

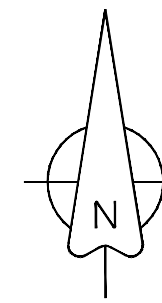
NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF CHARLES & GAYLA ERNST, FOR THE PURPOSE OF SPLITTING ASSESSORS PARCEL NO. 360722140050, LOCATED AT 2317 GARRISON STREET INTO 5 PARCELS.

RECORD LEGAL DESCRIPTIONS

PER QUIT CLAIM DEED 2009-06511: BEGINNING AT THE NORTHWEST CORNER OF PARCEL B OF SAID SHORT PLAT; THENCE N80°26'17"E ALONG THE NORTH LINE THEREOF, 98.65 FEET TO A FOUND REBAR; THENCE CONTINUING NORTHEAST ALONG THE NORTH LINE OF SAID PARCEL B S66°03'53"E, 83.90 FEET TO A FOUND REBAR AT THE NORTHEAST CORNER THEREOF; THENCE S01°48'55"E ALONG THE COMMON BOUNDARY LINE BETWEEN SAID PARCEL B AND PARCEL A OF SAID SHORT PLAT, 19.33 FEET; THENCE N70°23'43"W, 6.48 FEET; THENCE N67°23'39"W, 91.71 FEET; THENCE S87°10'56"W, 87.13 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL B; THENCE N40°06'40"E ALONG THE SAID WESTERLY LINE OF SAID PARCEL B, 5.00 FEET TO THE POINT OF BEGINNING.

ERNST SHORTPLAT
FOR PROPERTY LOCATED IN THE SECTION 22 OF TOWNSHIP 07 NORTH, RANGE 36 EAST, WILLAMETTE MERIDIAN, COUNTY & CITY OF WALLA WALLA, STATE OF WASHINGTON



BASIS OF BEARINGS

WASHINGTON SOUTH STATE PLANE N88°25'57"E BETWEEN THE 5/8" REBAR IN THE SW CORNER OF THE SITE PROPERTY AND THE 5/8" REBAR IN THE SE CORNER OF THE SITE PROPERTY. DISTANCES SHOWN HEREON ARE GROUND DISTANCES, TO CONVERT THESE GROUND DISTANCES TO GRID MULTIPLY BY THE COMBINED FACTOR OF 0.9999006685722927.

LEGEND

- PROPERTY LINE
- BUILDING
- ORDINARY HIGH WATER
- ROAD CENTERLINE
- ROAD RIGHT-OF-WAY
- FENCE LINE
- SETBACKS AS NOTED
- WATER PIPELINE
- GAS LINE
- MONUMENT FOUND AS NOTED
- CALCULATED POINT, NOTHING SET
- WATER VALVE
- CONTOUR LINES WITH ELEVATIONS

SURVEYORS NOTES

THIS SURVEY WAS PERFORMED AS A REAL TIME KINEMATIC (RTK) SURVEY USING TRIMBLE R10 RECEIVERS WITH STANDARD ACCURACIES OF 8MM + PPM HORIZONTAL 15MM + 0.5 PPM VERTICAL AND WITH CONVENTIONAL METHODS USING A TRIMBLE S6 HAVING 1" ANGULAR AND 10MM + 2PPM DISTANCE ACCURACY.

DENSITY NOTE

TOTAL AREA OF PLAT: 103,742 SQUARE FEET, 2.38 ACRES
TOTAL CRITICAL AREA: 51,084 SQUARE FEET, 1.17 ACRES
TOTAL BUILDABLE AREA: 52,658 SQUARE FEET, 1.21 ACRES

5/8" REBAR WITH YELLOW PLASTIC CAP MARKED TOMKIN'S SURVEY
SEE SHEET 2 FOR DETAIL OF EASEMENT

2" BRASS CAP AT INTERSECTION OF GARRISON ST. AND HAWK DR.

Preliminary



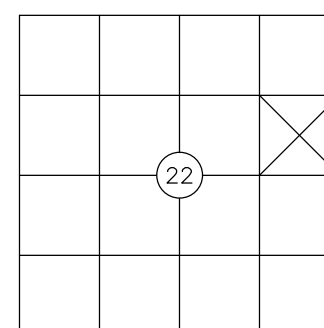
SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SURVEY RECORDING ACT AND AT THE REQUEST OF CHARLES & GAYLA ERNST.

GREG E. FLOWERS 19619

CLIENT: RICHLAND 132, LLC		PROJECT NO.: 68104
SURVEYOR: GREG E. FLOWERS		DATE: 01/09/2024
CALC BY: JLM	DRAWN BY: RKD	SCALE: 1" = 30'
SECTION: 22	TOWNSHIP: 07 NORTH	RANGE: 36 EAST
CITY: WALLA WALLA	COUNTY: WALLA WALLA	SHEET 1 OF 2

SECTION DIAGRAM
T7N, R36E, W.M.



PBS Engineering and Environmental Inc.
5 N Colville St, Ste 200
Walla Walla, WA 99362
509.956.3026
pbsusa.com

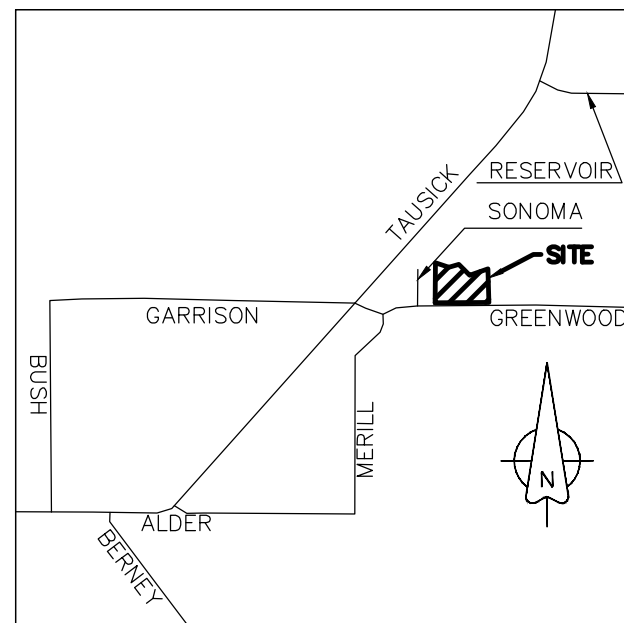
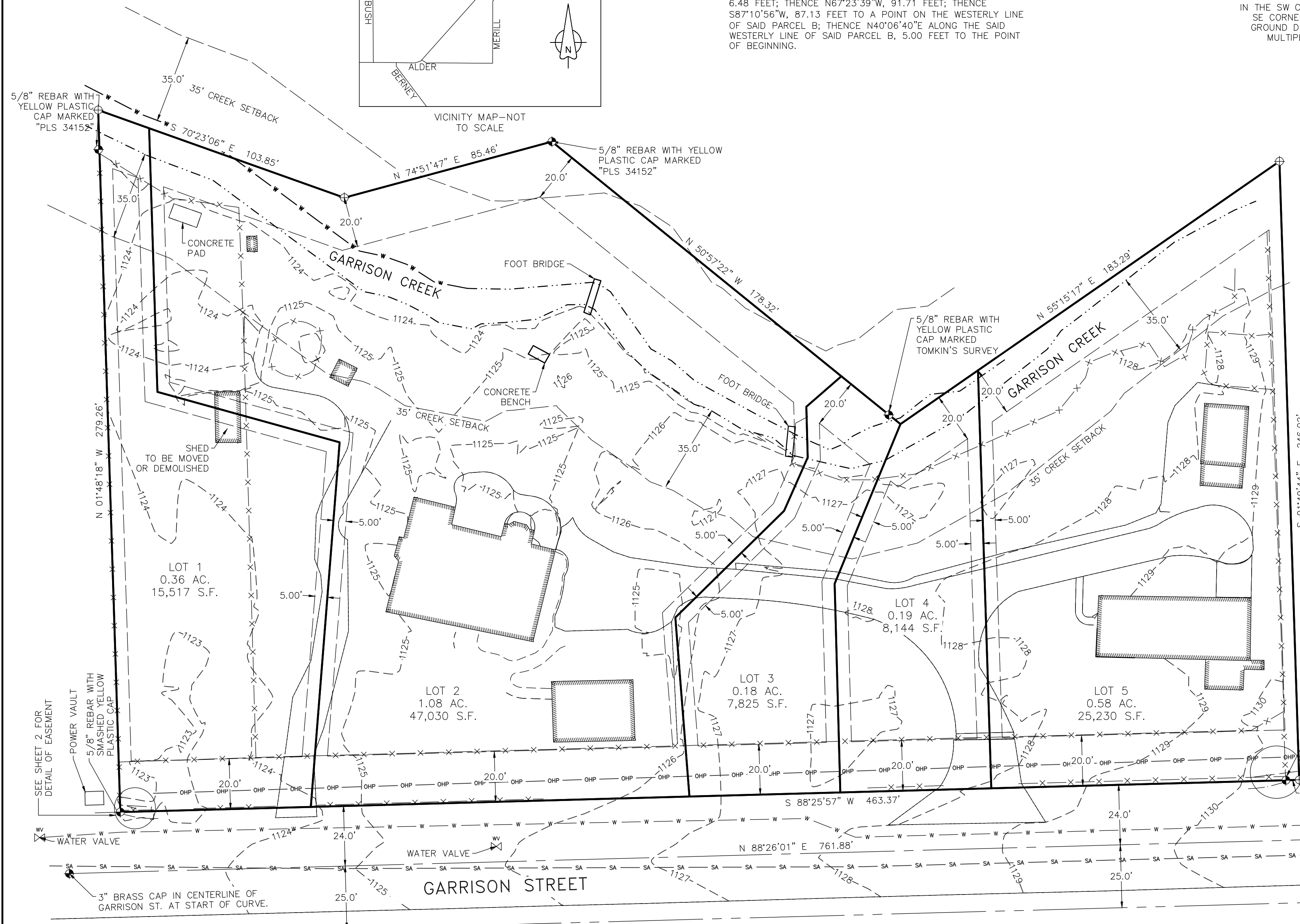
AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20____
AT THE REQUEST OF GREG E. FLOWERS, LAND SURVEYOR, IN
VOLUME _____ OF SURVEYS AT PAGE _____, RECORDED UNDER
AUDITOR'S FEE NO. _____

COUNTY AUDITOR

REFERENCE DOCUMENTS

- DEEDS**
(D1) QUIT CLAIM DEED, AUDITOR'S FILE NO. 2009-06510.
(D2) QUIT CLAIM DEED, AUDITOR'S FILE NO. 2009-06511.
- SURVEYS**
(S1) SHORT PLAT OF THE ERNST PROPERTY IN WALLA WALLA, VOLUME "4" OF SHORT PLATS AT PAGE 277.
(S2) B/LA OF ERNST PROPERTY, AUDITOR'S FILE NO. 2009-06509.



VICINITY MAP-NOT TO SCALE

DEDICATION

KNOW ALL BY THESE PRESENT THAT I, [OWNER OR REPRESENTATIVE], THE OWNER OF THE PARCEL DEPICTED HEREIN, HAVE CAUSED THESE LANDS TO BE SURVEYED AND SUBDIVIDED AS SHOWN. WE HEREBY DEDICATE TO THE PUBLIC ALL ROADS AND RIGHTS OF WAY NOT DESIGNATED HEREIN AS PRIVATE, AND WAIVE FOR OURSELVES AND FOR OUR SUCCESSORS ANY CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY RESULTING FROM THE CONSTRUCTION OR MAINTENANCE OF PUBLIC FACILITIES OR PUBLIC PROPERTY WITHIN THIS CLUSTER SHORT PLAT.

SIGNED:

CHARLES ERNST _____ DATE

GAYLA ERNST _____ DATE

APPROVALS

THE SUBDIVISION SHOWN HEREON CONFORMS TO THE WALLA WALLA COUNTY COMPREHENSIVE PLAN AND TO CHAPTER 19.24 OF THE CITY OF WALLA WALLA MUNICIPAL CODE.

NEAL CHAVRE, CITY ENGINEER _____ DATE
 DEVELOPMENT SERVICES DEPARTMENT

J PRESTON FREDERICKSON, DIRECTOR _____ DATE
 DEVELOPMENT SERVICES DEPARTMENT

I HEREBY CERTIFY THAT _____ TAXES FOR THE YEAR _____
 AGAINST THIS LAND HAVE BEEN PAID.

WALLA WALLA COUNTY TREASURER _____ DATE

ACKNOWLEDGEMENT

STATE OF _____

COUNTY OF _____

BEFORE ME THIS _____ DAY
 OF _____, 20____, APPEARED

CHARLES ERNST, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING SUBDIVISION AND DEDICATION OF LAND TO BE A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____

NOTARY PUBLIC _____
 FOR THE STATE OF _____

RESIDING IN _____

MY COMMISSION EXPIRES _____

ACKNOWLEDGEMENT

STATE OF _____

COUNTY OF _____

BEFORE ME THIS _____ DAY
 OF _____, 20____, APPEARED

GAYLA ERNST, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING SUBDIVISION AND DEDICATION OF LAND TO BE A FREE AND VOLUNTARY ACT AND DEED.

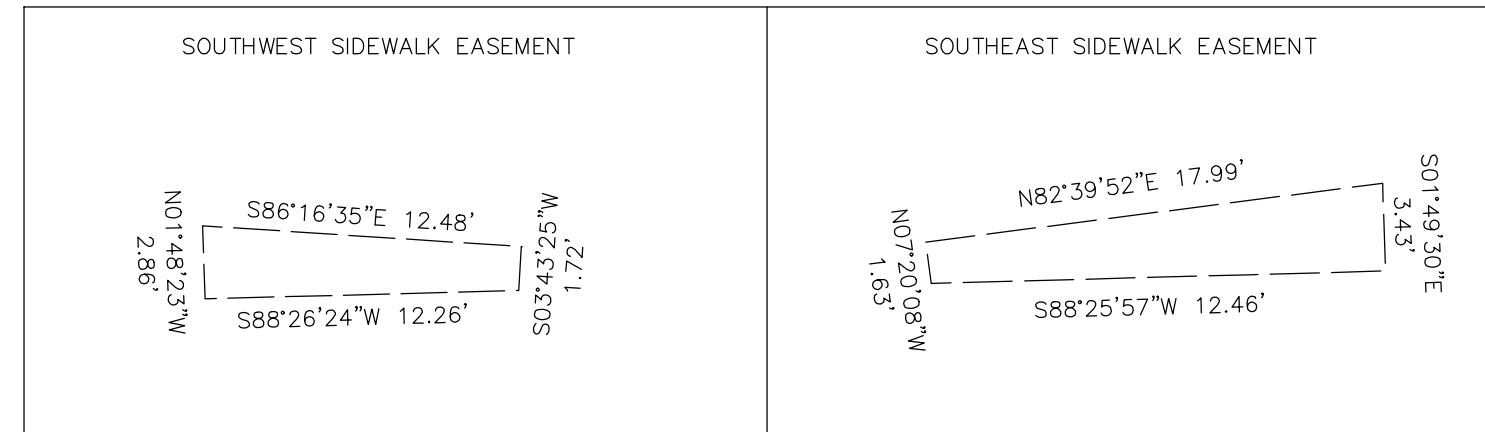
WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____


NOTARY PUBLIC _____
 FOR THE STATE OF _____

RESIDING IN _____

MY COMMISSION EXPIRES _____

SIDEWALK EASEMENT DETAILS



 <p>PBS Engineering and Environmental Inc. 5 N Colville St, Ste 200 Walla Walla, WA 99362 509.956.3026 pbsusa.com</p>	CLIENT: RICHLAND 132, LLC	PROJECT NO.: 68104	
	SURVEYOR: GREG E. FLOWERS	DATE: 01/08/2024	
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	CITY: WALLA WALLA	COUNTY: WALLA WALLA	SHEET <u>2</u> OF <u>2</u>