

PHASE IV OF VILLAGES OF GARRISON CREEK P.U.D.

FINAL PLAT

LEGAL DESCRIPTION

A tract of land located in the West half of the Northwest quarter of Section 30, Township 7 North, Range 36 East, and the East half of the Northwest 1/4 of Section 36, Township 7 North, Range 36 East, W.M., Walla Walla County, Washington, described more particularly as follows:

The True Point of Beginning for this legal description is the Northwest Corner of Phase 3 of the Villages of Garrison Creek, according to the Official Plat thereof of record in the Office of the Auditor of Walla Walla County, Washington, under Roll File B of 281126, which point bears N 65°06'25" E a distance of 2811.26 feet from the center of said 36.

THENCE South 29 degrees 08 minutes 09 seconds East for a distance of 500.70 feet along the East line of said Phase 3 to the Southwest corner thereof;  
THENCE South 63 degrees 32 minutes 07 seconds West for a distance of 48.58 feet;  
THENCE South 78 degrees 56 minutes 06 seconds West for a distance of 34.06 feet;  
THENCE South 70 degrees 05 minutes 23 seconds West for a distance of 69.01 feet;  
THENCE North 74 degrees 10 minutes 38 seconds West for a distance of 58.15 feet;  
THENCE South 45 degrees 45 minutes 54 seconds West for a distance of 39.02 feet;  
THENCE North 29 degrees 08 minutes 09 seconds West for a distance of 40.00 feet;  
THENCE North 60 degrees 51 minutes 51 seconds West for a distance of 97.63 feet;  
THENCE North 29 degrees 08 minutes 09 seconds West for a distance of 132.64 feet;  
THENCE North 64 degrees 22 minutes 23 seconds East for a distance of 132.64 feet;  
THENCE along a curve to the right having a radius of 80.00 feet and an arc length of 79.07 feet, being subtended by a chord of South 87 degrees 18 minutes 37 seconds East for a distance of 75.89 feet;  
THENCE along a curve to the left having a radius of 120.00 feet and an arc length of 110.98 feet, being subtended by a chord of South 85 degrees 29 minutes 17 seconds East for a distance of 107.06 feet to the True Point of Beginning.

IF THIS PHASE OF THE PLANNED UNIT DEVELOPMENT FALLS WITHIN PARCEL "D-2" OF THAT PLANNING SURVEY FILED IN THE OFFICE OF THE WALLA WALLA CO. AUDITOR IN BOOK 8 OF SURVEYS AT PAGE 280;  
IF THIS SURVEY WAS PERFORMED AS A RANDOM FIELD TRAVERSE IN FEBRUARY OF 1998, USING A SOKKIA AUTOMATIC TOTAL STATION HAVING STANDARD ERRORS OF 3 MILLIMETERS ± 2 P.P.M. AND 0°00'02";  
IF GREENGLASS, AS SHOWN HEREIN, IS A PRIVATE STREET, AND WHERE THE SAME AREAS AS THAT COVERED BY THE STREET, THE WATER AND STORM SEWER SYSTEMS ARE PRIVATE.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, DOUGLAS BOTMER, MANAGING PARTNER FOR W.W. VALLEY DEVELOPMENT, L.L.C., HAVE CAUSED THESE LANDS TO BE SURVEYED AND SUBDIVIDED AS SHOWN, AND DO HEREBY DEDICATE THE RIGHT OF WAY AND UTILITY EASEMENTS SHOWN HEREIN. I HEREBY WAIVE FOR MYSELF AND FOR MY SUCCESSORS ANY CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY RESULTING FROM THE CONSTRUCTION OR MAINTENANCE OF PUBLIC FACILITIES OF THE PROPERTY WITHIN THIS SUBDIVISION.

DOUGLAS BOTMER, MANAGING PARTNER

ACKNOWLEDGEMENT

STATE OF WASHINGTON  
COUNTY OF WALLA WALLA  
BEFORE ME, THIS 1 DAY OF June, 1998, APPEARED DOUGLAS BOTMER, 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 1 DAY OF June, 1998  
MY COMMISSION EXPIRES 10-8-92

Notary Public for the State of Washington, Residing in Seattle, WA.

PHASE IV OF VILLAGES OF GARRISON CREEK PLANNED UNIT DEVELOPMENT, BEING LOCATED IN THE W. 1/2 OF THE N.W. 1/4 OF SEC. 30, T7N, R36E, AND THE E. 1/2 OF THE N.E. 1/4 OF SEC. 36, T7N, R36E, WA CITY OF COLLEGE PLACE, WALLA WALLA COUNTY, WASHINGTON.

FOR: W.W. VALLEY DEVELOPMENT 1645 GRAY LYNN DRIVE WALLA WALLA, WA 99362

TOMKINS LAND SURVEYING, INC.

20 EAST POPULAR ST. SUITE 204 WALLA WALLA, WA. 99362

(509) 522-4843

WLLP4.DWG

SCALE 1" = 100'

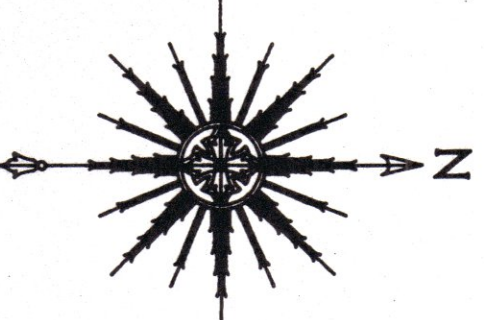
LEGEND

- PARCEL BOUNDARY
- EASEMENT BOUNDARY
- COMPUTED BOUNDARY OF U.S. MILITARY RESERVE ROADWAY CENTERLINE
- RIGHT OF WAY LINE
- FENCELINE
- BRASS CAP SURVEY MONUMENT IN MONUMENT CASE SET 5/8" X 30" REBAR WITH PLASTIC YELLOW CAP STAMPED "TOMKINS SURVEYING"
- FOUND OR SET
- STREET ADDRESS

BASIS OF BEARINGS

BEARINGS SHOWN ARE BASED ON WASHINGTON STATE COORDINATES, SOUTH ZONE, NAD 1983. TRAVERSES WERE COMMENCED AT TAMAUSSION RD. AND 9TH STREETS. COORDINATES WERE PROVIDED BY WALLA WALLA COUNTY.

BRASS CAP IN CASE CENTERLINE OF MYRA ROAD.



SCALE: 1"=100 FEET  
0 50 100 200

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 4 DAY OF Nov 1998 AT THE REQUEST OF PAUL W.P. TOMKINS, LAND SURVEYOR, IN ROLL FILE NO. 6 AT PAGE 6-80

COUNTY AUDITOR 9912668

APPROVALS

THE SURVEY DATA ON THE ACCOMPANYING PLAT IS CORRECT AND THE PUBLIC IMPROVEMENTS ARE IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE CITY OF COLLEGE PLACE, WASHINGTON.

RAY VAN VOORHIES, CITY ENGINEER

APPROVED BY THE CITY OF COLLEGE PLACE PER RESOLUTION NO. 1811

MAYOR OF THE CITY OF COLLEGE PLACE

DATE 11-2-99

PAUL W.P. TOMKINS, P.L.S. 25893

SURVEYOR'S CERTIFICATE

I, PAUL W.P. TOMKINS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF WASHINGTON UNDER LICENSE NO. 25893, HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LANDS DESCRIBED. FURTHER CERTIFY THAT ALL STREET CONSTRUCTIONS, EXCEPTING THOSE TO BE SET ASSESSMENT TO STREET CONSTRUCTION, HAVE BEEN SET, AND LOT CORNERS HAVE BEEN STAKED AS SHOWN HEREIN.



LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S 31°23'00" W	49.14'
L2	S 68°45'00" E	38.45'
L3	S 12°12'10" E	82.55'
L4	S 32°02'54" W	63.14'
L5	S 48°48'54" W	39.02'
L6	S 70°05'23" W	56.15'
L7	N 74°10'38" W	69.01'
L8	S 76°58'06" E	54.08'
L9	S 63°12'07" W	48.58'
L10	S 60°51'51" W	40.00'

LINE TABLE

LINE NO.	BEARING	DISTANCE
L12	THE CENTERLINE OF THE PUBLIC UTILITY EASEMENT FOR THE SEWER LINE.	17.82'
L12	S 64°22'23" W	17.82'
L13	S 29°08'09" E	87.36'
L14	N 60°36'32" E	123.42'
L15	S 29°21'28" E	68.00'
L16	N 60°36'32" E	66.34'
L17	S 29°21'28" E	112.00'
L18	N 60°36'32" E	71.34'
L19	S 29°21'28" E	115.50'
L20	N 60°36'32" E	78.34'
L21	S 29°21'28" E	86.88'
L22	N 79°30'05" E	86.49'