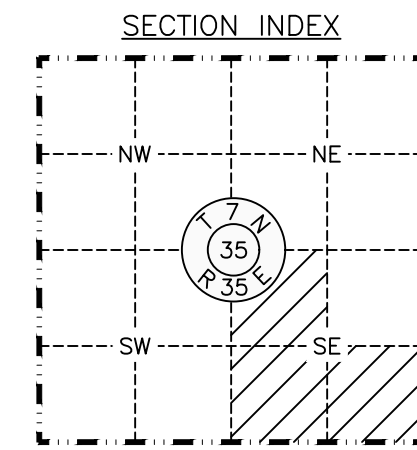


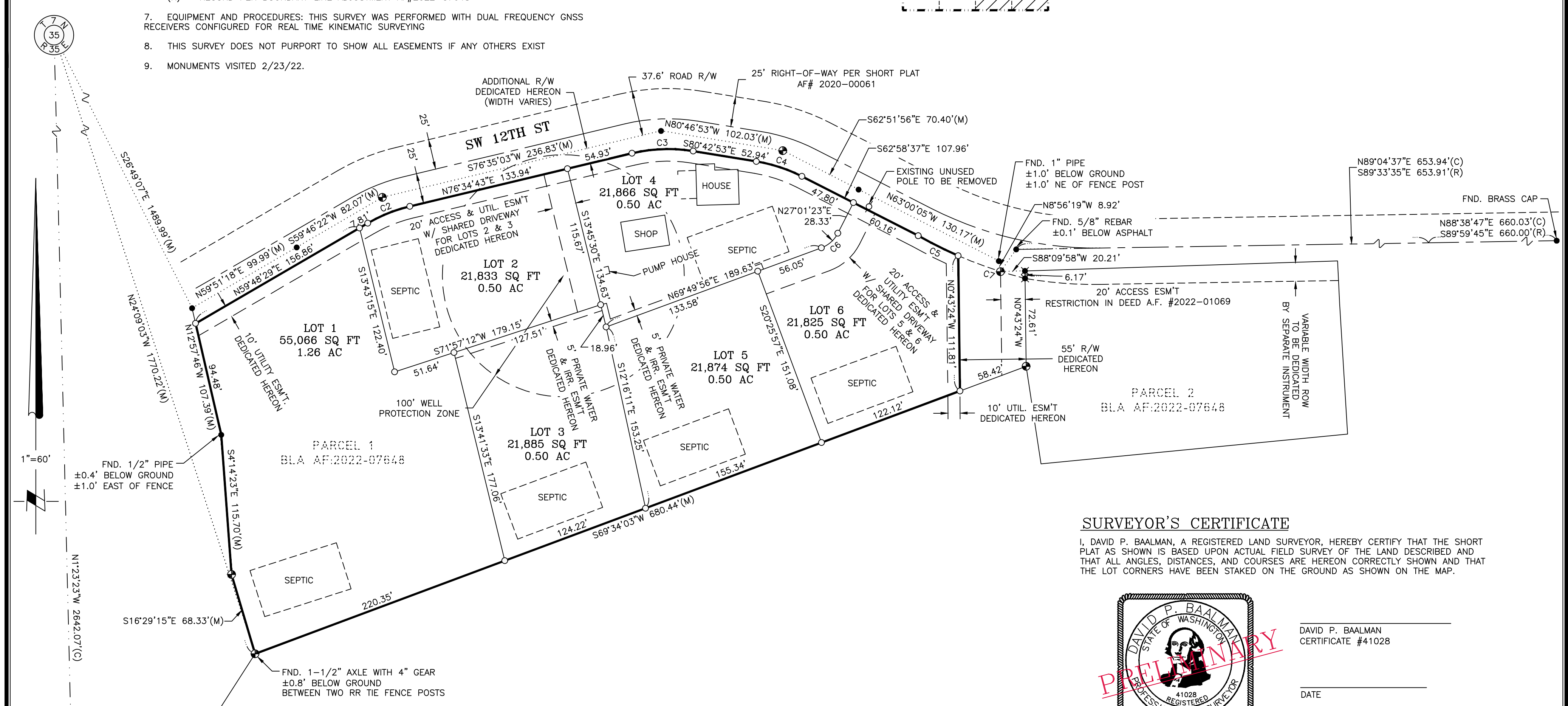
**SURVEYOR'S NOTES:**

1. BASIS OF BEARING: WASHINGTON STATE PLANE (SOUTH ZONE) NAD 83 (2011) DATUM. DISTANCES ARE 'GROUND' SCALED FROM STATE PLANE GRID USING A COMBINED FACTOR 1.00007356 (0.99992645) FROM LATITUDE 46°02'18.1" LONGITUDE 118°23'47.6"W
2. ○ = DENOTES SET 5/8"x24" REBAR WITH ORANGE PLASTIC CAP STAMPED "DPB WA 41028"
3. ● = DENOTES FOUND 5/8"x24" REBAR WITH ORANGE PLASTIC CAP STAMPED "DPB WA 41028"
4. ✖ = DENOTES FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "TOMKINS 25893" ±0.5' BELOW GROUND, OR MONUMENT AS NOTED
5. ⊕ = DENOTES FOUND 1-1/2" AXLE SHAFT ±0.7' BELOW GROUND
6. (M) = MEASURED PER THIS SURVEY (C) = COMPUTED  
(R) = RECORD PER BOUNDARY LINE ADJUSTMENT AF#2022-07648
7. EQUIPMENT AND PROCEDURES: THIS SURVEY WAS PERFORMED WITH DUAL FREQUENCY GNSS RECEIVERS CONFIGURED FOR REAL TIME KINEMATIC SURVEYING
8. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS IF ANY OTHERS EXIST
9. MONUMENTS VISITED 2/23/22.



# MAIURI SHORT PLAT

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 35,  
TOWNSHIP 7 NORTH, RANGE 35 EAST, W.M.,  
CITY OF COLLEGE PLACE, WALLA WALLA COUNTY, WA

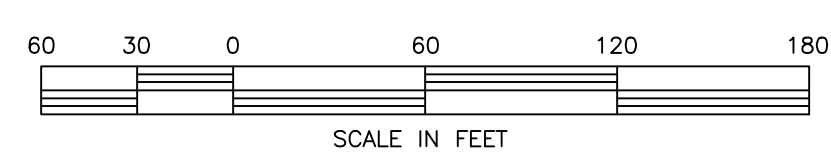


1"=60'  
FND. 1/2" PIPE  
±0.4' BELOW GROUND  
±1.0' EAST OF FENCE

BRASS CAP NOT TIED  
COMPUTED USING RECORD ANGLE  
AND LCR POSITION  
1/2" REBAR W/YPC  
STAMPED "12696" BEARS  
S47°15'31"E 10.07' (LCR)

- LEGEND:**
- = BOUNDARY LINE
  - - - = PROPERTY LINE
  - = SECTION LINE
  - · - · = RIGHT-OF-WAY LINE
  - · - · = EASEMENT LINE
  - · - · = OVERHEAD POWER LINE
  - · - · = FENCE LINE
  - ⊕ = WELL
  - ⊙ = SEPTIC

Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CHORD
C2	37.65	128.62	16°46'11"	S68°11'34"W	37.51
C3	50.97	128.62	22°42'20"	S87°55'53"W	50.64
C4	39.82	128.62	17°44'20"	N71°50'43"W	39.66
C5	36.94	352.98	5°59'47"	S63°28'26"E	36.93
C6	18.68	25.00	42°48'33"	N48°25'39"E	18.25
C7	58.42	352.98	9°28'56"	S71°12'48"E	58.35



**SURVEYOR'S CERTIFICATE**

I, DAVID P. BAALMAN, A REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THE SHORT PLAT AS SHOWN IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE HEREON CORRECTLY SHOWN AND THAT THE LOT CORNERS HAVE BEEN STAKED ON THE GROUND AS SHOWN ON THE MAP.



DAVID P. BAALMAN  
CERTIFICATE #41028  
DATE \_\_\_\_\_

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D., AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ M. AND RECORDED IN VOLUME \_\_\_\_\_ OF SHORT PLATS, PAGE \_\_\_\_\_, AT THE REQUEST OF ROGERS SURVEYING.

WALLA WALLA COUNTY AUDITOR \_\_\_\_\_ AUDITOR'S FILE NUMBER \_\_\_\_\_

REV: 2/27/23 BAG

**RSI ROGERS SURVEYING INC., P.S.**  
1455 COLUMBIA PARK TRAIL  
RICHLAND, WA. 99352  
PHONE (509) 783-4141  
FAX: (509) 783-8994  
www.rogerssurveying.com

CLIENT	MARC MAIURI	JOB	31922
PROJECT	SHORT PLAT PTN OF SE 1/4 S35, T7N, R35E, WM		
DRN. BY	DCP	SCALE	1"= 60'
APPROVED	DPB	DATE	2/21/2023
F. B. NO.	877	ACAD VER	- C3D21
FILE:	31922-SP.DWG	SHEET	1 OF 2

**EXISTING LEGAL DESCRIPTIONS:**

(SEE DEED RECORDED UNDER AUDITOR'S FILE NO. 2022-07650)

PARCEL 1, SURVEY RECORDED IN VOL. 14, PG. 69

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 35, EAST OF THE WILLAMETTE MERIDIAN, WALLA WALLA COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE BRASS CAP MARKING THE CENTER OF SAID SECTION 35; THENCE S00°01'26"E ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35 FOR A DISTANCE OF 2641.98 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 35; THENCE N34°07'20"E FOR A DISTANCE OF 1219.97 FEET; THENCE N14°43'10"W FOR A DISTANCE OF 67.95 FEET; THENCE N03°09'10"W FOR A DISTANCE OF 115.96 FEET; THENCE N11°33'39"W FOR A DISTANCE OF 107.51 FEET; THENCE N61°12'34"E FOR A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE N61°12'34"E FOR A DISTANCE OF 82.11 FEET; THENCE N77°56'41"E FOR A DISTANCE OF 236.74 FEET; THENCE S79°20'55"E FOR A DISTANCE OF 102.00 FEET; THENCE S61°36'40"E FOR A DISTANCE OF 70.38 FEET; THENCE S70°26'58"W FOR A DISTANCE OF 208.05 FEET; THENCE N19°33'02"W FOR A DISTANCE OF 34.33 FEET; THENCE S70°26'58"W FOR A DISTANCE OF 29.70 FEET; THENCE S19°33'02"E FOR A DISTANCE OF 34.33 FEET; THENCE S70°26'58"W FOR A DISTANCE OF 18.55 FEET; THENCE S73°35'35"W FOR A DISTANCE OF 186.82 FEET; THENCE N23°47'10"W FOR A DISTANCE OF 111.29 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 35, EAST OF THE WILLAMETTE MERIDIAN, WALLA WALLA COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE BRASS CAP MARKING THE CENTER OF SAID SECTION 35; THENCE S00°01'26"E ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35 FOR A DISTANCE OF 2641.98 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 35; THENCE N34°07'20"E FOR A DISTANCE OF 1219.97 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE N14°43'10"W FOR A DISTANCE OF 67.95 FEET; THENCE N03°09'10"W FOR A DISTANCE OF 115.96 FEET; THENCE N11°33'39"W FOR A DISTANCE OF 107.51 FEET; THENCE N61°12'34"E FOR A DISTANCE OF 100.00 FEET; THENCE S23°47'10"E FOR A DISTANCE OF 111.29 FEET; THENCE N73°35'35"E FOR A DISTANCE OF 186.82 FEET; THENCE N70°26'58"E FOR A DISTANCE OF 18.55 FEET; THENCE N19°33'02"W FOR A DISTANCE OF 34.33 FEET; THENCE N70°26'58"E FOR A DISTANCE OF 29.70 FEET; THENCE S19°33'02"E FOR A DISTANCE OF 34.33 FEET; THENCE N70°26'58"E FOR A DISTANCE OF 208.05 FEET; THENCE S61°36'40"E FOR A DISTANCE OF 130.24 FEET; THENCE S07°29'32"E FOR A DISTANCE OF 8.92 FEET; THENCE N89°31'13"E FOR A DISTANCE OF 20.00 FEET; THENCE S0°28'02"W FOR A DISTANCE OF 78.73 FEET; THENCE S70°55'48"W FOR A DISTANCE OF 680.54 FEET TO THE POINT OF BEGINNING;

SUBJECT TO A 20 FOOT WIDE EASEMENT FOR INGRESS AND EASEMENT DESCRIBED AS FOLLOWS:

COMMENCING AT THE BRASS CAP MARKING THE CENTER OF SAID SECTION 35; THENCE S00°01'26"E ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35 FOR A DISTANCE OF 2641.98 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 35; THENCE N34°07'20"E FOR A DISTANCE OF 1219.97 FEET; THENCE N70°55'48"E FOR A DISTANCE OF 680.54 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE N00°28'02"E FOR A DISTANCE OF 78.73 FEET; THENCE S89°31'13"W FOR A DISTANCE OF 20.00 FEET; THENCE S00°28'02"W FOR A DISTANCE OF 85.49 FEET; THENCE N70°55'48"E FOR A DISTANCE OF 21.22 FEET TO THE TRUE POINT OF BEGINNING.

**OWNER**

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED, ARE THE PARTIES HAVING OWNERSHIP INTEREST IN THE LAND HEREON DESCRIBED, HAVE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES CAUSED THE SAME TO BE SURVEYED AND SHORT PLATTED AS SHOWN HEREON; DO HEREBY DEDICATE THOSE ROADS AND/OR RIGHTS-OF-WAY SHOWN AS PUBLIC DEDICATIONS HEREON TO THE USE OF THE PUBLIC; DO HEREBY WAIVE ON BEHALF OF THEMSELVES AND THEIR SUCCESSORS IN INTEREST ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF RICHLAND AND OTHER GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID DEDICATED ROADS, AND/OR RIGHTS-OF-WAY; AND DO HEREBY GRANT AND RESERVE THE EASEMENTS AS SHOWN HEREON FOR THE USES INDICATED.

MARCUS MAX MAIURI

ANGIE MARIE MAIURI

**ACKNOWLEDGMENT**

STATE OF WASHINGTON } s.s.  
COUNTY OF }

ON THIS DAY PERSONALLY APPEARED BEFORE ME MARCUS MAX MAIURI AND ANGIE MARIE MAIURI TO ME KNOWN TO BE THE INDIVIDUAL OR INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

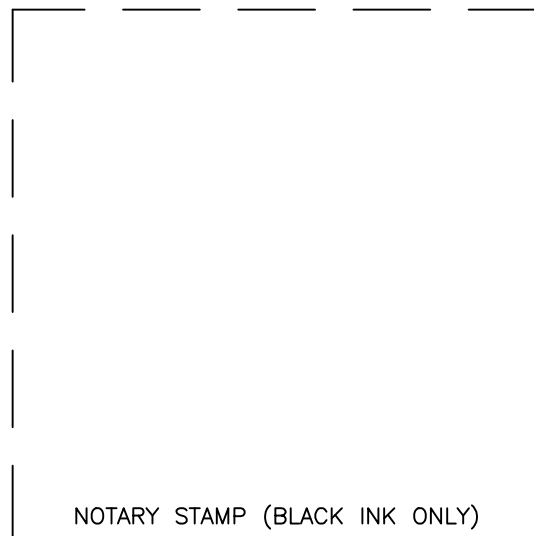
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON PRINT

RESIDING AT: \_\_\_\_\_

COMMISSION NO: \_\_\_\_\_

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



DATE \_\_\_\_\_

# MAIURI SHORT PLAT

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 35 EAST, W.M., CITY OF COLLEGE PLACE, WALLA WALLA COUNTY, WA

**TREASURER APPROVAL**

I HEREBY CERTIFY THAT ALL TAXES FOR THE YEAR 2020 AGAINST THE PROPERTY SHOWN HEREON HAVE BEEN PAID.  
PARCEL NUMBERS: 35-07-35-43-00-55

WALLA WALLA COUNTY TREASURER

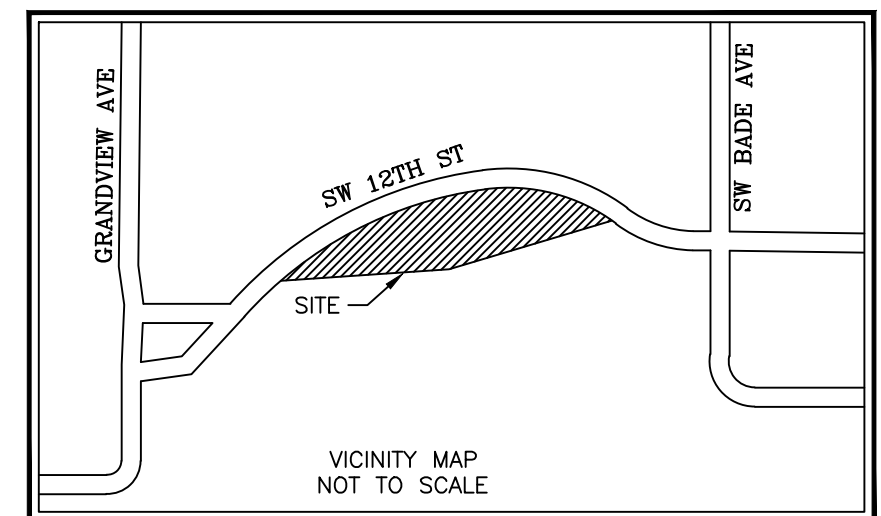
DATE

**CITY OF COLLEGE PLACE, WA APPROVAL:**

THE CITY COMMUNITY DEVELOPMENT DIRECTOR DOES HEREBY AUTHORIZE THE PROPERTY DEPICTED HEREON TO BE SUBDIVIDED AS SHOWN, THAT THE FINAL SHORT PLAT SURVEY DATA HAS BEEN REVIEWED AND CERTIFIED BY A LICENSED THIRD-PARTY PUBLIC LAND SURVEYOR IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF RCW 58.17, HAS BEEN REVIEWED FOR COMPLIANCE WITH CPM TITLE 14 - UNIFIED DEVELOPMENT REGULATIONS, AND THE PUBLIC IMPROVEMENTS FOR THE SUBDIVISION ARE EXISTING AND WERE CONSTRUCTED IN ACCORDANCE TO THE STANDARDS OF THE CITY OF COLLEGE PLACE, WASHINGTON.

JONATHAN RICKARD  
COMMUNITY DEVELOPMENT DIRECTOR

DATE



**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D., AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ M. AND RECORDED IN VOLUME \_\_\_\_\_ OF SHORT PLATS, PAGE \_\_\_\_\_, AT THE REQUEST OF ROGERS SURVEYING.

WALLA WALLA COUNTY AUDITOR

AUDITOR'S FILE NUMBER

REV: 2/27/23 BAG

 1455 COLUMBIA PARK TRAIL RICHLAND, WA. 99352 PHONE (509) 783-4141 FAX: (509) 783-8994 www.rogerssurveying.com		CLIENT	MARC MAIURI	JOB	31922
		PROJECT	SHORT PLAT PTN OF SE 1/4 S35, T7N, R35E, WM		
DRN. BY	DCP	SCALE	NA	F. B. NO.	877
APPROVED	DPB	DATE	2/21/2023	ACAD VER -	C3D21
				FILE:	31922-SP.DWG
				SHEET	2
				OF	2