

Barrington Point 3

55 Lots, Moses Lake, WA

*A Subdivision with City Approved Preliminary Plat
And Approved Civil Engineering Plans*

Project Sales Summary — 55 Single Family Lots

Sales Price per lot: **\$17,900** *Incl. Prelim & Final Plat
and Engineering Plans*

Est. Lot Improvements: **\$ 22,600**

Proj. Finish Lot Cost: **\$ 40,500**

TOTAL PURCHASE PRICE: 55 Lots @ \$17,900/lot

\$984,500

**BEST PRICED PROJECT
IN ALL OF
MOSES LAKE, WA**

**FULLY APPROVED &
READY TO BUILD
NOW & TODAY!!**

**ATTENTION
BROKERS**

**2.5% Commission paid
to Selling Broker.**

FOR MORE INFORMATION
AND ATTACHMENTS GO TO
www.loopnet.com/15088187

**CORNERSTONE
REAL ESTATE GROUP, LLC**

A REAL ESTATE
INVESTMENT COMPANY

**TONY GONZALEZ
PRESIDENT**

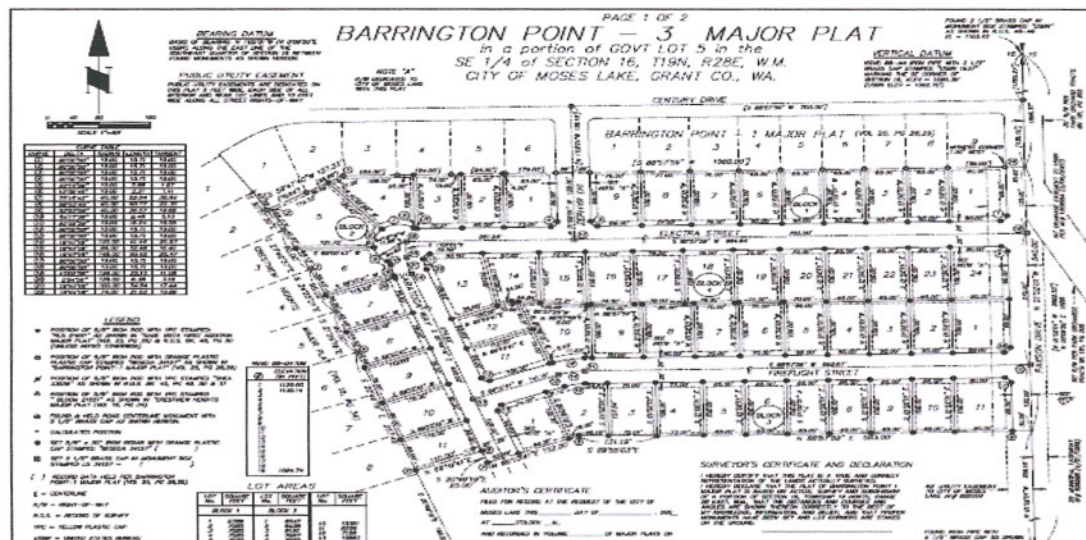
P.O. Box 607
Battle Ground, WA 98604

Off: (360) 687-7594
Cell: (360) 907-9571
Fax: (360) 687-9439

E-mail Address

tony@cornerstoneregroup.net

- Location:** City of Moses Lake, close proximity to Highway 17 and Interstate 90. Approximately 2.5 hours from Seattle and 1.5 hours from Spokane.
- Amenities:** Convenient access to the lake with over 120 miles of shore line. Close to Penr Plaza, Downtown Moses Lake and services. Grand Coulee Dam (75 miles), Potholes Recreation area (14 miles), Grant County International Airport (12 miles). Moses Pointe Golf Resort in addition to other local courses.
- Retail:** Some of the major retail anchors; Wal-Mart, Safeway, Big Five Sporting Goods Staples. Also, coming soon; Home Depot and Walgreen's. In addition, contributing to the economic stability of Moses Lake and surrounding area are over 90 major industries and businesses not counting retail. This also includes the Moses Lake School District, the Grant County Public Utilities, medical facilities and the Port of Moses Lake.
- Recreation:** Cascade Park and Boat Launch, Neppel Park, Moses Lake Family Aquatic Center, Boating, Fishing, Camping and Golfing.
- City of Moses Lake and vicinity:** 36,718+
Grant County: 75,511+



MOSES LAKE, WA
BARRINGTON POINT 3
MARKET AREA DESCRIPTION

- **2007 Population Estimate:** 17,440 approximately
- **2007 Moses Lake & Vicinity:** 36,718 approximately
- **Access:** Served by Interstate-90 running east/west through the southern portion of Moses Lake. Also served by State Highways SR-17 and SR 171. Interchange for I-90 and SR-17 is approximately 3 miles from Barrington Point 3
- **Retail/Commercial:** Wal-Mart Super center, Food Pavilion, Big Five Sporting Goods, Staples and multiple retail centers. Industrial businesses include; JR Simplot, Genie Manufacturing, Columbia Colstar, Basic Frozen Foods, Weyerhouser, Advanced Silicon, EKA Chemicals, Chemi-Con Materials, Inflation Systems, and Lamb Weston in addition to Samaritan Hospitals, Moses Lake School District, and City Government to name some major employers.
- **Projected Outlook:** The city and county has a growing industrial/manufacturing favor and is impacted further by Grant County Airport to the north of the city. Immediate market is growing with good employment growth from existing industries along with foreseen potential for substantial employment growth in the next number of years. Some major plant investments by employers are expected in the near future. The demand for new housing within the City limits for new housing increases appears to be substantiated by the increase of building permits.

FOR THE LATEST ECONOMIC DATA AND INFORMATION GO TO:

www.grantedc.com

TONY GONZALEZ, PRESIDENT
Cornerstone Real Estate Group, LLC

Bus: (360) 687-7594 • Cell: (360) 907-9571 • Fax: (360) 687-9439

BARRINGTON POINT - 3 MAJOR PLAT

in a portion of GOVT LOT 5 in the
SE 1/4 of SECTION 16, T19N, R28E, W.M.
CITY OF MOSES LAKE, GRANT CO., WA.

FOUND 2 1/2" BRASS CAP IN MONUMENT BOX STAMPED "USBR" AS SHOWN IN R.O.S. 45-49 EL = 1103.43

BEARING DATUM

BASIS OF BEARINGS: N 1°02'01"W (N 0°09'30"E USBR) ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 16 BETWEEN FOUND MONUMENTS AS SHOWN HEREON.

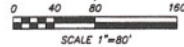
PUBLIC UTILITY EASEMENT

PUBLIC UTILITY EASEMENTS ARE DEDICATED ON THIS PLAT 5 FEET WIDE, EACH SIDE OF ALL INTERIOR AND REAR LOT LINES AND 10 FEET WIDE ALONG ALL STREET RIGHTS-OF-WAY.

NOTE "A"
R/W DEDICATED TO CITY OF MOSES LAKE WITH THIS PLAT

VERTICAL DATUM

NGVD 88-AN IRON PIPE WITH 2 1/2" BRASS CAP STAMPED "USBR 1937" MARKING THE SE CORNER OF SECTION 16. ELEV = 1095.39' (USBR ELEV = 1092.70')



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT
(1)	80°00'00"	10.00	15.71	10.00
(2)	80°00'00"	10.00	15.71	10.00
(3)	80°00'00"	10.00	15.71	10.00
(4)	22°15'09"	10.00	3.88	1.92
(5)	12°39'45"	10.00	2.21	1.11
(6)	75°15'42"	40.00	52.54	30.84
(7)	58°23'45"	40.00	40.77	22.35
(8)	52°23'09"	40.00	36.57	19.68
(9)	54°17'28"	10.00	8.48	5.13
(10)	83°02'59"	10.00	16.24	10.55
(11)	90°00'00"	10.00	15.71	10.00
(12)	90°00'00"	10.00	15.71	10.00
(13)	90°00'00"	10.00	15.71	10.00
(14)	19°47'18"	120.00	41.44	20.93
(15)	19°47'18"	94.00	32.46	16.40
(16)	19°47'18"	146.00	50.42	25.47
(17)	90°00'00"	10.00	15.71	10.00
(18)	90°00'00"	10.00	15.71	10.00
(19)	10°02'58"	126.00	22.10	11.08
(20)	2°40'06"	126.00	6.38	3.19
(21)	19°47'18"	100.00	34.54	17.44
(22)	16°44'18"	74.00	21.62	10.69

- LEGEND**
- POSITION OF 5/8" IRON ROD WITH YPC STAMPED: "PLS 21851" AS SHOWN IN "SAGE VISTA FIRST ADDITION MAJOR PLAT" (VOL. 23, PG. 53) & R.O.S. BK. 45, PG. 50 (UNLESS NOTED OTHERWISE)
 - POSITION OF 5/8" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "BESEDA 34127" AS SHOWN IN "BARRINGTON POINT-1 MAJOR PLAT" (VOL. 25, PG. 28, 29)
 - ✱ POSITION OF 5/8" IRON ROD WITH YPC STAMPED "SHEA 33656" AS SHOWN IN R.O.S. BK. 45, PG. 49, 50 & 51
 - ▲ POSITION OF 5/8" IRON ROD WITH YPC STAMPED "BLOCK 21851" AS SHOWN IN "CRESTVIEW HEIGHTS MAJOR PLAT" (VOL. 16, PG. 34)
 - FOUND & HELD ROAD CENTERLINE MONUMENT WITH 2 1/2" BRASS CAP AS SHOWN HEREON.
 - CALCULATED POSITION
 - SET 5/8" x 30" IRON REBAR WITH ORANGE PLASTIC CAP STAMPED "BESEDA 34127" ()
 - SET 2 1/2" BRASS CAP IN MONUMENT BOX STAMPED LS 34127 - ()
 - [] RECORD DATA HELD PER BARRINGTON POINT-1 MAJOR PLAT (VOL. 25, PG. 28, 29)

LOT AREAS

LOT No.	SQUARE FEET	LOT No.	SQUARE FEET
BLOCK 1		BLOCK 3	
1	9789	1	8547
2	7085	2	8428
3	7085	3	8120
4	7085	4	7957
5	7085	5	7085
6	7085	6	8010
7	8284	7	7085
8	8393	8	7085
9	8590	9	7085
10		10	7085
11		11	9789
BLOCK 2		BLOCK 4	
1	8026	1	9789
2	7085	2	7085
3	10083	3	7085
4	15010	4	7085
5	2565	5	7085
6	9130	6	7194
7	8591	7	7630
8	8590	8	7630
9	8900	9	8720
10	7260	10	8720
11		11	8720

- ⊕ = CENTERLINE
- R/W = RIGHT-OF-WAY
- R.O.S. = RECORD OF SURVEY
- = YELLOW PLASTIC CAP
- USBR = UNITED STATES BUREAU OF RECLAMATION
- PLAT BOUNDARY
- - - EXISTING LOT LINE
- CENTERLINE
- - - R/W LINE
- - - EASEMENT LINE
- NEW LOT LINES
- - - UTILITY EASEMENT

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THE CITY OF MOSES LAKE THIS _____ DAY OF _____, 20__ AT _____ O'CLOCK _____ M., AND RECORDED IN VOLUME _____ OF MAJOR PLATS ON PAGE _____, RECORDS OF GRANT COUNTY, WASHINGTON.

GRANT COUNTY AUDITOR _____ BY DEPUTY AUDITOR _____

NARRATIVE

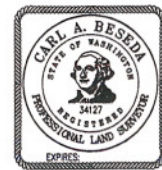
THE PURPOSE OF THIS SURVEY IS TO SEGREGATE 56 LOTS FROM A PORTION OF THE CITED CORNERSTONE REAL ESTATE GROUP, LLC TRACT AS SHOWN. RECORD BEARING OF NORTH 01° 02' 01" WEST WAS HELD BETWEEN FOUND MONUMENTS ON THE EAST LINE OF SECTION 16, AS SHOWN IN BOOK 45 OF SURVEYS, PAGE 50. A CONTROL TRAVEL WHICH MET THE STANDARDS CONTAINED IN WAC 332-130-090 WAS RUN THROUGH THE SITE WITH RADIAL TIES MADE TO OTHER FOUND MONUMENTS AS SHOWN. NEW CORNERS ESTABLISHED IN THIS SURVEY WERE SET BY RADIAL STAKEOUT FROM THESE TRAVERSE POINTS. A 2-SECOND "TOTAL STATION INSTRUMENT" WITH ELECTRONIC DATA COLLECTOR WAS USED FOR ALL FIELD WORK.

SURVEYOR'S CERTIFICATE AND DECLARATION

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS ACTUALLY SURVEYED. I HEREBY DECLARE THAT THE PLAT OF BARRINGTON POINT 1 MAJOR PLAT IS BASED ON ACTUAL SURVEY AND SUBDIVISION OF A PORTION OF SECTION 16, TOWNSHIP 19 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.

40' UTILITY EASEMENT TO CITY OF MOSES LAKE AFF# 825100

FOUND IRON PIPE WITH 2 1/2" BRASS CAP AS SHOWN IN R.O.S. BK. 45, PG. 49 NGVD 88 EL = 1095.39 = USBR EL = 1092.70'

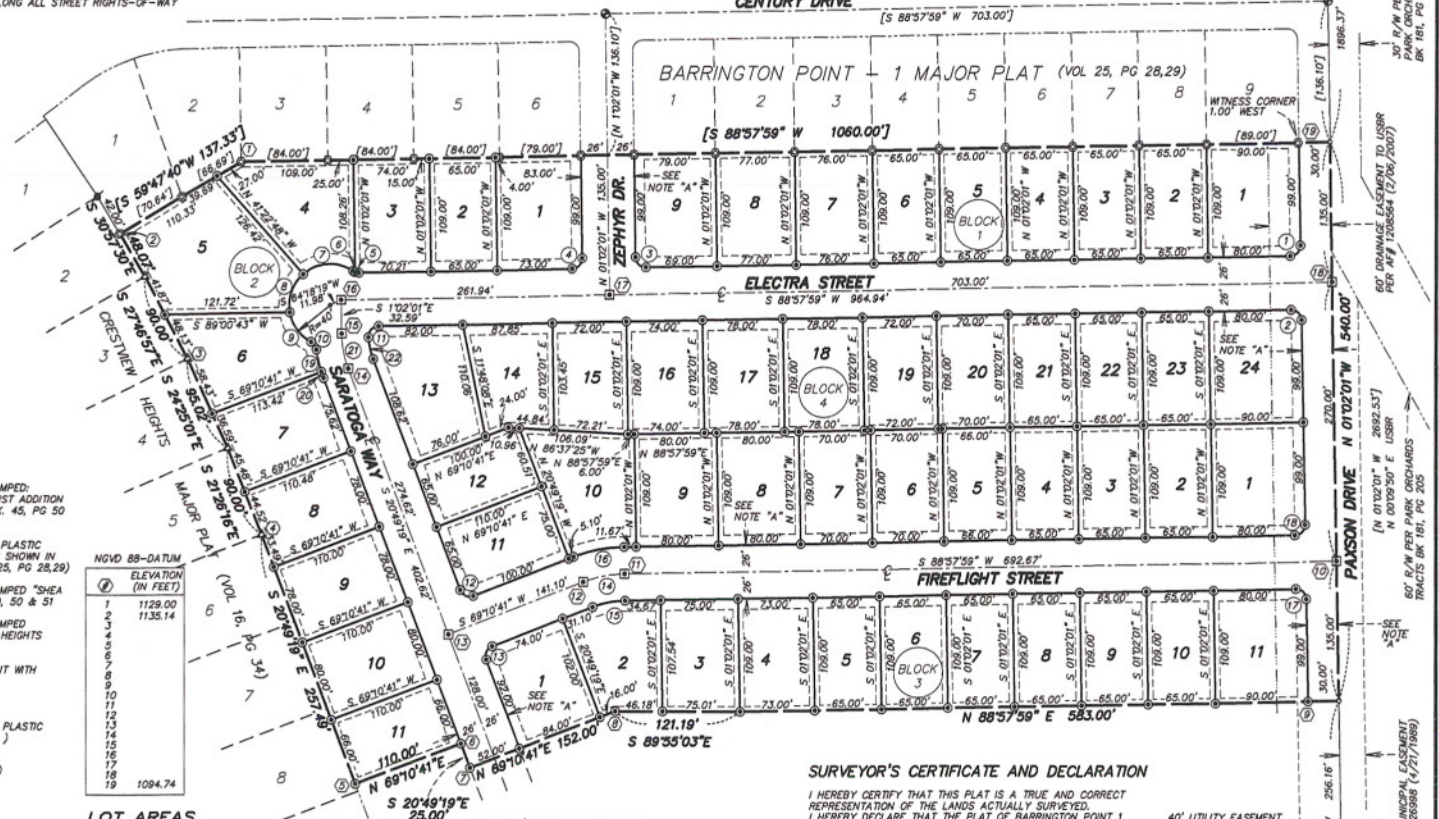


HAGEDORN, INC.
1924 Broadway Vancouver, Wa. 98663
Ph: (360) 696-4428 (503) 283-6778

SCALE: 1"=80'
DATE: 3/09/07
JOB NO.: 05-014

CALC. BY: CAB
DRAWN BY: CC
CHECKED BY: _____

DWG# PNT-3-Pg1
PAGE 1 OF 2



Largest Employers

Updated March 2008

Download as [Word](#) [Excel](#) [PDF](#)

GRANT COUNTY WASHINGTON LARGEST EMPLOYERS BY ALL SECTORS					
Company	City	Product/Service	Function	NAICS	Employees
Moses Lake School District	Moses Lake	Education	Headquarters	61111	1,000
Genie Industries, Inc.	Moses Lake	Construction & Industrial Material Lifts & Aerial Work Platforms	Branch Manufacturing Plant	33392	880
Wal-Mart	County-Wide	General Retail & Grocery Retail	Retail Outlet	45299	615
Grant County PUD	Ephrata	Electric Utility	Headquarters	92613	577
Grant County Government	Ephrata	Government	Headquarters	92114	565
Quincy Foods, LLC	Quincy	Frozen Vegetable Processing	Headquarters	31141	550
Samaritan Hospital	Moses Lake	Health Care	Headquarters	62211	435
ConAgra Foods, Inc.	Quincy	Frozen Potato Processing	Branch Processing Plant	31141	400
Big Bend Community College	Moses Lake	Education	Headquarters	61121	375
J. R. Simplot Co.	Moses Lake	Frozen French Fries & Dehydrated Potato Products	Branch Processing Plant	31141	330
REC Silicon	Moses Lake	Polysilicon Manufacturing	Branch Manufacturing Plant	33141	280
Inflation Systems, Inc.	Moses Lake	Automotive Air Bags	Branch Manufacturing Plant	33639	261
Columbia Foods, Inc.	Quincy	Corn & Peas Processing	Branch Processing Plant	31141	250
Quincy School District	Quincy	Education	Headquarters	61111	242
Ochoa Foods	Warden	Frozen Potato Processing	Headquarters	31141	200
Moses Lake Clinic	Moses Lake	Health Care	Headquarters	62111	195
Katana	Ephrata	Windmill Tower Manufacturing	Headquarters	33122	180
Moses Lake Community Health	Moses Lake	Health Care	Headquarters	62111	165
Columbia Basin Hospital	Ephrata	Health Care	Headquarters	62211	160
Ephrata School District	Ephrata	Education	Headquarters	61111	144
D & L Foundry, Inc.	Moses Lake	Manhole Cover Manufacturing	Headquarters	33151	140
Washington Potato Co.	Warden	Dehydrated Potato Flake Processing	Branch Processing Plant	31142	125
Northwest Stone & Brick, LLC	Royal City	Stone and Brick Processing	Branch Manufacturing Plant	32799	115
Weyerhaeuser Co.	Moses Lake	Corrugated Box Manufacturing	Branch Manufacturing Plant	32221	113
Moses Lake Industries, Inc.	Moses Lake	Corporate Headquarters & Industrial Chemicals	Headquarters	32518	100
Home Depot	Moses Lake	Home Building & Repair Retail	Retail Outlet	44413	100
GRANT COUNTY WASHINGTON LARGEST MANUFACTURING EMPLOYERS					
Company	City	Product/Service	Function	NAICS	Employees
Genie Industries, Inc.	Moses Lake	Construction & Industrial Material Lifts & Aerial Work Platforms	Branch Manufacturing Plant	33392	880
Quincy Foods, LLC	Quincy	Frozen Vegetables & Rice & Pasta Processing	Headquarters	31141	550
ConAgra Foods, Inc.	Quincy	Frozen Potato Processing	Branch Processing Plant	31141	400
J. R. Simplot Co.	Moses Lake	Frozen French Fries & Dehydrated Potato Products	Branch Processing Plant	31141	330
REC Silicon	Moses Lake	Polysilicon Manufacturing	Branch Manufacturing Plant	33141	280
Inflation Systems, Inc.	Moses Lake	Automotive Air Bags	Branch Manufacturing Plant	33639	261
Columbia Foods, Inc.	Quincy	Corn & Peas Processing	Branch Processing Plant	31141	250
Ochoa Foods	Warden	Frozen Potato Processing	Headquarters	31141	196
Katana Industries	Ephrata	Windmill Tower Manufacturing	Headquarters	33122	180
D & L Foundry, Inc.	Moses Lake	Manhole Cover Manufacturing	Headquarters	33151	140

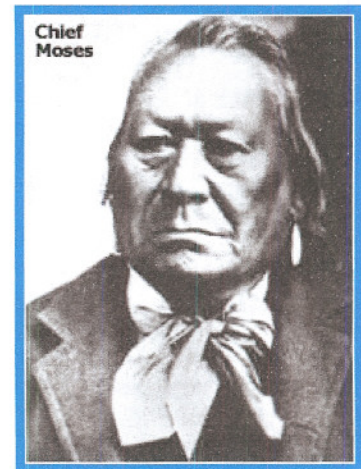
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Weyerhaeuser Co.	Moses Lake	Corrugated Box Manufacturing	Branch Manufacturing Plant	32221	113
Moses Lake Industries, Inc.	Moses Lake	Corporate Headquarters & Industrial Chemicals	Headquarters	32518	100
Basic American Foods	Moses Lake	Dehydrated Potato Processing	Branch Processing Plant	31142	94
El Oro-Agribest	Warden	Cattle Feed	Headquarters	31111	80
National Frozen Foods Corp.	Moses Lake	Vegetable Processing	Branch Processing Plant	31141	75
Celite Corp.	Quincy	Mineral Processing	Branch Processing Plant	21239	70
Chemi-Con Materials Corp.	Moses Lake	Electrolitic Aluminium Foil	Branch Processing Plant	33131	63
ML Fab Co.	Moses Lake	High-Rise Window Manufacturing	Branch Manufacturing Plant	33232	56
Tatoes Seed Cutting/Wahluke Produce Co.	Mattawa	Agricultural Seed Processing	Headquarters	11511	55
Eckenberg Hay	Mattawa	Hay Cubes	Headquarters	31111	52
Western Polymer Corp.	Moses Lake	Potato Starch	Headquarters	31121	50
EKA Chemicals, Inc.	Moses Lake	Sodium Chloride	Branch Manufacturing Plant	32518	40

Source: Grant County EDC, Washington Manufacturers Directory, and North American Industry Classification System

History

A brief history of Moses Lake, Washington...

The City of Sulktalthscosum Lake? That could have been our city's name had an early party of Presbyterian missionaries, at Lapwai, not given that Indian Chief the name of "Moses." Chief Sulktalthscosum, born in 1829, was the chief of the tribe of Indians inhabiting this area. They were called Kowalchina and sometimes Sinkiuse and Columbias. This chief was one of the most influential Indian leaders in Eastern Washington and Northern Idaho in the mid to late 1800's. The citizens of the hamlet of Neppel voted, in 1938, to rename their community in honor of Chief Moses and the city became known as Moses Lake. His name had already been attached to the lake next to Neppel and a coulee between Wenatchee and Ephrata also bore the name of the chief, whose bands were well known for their fine horses. Moses' people roamed the Basin in the late 1800's until he was unfairly accused of murder. In 1878, a couple was murdered near Rattlesnake Springs by a band thought to be connected to Chief Joseph. The military, however, blamed the incident on Chief Moses. He was captured near present day O'Sullivan Dam and ordered to stand trial in Yakima, where he was found innocent. Chief Moses went to Washington D.C., talked to President Rutherford B. Hayes and turned control of the Columbia Basin over to the government which opened the basin for homesteading. Moses then moved to the Methow Valley and Chelan.



The history of our community began in 1910. It was then the hamlet of Neppel was founded to serve the needs of a small group of pioneering farmers who settled on the shores of the lake. From its small beginning, Moses Lake has grown and prospered to what it is today, the commercial hub of the Columbia Basin in Grant County, located on north/south State Highway 17 and east/west on Federal Interstate 90. This rural environment provides friendliness and security, yet the urban resources of Seattle or Spokane are within easy driving distance. This is a pleasant living area with a great variety of scenery and recreational opportunities in an area of moderate climate.

The lake, Moses Lake, on which the town lies is made up of three main arms which are over 18 miles long and up to one mile wide. It is the largest, natural body of fresh water in Grant County. Moses Lake has over 120 miles of shoreline and covers 6,500 acres.

509-765-7888 or email us information@moseslake.com
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