

LEGEND

- PARCEL BOUNDARY
- COMPUTED BOUNDARY OF U.S. MILITARY RESERVE ROADWAY CENTERLINE
- RIGHT OF WAY LINE
- WATER LINE
- OVERHEAD POWER LINE
- UNDERGROUND IRRIGATION LINE AND RISER
- FENCELINE
- BRASS CAP SURVEY MONUMENT IN MONUMENT CASE SET 5/8" X 30" REBAR WITH PLASTIC YELLOW CAP STAMPED "TOMKINS SURVEYING"
- CALCULATED POINT, NOT FOUND OR SET
- FIRE HYDRANT
- IRRIGATION WATER PUMP
- POWER POLE

BASIS OF BEARINGS

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

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT TAXES FOR THE YEAR 1998 AGAINST THE PROPERTY SHOWN HEREIN HAVE BEEN PAID.

WALLA WALLA CO. TREASURER

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

FINAL PLAT

LEGAL DESCRIPTION

A tract of land located in the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 36, Twp. 7 North, Rge. 35 East, W.M., and the Northwest 1/4 and the Southwest 1/4 of the Southwest 1/4 of Section 31, Twp. 7 North, Rge. 36 East, W.M., Walla Walla County, Washington, being described more particularly as follows:

Commencing at the intersection of the West right of way line of Myra Road with the North right of way line of Southeast 12th St. (previously known as The Dallas Military Road);

THENCE North 29 degrees 08 minutes 08 seconds West for a distance of 592.57 feet, along the West right of way line of Myra Road to the True Point of Beginning;

THENCE South 31 degrees 23 minutes 00 seconds West for a distance of 49.14 feet, along the center of Garrison Creek; THENCE South 66 degrees 45 minutes 03 seconds West for a distance of 35.45 feet, along the center of Garrison Creek; THENCE South 19 degrees 41 minutes 10 seconds East for a distance of 39.15 feet, along the center of Garrison Creek; THENCE South 32 degrees 32 minutes 10 seconds West for a distance of 62.55 feet, along the center of Garrison Creek; THENCE South 78 degrees 00 minutes 54 seconds West for a distance of 63.14 feet, along the center of Garrison Creek; THENCE South 60 degrees 22 minutes 42 seconds West for a distance of 153.11 feet, along the center of Garrison Creek; THENCE South 53 degrees 56 minutes 40 seconds West for a distance of 130.67 feet, along the center of Garrison Creek; THENCE North 29 degrees 08 minutes 09 seconds West for a distance of 500.70 feet, leaving Garrison Creek; THENCE along a curve to the left having a radius of 120.00 feet and an arc length of 126.28 feet, being subtended by a chord of North 37 degrees 52 minutes 12 seconds East for a distance of 120.54 feet; THENCE along a curve to the right having a radius of 80.00 feet and an arc length of 74.20 feet, being subtended by a chord of North 34 degrees 17 minutes 35 seconds East for a distance of 71.57 feet; THENCE North 60 degrees 51 minutes 52 seconds East for a distance of 307.71 feet to a point on the West right of way line of Myra Road; THENCE South 29 degrees 08 minutes 08 seconds East for a distance of 492.53 feet, along said West right of way line, to the True Point of Beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 5.997 acres more or less.

SURVEYOR'S CERTIFICATE

I, PAUL W.P. TOMKINS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF WASHINGTON UNDER LICENSE NO. 25693, HEREBY CERTIFY THAT THIS PLAT IS BASED ON A RECENT SURVEY OF THE LANDS DESCRIBED. I FURTHER CERTIFY THAT ALL MONUMENTS, EXCEPT THOSE TO BE SET SUBSEQUENT TO STREET CONSTRUCTION, HAVE BEEN SET, AND LOT CORNERS HAVE BEEN STAKED AS SHOWN HEREIN.

PAUL W.P. TOMKINS, P.L.S. 25693

NOTES

1. THE SIZE, TYPE, AND LOCATION OF UTILITIES SHOWN ARE AS LOCATED AND IDENTIFIED BY THE UTILITY PROVIDER. OTHER LINES, BOTH EXISTING AND ABANDONED, MAY EXIST. THERE HAS BEEN NO EFFORT ON THE PART OF THE SURVEYOR TO VERIFY THE LOCATION OF SAID UTILITIES. FURTHER RESEARCH SHOULD BE DONE PRIOR TO EXCAVATION.
2. THIS PHASE OF THE PLANNED UNIT DEVELOPMENT FALLS WITHIN PARCEL "D-2" OF THAT PARTITIONING SURVEY FILED IN THE OFFICE OF THE WALLA WALLA CO. AUDITOR IN BOOK 6 OF SURVEYS AT PAGE 295.
3. 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".
4. GARRISON VILLAGE WAY, SHOWN HEREIN, IS A PRIVATE STREET. HOWEVER, IT IS COVERED WITH A PUBLIC UTILITY EASEMENT THAT COVERS THE SAME AREA AS THAT COVERED BY THE STREET.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, DANIEL J. TOMPKINS, TRUSTEE FOR THE VIRGL DAVIN ESTATE, AND DAVIN TRUST, 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 OR PUBLIC PROPERTY WITHIN THIS SUBDIVISION.

DANIEL J. TOMPKINS, TRUSTEE

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF WALLA WALLA
BEFORE ME THIS DAY OF 1998, APPEARED DANIEL J. TOMPKINS, 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 DAY OF 1998.
MY COMMISSION EXPIRES



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS DAY OF 1998 AT THE REQUEST OF PAUL W.P. TOMKINS, LAND SURVEYOR, IN ROLL FILE NO. 2 AT PAGE 43.

COUNTY AUDITOR



TOMKINS LAND SURVEYING, INC.

20 EAST POPLAR ST. SUITE 204

WALLA WALLA, WA. 99362

(509) 522-4843

STROUD.DWG

DATE

MARCH, 1998

SCALE

1" = 100'