

Jon Rickard

From: waggju@charter.net
Sent: Monday, August 12, 2019 2:57 PM
To: Jon Rickard
Subject: RE: Whispering Creek Subdivision - Preliminary Plat
Attachments: 20190812_142220.jpg

STOP and VERIFY - This message came from outside of the City of College Place.

Jon,

I hope you had a wonderful time at Priest Lake and are not buried as deeply in work as you thought you might be! You will notice the attachment is not a scan but a photo. For some reason my scanner is not working.

I have completed my review of the above named preliminary Plat and have the following comments:

1. The R/W width and cul-de-sac radius need to be labeled on the final plat.
2. The new street name needs to be labeled on the final plat.
3. A curve table will need to be added on the final plat.
4. The dimensions around Lots 6 and 7 need to be checked and edited, as noted in red on the attached plat copy.
5. The areas shown on Lots 6 and 7 need to be checked and edited.
6. There are a couple dimensions shown on Lots 6 and 7 that have no apparent relevance, and need to be removed.
7. There are several places where the symbol used to designate "set 5/8" rebar" is partly covering crucial dimension text. Resize the symbol or use one that doesn't cause the problem.
8. College Place approvals and other required statements will need to be placed on the final plat.

Note: for the most part this preliminary plat meets the ordinance requirements for a preliminary plat, but, at a minimum, the items noted above will need to be addressed on the final plat. And, because there is potential for numerous changes, I hope to review the final plat as well.

Thanks,

LeRoy Waggoner, PLS

***LeRoy Survey Consulting
751 SE 3rd St.
College Place, WA 99324***

Cell 509-301-9694

From: Jon Rickard <JRickard@cpwa.us>
Sent: Friday, August 2, 2019 10:00 AM
To: LeRoy Waggoner (waggju@charter.net) <waggju@charter.net>
Subject: Whispering Creek Subdivision - Preliminary Plat

Hi LeRoy,

Attached is the Whispering Creek Subdivision – Preliminary Plat for your review.

If you could have your review completed by August 16th that would be much appreciated.

Thanks, Jon

Jonathan Rickard
Community Development Director
City of College Place
625 S College Ave
College Place WA 99324
509-394-8524

NOTICE: All emails, and attachments, sent to and from the City of College Place are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56)

WHISPERING CREEK SUBDIVISION

(PRELIMINARY PLAT)

RECEIVED

By ch olm at 8:00 am, Aug 01, 2019



SCALE

1 INCH = 50 FEET

0 50 100 150 200

BASIS OF BEARINGS

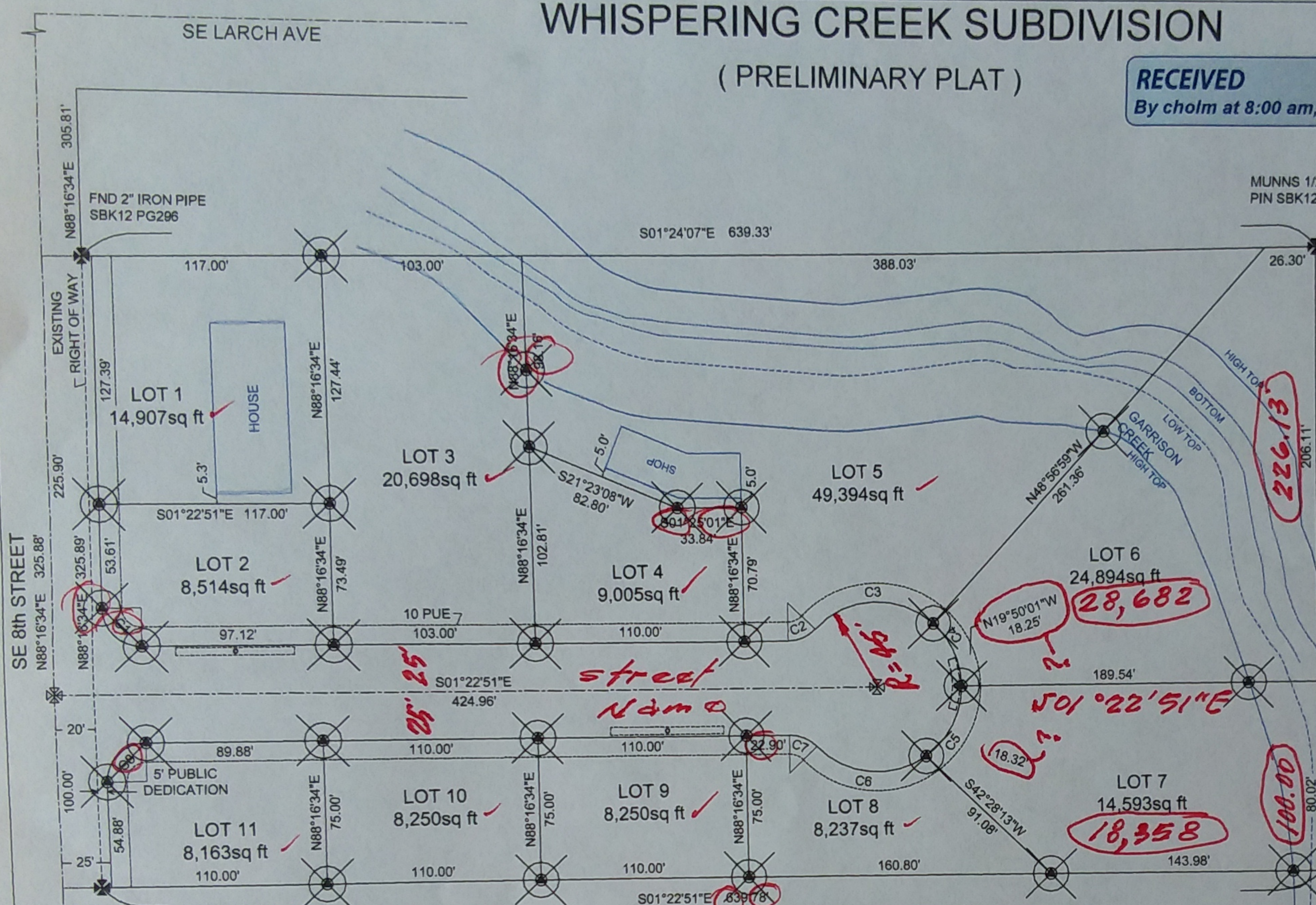
N 01°19' 56" W, ALONG THE CENTERLINE OF S.E. DATE ST.
BETWEEN 10th ST AND 8th ST AS SHOWN ON THE PLAT FOR
VILLA TUSCANY ESTATES, BOOK 6 AT PAGE 33

SURVEY NOTES

- 1) THIS SURVEY WAS PERFORMED AT THE REQUEST OF DAN PREAS TO PERFORM A TOPOGRAPHIC SURVEY AND PRELIMINARY PLAT
- 2) THIS SURVEY WAS PERFORMED WITH A TOPCON HIPER G₃ GPS SYSTEM UTILIZING THE REAL TIME KINEMATIC METHOD. MONUMENTS SHOWN AS FOUND HEREON WERE TIED WITH 30epoch FAST STATIC OBSERVATIONS
- 3) THE MONUMENTS SHOWN HEREON WERE VISITED IN JULY OF 2019
- 4) THIS SURVEY MEETS OR EXCEEDS THE PRECISION STANDARDS OF WAC 332-130-090

LEGEND

- ✕ FOUND MONUMENT AS SHOWN HEREON
- ⊗ SET 5/8"x24" REBAR WITH PLASTIC CAP STAMPED "BRYAN PLS 39568"
- ⊗ SET 5/8"x24" REBAR WITH ALUMINUM CAP STAMPED "BRYAN LAND SURVEYING PLS 39568"
- DRAINAGE FACILITY



ACKNOWLEDGEMENT

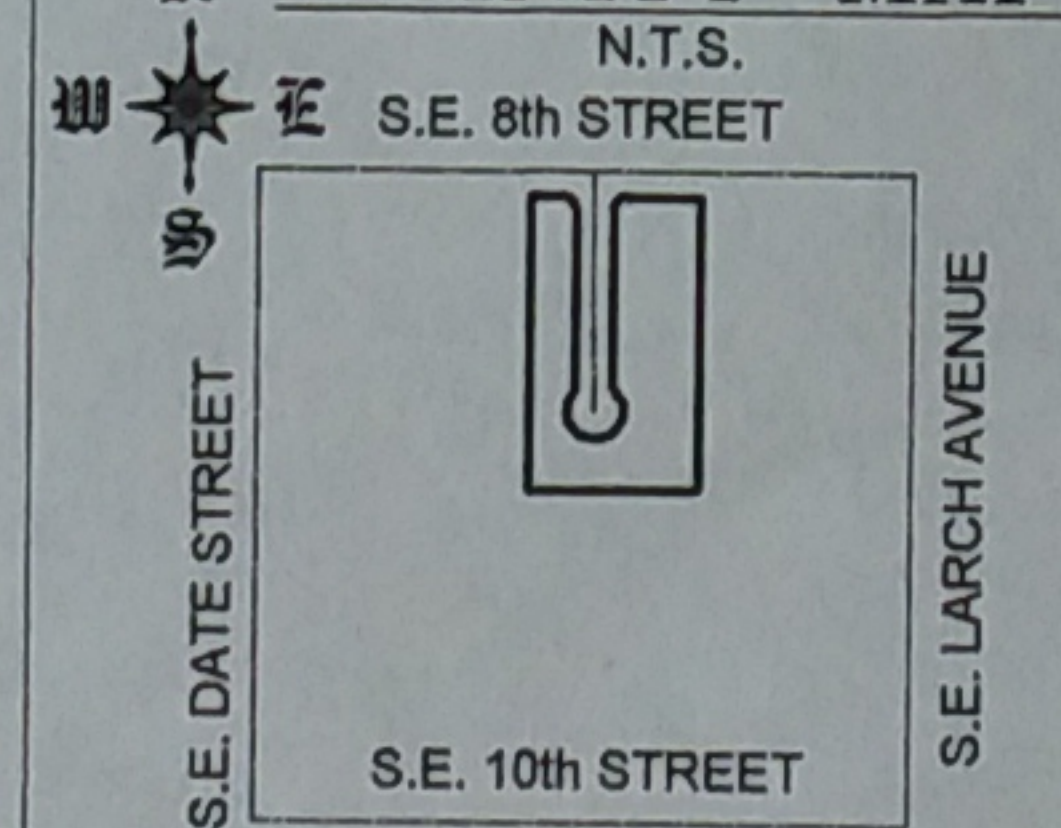
STATE OF WASHINGTON)
COUNTY OF WALLA WALLA)

ON THIS DAY PERSONALLY APPEARED BEFORE ME, DAN PREAS AND MARVA PREAS,
TO ME ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING
DECLARATION AND SUBDIVISION TO BE A FREE AND VOLUNTARY ACT AND DEED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ____ DAY OF ____, 2019.

NOTARY PUBLIC FOR THE STATE OF WASHINGTON

VICINITY MAP



CITY OF COLLEGE PLACE

SURVEYORS CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME IN
CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY
RECORDING ACT AT THE REQUEST OF: DAN AND MARVA PREAS

BRYAN A. MARTIN PLS 39568

AUDITORS CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF ____, 20____
AT ____ IN BOOK ____ OF PLATS AT PAGE ____ AT THE
REQUEST OF: BRYAN A. MARTIN PLS 39568

TREASURERS CERTIFICATE

I HEREBY CERTIFY THAT ____ TAXES FOR THE YEAR
2019 AGAINST THE PROPERTY SHOWN HEREON HAVE
BEEN PAID

WALLA WALLA COUNTY TREASURER DATE

OWNERS DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, DAN PREAS AND MARVA PREAS,
OWNERS OF THE PROPERTY DEPICTED HEREON HAVE CAUSED THESE LANDS TO BE
SURVEYED AND SUBDIVIDED AS SHOWN, AND DO HEREBY DEDICATE TO THE PUBLIC
ALL ROAD RIGHT OF WAYS, NOT DESIGNATED AS PRIVATE, AND ALL EASEMENTS
DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN HEREON. WE HEREBY WAIVE
FOR OURSELVES AND OUR SUCCESSORS, ALL CLAIMS FOR DAMAGES AGAINST ANY
GOVERNMENT AUTHORITY ARISING FROM THE CONSTRUCTION AND MAINTENANCE OF
PUBLIC FACILITIES OR PUBLIC PROPERTY WITHIN THIS PLAT.

DAN PREAS

MARVA PREAS

BRYAN LAND SURVEYING

PROPERTY GPS/GIS MAPPING

321 WEST MAIN STREET DAYTON, WASHINGTON 99328

WHISPERING CREEK

DAN PREAS 8942 SE VINTAGE WAY COLLEGE PLACE, WA 99324
THIS SURVEY IS LOCATED IN THE SW1/4 OF SECTION 36, TOWNSHIP
7 NORTH, RANGE 35 EAST, WILLAMETTE MERIDIAN, WALLA WALLA
COUNTY