

# PRELIMINARY PLAT OF THE EQUINOX AT NORTH MILL

LOCATED IN A PORTION OF NW 1/4 OF THE NW 1/4 OF SECTION 30  
T 7 N, R 36 E, W.M. WALLA WALLA COUNTY, WASHINGTON

## PROJECT NOTES:

**OWNER/DEVELOPER**  
KONEN PROPERTIES, LLC  
ATTN: CHARLIE KONEN  
186 BRICKWOOD DRIVE,  
WALLA WALLA, WA 99362  
PHONE: (541) 938-6856

**SURVEYOR:**  
PBS  
ATTN: GREG FLOWERS, PLS  
5 N COLVILLE, STE 200  
WALLA WALLA, WA 99362  
(509) 956-3026

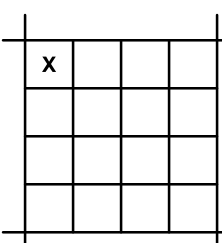
**ENGINEER:**  
PBS  
ATTN: J. MICHAEL MELDER, PE  
5 N COLVILLE, STE 200  
WALLA WALLA, WA 99362  
(509) 956-3026

EASEMENTS AS SHOWN ON  
STUBBLEFIELD SHORT PLAT  
RECORDED AS AUDITOR'S FILE  
NO. 1994-09146 IN VOLUME 2 OF  
SHORT PLATS AT PAGE 290 TO  
BE EXTINGUISHED BY THIS PLAT

## LEGEND:

- FOUND (FD.) SURVEY MONUMENT AS NOTED
- FOUND PROPERTY CORNER AS NOTED
- SECTION OR SECTION SUBDIVISION LINE
- PARCEL BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- LOT LINE
- EASEMENT LINE
- EXTG BUILDING OUTLINE
- EXTG EASEMENT LINE
- EXTG FENCE LINE
- PHASE LINE

### SECTION DIAGRAM



SECTION 30  
T 7 N, R 36 E

KONEN  
PROPERTIES LLC  
#350725110028

EXTG CONTOUR  
(TYP)

~SIRMON ADDITION  
RESIDENTIAL DEVELOPMENT~

## SURVEYOR'S CERTIFICATE

I, GREG FLOWERS, REGISTERED AS A PROFESSIONAL LAND SURVEYOR BY THE STATE OF WASHINGTON HEREBY CERTIFY THAT THE SURVEY FOR & PREPARATION OF THIS PRELIMINARY PLAT OF "THE PINNACLE AT NORTH MILL" WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION & IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS ACTUALLY SURVEYED AND DESCRIBED HEREIN AND LOCATED IN SECTION 33, T7N, R36E, W.M.

AUDITOR'S CERTIFICATE  
FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_  
202\_\_ AT THE REQUEST OF GREG E. FLOWERS, LAND  
SURVEYOR, IN VOLUME \_\_\_\_ OF PLATS AT PAGE \_\_\_\_.

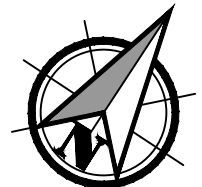
COUNTY AUDITOR

GREG FLOWERS, PROFESSIONAL LAND SURVEYOR DATE  
REGISTRATION No. 19619

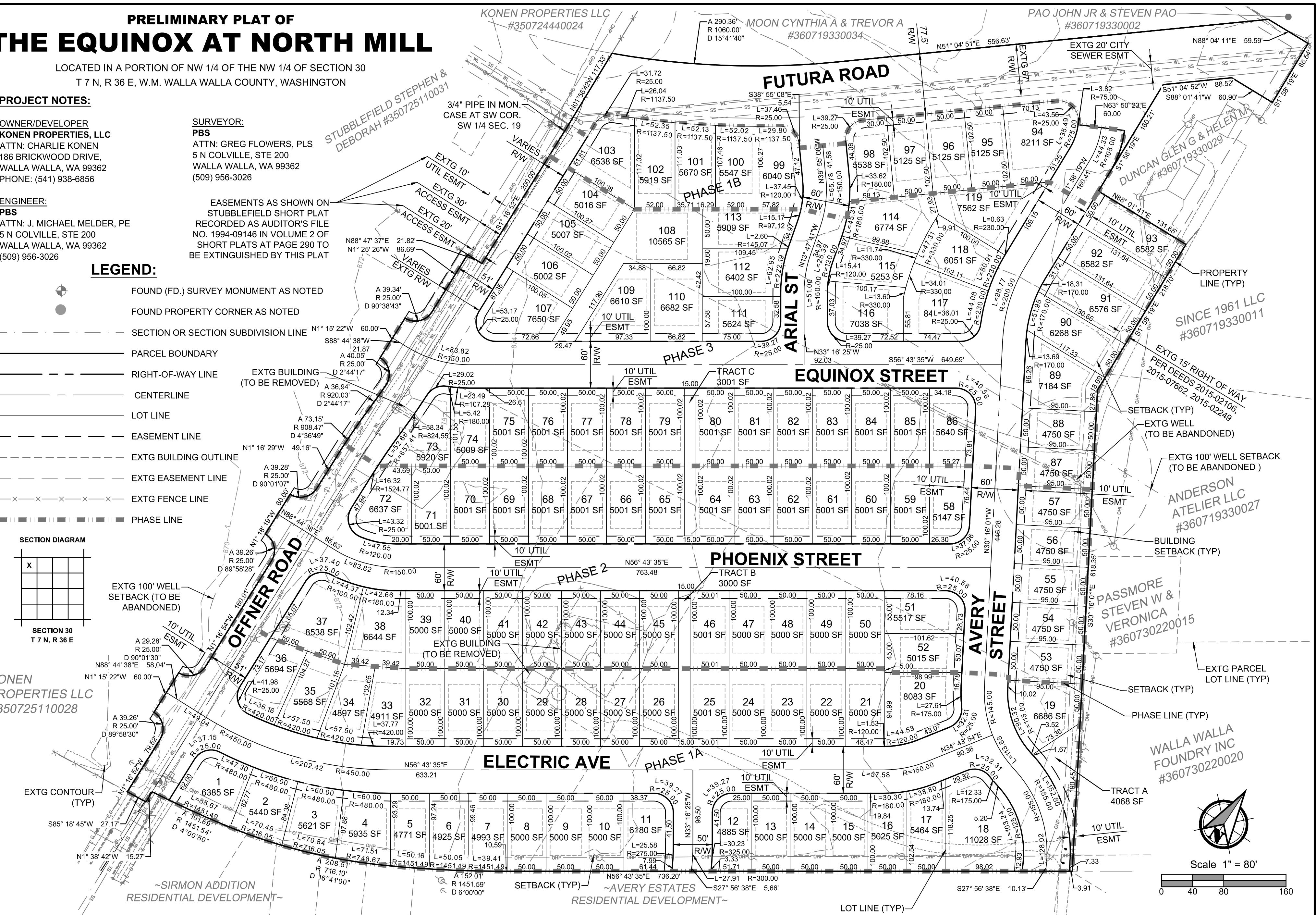
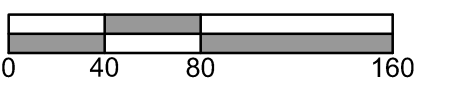


**PBS Engineering and  
Environmental Inc.**  
5 N Colville St, Ste 200  
Walla Walla, WA 99362  
509.956.3026  
pbsusa.com

CLIENT: KONEN PROPERTIES LLC	PROJECT NO.: 67619.001
SURVEYOR: GREG E. FLOWERS	DATE: 03/05/2024
CALC BY: GEF	DRAWN BY: DCC/SG
SECTION: 30	TOWNSHIP: 7 NORTH
CITY: WALLA WALLA	COUNTY: WALLA WALLA
RANGE: 36 EAST	SHEET 1 OF 2



Scale 1" = 80'



**LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19 AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30 OF TOWNSHIP 7 NORTH, RANGE 36 EAST OF THE WILLAMETTE MERIDIAN AND IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25 IN TOWNSHIP 7 NORTH, RANGE 35 EAST OF THE WILLAMETTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 19; THENCE N01°56'42"W, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 19, A DISTANCE OF 117.33 FEET TO THE SOUTHWEST CORNER OF ADJUSTED PARCEL 1 AS SHOWN ON THE RECORD OF SURVEY RECORDED AS AUDITOR'S FILE NUMBER 2022-05367 IN BOOK 14 OF SURVEYS AT PAGE 45 IN THE RECORDS OF WALLA WALLA COUNTY, WASHINGTON; THENCE, LEAVING SAID WEST LINE AND ALONG THE SOUTH LINE OF SAID ADJUSTED PARCEL 1, WITH A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 1060.00 FEET, WITH AN ARC LENGTH OF 290.36 FEET, WITH A CHORD BEARING OF N58°55'38"E, WITH A CHORD LENGTH OF 289.45 FEET, WITH A DELTA ANGLE OF 15°41'40"; THENCE N51°04'51"E A DISTANCE OF 556.63 FEET TO A POINT ON THE NORTH LINE OF ADJUSTED PARCEL 2 AS SHOWN ON THE RECORD OF SURVEY RECORDED AS AUDITOR'S FILE NUMBER 2022-05367 IN BOOK 14 OF SURVEYS AT PAGE 45 IN THE RECORDS OF WALLA WALLA COUNTY, WASHINGTON; THENCE N88°04'11"E, ALONG SAID NORTH LINE, A DISTANCE OF 59.59 FEET TO THE NORTHEAST CORNER OF SAID ADJUSTED PARCEL 2; THENCE S01°58'19"E, ALONG THE WESTERLY LINE OF SAID ADJUSTED PARCEL 2, A DISTANCE OF 88.54 FEET TO THE NORTHEAST CORNER OF ADJUSTED PARCEL 1 AS SHOWN ON THE RECORD OF SURVEY RECORDED AS AUDITOR'S FILE NUMBER 2016-04983 IN BOOK 12 OF SURVEYS AT PAGE 266 IN THE RECORDS OF WALLA WALLA COUNTY, WASHINGTON; THENCE THE FOLLOWING 4 COURSES ALONG THE BOUNDARY OF SAID ADJUSTED PARCEL 1: S88°01'41"W A DISTANCE OF 60.90 FEET, S51°04'52"W A DISTANCE OF 88.52 FEET, S01°58'19"E A DISTANCE OF 131.52 FEET, S01°58'19"E A DISTANCE OF 28.69 FEET, N88°01'41"E A DISTANCE OF 131.65 FEET TO THE SOUTHEAST CORNER OF SAID ADJUSTED PARCEL 1 AND A POINT ON THE EASTERLY LINE OF ADJUSTED PARCEL 2 AS SHOWN ON THE RECORD OF SURVEY RECORDED AS AUDITOR'S FILE NUMBER 2022-05367 IN BOOK 14 OF SURVEYS AT PAGE 45 IN THE RECORDS OF WALLA WALLA COUNTY, WASHINGTON; THENCE S01°58'19"E A DISTANCE OF 218.70 FEET; THENCE S30°16'01"E A DISTANCE OF 618.35 FEET; THENCE S56°43'35"W A DISTANCE OF 736.20 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1451.59 FEET, WITH AN ARC LENGTH OF 152.01 FEET, WITH A CHORD BEARING OF S59°43'35"W, WITH A CHORD LENGTH OF 151.94 FEET, WITH A DELTA ANGLE OF 06°00'00"; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH A RADIUS OF 716.10 FEET, WITH AN ARC LENGTH OF 208.51 FEET, WITH A CHORD BEARING OF S71°04'05"W, WITH A CHORD LENGTH OF 207.78 FEET, WITH A DELTA ANGLE OF 16°41'00"; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1451.54 FEET, WITH AN ARC LENGTH OF 101.69 FEET, WITH A CHORD BEARING OF S81°24'59"W, WITH A CHORD LENGTH OF 101.66 FEET, WITH A DELTA ANGLE OF 04°00'50"; THENCE S01°38'42"E A DISTANCE OF 15.27 FEET; THENCE S85°18'45"W A DISTANCE OF 27.17 FEET; THENCE N01°16'52"W A DISTANCE OF 79.52 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 25.00 FEET, WITH AN ARC LENGTH OF 39.26 FEET, WITH A CHORD BEARING OF N46°16'07"W, WITH A CHORD LENGTH OF 35.35 FEET, WITH A DELTA ANGLE OF 89°58'30"; THENCE N01°18'06"W A DISTANCE OF 60.00 FEET; THENCE WITH A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 25.00 FEET, WITH AN ARC LENGTH OF 39.28 FEET, WITH A CHORD BEARING OF N43°44'04"E, WITH A CHORD LENGTH OF 35.36 FEET, WITH A DELTA ANGLE OF 90°01'07"; THENCE N01°16'29"W A DISTANCE OF 49.16 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 908.47 FEET, WITH AN ARC LENGTH OF 73.15 FEET, WITH A CHORD BEARING OF N01°01'32"E, WITH A CHORD LENGTH OF 73.13 FEET, WITH A DELTA ANGLE OF 04°36'49"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH A RADIUS OF 773.60 FEET, WITH AN ARC LENGTH OF 36.97 FEET, WITH A CHORD BEARING OF N02°06'23"E, WITH A CHORD LENGTH OF 36.97 FEET, WITH A DELTA ANGLE OF 02°44'17"; THENCE WITH A COMPOUND CURVE TURNING TO THE LEFT WITH A RADIUS OF 25.00 FEET, WITH AN ARC LENGTH OF 40.14 FEET, WITH A CHORD BEARING OF N45°15'34"W, WITH A CHORD LENGTH OF 35.97 FEET, WITH A DELTA ANGLE OF 91°59'37"; THENCE N01°15'22"W A DISTANCE OF 60.00 FEET; THENCE WITH A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 25.00 FEET, WITH AN ARC LENGTH OF 39.56 FEET, WITH A CHORD BEARING OF N43°54'00"E, WITH A CHORD LENGTH OF 35.56 FEET, WITH A DELTA ANGLE OF 90°38'43"; THENCE N01°25'26"W A DISTANCE OF 86.69 FEET; THENCE N88°47'37"E A DISTANCE OF 21.82 FEET; THENCE N01°16'52"W A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 1,033,748 SQUARE FEET, 23.73 ACRES, MORE OR LESS.

**BASIS OF BEARINGS**

A WASHINGTON COORDINATE SYSTEM GRID BEARING OR N01°56'42"E ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, BETWEEN THE 3/4" PIPE IN A MONUMENT CASE AT THE SOUTHWEST SECTION CORNER OF SECTION 19 AND A 5/8" REBAR WITH A ALUMINUM CAP INSCRIBED TOMKINS SURVEYING AT THE SOUTH 1/16 CORNER OF SECTION 19.

DISTANCES SHOWN ARE GROUND LENGTHS COMPUTED BY MULTIPLYING GRID DISTANCES BY A COMBINED GRID SCALE FACTOR OF 1.00006528831484

**VERTICAL DATUM:**

THE VERTICAL DATUM IS NAVD 88 BASED ON THE CITY OF WALLA WALLA GIS MONUMENT #712 LOCATED AT THE EAST 1/4 CORNER OF SECTION 30. THE CONTOURS SHOWN HEREON WERE DEVELOPED BY DATA COLLECTED WITH TRIMBLE REAL TIME KINEMATIC DUAL FREQUENCY RECEIVERS HAVING AN ACCURACY OF 8MM +/-1 PPM HORIZONTAL AND 15MM +/-1PPM VERTICAL. A TRIMBLE S6 ROBOTIC TOTAL STATION WAS ALSO USED HAVING ANGULAR ACCURACIES OF 00°00'05" AND 2MM + 2PPM DISTANCE MEASUREMENT AND A TRIMBLE S5 ROBOTIC TOTAL STATION HAVING ANGULAR ACCURACIES OF 00°00'03" AND 2MM + 2PPM DISTANCE MEASUREMENT. THE MONUMENTS SHOWN HEREON WHERE LAST VISITED IN JUNE OF 2020. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OUTLINED IN WAC 332-130.

**TREASURER'S CERTIFICATE**

I HEREBY CERTIFY THAT TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 20\_\_\_\_\_

\_\_\_\_\_  
WALLA WALLA COUNTY TREASURER

\_\_\_\_\_  
DATE

**ACKNOWLEDGEMENT**

STATE OF WASHINGTON  
COUNTY OF WALLA WALLA

BEFORE ME THIS \_\_\_ DAY OF \_\_\_, 202\_\_ APPEARED CHARLES KONEN, AN AUTHORIZED REPRESENTATIVE FOR KONEN PROPERTIES, LLC, 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 \_\_\_, 202\_\_.

MY COMMISSION EXPIRES \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC FOR THE STATE OF WASHINGTON

RESIDING IN \_\_\_\_\_

**APPROVALS**

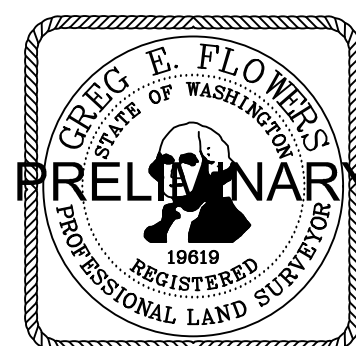
THE FOREGOING SUBDIVISION IS HEREBY APPROVED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 19.18 OF THE MUNICIPAL CODE OF THE CITY OF WALLA WALLA, WASHINGTON.

\_\_\_\_\_  
NEAL CHAVRE, P.E., CITY ENGINEER

\_\_\_\_\_  
DATE

\_\_\_\_\_  
PRESTON FREDERICKSON, DEVELOPMENT SERVICES DIRECTOR

\_\_\_\_\_  
DATE



**DEDICATION**

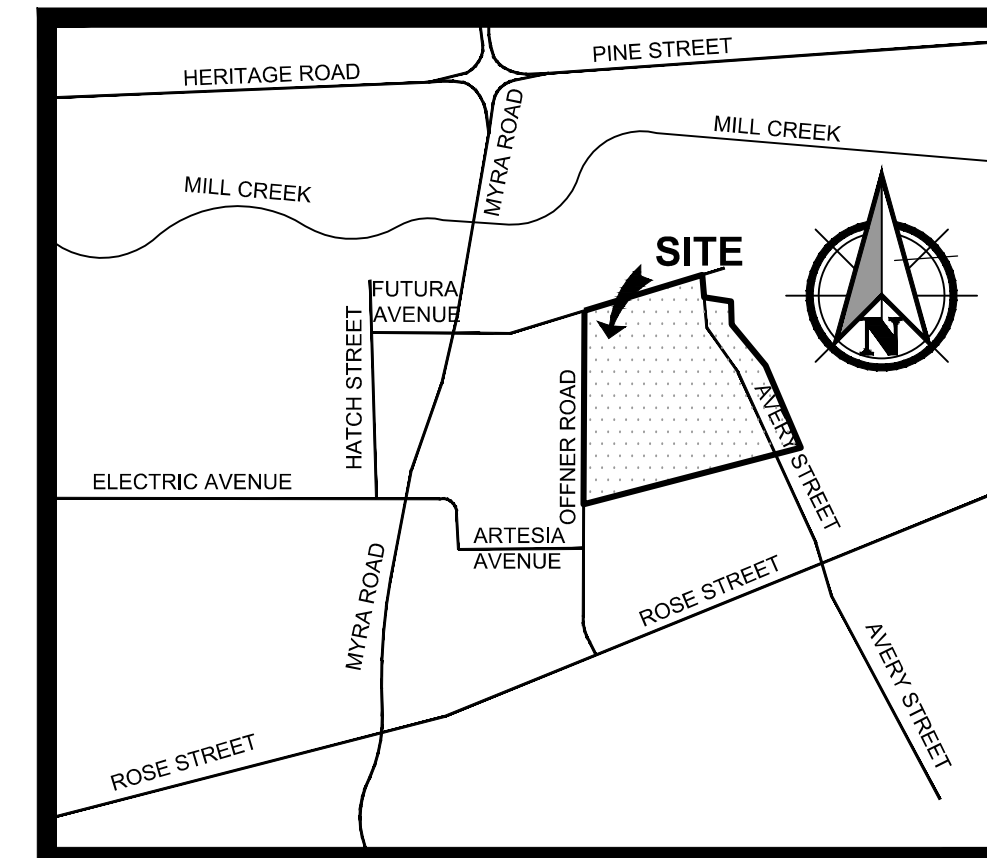
KNOW ALL MEN BY THESE PRESENTS THAT I, CHARLES KONEN, OWNER OR AUTHORIZED REPRESENTATIVE OF KONEN PROPERTIES, LLC, HAVE CAUSED THESE LANDS TO BE SURVEYED AND SUBDIVIDED AS SHOWN, AND DO HEREBY DEDICATE TO THE PUBLIC ALL ROADS AND RIGHTS OF WAY NOT DESIGNATED AS PRIVATE, AND ALL EASEMENTS DESIGNATED AS PUBLIC UTILITY EASEMENTS (P.U.E.'s) AS SHOWN HEREIN. I HEREBY WAIVE FOR OURSELVES AND OUR 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.

\_\_\_\_\_  
OWNER OR AUTHORIZED REPRESENTATIVE

\_\_\_\_\_  
DATE

**SITE INFORMATION:**

PARCEL SERIAL #: 360730220010, 360730220029, 360730220030, 36071933035  
 PARCEL SIZE: 961,420 SQUARE FEET (22.07 ACRES)  
 SITE IMPROVEMENTS: 2 EXISTING HOMES, VACANT LAND  
 ZONING: URBAN PLANNED COMMUNITY, \_\_\_\_\_  
 TOTAL PLAT AREA: 961,420 SQUARE FEET (22.07 ACRES)  
 TOTAL RIGHT-OF-WAY AREA: 289,915 SQUARE FEET (6.66 ACRES)  
 TOTAL UTILITY EASEMENT AREA: 91,129 SQUARE FEET (2.09 ACRES)  
 COMP PLAN DESIGNATION: \_\_\_\_\_  
 SCHOOL DISTRICT: WALLA WALLA PUBLIC SCHOOLS  
 SEWER DISTRICT: CITY OF WALLA WALLA  
 WATER DISTRICT: CITY OF WALLA WALLA  
 HOUSING TYPE ALL LOTS: SINGLE FAMILY RESIDENTIAL



**VICINITY MAP**  
NOT TO SCALE

**LAND USE TABLE**

MAXIMUM RESIDENTIAL DENSITY	5.01 UNITS/ACRES
TOTAL PLAT AREA	23.73 A.C
RIGHT OF WAY DEDICATION	8.32 A.C
SINGLE FAMILY RESIDENTIAL LOT COUNT	119 LOTS

**SURVEY REFERENCES:**

1. RECORD OF SURVEY BY FLOWERS BOOK 12, PAGE 266
2. RECORD OF SURVEY BY FLOWERS AFN 2009-00662
3. STATUTORY WARRANTY DEED AFN 2015-07662
4. STATUTORY WARRANTY DEED AFN 2015-04135
5. STATUTORY WARRANTY DEED AFN 2015-02106
6. QUITCLAIM DEED AFN 2014-06125

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

CLIENT: KONEN PROPERTIES LLC	PROJECT NO.: 67619.001	
SURVEYOR: GREG E. FLOWERS	DATE: 03/05/2024	
CALC BY: GEF	DRAWN BY: DCC/SG	SCALE: N/A
SECTION: 30	TOWNSHIP: 7 NORTH	RANGE: 36 EAST
CITY: WALLA WALLA	COUNTY: WALLA WALLA	SHEET <u>2</u> OF <u>2</u>