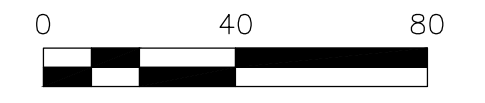
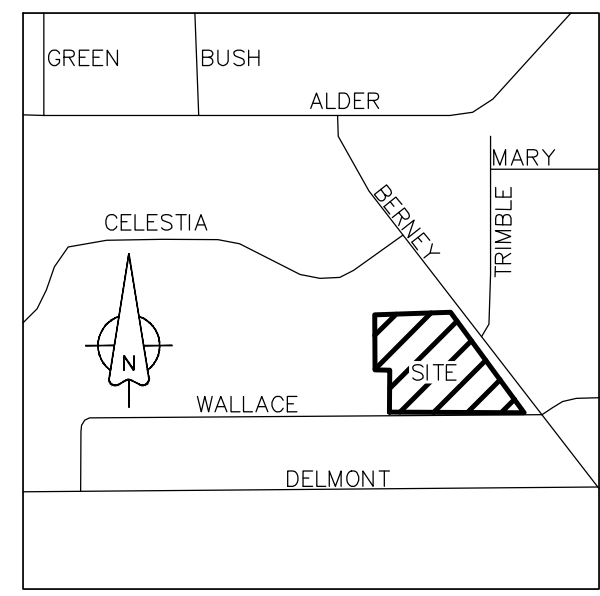


LANCE DOYLE SHORTPLAT
FOR PROPERTY LOCATED IN THE S.E. QUARTER OF THE S.W. QUARTER OF SECTION 22 TOWNSHIP 7 NORTH, RANGE 36 EAST, WILLAMETTE MERIDIAN, CITY & COUNTY OF WALLA WALLA, WASHINGTON STATE



BASIS OF BEARINGS
S38°22'01"E BETWEEN A TACK IN LEAD AT THE INTERSECTION OF BERNEY DR AND TRIMBLE RD, AND A NAIL AT THE INTERSECTION OF WALLACE ST AND BERNEY DR, AND IS BASED UPON THE WASHINGTON STATE PLANE SYSTEM (SOUTH ZONE) COORDINATE SYSTEM, NAD83 (GEOID 18).



VICINITY MAP-NOT TO SCALE

SURVEYORS NOTES

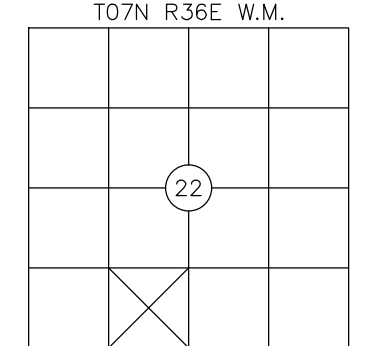
THIS SURVEY WAS PERFORMED AT THE REQUEST OF LANCE DOYLE FOR THE PURPOSE OF DIVIDING THE PROPERTY AT 2005 WALLACE ST., AS DESCRIBED IN (R2). MONUMENTS FOUND WERE CONSISTENT WITH REFERENCE (R1) DESCRIPTIONS AND RELATIVE LOCATIONS, AND WERE HELD FOR THE CREATION OF THE DETAILS SHOWN.

THIS SURVEY WAS PERFORMED AS A REAL TIME KINEMATIC (RTK) SURVEY USING A TRIMBLE R12i RECEIVER ON THE WASHINGTON STATE REFERENCE NETWORK, WITH STANDARD ACCURACIES OF 8MM + PPM HORIZONTAL 15MM + 0.5 PPM VERTICAL. MONUMENTS WERE VISITED IN AUGUST 2023. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OUTLINED IN WAC 332-130.

AREA TABLE

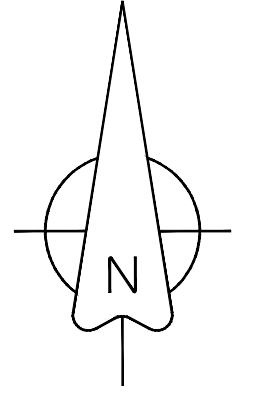
GROSS PARCEL AREA:	70,906 S.F. / 1.63 AC.
AREA WITHIN EASEMENTS:	7,403 S.F. / 0.17 AC.
AREA DEDICATED FOR RIGHT-OF-WAY:	20 S.F. / 0.00 AC.
NET BUILDABLE AREA:	63477 S.F. / 1.46 AC.

SECTION DIAGRAM



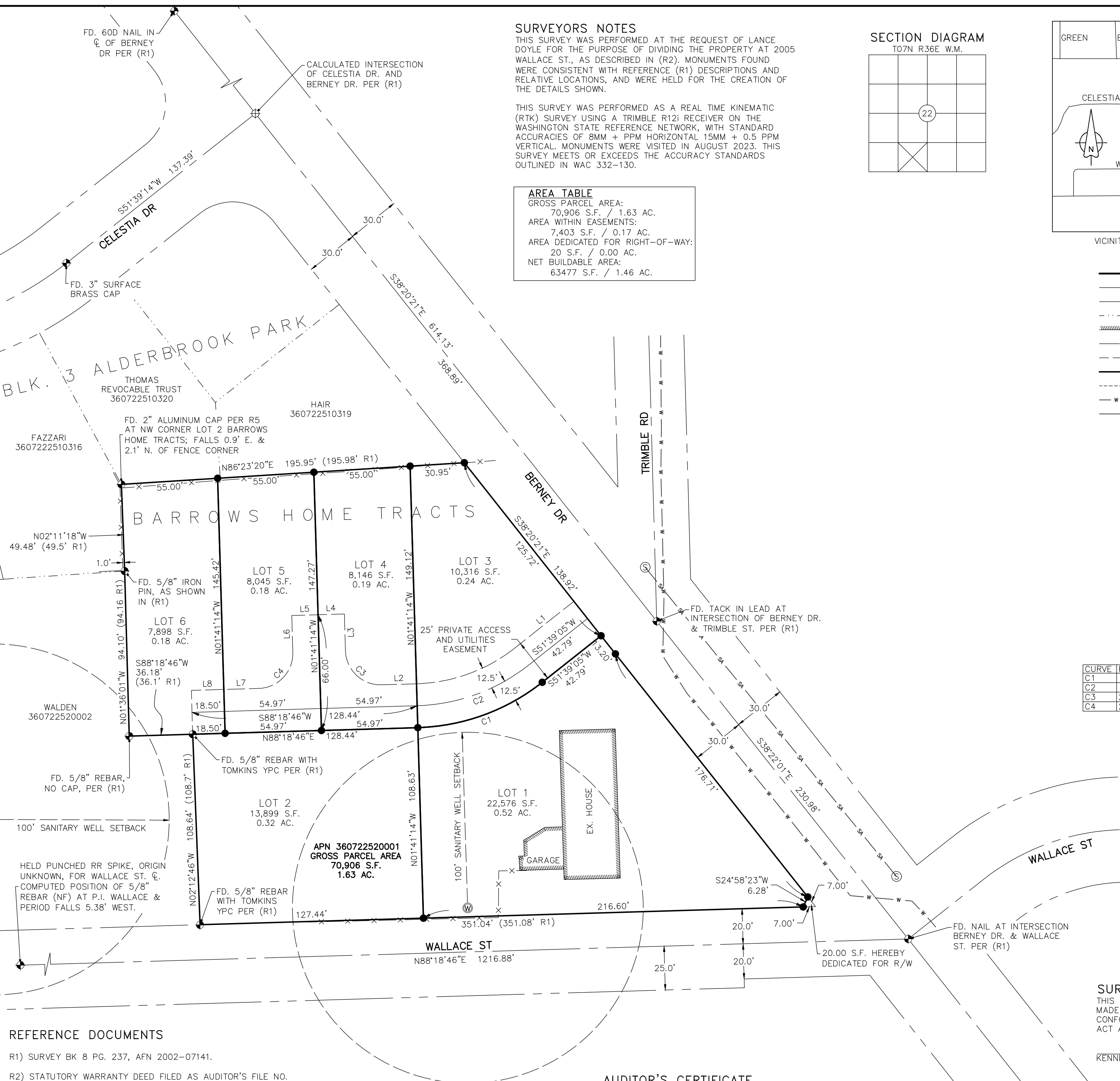
LEGEND

- PROPERTY BOUNDARY
- - - CENTERLINE
- - - RIGHT OF WAY LINE
- - - EXISTING LOT LINE
- ▬ BUILDING LINE
- x - x - FENCE LINE
- - - EASEMENT LINE
- - - NEW LOT LINE
- - - EDGE OF PAVEMENT
- W - W - WATER PIPE
- SA - SA - SEWER PIPE
- ⊕ FOUND MONUMENT AS NOTED
- ⊕ COMPUTED POSITION, NOTHING SET OR FOUND
- ⊙ WELL
- ⊙ SANITARY SEWER MANHOLE
- ⊙ YPC YELLOW PLASTIC CAP
- (XXX.XX') RECORD DIMENSION PER REFERENCE DOCUMENT
- SET 5/8" REBAR WITH A PLASTIC CAP
- STAMPED "PBS LEGASSIE WA-22030055"



CURVE	RADIUS	ARC LGTH	CHORD LGTH	CHORD BEARING	DELTA
C1	120.00'	76.78'	75.48'	S69°58'56"W	36°39'41"
C2	107.50'	68.78'	67.62'	N69°58'56"E	36°39'41"
C3	20.00'	31.42'	28.28'	S46°41'14"E	90°00'00"
C4	20.00'	31.42'	28.28'	N43°18'46"E	90°00'00"

LINE	BEARING	DISTANCE
L1	S51°39'05"W	42.80'
L2	S88°18'46"W	19.97'
L3	N01°41'14"W	21.00'
L4	S88°18'46"W	15.00'
L5	S88°18'46"W	15.00'
L6	S01°41'14"E	21.00'
L7	S88°18'46"W	19.97'
L8	S88°18'46"W	18.50'



REFERENCE DOCUMENTS

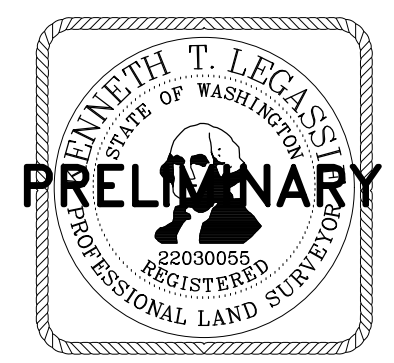
- R1) SURVEY BK 8 PG. 237, AFN 2002-07141.
- R2) STATUTORY WARRANTY DEED FILED AS AUDITOR'S FILE NO. 2021-09175 ON JULY 28, 2021.
- R3) BARROWS HOME TRACTS PLAT, BOOK C PG. 53
- R4) ALDERBROOK PARK PLAT BK. E PG. 25
- R5) SURVEY BK. 12 PG. 173, AFN 2015-01907
- ALL RECORDS OF WALLA WALLA COUNTY AUDITOR

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____
20__ AT THE REQUEST OF KENNETH T. LEGASSIE, LAND SURVEYOR, IN VOLUME _____ OF SHORT PLATS AT PAGE _____ UNDER AUDITOR'S FILE NO. _____

COUNTY AUDITOR

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 LANCE DOYLE.



KENNETH T. LEGASSIE 22030055



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

CLIENT: LANCE DOYLE		PROJECT NO.: 68041
SURVEYOR: KENNETH T. LEGASSIE		DATE: 02/23/2024
CALC BY: MFW	DRAWN BY: RKM/MFW	SCALE: 1" = 40'
SECTION: 22	TOWNSHIP: 07 NORTH	RANGE: 36 EAST
CITY: WALLA WALLA	COUNTY: WALLA WALLA	SHEET 1 OF 2

RECORD LEGAL DESCRIPTION

PER AUDITOR'S FILE NO. 2021-09175:
 BEGINNING AT A POINT IN THE SOUTH LINE OF TRACT 2 OF BARROWS HOME TRACTS, ACCORDING TO THE OFFICIAL PLAT ON FILE AND OF RECORD IN THE OFFICE OF THE AUDITOR OF WALLA WALLA COUNTY, WASHINGTON, SAID POINT BEING 142.0 FEET EAST OF THE SOUTH WEST CORNER OF AFORESAID TRACT 2; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID TRACT 2, A DISTANCE OF 108.7 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE OF AFORESAID TRACT 2, A DISTANCE OF 36.1 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID TRACT 2, A DISTANCE OF 144.7 FEET TO THE MOST NORTHERLY LINE OF BARROW'S HOME TRACTS; THENCE EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 199.2 FEET TO THE WESTERLY LINE OF BERNEY DRIVE; THENCE SOUTHEASTERLY ALONG THE SAID WESTERLY LINE OF BERNEY DRIVE, A DISTANCE OF 317.7 FEET TO THE SOUTHEAST CORNER OF TRACT 1 OF BARROW'S HOME TRACTS; THENCE WEST ALONG THE SOUTH LINE OF TRACT 1 AND TRACT 2 OF SAID TRACTS, A DISTANCE OF 357.0 FEET TO THE POINT OF BEGINNING, SITUATED IN THE COUNTY OF WALLA WALLA, STATE OF WASHINGTON.

DEDICATION

KNOW ALL BY THESE PRESENT THAT WE, LANCE THOMPSON DOYLE AND JEAN ELIZABETH TENLEY, OWNERS 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 SHORT PLAT.

SIGNED:

 LANCE THOMPSON DOYLE _____ DATE

 JEAN ELIZABETH TENLEY _____ DATE

ACKNOWLEDGEMENT

STATE OF _____

COUNTY OF _____

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

LANCE THOMPSON DOYLE, 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 _____

JEAN ELIZABETH TENLEY, 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 _____

APPROVALS

THE FOREGOING SUBDIVISION IS HEREBY APPROVED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 19.24 OF THE MUNICIPAL CODE OF THE CITY OF WALLA WALLA, WASHINGTON.

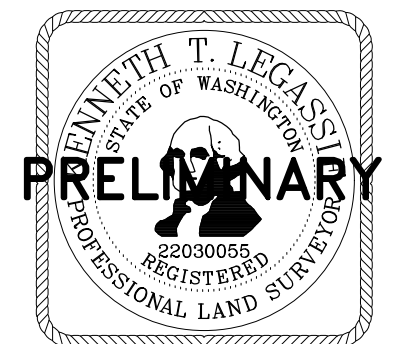
 NEAL CHAVRE, P.E., CITY ENGINEER _____ DATE


 J PRESTON FREDERICKSON, DEVELOPMENT SERVICES DIRECTOR _____ DATE

I HEREBY CERTIFY THAT _____ TAXES FOR THE YEAR _____ AGAINST THE PROPERTY SHOWN HEREON HAVE BEEN PAID.

 WALLA WALLA COUNTY TREASURER _____ DATE

LANCE DOYLE SHORTPLAT
 FOR PROPERTY LOCATED IN THE S.E. QUARTER OF THE S.W. QUARTER OF SECTION 22 TOWNSHIP 7 NORTH, RANGE 36 EAST, WILLAMETTE MERIDIAN, CITY & COUNTY OF WALLA WALLA, WASHINGTON STATE



 <p>PBS Engineering and Environmental Inc. 5 N Colville St, Ste 200 Walla Walla, WA 99362 509.956.3026 pbsusa.com</p>	CLIENT: LANCE DOYLE	PROJECT NO.: 68041	
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