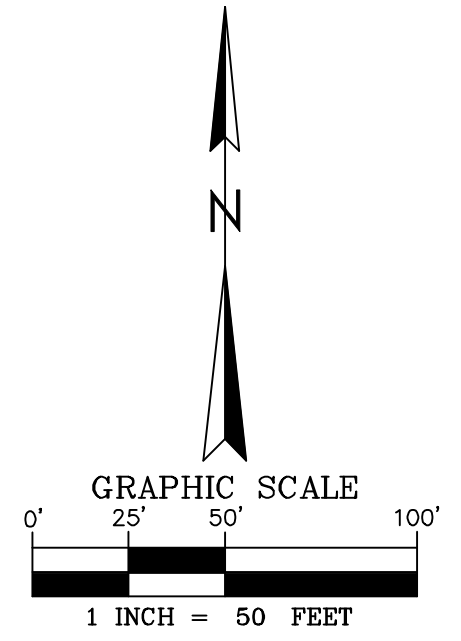
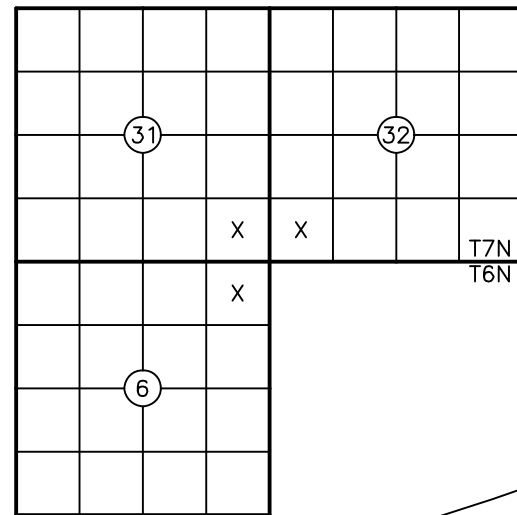


THE PONDS

PREPARED FOR
DOUGLAS BOTIMER

PORTION OF THE NE1/4 OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 36 EAST,
THE SE1/4 OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 36 EAST &
THE SW1/4 OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 36 EAST,
WILLAMETTE MERIDIAN, CITY AND COUNTY OF WALLA WALLA, WASHINGTON

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	704.11'	20.06'	1°37'57"	N87°29'24"E	20.06'
C2	704.11'	51.65'	4°12'09"	S84°34'21"W	51.63'
C3	704.12'	47.10'	3°49'58"	S80°33'17"W	47.09'
C4	50.00'	13.55'	15°31'26"	S80°52'32"W	13.51'
C5	171.50'	55.67'	18°35'53"	S63°48'52"W	55.42'
C6	128.50'	75.78'	33°47'27"	N71°24'39"E	74.69'
C7	148.01'	35.35'	13°41'09"	N66°16'14"E	35.27'
C8	148.01'	12.69'	4°54'44"	N56°58'17"E	12.69'
C9	152.01'	45.30'	17°04'27"	N63°03'09"E	45.13'
C10	152.01'	44.35'	16°43'00"	S79°56'53"W	44.19'
C11	200.02'	36.45'	10°26'30"	N67°53'33"E	36.40'
C12	200.02'	28.47'	8°09'23"	S58°35'37"W	28.45'
C13	100.01'	35.03'	20°04'13"	N64°33'02"E	34.85'
C14	100.01'	23.95'	13°43'14"	S81°26'45"W	23.89'
C15	670.12'	345.74'	29°33'39"	N73°31'33"E	341.91'
C16	10.00'	18.42'	105°31'27"	N54°07'29"W	15.92'
C17	10.00'	15.77'	90°20'23"	S46°31'26"E	14.18'
C18	10.00'	15.65'	89°39'37"	N43°28'34"E	14.10'



LOT 12 - CONNECTIVITY ACCESS EASEMENT
THE ACCESS EASEMENT ON LOT 12, WILL PROVIDE STREET CONNECTIVITY BETWEEN "BELLA DRIVE" AND PLAZA WAY. THE ACCESS EASEMENT IS INTENDED TO BE TEMPORARY AND REMOVED AT THE TIME THAT "BELLA DRIVE" IS EXTENDED THROUGH THE PROPERTY TO THE SOUTH AND A FUTURE PUBLIC STREET CONNECTION TO PLAZA WAY IS CONSTRUCTED. AS SUCH, IT IS AN EASEMENT GRANTED TO THE CITY OF WALLA WALLA FOR STREET CONNECTIVITY, EXTINGUISHED AT SUCH TIME IT IS APPROPRIATE TO DO SO.

PLAT AREA
TOTAL PLAT AREA: 246,678 SQ FT
RIGHT-OF-WAY DEDICATED: 53,597 SQ FT
TOTAL EASEMENT AREA: 0 SQ FT
TOTAL TRACT AREA: 61,050 SQ FT

- STREET ADDRESSES**
- LOT 1
 - LOT 2
 - LOT 3
 - LOT 4
 - LOT 5
 - LOT 6
 - LOT 7
 - LOT 8
 - LOT 9
 - LOT 10
 - LOT 11
 - LOT 12
 - LOT 13
 - LOT 14
 - LOT 15
 - LOT 16
 - LOT 17
 - LOT 18
 - LOT 19
 - LOT 20
 - LOT 21
 - LOT 22
 - LOT 23

PROPOSED HOUSING TYPE
ALL LOTS ARE SINGLE FAMILY RESIDENTIAL

- LEGEND**
- FOUND MONUMENT AS NOTED
 - FOUND CORNER AS NOTED
 - CALCULATED POINT, NOT FOUND OR SET
 - SET 5/8" REBAR & CAP "PERMIT SURVEY PLS 45774"

- MONUMENT NOTES**
- [1] FOUND 3" BRASS CAP "APA 2008 PLS 43411"
 - [2] FOUND 3" BRASS CAP
 - [3] FOUND 3" BRASS CAP "APA 2008 PLS 43411 47+31.9"
 - [4] FOUND 3" BRASS CAP "APA 2008 PLS 43411 47+37.6"
 - [5] FOUND 3" BRASS CAP "APA 503 2008 PLS 43411"
 - [6] FOUND 3" BRASS CAP "APA 2008 PLS 43411 46+60"
 - [7] FOUND 1.5" ALUMINUM CAP "APA PLS 43411"
 - [8] FOUND 3" BRASS CAP "PLS 43411 70+42.6"

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS _____ DAY OF _____, 20__ A.D. AT _____ MINUTES
PAST _____ M., AND RECORDED IN VOLUME ____ OF PLATS AT PAGE _____ AT
THE REQUEST OF CHRISTOPHER C. AMMANN.

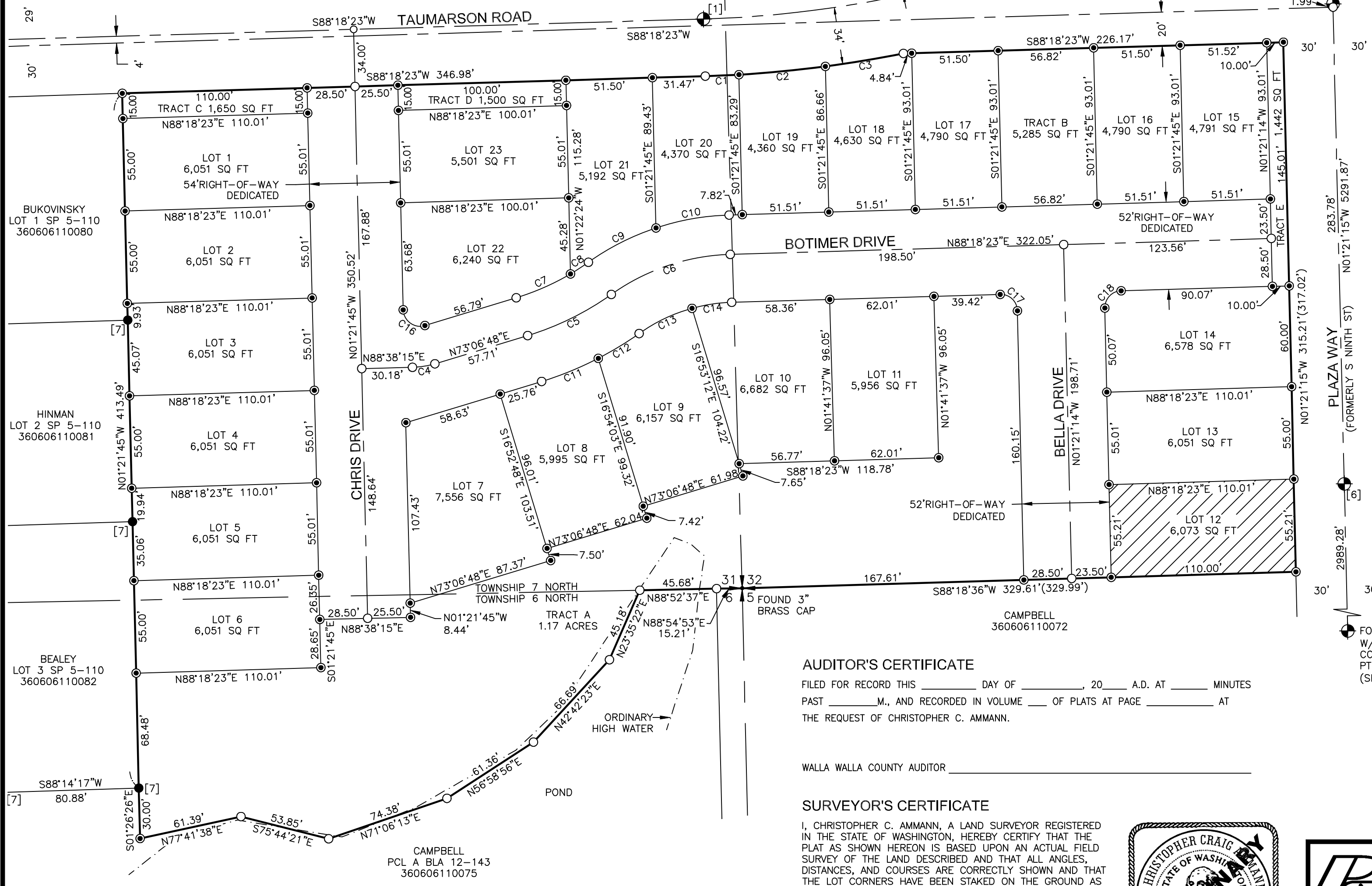
SURVEYOR'S CERTIFICATE
I, CHRISTOPHER C. AMMANN, A LAND SURVEYOR REGISTERED IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON IS BASED UPON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE CORRECTLY SHOWN AND THAT THE LOT CORNERS HAVE BEEN STAKED ON THE GROUND AS SHOWN HEREON.



2245 Robertson Drive
Richland, WA 99354
Office 509-375-4123
Fax 509-371-0999

DATE: 06/28/24
SCALE: 1"=50'
DRAWN BY: CCA
APPROVED BY: CCA
PROJECT: 16067
SHEET 1 OF 3

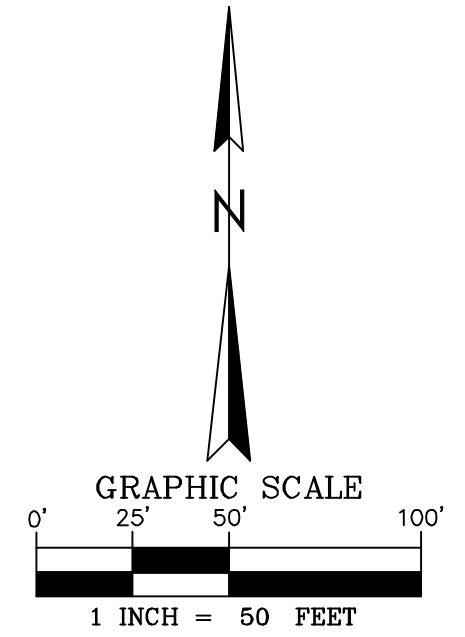
CHRISTOPHER C. AMMANN
CERTIFICATE NO. 45774
DATE _____



THE PONDS

PREPARED FOR
DOUGLAS BOTIMER

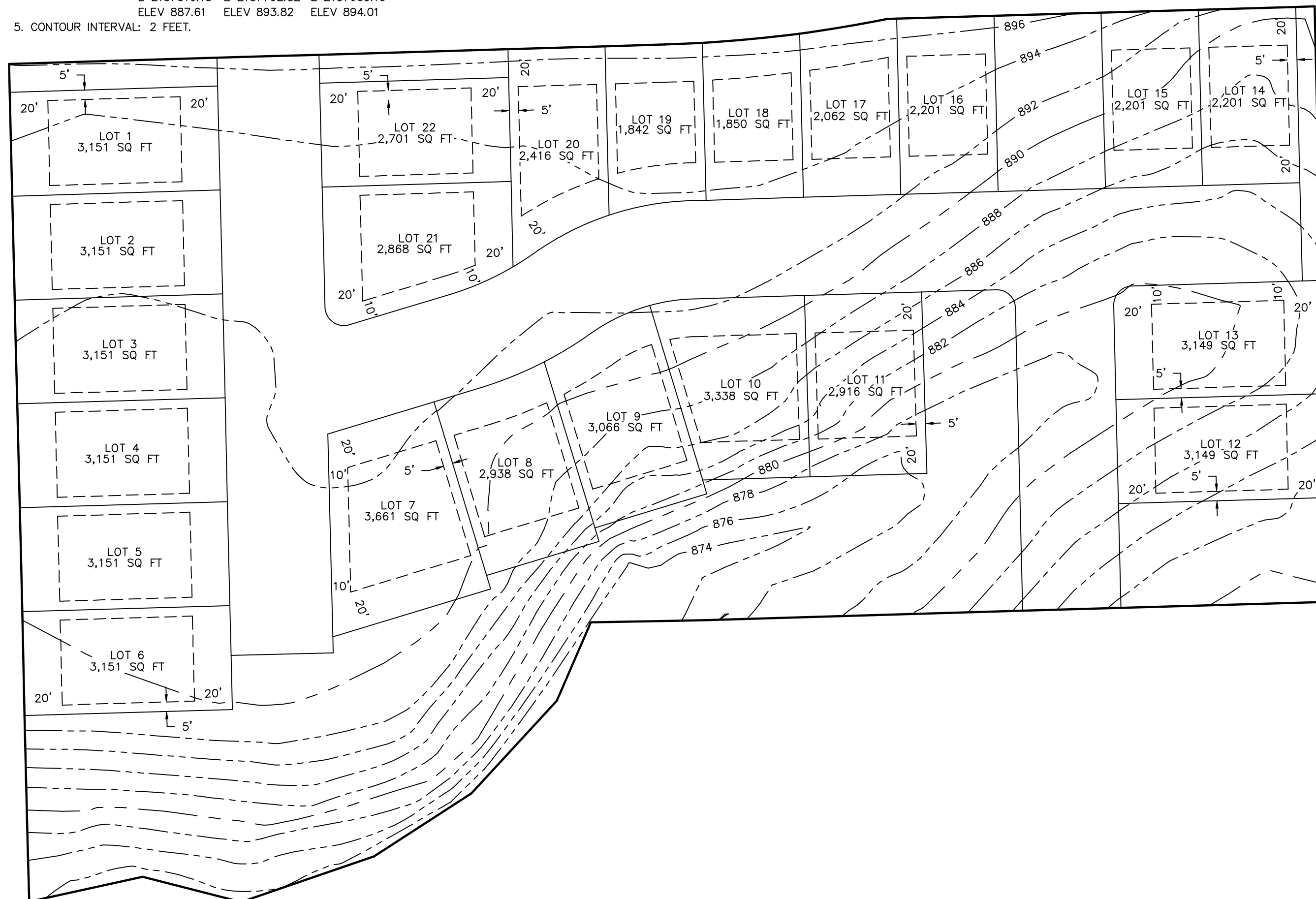
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WILLAMETTE MERIDIAN, CITY AND COUNTY OF WALLA WALLA, WASHINGTON



TOPOGRAPHY NOTES

- DATE OF SURVEY: MAY 28, 2016.
- EQUIPMENT/PROCEDURES: TOPCON HIPER & GR3 GNSS, RTK METHOD.
- VERTICAL DATUM: NAVD88, CITY OF WALLA WALLA GEODETIC CONTROL SURVEY, AUDITOR'S FILE NO. 1996-04535, RECORDS OF WALLA WALLA COUNTY, WASHINGTON.
- CONTROL POINTS:

902	904	906
N 230366.98	N 263641.12	N 265657.37
E 2187810.18	E 2187732.82	E 2187685.13
ELEV 887.61	ELEV 893.82	ELEV 894.01
- CONTOUR INTERVAL: 2 FEET.



BUILDABLE AREAS

LOT 1	3,151 SQ FT
LOT 2	3,151 SQ FT
LOT 3	3,151 SQ FT
LOT 4	3,151 SQ FT
LOT 5	3,151 SQ FT
LOT 6	3,151 SQ FT
LOT 7	3,661 SQ FT
LOT 8	2,938 SQ FT
LOT 9	3,066 SQ FT
LOT 10	3,338 SQ FT
LOT 11	2,916 SQ FT
LOT 12	3,149 SQ FT
LOT 13	3,149 SQ FT
LOT 14	2,201 SQ FT
LOT 15	2,201 SQ FT
LOT 16	2,201 SQ FT
LOT 17	2,062 SQ FT
LOT 18	1,850 SQ FT
LOT 19	1,842 SQ FT
LOT 20	2,416 SQ FT
LOT 21	2,868 SQ FT
LOT 22	2,701 SQ FT



PERMIT SURVEYING INC

2245 Robertson Drive
Richland, WA 99354

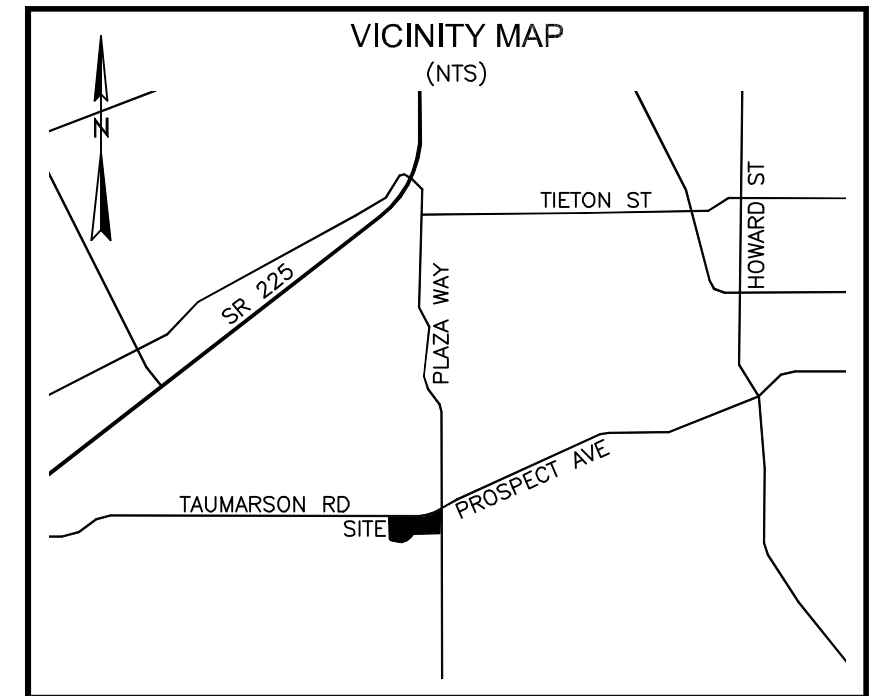
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SHEET 2 OF 3

THE PONDS

PREPARED FOR
DOUGLAS BOTIMER

PORTION OF THE NE1/4 OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 36 EAST,
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THE SW1/4 OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 36 EAST,
WILLAMETTE MERIDIAN, CITY AND COUNTY OF WALLA WALLA, WASHINGTON



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, DOUGLAS BOTIMER, AM THE OWNER OF THE LANDS DEPICTED HEREIN, HAVE CAUSED THESE LANDS TO BE SURVEYED AND SUBDIVIDED AS SHOWN AND HEREBY WAIVE FOR MYSELF AND MY SUCCESSORS ANY CLAIMS FOR DAMAGES AGAINST ANY PUBLIC AUTHORITY RESULTING FROM CONSTRUCTION OR MAINTENANCE OF PUBLIC FACILITIES OR PUBLIC PROPERTY ON THE PROPERTY DESCRIBED HEREIN AND HEREBY GRANT TO THE PUBLIC THE RIGHT-OF-WAY FOR THE USES AND PURPOSES SHOWN HEREON.

DOUGLAS BOTIMER

DATE

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DOUGLAS BOTIMER SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
RESIDING AT: _____
MY COMMISSION EXPIRES: _____

DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 36 EAST, W.M., AND THE NORTHEAST 1/4 OF THE NE 1/4 OF SECTION 6, OF TOWNSHIP 6 NORTH, RANGE 36 EAST, W.M., ALL IN WALLA WALLA COUNTY, WASHINGTON DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6, BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 17 MINUTES 19 SECONDS EAST FOR A DISTANCE OF 329.99 FEET ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 5 TO A POINT ON THE WEST RIGHT OF WAY LINE OF SOUTH NINTH STREET; THENCE NORTH 01 DEGREES 22 MINUTES 18 SECONDS WEST FOR A DISTANCE OF 317.02 FEET ALONG THE WEST LINE OF SOUTH NINTH STREET TO THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF TAUMARSON; THENCE SOUTH 88 DEGREES 17 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 691.51 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF TAUMARSON ROAD; THENCE SOUTH 01 DEGREES 22 MINUTES 18 SECONDS EAST FOR A DISTANCE OF 316.97 FEET; THENCE SOUTH 01 DEGREES 28 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 138.58 FEET; THENCE NORTH 77 DEGREES 39 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 61.38 FEET; THENCE SOUTH 75 DEGREES 46 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 53.84 FEET; THENCE NORTH 71 DEGREES 03 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 74.37 FEET; THENCE NORTH 56 DEGREES 56 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 61.35 FEET; THENCE NORTH 42 DEGREES 39 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 66.68 FEET; THENCE NORTH 23 DEGREES 32 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 45.18 FEET; THENCE NORTH 88 DEGREES 42 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 60.70 FEET TO THE TRUE POINT OF BEGINNING.

APPROVALS

THE SUBDIVISION SHOWN HEREIN CONFORMS TO THE WALLA WALLA CITY COMPREHENSIVE PLAN AND TO CHAPTER 19.18 OF THE CITY OF WALLA WALLA MUNICIPAL CODE.

NEAL CHAVRE, PE, CITY ENGINEER

DATE

J PRESTON FREDERICKSON
DEVELOPMENT SERVICES DIRECTOR

DATE

I HEREBY CERTIFY THAT ALL TAXES FOR THE YEAR 20__ AGAINST THE PROPERTY SHOWN HEREIN HAVE BEEN PAID (PARCEL NO'S 360606110079 & 360732330001).

WALLA WALLA COUNTY TREASURER

DATE

SURVEYOR'S NOTES

1. DATE OF SURVEY: MAY 28, 2016.
2. BASIS OF BEARING: NAD83(91) WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
3. UNITS OF MEASURE: US SURVEY FEET GRID DISTANCES. MULTIPLY GRID DISTANCES BY A COMBINED SCALE FACTOR OF 1.000081742 TO ACHIEVE GROUND DISTANCES.
4. EQUIPMENT/PROCEDURES: TOPCON HIPER & GR3 GNSS, RTK METHOD. LINEAR CLOSURES MEET OR EXCEED STANDARDS CONTAINED IN WAC 332-130-090.
5. CONTROL POINTS PER CITY OF WALLA WALLA GEODETIC CONTROL SURVEY, AUDITOR'S FILE NO. 1996-04535, RECORDS OF WALLA WALLA COUNTY, WASHINGTON.
6. () DESCRIPTION DISTANCE
7. TAUMARSON ROAD AND PLAZA WAY RIGHT-OF-WAY SHOWN PER WALLA WALLA COUNTY CRP 13-03 PLANS SHEET 7 OF 8 DATED AUGUST 6, 2014 & AFN: 2008-03665.



**PERMIT
SURVEYING
INC**

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SHEET 3 OF 3