

Community Development Department

Director: Lauren Prentice

310 W. Poplar, Suite 200 | Walla Walla, WA 99362

Main: commdev@co.walla-walla.wa.us | 509-524-2610

Submit to: planning@co.walla-walla.wa.us

https://www.co.walla-walla.wa.us/residents/community_development/index.php

NOTICE OF APPLICATION

The application described below has been submitted to the Walla Walla County Community Development Department (CDD).

File name/File #:	Fork Hollow LLC 3 Lot Cluster Short Plat/SUB22-012/CAP22-029
Application type:	Short Subdivision/Critical Areas Permit
Applicant:	Jim Kent Po Box 1664 Walla Walla, WA 99362
Owner:	Fork Hollow Llc P O Box 1594 Walla Walla, WA 99362
Project description:	The applicant proposes a three-lot cluster short plat of a 709-acre property resulting in two cluster lots of approximately 1.20-acres and 1.35-acres and a resource parcel of approximately 706.8-acres. The subject property is located generally at 14634 N Highway 125, Walla Walla, WA (APN 360907410004), in the Primary Agriculture 40-zoning district. The following mapped critical areas are located within or adjacent to the project area: geologically hazardous areas (erosion hazard with slopes greater than 15%).
Required Permits:	Critical Areas Permit
Development Regulations:	Walla Walla County Code (WWCC) Title 16 – Subdivisions WWCC 17.18 – Density and Dimensions WWCC 17.31 – Cluster Developments on Resource Lands WWCC Title 18 - Environment
Date of application:	12/23/2022
Date determined complete:	1/18/2023
Date of notice:	1/26/2023

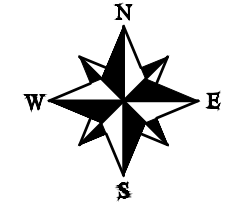
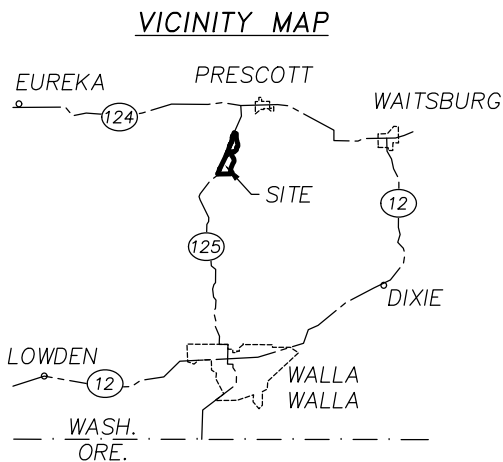
REVIEW PROCESS AND PUBLIC COMMENT: The decision on this application will be made by the CDD Director. The comment period for this project is fourteen (14) days from issuance of this notice; this period ends **2/9/2023**. The notice of application is required by RCW 36.70B.110 and WWCC 14.07.080.

To be considered as a party of record send written comments to:

Walla Walla County Community Development Department
c/o Don Sims, Associate Planner
310 W. Poplar Street, Suite 200
Walla Walla, WA 99362
commdev@co.walla-walla.wa.us

APPEALS: The Director's decision may be appealed by the applicant(s) or parties of record to the Walla Walla County Hearing Examiner pursuant to WWCC 14.11.010 and 14.11.030.

FOR MORE INFORMATION: Please contact Don Sims, Associate Planner, 509-524-2618 or commdev@co.walla-walla.wa.us.



LEGEND

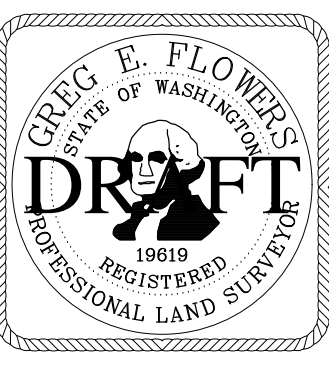
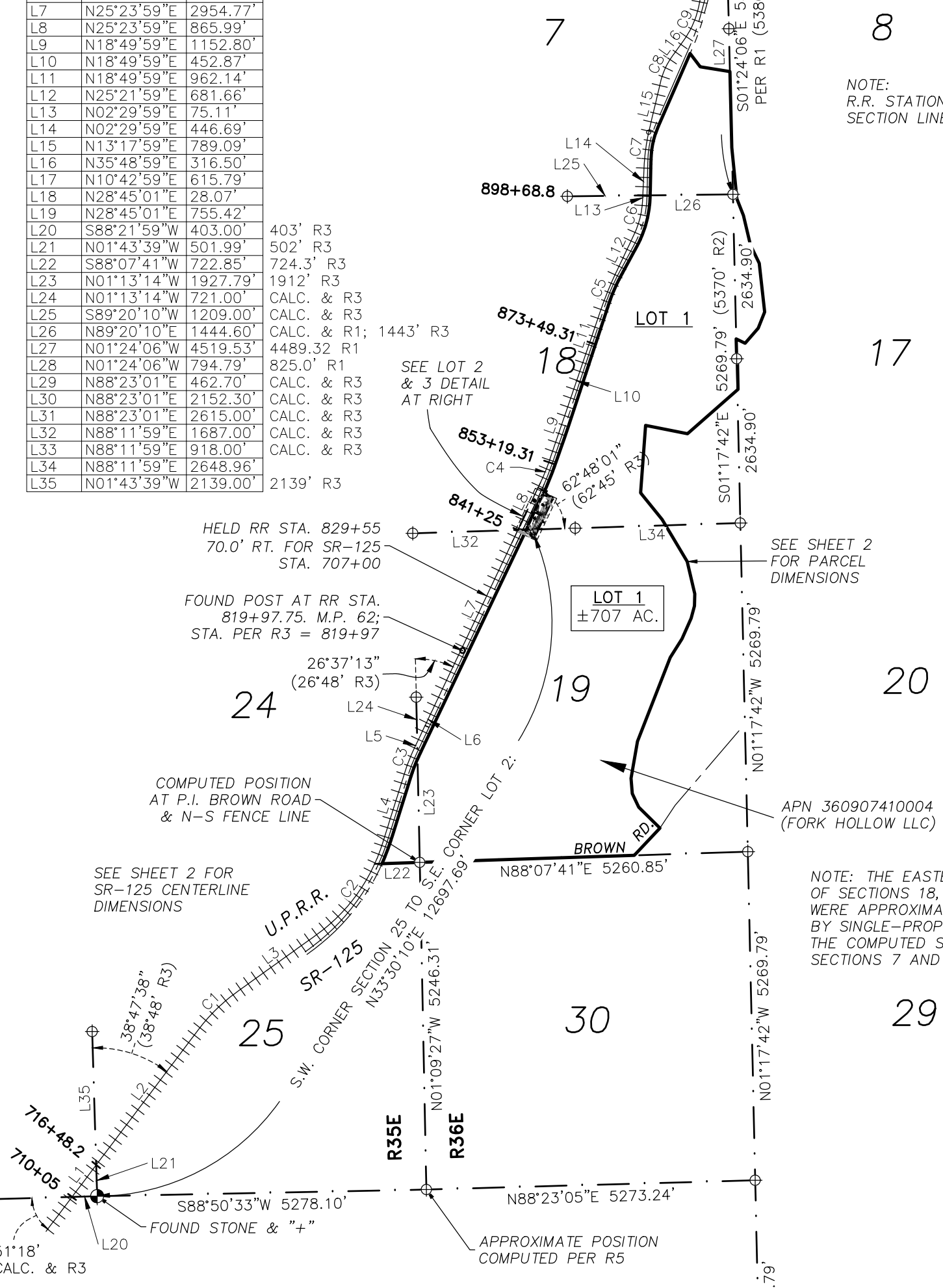
- APPROXIMATE SECTION LINE
- PARCEL BOUNDARY
- ROADWAY CENTERLINE
- RIGHT-OF-WAY BOUNDARY
- RAILROAD CENTERLINE
- EDGE OF GRAVEL
- EDGE OF CONCRETE
- BUILDING LINE
- FENCE LINE
- FOUND MONUMENT AS NOTED
- COMPUTED APPROXIMATE POSITION ONLY
- SET 5/8" X 30" REBAR WITH PLASTIC
- CAP MARKED "W19619 OR02820"
- RECORD DIMENSION PER DOCUMENT AS NOTED

BASIS OF BEARINGS
WASHINGTON STATE PLANE SOUTH ZONE
GRID, NAD 83. GROUND DISTANCES SHOWN;
TO CONVERT TO GRID LENGTHS, MULTIPLY
DISTANCES SHOWN BY 0.99988155726

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2864.76'	862.49'	859.24'	N45°41'29"E	17°15'00"
C2	2865.02'	1845.98'	1814.21'	N35°51'29"E	36°55'00"
C3	2864.76'	400.00'	399.67'	N21°23'59"E	8°00'00"
C4	2864.76'	328.33'	328.15'	S22°06'59"W	6°34'00"
C5	5729.52'	653.33'	652.97'	N22°05'59"E	6°32'00"
C6	1432.38'	571.66'	567.87'	N13°55'59"E	22°52'00"
C7	3274.01'	617.14'	616.22'	N07°53'59"E	10°48'00"
C8	1145.90'	450.33'	447.44'	N24°33'29"E	22°31'00"
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C11	2864.76'	414.16'	413.80'	S24°36'31"W	8°17'00"

LINE	BEARING	DISTANCE
L1	N37°03'59"E	643.23'
L2	N37°03'59"E	2725.74'
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L4	N17°23'59"E	1191.99'
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L6	N25°23'59"E	810.04'
L7	N25°23'59"E	2954.77'
L8	N25°23'59"E	865.99'
L9	N18°49'59"E	1152.80'
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L11	N18°49'59"E	962.14'
L12	N25°21'59"E	681.66'
L13	N02°29'59"E	75.11'
L14	N02°29'59"E	446.69'
L15	N13°17'59"E	789.09'
L16	N35°48'59"E	316.50'
L17	N10°42'59"E	615.79'
L18	N28°45'01"E	28.07'
L19	N28°45'01"E	755.42'
L20	S88°21'59"W	403.00'
L21	N01°43'39"W	501.99'
L22	S88°07'41"W	722.85'
L23	N01°13'14"W	1927.79'
L24	N01°13'14"W	721.00'
L25	S89°20'10"W	1209.00'
L26	N89°20'10"E	1444.60'
L27	N01°24'06"W	4519.53'
L28	N01°24'06"W	794.79'
L29	N88°23'01"E	462.70'
L30	N88°23'01"E	2152.30'
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L32	N88°11'59"E	1687.00'
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L34	N88°11'59"E	2648.96'
L35	N01°43'39"W	2139.00'

SECTION LINE &
RAILROAD CENTERLINE DETAILS
SEE SHEET 2 FOR SR-125 DIMENSIONS



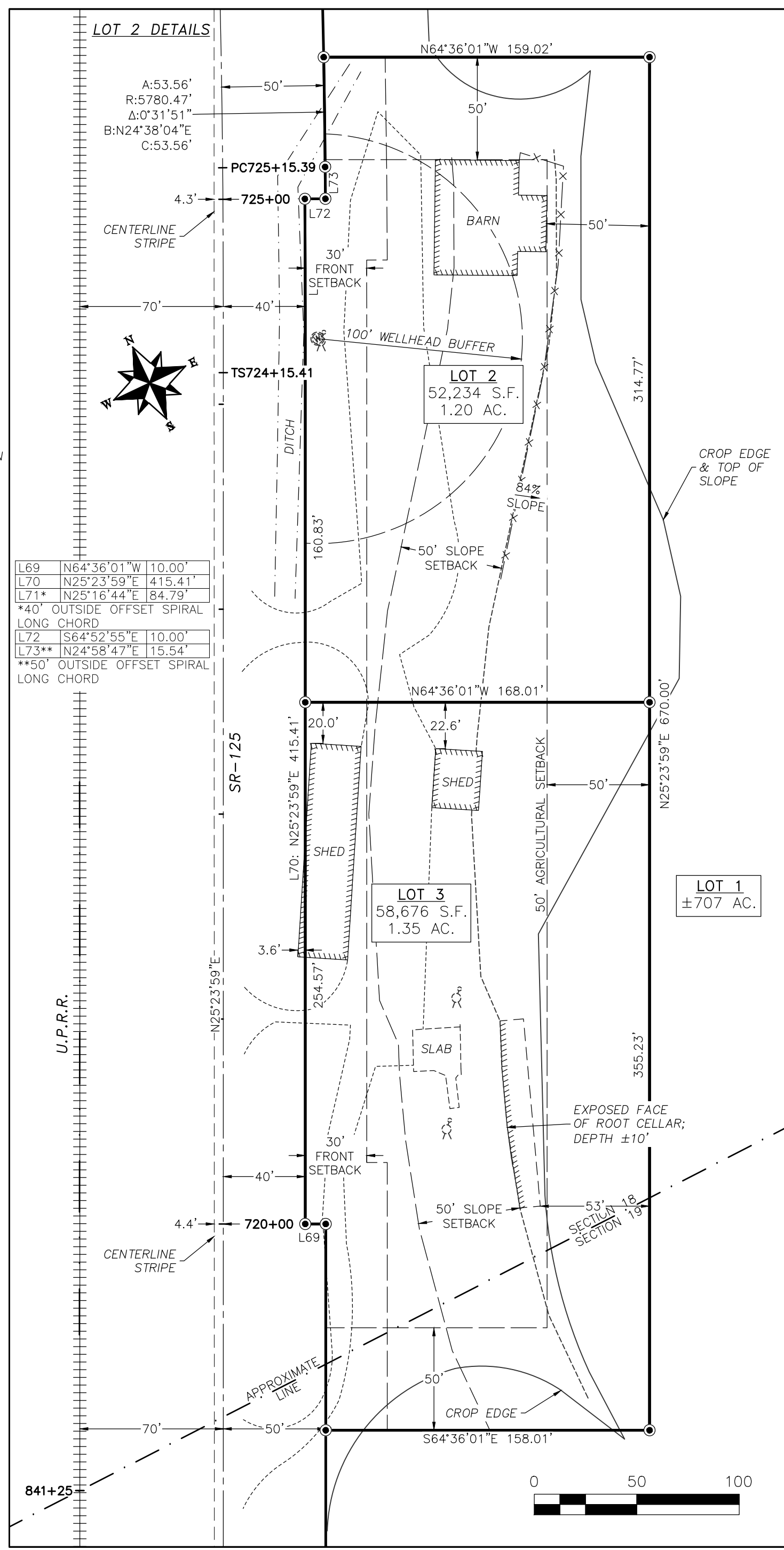
SURVEYOR'S CERTIFICATE
THIS MAP REPRESENTS A SURVEY MADE BY ME OR
UNDER MY DIRECTION IN CONFORMANCE WITH THE
SURVEY RECORDING ACT AND AT THE REQUEST OF
JIM KENT

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS _____ DAY OF
20____, AT THE REQUEST OF GREG FLOWERS, LAND
SURVEYOR, IN BOOK _____ AT PAGE _____ OF
SHORT PLATS

GREG E. FLOWERS PLS NO. 19619 WALLA WALLA COUNTY AUDITOR

FORK HOLLOW SHORT PLAT

LOCATED IN THE S.E. 1/4 OF SECTION 7, THE WEST 1/2 OF
THE WEST 1/2 OF SECTION 17, THE N.E. 1/4, S.E. 1/4, AND
EAST 1/2 OF THE S.W. 1/4 OF SECTION 18, SECTION 19, T9N
R36E, W.M., AND THE EAST 1/2 OF THE S.E. 1/4 OF SECTION
24, T9N R35E, W.M., WALLA WALLA COUNTY, WASHINGTON
WALLA WALLA COUNTY DOCKET NO. SP22-_____



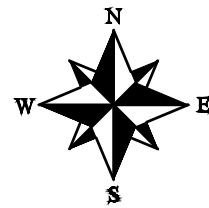
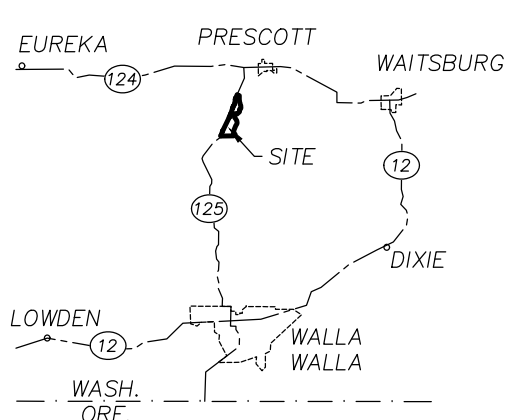
T9N N88°29'34"E 5280.45' N88°29'34"E 5280.45' N88°29'58"E 5280.45'
T8N N88°29'33"E 23762.01'



PBS Engineering and Environmental Inc.
5 N Colville St, Ste 200
Walla Walla, WA 99362
509.956.3026
pbsusa.com

CLIENT: JIM KENT		PROJECT NO.: 67870	
SURVEYOR: GREG E. FLOWERS		DATE: 12/21/2022	
CALC BY: MFW	DRAWN BY: MFW	SCALE: 1" = 2000'	
SECTION: 18/19	TOWNSHIP: 9 NORTH	RANGE: 36 EAST	
CITY: N/A	COUNTY: WALLA WALLA	SHEET <u>1</u> OF <u>3</u>	

VICINITY MAP



LEGEND

- APPROXIMATE SECTION LINE
- PARCEL BOUNDARY
- ROADWAY CENTERLINE
- RIGHT-OF-WAY BOUNDARY
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- EDGE OF GRAVEL
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- 5' CONTOUR LINE
- 25' CONTOUR LINE

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TO CONVERT TO GRID LENGTHS, MULTIPLY
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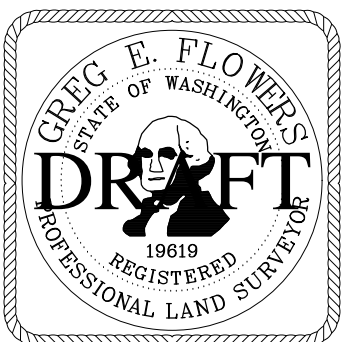
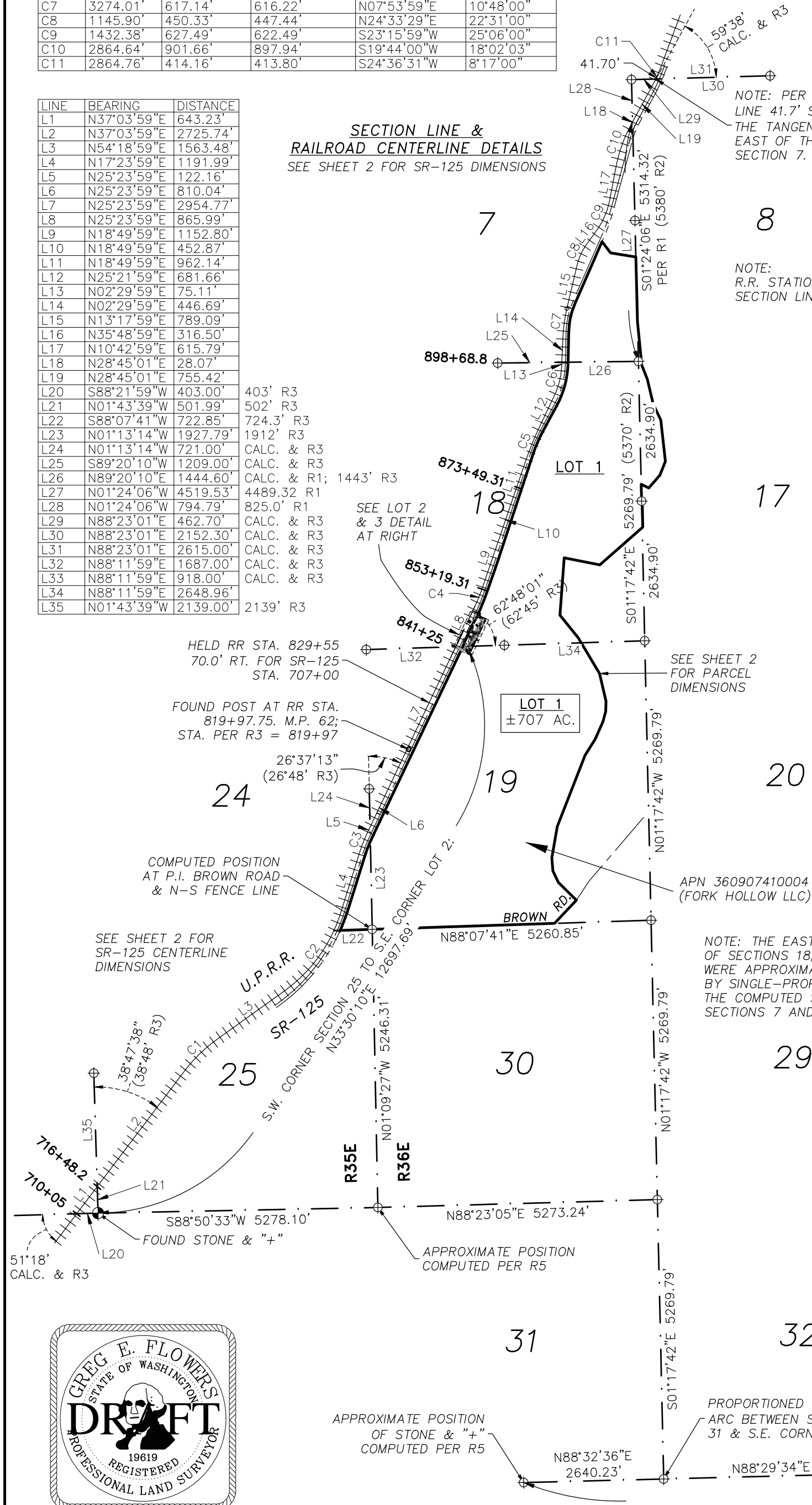
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BASIS OF ELEVATIONS

NAVD88 BASED ON STATIC GPS OBSERVATION
NEAR THE N.W. CORNER OF LOT 2.
POST-PROCESSED WITH NGS OPUS SOFTWARE.
CONTOURS ARE DERIVED FROM U.S.G.S. LIDAR
POINT CLOUD PUBLISHED 5/13/2019.

NOTE: AREAS IN RED INDICATE SLOPES > 15%

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SECTION LINE &
RAILROAD CENTERLINE DETAILS
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JIM KENT

AUDITOR'S CERTIFICATE

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SURVEYOR, IN BOOK _____ AT PAGE _____ OF
SHORT PLATS

GREG E. FLOWERS

PLS NO. 19619

WALLA WALLA COUNTY AUDITOR

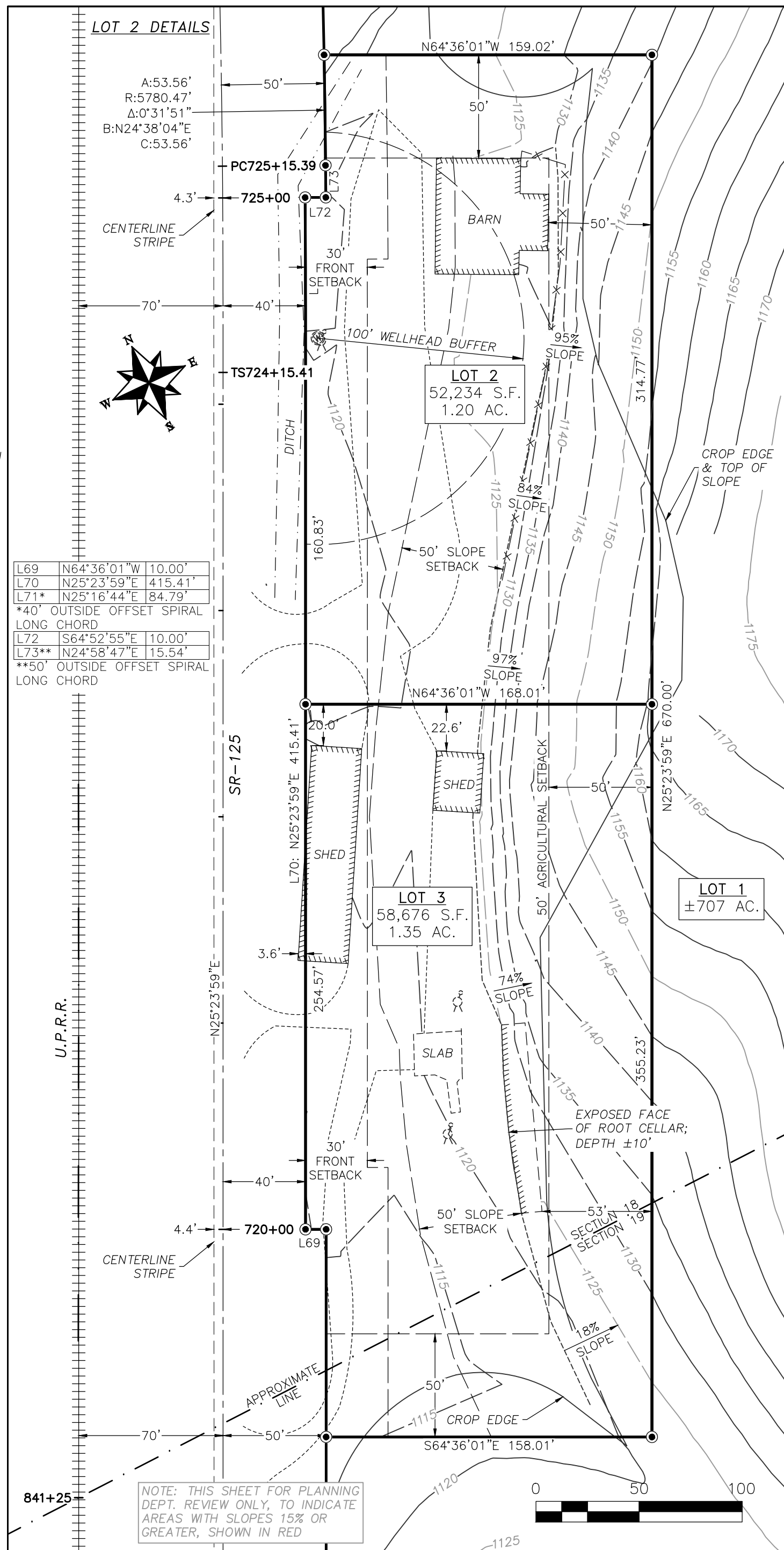


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FORK HOLLOW SHORT PLAT

LOCATED IN THE S.E. 1/4 OF SECTION 7, THE WEST 1/2 OF
THE WEST 1/2 OF SECTION 17, THE N.E. 1/4, S.E. 1/4, AND
EAST 1/2 OF THE S.W. 1/4 OF SECTION 18, SECTION 19, T9N
R36E, W.M., AND THE EAST 1/2 OF THE S.E. 1/4 OF SECTION
24, T9N R35E, W.M., WALLA WALLA COUNTY, WASHINGTON
WALLA WALLA COUNTY DOCKET NO. SP22-_____



CLIENT: JIM KENT		PROJECT NO.: 67870	
SURVEYOR: GREG E. FLOWERS		DATE: 12/21/2022	
CALC BY: MFW	DRAWN BY: MFW	SCALE: 1" = 2000'	
SECTION: 18/19	TOWNSHIP: 9 NORTH	RANGE: 36 EAST	
CITY: N/A	COUNTY: WALLA WALLA	SHEET 1 OF 3	

PARENT PARCEL LEGAL DESCRIPTION
PER WARRANTY DEED, AFN 1998-12440:

BEGINNING AT A POINT IN THE EAST LINE OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 36, EAST OF THE WILLAMETTE MERIDIAN, 1752 FEET NORTHERLY FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE SOUTH 0°27' WEST ALONG THE EAST LINE OF SECTION 7 AND SECTION 18 OF SAID TOWNSHIP AND RANGE, A DISTANCE OF 7058 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 18; THENCE EAST 12 FEET; THENCE NORTH 77°11' WEST 686 FEET; THENCE SOUTH 5°46' WEST 1085 FEET; THENCE SOUTH 37°27' EAST 549 FEET; THENCE SOUTH 29°13' EAST 784 FEET; THENCE SOUTH 11°38' EAST 532 FEET; THENCE SOUTH 2°41' WEST 193 FEET; THENCE SOUTH 16°41' WEST 206 FEET; THENCE SOUTH 25°34' WEST 362 FEET; THENCE SOUTH 33°46' WEST 351 FEET; THENCE SOUTH 22°54' WEST 1445 FEET; THENCE SOUTH 11°30' WEST 600 FEET; THENCE SOUTH 3°20' EAST 246 FEET; THENCE SOUTH 23°52' EAST 242 FEET; THENCE SOUTH 43°44' EAST 477 FEET; THENCE SOUTH 44°46' WEST 621 FEET, MORE OR LESS, TO A POINT IN THE SOUTH LINE OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 36, EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 89°29' WEST 3405 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 19; THENCE SOUTH 89°29' WEST 641 FEET TO A POINT IN THE SEMI-TANGENT OF SECONDARY STATE HIGHWAY NO. 3-E; THENCE NORTH 18°57' EAST ALONG SAID SEMI-TANGENT 486.2 FEET TO A POINT ON THE TRUE CENTERLINE OF SAID STATE HIGHWAY; THENCE ALONG THE CENTER LINE OF THE STATE HIGHWAY BY THE FOLLOWING COURSES AND DISTANCES: NORTH 18°57' EAST 919.3 FEET; THENCE ALONG A SPIRAL CURVE TO THE RIGHT HAVING A SPIRAL ANGLE OF 1°30' A TERMINAL RADIUS OF 2865.0 FEET, AND A LONG CHORD WHICH BEARS NORTH 19°27' EAST, A DISTANCE OF 150.0 FEET; THENCE ALONG A TRUE CURVE TO THE RIGHT HAVING A RADIUS OF 2865.0 FEET AND TANGENT TO A LINE DRAWN NORTH 20°27' EAST THROUGH THE TERMINUS OF THE COURSE LAST ABOVE DESCRIBED, A DISTANCE OF 250.0 FEET; THENCE ALONG A SPIRAL CURVE TO THE RIGHT HAVING AN INITIAL RADIUS OF 2865.0 FEET, A SPIRAL ANGLE OF 1°30' AND A LONG CHORD WHICH BEARS NORTH 26°27' EAST A DISTANCE OF 150.0 FEET; THENCE NORTH 26°57' EAST 4400.6 FEET; THENCE ALONG A SPIRAL CURVE TO THE LEFT HAVING A SPIRAL ANGLE OF 0°30', A TERMINAL RADIUS OF 5730.0 FEET, AND A LONG CHORD WHICH BEARS NORTH 26°47' EAST, A DISTANCE OF 100.0 FEET; THENCE ALONG A TRUE CURVE TO THE LEFT HAVING A RADIUS OF 5730.0 FEET AND TANGENT TO A LINE DRAWN NORTH 26°27' EAST, THROUGH THE TERMINUS OF THE COURSE LAST DESCRIBED, A DISTANCE OF 510.0 FEET; THENCE ALONG A SPIRAL CURVE TO THE LEFT, HAVING A SPIRAL ANGLE OF 0°30', AN INITIAL RADIUS OF 5730.0 FEET, AND A LONG CHORD WHICH BEARS NORTH 20°25' EAST, A DISTANCE OF 100.0 FEET; THENCE NORTH 20°51' EAST, 397.1 FEET; THENCE ALONG A TRUE CURVE TO THE LEFT HAVING A RADIUS OF 1146.0 FEET AND TANGENT TO THE COURSE LAST ABOVE DESCRIBED, A DISTANCE OF 206.7 FEET; THENCE NORTH 19°49' EAST 1974.5 FEET; THENCE ALONG A SPIRAL CURVE TO THE RIGHT HAVING A SPIRAL ANGLE OF 1°30' A TERMINAL RADIUS OF 2865.0 FEET, AND A LONG CHORD WHICH BEARS NORTH 20°19' EAST, A DISTANCE OF 150.0 FEET; THENCE ALONG A TRUE CURVE TO THE RIGHT HAVING A RADIUS OF 2865.0 FEET, AND TANGENT TO A LINE DRAWN NORTH 21°19' EAST, THROUGH THE TERMINUS OF THE COURSE LAST ABOVE DESCRIBED, A DISTANCE OF 358.0 FEET; THENCE LONG A SPIRAL CURVE TO THE RIGHT, HAVING A SPIRAL ANGLE OF 1°30', AN INITIAL RADIUS OF 2865.0 FEET, AND A LONG CHORD WHICH BEARS NORTH 29°19' EAST, A DISTANCE OF 150.0 FEET; THENCE NORTH 29°59' EAST 370.9 FEET; THENCE ALONG A SPIRAL CURVE TO THE LEFT HAVING A SPIRAL ANGLE OF 3°40'30", A TERMINAL RADIUS OF 1637.1 FEET, AND A LONG CHORD WHICH BEARS NORTH 28°45'40" EAST, A DISTANCE OF 210.0 FEET; THENCE ALONG A TRUE CURVE TO THE LEFT, HAVING A RADIUS OF 1637.1 FEET, AND TANGENT TO A LINE DRAWN NORTH 26°18'30" EAST, THROUGH THE TERMINUS OF THE COURSE LAST DESCRIBED, A DISTANCE OF 563.3 FEET; THENCE ALONG A SPIRAL CURVE TO THE LEFT, HAVING A SPIRAL ANGLE OF 3°40'30", AN INITIAL RADIUS OF 1637.1 FEET, AND A LONG CHORD WHICH BEARS NORTH 4°08'20" EAST, A DISTANCE OF 210.0 FEET; THENCE NORTH 2°55' EAST, 396.2 FEET; THENCE ALONG A SPIRAL CURVE TO THE RIGHT, HAVING A SPIRAL ANGLE OF 4°48', A TERMINAL RADIUS OF 1432.5 FEET, AND A LONG CHORD WHICH BEARS NORTH 4°34'20" EAST, A DISTANCE OF 240.0 FEET; THENCE ALONG A TRUE CURVE TO THE RIGHT HAVING A RADIUS OF 1432.5 FEET, AND TANGENT TO A LINE DRAWN NORTH 7°43' EAST, THROUGH THE TERMINUS OF THE COURSE LAST ABOVE DESCRIBED, A DISTANCE OF 315.0 FEET; THENCE ALONG A SPIRAL CURVE TO THE RIGHT, HAVING A SPIRAL ANGLE OF 4°48', AN INITIAL RADIUS OF 1432.5 FEET, AND A LONG CHORD WHICH BEARS NORTH 23°27'40" EAST, A DISTANCE OF 240.0 FEET; THENCE NORTH 25°07' EAST 1227.0 FEET; THENCE ALONG A SPIRAL CURVE TO THE LEFT, HAVING A SPIRAL ANGLE OF 1°30', A TERMINAL RADIUS OF 2865.0 FEET, AND A LONG CHORD WHICH BEARS NORTH 24°37' EAST, A DISTANCE OF 150.0 FEET; THENCE ALONG A TRUE CURVE TO THE LEFT HAVING A RADIUS OF 2865.0 FEET, AND TANGENT TO A LINE DRAWN NORTH 23°37' EAST, THROUGH THE TERMINUS OF THE COURSE LAST ABOVE DESCRIBED, A DISTANCE OF 263.3 FEET; THENCE ALONG A SPIRAL CURVE TO THE LEFT, HAVING A SPIRAL ANGLE OF 1°30' AN INITIAL RADIUS OF 2865.0 FEET, AND A LONG CHORD WHICH BEARS NORTH 17°21' EAST, A DISTANCE OF 150.0 FEET; THENCE NORTH 16°51' EAST ALONG THE CENTER LINE OF THE STATE HIGHWAY NO. 3-E, AND SAID CENTER LINE EXTENDED, 1576.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. LESS THAT PART OF THE ABOVE DESCRIBED TRACT THAT LIES WITHIN STATE HIGHWAY NO. 3-E AND COUNTY ROAD NO. 483.

ALSO, BEGINNING AT A POINT IN THE WEST LINE OF SECTION 8 TOWNSHIP 9 NORTH RANGE 36 EAST OF THE WILLAMETTE MERIDIAN, SAID POINT BEING 1906 FEET SOUTH OF THE EAST QUARTER CORNER OF THE SAID SECTION , AND RUN THENCE SOUTH 4°10' EAST 827.0 FEET; THENCE SOUTH 19°50' EAST 286.00 FEET; THENCE SOUTH 11°55' EAST 485.0 FEET; THENCE SOUTH 24°10' EAST 327.0 FEET; THENCE SOUTH 4°45' EAST 784.5 FEET; THENCE SOUTH 23°08' WEST 280.0 FEET; THENCE SOUTH 42°20' WEST 320.0 FEET; THENCE NORTH 62°10' WEST 155 FEET MORE OR LESS TO A POINT IN THE WEST LINE OF SECTION 17 OF THE AFORESAID TOWNSHIP AND RANGE; THENCE NORTH, ALONG THE WEST LINE OF SAID SECTION 17, AND THE WEST LINE OF SECTION 8, A DISTANCE OF 3073 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM, THE FOLLOWING DESCRIBED TRACT TO-WIT:
BEGINNING AT A POINT IN THE EAST LINE OF SECTION 7 TOWNSHIP 9 NORTH RANGE 36 EAST OF THE WILLAMETTE MERIDIAN, SAID POINT BEING 688.0 FEET SOUTH OF THE EAST QUARTER CORNER OF SAID SECTION 7, AND RUN THENCE NORTH 79°22' WEST 483.0 FEET; THENCE NORTH 36°00' WEST 260 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF THE STATE HIGHWAY RUNNING THROUGH THE SAID SECTION 7; THENCE NORTHEASTERLY, ALONG THE EASTERLY RIGHT-OF-WAY LINE, TO ITS POINT OF INTERSECTION WITH THE EAST LINE OF SAID SECTION; THENCE SOUTH ALONG THE SAID EAST LINE, TO THE POINT OF BEGINNING.

LEGEND

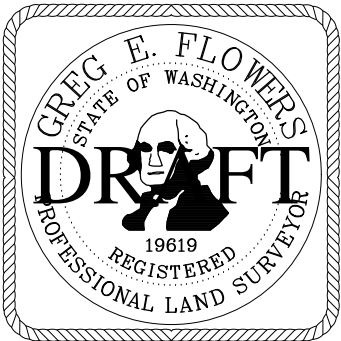
- APPROXIMATE SECTION LINE
- PARCEL BOUNDARY
- ROADWAY CENTERLINE
- RIGHT-OF-WAY BOUNDARY
- RAILROAD CENTERLINE
- FOUND MONUMENT AS NOTED
- COMPUTED APPROXIMATE POSITION ONLY
- RECORD DIMENSION PER DOCUMENT AS NOTED
- DENOTES APPROXIMATE AREA OUTSIDE OF 15% SLOPE SETBACK
- 5' CONTOUR LINE
- 25' CONTOUR LINE

BASIS OF ELEVATIONS

NAVD88 BASED ON STATIC GPS OBSERVATION NEAR THE N.W. CORNER OF LOT 2, POST-PROCESSED WITH NGS OPUS SOFTWARE. CONTOURS ARE DERIVED FROM U.S.G.S. LIDAR POINT CLOUD PUBLISHED 5/13/2019.

NOTE: AREAS IN RED INDICATE SLOPES > 15%

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C12	3438.00'	2091.16'	2059.08'	N35°51'59"E	34°51'01"
PER R4:	3438.0'	2091.0'			34°51'
C13	2865.00'	250.03'	249.95'	S21°23'59"W	5°00'01"
PER R4:	2865.0'	250.0'			5°00'
C14	5730.00'	510.04'	509.88'	S22°20'59"W	5°06'00"
PER R4:	5730.0'	510.0'			5°06'
C15	2865.00'	358.37'	358.14'	S23°20'59"W	7°10'01"
PER R4:	2865.0'	358.3'			7°10'
C16	1637.10'	563.37'	560.59'	N14°53'59"E	19°43'01"
PER R4:	1637.1'	563.3'			19°43'
C17	1432.50'	315.04'	314.41'	N12°27'59"E	12°36'03"
PER R4:	1432.5'	315.0'			12°36'
C18	2865.00'	263.36'	263.27'	N19°25'59"E	5°16'01"
PER R4:	2865.0'	263.3'			5°16'
C19	1432.50'	95.02'	95.01'	N21°59'59"E	3°48'03"
PER R4:	1432.5'	95.0'			3°48'
C20	3488.06'	334.46'	334.34'	S21°11'18"W	5°29'37"
C21	2815.00'	245.58'	245.50'	N21°23'59"E	4°59'55"
C22	5780.47'	514.54'	514.37'	N22°20'59"E	5°06'00"
C23	2815.00'	352.03'	351.80'	N23°20'59"E	7°09'55"
C24	1687.10'	580.72'	577.86'	S14°53'59"W	19°43'19"
C25	1382.50'	303.89'	303.28'	N12°27'59"E	12°35'39"
C26	11460.00'	206.59'	206.59'	N18°46'59"E	1°01'58"
PER R4:	11460.0'	206.7'			1°02'
C27	11510.00'	207.50'	207.49'	S18°46'59"W	1°01'58"



PBS Engineering and Environmental Inc.
5 N Colville St, Ste 200
Walla Walla, WA 99362
509.956.3026
pbsusa.com

CLIENT: JIM KENT		PROJECT NO.: 67870	
SURVEYOR: GREG E. FLOWERS		DATE: 12/21/2022	
CALC BY: MFW	DRAWN BY: MFW	SCALE: 1" = 1000'	
SECTION: 18/19	TOWNSHIP: 9 NORTH	RANGE: 36 EAST	
CITY: N/A	COUNTY: WALLA WALLA	SHEET 2 OF 3	

FORK HOLLOW SHORT PLAT

LOCATED IN THE S.E. 1/4 OF SECTION 7, THE WEST 1/2 OF THE WEST 1/2 OF SECTION 17, THE N.E. 1/4, S.E. 1/4, AND EAST 1/2 OF THE S.W. 1/4 OF SECTION 18, SECTION 19, T9N R36E, W.M., AND THE EAST 1/2 OF THE S.E. 1/4 OF SECTION 24, T9N R35E, W.M., WALLA WALLA COUNTY, WASHINGTON
WALLA WALLA COUNTY DOCKET NO. SP22-_____

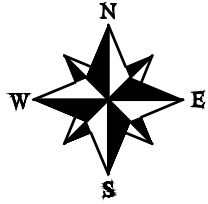
PARCEL BOUNDARY &
SR-125 CENTERLINE DETAILS
SEE SHEET 1 FOR RAILROAD
CENTERLINE DIMENSIONS

LINE	BEARING	DISTANCE
L36	N37°24'06"W	267.40'
L37	S80°46'06"E	483.06'
L38	N05°41'21"W	827.00'
L39	N21°21'21"W	286.00'
L40	S13°26'21"E	485.00'
L41	N25°41'21"W	327.00'
L42	S06°16'21"E	784.50'
L43	N21°36'39"E	280.00'
L44	N40°48'39"E	320.00'
L45	N63°41'21"W	155.00'
L46	N01°17'42"W	315.83'
L47	N88°26'59"E	12.00'
L48	N01°21'42"W	491.00'
L49	N48°39'59"E	1079.00'
L50	S78°44'01"E	686.00'
L51	S03°12'59"W	1085.00'
L52	N39°00'01"W	549.00'
L53	N30°46'01"W	784.00'
L54	N13°11'01"W	532.00'
L55	N01°07'59"E	193.00'
L56	S15°07'59"W	206.00'
L57	N24°00'59"E	362.00'
L58	S32°12'59"W	351.00'
L59	N21°20'59"E	1445.00'
L60	N09°56'59"E	600.00'
L61	N04°53'01"W	246.00'
L62	S25°25'01"E	242.00'
L63	N45°17'01"W	477.00'
L64	S43°12'59"W	599.74'
L65	N17°44'53"E	125.91'
L66	N17°23'48"E	717.37'
L67	N17°53'52"E	148.73'
L68	N24°54'06"E	148.73'
L69	N64°36'01"W	10.00'
L70	N25°23'59"E	415.41'
L71	N25°16'44"E	84.79'
L72	S64°52'55"E	10.00'
L73	N24°58'47"E	15.54'
L74	N19°28'00"E	100.43'
L75	N18°45'51"E	148.75'
L76	N27°56'06"E	148.73'
L77	N28°25'59"E	370.92'
L78	N27°11'59"E	213.10'
L79	N02°35'58"E	213.09'
L80	N01°21'59"E	396.16'
L81	N02°57'10"E	235.82'
L82	N21°58'47"E	235.82'
L83	N23°33'59"E	1158.20'
L84	N17°44'48"E	125.00'
L85	N17°23'59"E	919.46'
L86	N17°53'58"E	150.00'
L87	N24°53'59"E	150.00'
L88	N25°13'59"E	99.99'
L89	N19°27'59"E	100.00'
L90	N19°17'59"E	397.09'
L91	N18°45'58"E	150.01'
L92	N27°55'59"E	150.00'
L93	N28°25'59"E	370.92'
L94	N27°12'29"E	209.96'
L95	N02°35'28"E	209.96'
L96	N01°21'59"E	396.16'
L97	N02°57'58"E	239.93'
L98	N21°57'59"E	239.93'
L99	N23°33'59"E	1226.99'
L100	N23°03'59"E	150.00'
L101	N15°47'58"E	150.00'
L102	N15°17'59"E	1269.09'
L103	N16°53'58"E	239.93'
L104	N27°05'59"E	239.93'
L105	N28°41'59"E	356.41'

LONG CHORD
N18°57'E 919.4' R4
LONG CHORD
LONG CHORD
LONG CHORD
LONG CHORD
N20°51'E 397.1' R4
LONG CHORD
LONG CHORD
N27°59'E 370.9' R4
LONG CHORD
LONG CHORD
N2°55'E 396.2' R4
LONG CHORD
LONG CHORD
N25°07'E 1227.0' R4
LONG CHORD
LONG CHORD
N16°51'E 1269.1' R4
LONG CHORD
LONG CHORD
N30°15'E 356.5' R4

AS SHOWN ON R4, HELD RR STA. 829+55 70.0' RT.
FOR SR-125 STA. 707+00; ROTATED RECORD
SR-125 BEARINGS TO BE PARALLEL WITH AND 70.0'
EASTERLY OF THIS SECTION OF RAILROAD. SEE
SHEET 1 FOR RAILROAD CENTERLINE DIMENSIONS

NOTE: THIS SHEET FOR PLANNING
DEPT. REVIEW ONLY, TO INDICATE
AREAS WITH SLOPES 15% OR
GREATER, SHOWN IN RED



0 1000 2000

FORK HOLLOW SHORT PLAT

LOCATED IN THE S.E. 1/4 OF SECTION 7, THE WEST 1/2 OF THE WEST 1/2 OF SECTION 17, THE N.E. 1/4, S.E. 1/4, AND EAST 1/2 OF THE S.W. 1/4 OF SECTION 18, SECTION 19, T9N R36E, W.M., AND THE EAST 1/2 OF THE S.E. 1/4 OF SECTION 24, T9N R35E, W.M., WALLA WALLA COUNTY, WASHINGTON
WALLA WALLA COUNTY DOCKET NO. SP22-_____

SURVEYOR’S NOTES

1. RAILROAD CENTERLINE WAS COMPUTED PER U.P.R.R. MAPS (SEE R3, REFERENCE DOCUMENTS), THEN ROTATED TO THE AS-BUILT BEARING OF THE TANGENT SECTION BETWEEN STATIONS 853+19.31 AND 873+49.31. RAILROAD STATIONING WAS THEN HELD RELATIVE TO THE MONUMENT FOUND AT THE S.W. CORNER OF SECTION 25. THIS STATIONING FIT WELL WITH A POST PRESUMED TO BE R.R. MILE MARKER 62 AS WELL AS VARIOUS CULVERTS OBSERVED ALONG THE SITE.

2. NO MONUMENTS WERE FOUND ON THE CENTERLINE OF SR-125. IT WAS COMPUTED PER HIGHWAY PLANS (SEE R4) BY HOLDING R.R. STA. 829+55 70.0’ RT. FOR SR-125 CENTERLINE STA. 707+00, AND HOLDING THE CENTERLINE TANGENTS ADJACENT TO THESE STATIONS AS BEING PARALLEL AS CALLED FOR IN R4.

3. MULTIPLE SECTION CORNER LOCATIONS ADJACENT TO THE RAILROAD WERE COMPUTED USING TIES SHOWN ON R3. THE N.E. CORNER OF SECTION 7 WAS COMPUTED USING THIS METHOD; THE S.E. CORNER OF SECTION 7 WAS COMPUTED USING DISTANCE TIES FROM THAT CORNER NORTH, AND WEST, TO THE RAILROAD CENTERLINE PER R1, USING THE STATION SHOWN ON R3 FOR THE INTERSECTION OF THE RAILROAD CENTERLINE WITH THE SOUTH LINE OF SECTION 7. THIS ALLOWED FOR A CALCULATION OF THE EAST 1/4 CORNER OF THE SECTION, WHICH IS THE P.O.B. OF EACH OF THE THREE PARAGRAPHS IN THE DEED DESCRIBING THE EAST LINE OF THE PARCEL SHOWN. OTHER SECTION CORNERS WERE COMPUTED AS NOTED ON SHEET 1. IT SHOULD BE NOTED THAT ALL CORNERS SHOWN HEREIN AS COMPUTED WERE MOSTLY NOT SEARCHED, AND MUST BE CONSIDERED APPROXIMATE POSITIONS ONLY; THEY ARE SHOWN HEREIN SOLELY AS A MEANS OF COMPUTING ACREAGE OF THE PARENT PARCEL.

4. THE PORTION OF THE EAST PARCEL BOUNDARY CROSSING THROUGH SECTIONS 18 AND 19 WERE BEGUN AT THE P.O.B. AS DESCRIBED ABOVE, AND THE DEED BEARINGS ROTATED TO MATCH THE COMPUTED CENTERLINE OF SR-125, THE DIMENSIONS OF WHICH ARE IDENTICAL IN BOTH THE DEED AND THE HIGHWAY PLANS (SEE R4). THE REMAINING PORTIONS OF THE EAST AND NORTH PARCEL BOUNDARIES WERE ROTATED TO THE EAST LINES OF SECTIONS 7 AND 18. THE SOUTH LINE OF THE PARCEL WAS HELD TO THE COMPUTED SOUTH LINE OF SECTION 19 AND THE WESTERLY PROLONGATION THEREOF.

5. THE RIGHT-OF-WAY OF BROWN ROAD IS NOT SURVEYED HEREIN NOR WAS IT CONSIDERED IN PARCEL AREA CALCULATIONS.

6. THIS SURVEY WAS PERFORMED IN JANUARY 2022 WITH RTK & STATIC GPS METHODS USING TRIMBLE R10 AND R12i RECEIVERS, HAVING STANDARD ERRORS OF 8MM + 1PPM. COORDINATES WERE CONSTRAINED TO THE WASHINGTON SOUTH ZONE STATE PLANE SYSTEM USING OPUS-DERIVED POSITIONS. DISTANCES SHOWN ARE GROUND DISTANCES.

7. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OUTLINED IN WAC 332-130.

REFERENCE DOCUMENTS

- R1. FILE 02-U-093 (F. LOEHR FOR CHASE ET AL, 1891-1892)
- R2. FILE 02-U-098 (SAYLES FOR BAXTER, 1900)*
- R3. U.P.R.R. RIGHT-OF-WAY AND TRACK MAP PENDLETON TO ALTO MAP CODE V-WASH17 PP. 16 & 17; PBS MAP NOS. 39/39A. 40/40A (1916, REV. 1927)**
- R4. FILE 01-AB-042 SECONDARY STATE HWY. NO. 3-E (1939)*
- R5. SURVEY BK. 6 PG. 130, AFN 9413703 (TOMKINS FOR NOBLE)
- R6. SURVEY BK. 13 PG. 249, AFN 2020-13375 (FLOWERS FOR ROBISON)
- D. STATUTORY WARRANTY DEED, AFN 1998-12440 (ROBISON TO FORK HOLLOW, LLC)

AGRICULTURAL LANDS STATEMENT

WALLA WALLA CODE CHAPTER 8.40.040 RIGHT TO FARM NOTICE:
THE SUBJECT PROPERTY IS WITHIN OR NEAR LAND DESIGNATED FOR LONG TERM COMMERCIALLY SIGNIFICANT AGRICULTURAL ACTIVITIES AND SUBJECT TO A VARIETY OF ACTIVITIES THAT MAY NOT BE COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS EXTENDING BEYOND NORMAL WORKDAY OR WORK WEEKS, IN ADDITION TO OTHER ACTIVITIES THAT MAY INCLUDE NOISE, DUST ANIMAL HUSBANDRY AND ASSOCIATED AGRICULTURAL ACTIVITIES. WHEN PERFORMED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES, SAID AGRICULTURAL ACTIVITIES ARE TO BE EXPECTED, CONSENTED TO BY THE DEVELOPERS OF THIS PROPERTY, THEIR HEIRS AND SUCCESSORS AND ASSIGNS AND SHALL NOT BE SUBJECT TO LEGAL ACTION OR PUBLIC NUISANCE.

CRITICAL AREAS NOTE

THE FOLLOWING CRITICAL AREAS ARE LOCATED ON OR NEAR THE SITE:
-CRITICAL AQUIFER RECHARGE AREA - ZONE 1
-SEISMIC LIQUEFACTION AREAS, MODERATE-TO-HIGH ZONE
-GEOLOGICALLY HAZARDOUS AREAS - STEEP SLOPES
-EROSION HAZARD AREAS

NOXIOUS WEED NOTE

AS REQUIRED BY WWCC 17.30.060, OWNERS SHALL PREVENT THE SPREAD OF NOXIOUS WEEDS.

DEDICATION

KNOW ALL BY THESE PRESENT THAT I, JAMES P. KENT, AUTHORIZED REPRESENTATIVE OF FORK HOLLOW, LLC, THE OWNER OF THE PARCEL DEPICTED HEREIN, HAVE CAUSED THESE LANDS TO BE SURVEYED AND SUBDIVIDED AS SHOWN. I HEREBY DEDICATE TO THE PUBLIC ALL ROADS AND RIGHTS OF WAY NOT DESIGNATED HEREIN AS PRIVATE, AND 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 SHORT PLAT.

SIGNED: JAMES P. KENT DATE REPRESENTATIVE OF FORK HOLLOW, LLC

NOTARY SEAL

I HEREBY CERTIFY THAT JAMES P. KENT SIGNED AS A FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN MENTIONED.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20_____.

NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON,

RESIDING AT _____.

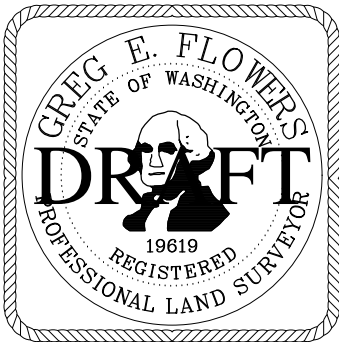
APPROVALS

THIS SHORT PLAT CONFORMS TO THE COMPREHENSIVE PLAN AND WITH THE REQUIREMENTS OF CHAPTER 16 AND OF CHAPTER 17 OF THE WALLA WALLA COUNTY CODE.

LAUREN PRENTICE, DIRECTOR DATE WALLA WALLA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

I HEREBY THAT _____ TAXES FOR THE YEAR _____ AGAINST THE PROPERTY SHOWN HEREON HAVE BEEN PAID.

WALLA WALLA COUNTY TREASURER DATE



PBS Engineering and Environmental Inc.
5 N Colville St, Ste 200
Walla Walla, WA 99362
509.956.3026
pbsusa.com

CLIENT: JIM KENT		PROJECT NO.: 67870	
SURVEYOR: GREG E. FLOWERS		DATE: 12/21/2022	
CALC BY: MFW	DRAWN BY: MFW	SCALE: N/A	
SECTION: 18/19	TOWNSHIP: 9 NORTH	RANGE: 36 EAST	
CITY: N/A	COUNTY: WALLA WALLA	SHEET <u>3</u> OF <u>3</u>	