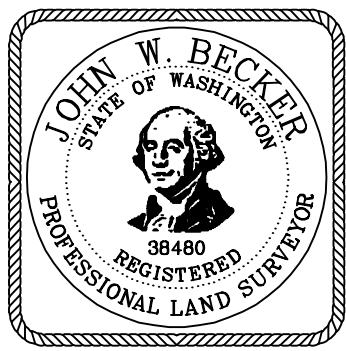
LINE TABLE		
LINE #	LENGTH	DIRECTION
L35	119.89	N89° 16' 20"E
L36	61.03	N39° 22' 35"E
L37	37.91	S70° 05' 38"E
L38	10.00	S70° 05' 38"E
L39	10.00	S19° 54' 22"W
L40	119.89	S89° 16' 20"W
L41	41.15	N70° 05' 38"W
L42	10.00	N70° 05' 38"W
L43	43.72	S42° 17' 34"W
L44	5.29	S15° 32' 23"W
L45	23.32	N74° 36' 37"E
L46	138.35	S74° 27' 36"E
L47	23.53	N73° 44' 21"E
L48	134.58	N89° 16' 20"E
L49	68.81	N0° 44' 00"W
L50	23.35	N0° 44' 00"W
L51	144.79	N0° 44' 00"W
L52	15.34	N89° 16' 20"E
L54	166.08	N89° 16' 20"E
L55	35.65	S57° 37' 30"E
L56	84.15	N89° 08' 49"E
L57	145.20	N0° 51' 11"W
L58	326.12	N89° 08' 32"E
L59	149.60	S89° 16' 22"W
L60	187.28	S19° 54' 22"W
L61	140.00	S70° 05' 38"E
L62	10.00	S19° 54' 22"W
L63	140.00	N70° 05' 38"W
L64	210.00	S70° 05' 38"E
L65	103.71	S20° 32' 41"W
L66	201.12	S19° 54' 22"W
L67	471.63	S19° 54' 22"W
L68	534.65	S19° 54' 22"W

GRANT COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS ____DAY OF _____, 20____ AT ____O'CLOCK ____M.
IN BOOK _____ OF MAJOR PLATS AT PAGES _____ THROUGH _____
RECORDS OF GRANT COUNTY, AT THE REQUEST OF THE CITY OF MOSES LAKE.

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BY DEPUTY AUDITOR DATE



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