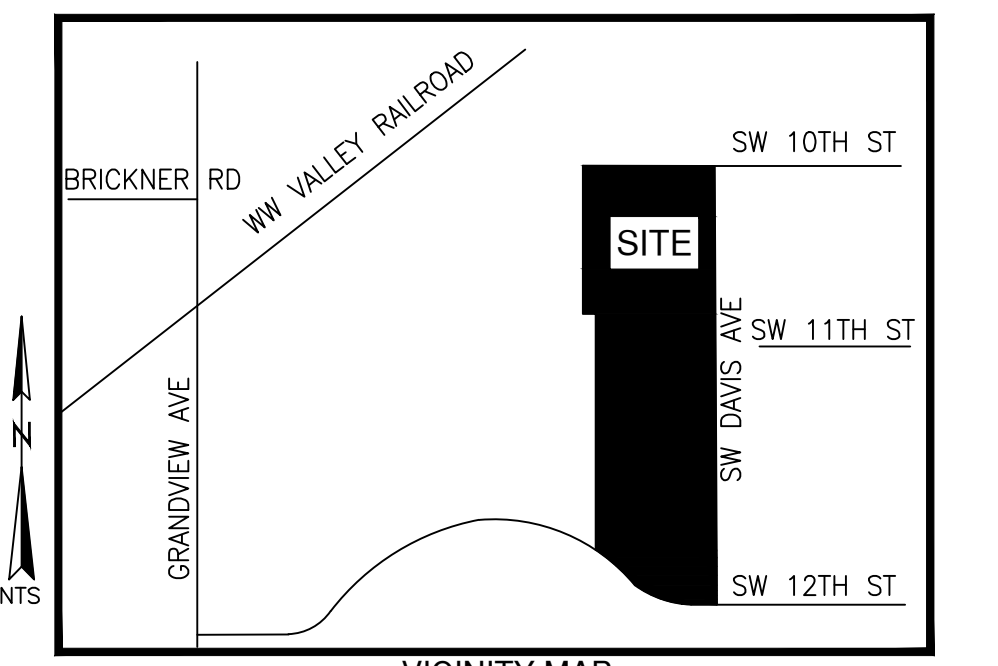


PRELIMINARY PLAT OF DEER MEADOWS

PREPARED FOR J&J KELLY CONSTRUCTION, LLC
 PORTION OF THE NW 1/4 OF THE SE 1/4, SECTION 15,
 TOWNSHIP 7 NORTH, RANGE 35 EAST, WILLAMETTE MERIDIAN,
 CITY OF COLLEGE PLACE, WALLA WALLA COUNTY, WASHINGTON



DESCRIPTION

AFN:35-07-35-42-0131
 LOT 4 OF THAT CERTAIN SHORT PLAT FILED JANUARY 03, 2020 IN BOOK 5 OF SHORT PLATS AT PAGE 182 UNDER AUDITOR'S FILE NO. 2020-00061, RECORDS OF WALLA WALLA COUNTY, STATE OF WASHINGTON.

OWNER INFORMATION

J & KELLY CONSTRUCTION, INC., A WASHINGTON CORPORATION
 JEFF KELLY
 1802 ROAD 76
 PASCO WA 99301
 509-539-3414

D.H. LAND LLC, A WASHINGTON LIMITED LIABILITY COMPANY
 DUANE HOWARD
 4330 BIRCH ROAD
 PASCO WA 99301
 509-539-0408

SITE INFORMATION

ADDRESS:
 418 SW 12TH STREET
 COLLEGE PLACE, WA 99324
 GROSS AREA:
 3.23 ACRES (AFTER DAVIS STREET VACATION)

SURVEYOR'S NOTES

- DATE OF SURVEY: MARCH, APRIL AND MAY 2022.
- BASIS OF BEARING: NAD83(91) WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
- UNITS OF MEASURE: US SURVEY FEET GRID DISTANCES. MULTIPLY GRID DISTANCES BY A COMBINED SCALE FACTOR OF 1.000007391 TO ACHIEVE GROUND DISTANCES. DESCRIPTION DISTANCES AND LOT AREAS ARE GROUND DISTANCES. MULTIPLY GROUND DISTANCES BY A COMBINED SCALE FACTOR OF 0.999992609 TO ACHIEVE SURVEYED GRID DISTANCES.
- EQUIPMENT/PROCEDURES: TOPCON HIPER GNSS, RTK METHOD. LINEAR CLOSURES MEET OR EXCEED STANDARDS CONTAINED IN WAC 332-130-090.
- FOUND CORNER AS NOTED
- CALCULATED POINT, NOT FOUND OR SET
- SET 2.5" BRASS CAP IN MONUMENT CASE "54534"
- SET 5/8" REBAR & CAP STAMPED "PERMIT 54534"
- THE INTENT OF THIS SURVEY IS FOR PRELIMINARY PLAT SUBMITTAL PURPOSES.
- CONTOUR INTERVAL: 1 FOOT. CONTOURS DERIVED FROM GROUND SURVEY WITH AN ACCURACY OF 1/10TH THE CONTOUR INTERVAL.
- VERTICAL DATUM: NAVD88, BASED ON OPUS SOLUTION FROM STATIC OBSERVATIONS, EPOCH DATE 2010.0000. BENCHMARK, HUB AND TACK, SHOWN HEREON, ELEVATION 773.30.
- BENCHMARK
- C1 = CALCULATED PER SHORT PLAT MARC MAIURI SW SHORT PLAT AFN:2020-00061.
- EASEMENTS SHOWN PER TITLE RE(ORT PROVIDED BY WALLA WALLA TITLE COMPANY, FILE NO. WA9651, SGW 08004887, DATED JANUARY 26, 2022, AND UPDATED
- ADJACENT LAND OWNER AND PARCEL INFORMATION OBTAINED FROM WW COUNTY ASSESSOR'S GIS MAO, 6/16/2022.

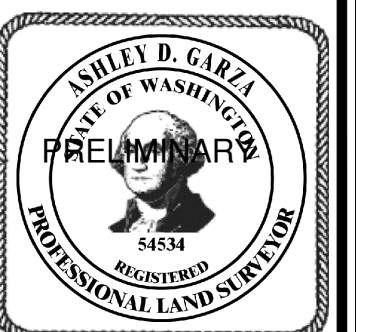
SURVEYOR'S CERTIFICATION

I, ASHLEY D. GARZA, A REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL CORNERS AND DIMENSIONS ARE CORRECTLY SHOWN AND THAT SAID PLAT IS STAKED ON THE GROUND AS INDICATED HEREON.

PRELIMINARY

ASHLEY D. GARZA
 CERTIFICATE NO. 54534

DATE



PERMIT SURVEYING NC
 2245 Robertson Drive
 Richland, Washington 99354
 OFFICE 509-375-4123
 FAX 509-371-0999

PROJECT NO. 21131

DRAWN BY: ADG

CHECKED BY: ADG

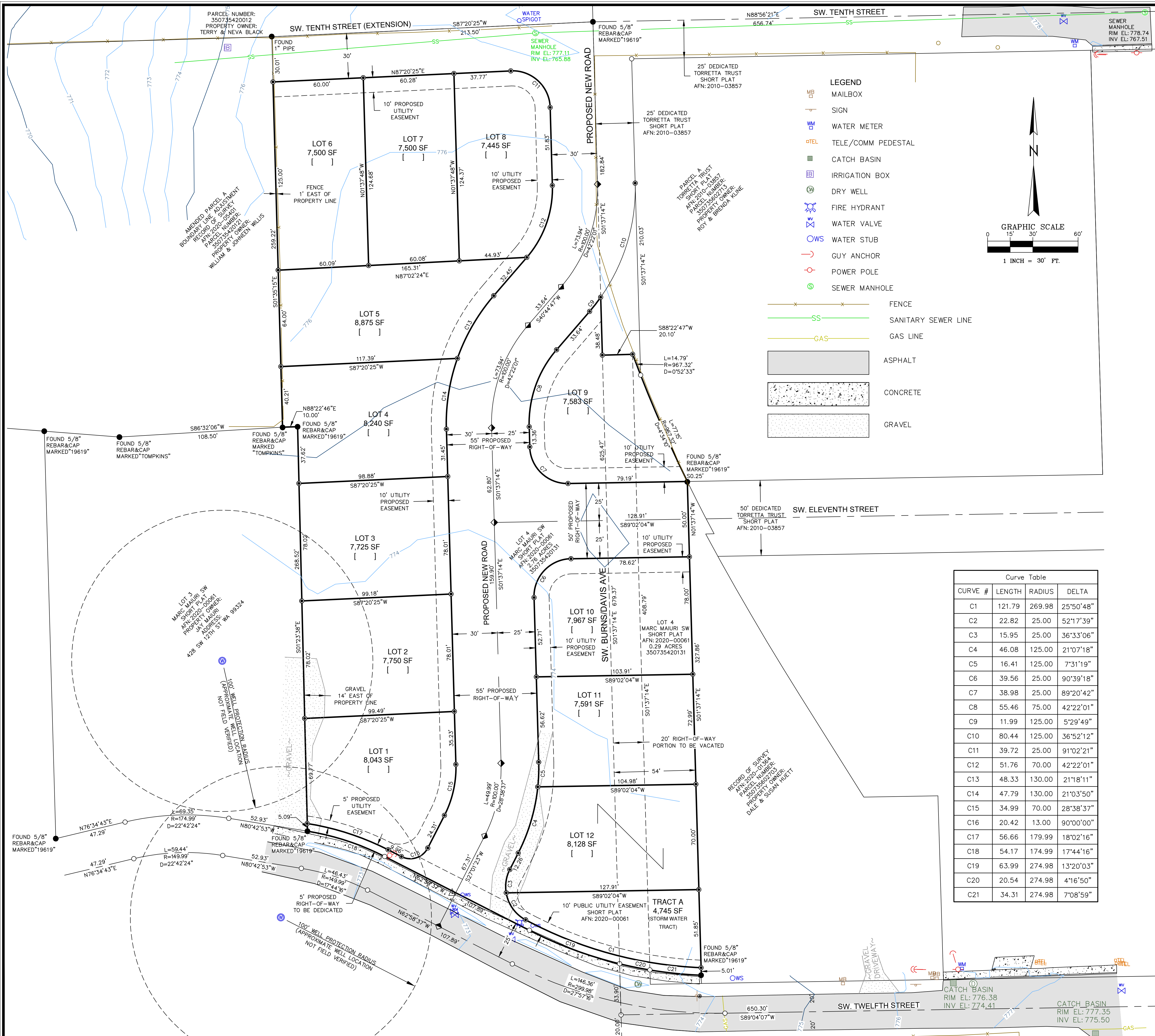
SCALE: 1" = 30'

08/29/22

SHEET 1 OF 1

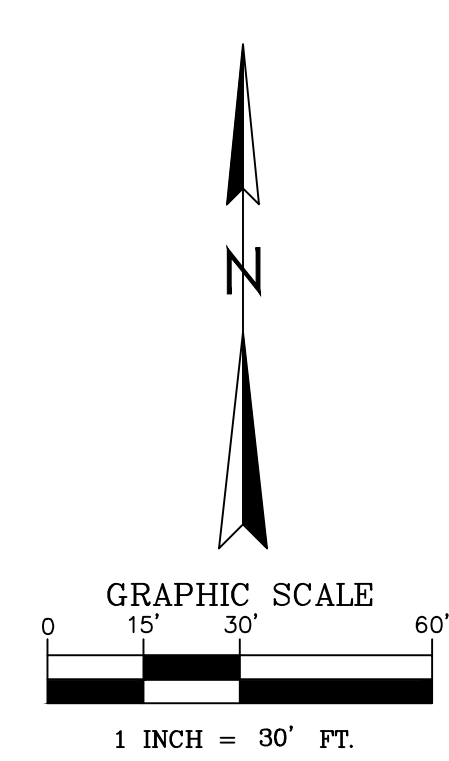
PREPARED FOR J&J KELLY

PRELIMINARY PLAT OF DEER MEADOWS



- ### LEGEND
- MB MAILBOX
 - SIGN
 - WM WATER METER
 - TEL TELE/COMM PEDESTAL
 - CATCH BASIN
 - IRRIGATION BOX
 - DRY WELL
 - FIRE HYDRANT
 - WATER VALVE
 - OWS WATER STUB
 - GUY ANCHOR
 - POWER POLE
 - SEWER MANHOLE

- FENCE
- SS SANITARY SEWER LINE
- GAS GAS LINE
- ASPHALT
- CONCRETE
- GRAVEL



Curve Table			
CURVE #	LENGTH	RADIUS	DELTA
C1	121.79	269.98	25°50'48"
C2	22.82	25.00	52°17'39"
C3	15.95	25.00	36°33'06"
C4	46.08	125.00	21°07'18"
C5	16.41	125.00	7°31'19"
C6	39.56	25.00	90°39'18"
C7	38.98	25.00	89°20'42"
C8	55.46	75.00	42°22'01"
C9	11.99	125.00	5°29'49"
C10	80.44	125.00	36°52'12"
C11	39.72	25.00	91°02'21"
C12	51.76	70.00	42°22'01"
C13	48.33	130.00	21°18'11"
C14	47.79	130.00	21°03'50"
C15	34.99	70.00	28°38'37"
C16	20.42	13.00	90°00'00"
C17	56.66	179.99	18°02'16"
C18	54.17	174.99	17°44'16"
C19	63.99	274.98	13°20'03"
C20	20.54	274.98	4°16'50"
C21	34.31	274.98	7°08'59"