

# Walla Walla County Community Development Department

310 W. Poplar Street, Suite 200, Walla Walla, WA 99362 / 509-524-2610 Main

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File No. SUB21-007  
CAP21-008

## NOTICE OF APPLICATION

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

**File name/Docket #:** Anderson 2-lot Cluster Short Plat/SUB21-007  
**Application type:** SUBDIVISION  
**Applicant:** ANDERSON, ERIC & MARGARET TRUSTEES - EMA TRUST  
PO BOX 3160  
WALLA WALLA WA, 99362  
**Owner:** EMA TRUST  
PO BOX 3160  
WALLA WALLA, WA 99362  
**Project description:** The site is located generally at 5703 N HWY 125 (APN 350825140001), in the Primary Agriculture 40 zoning district. The applicants propose to subdivide a 391.32 acre parcel into a 1.90 acre cluster lot and a 389.42 acre resource parcel. The following Critical Areas are located on or near the project site: Geologically Hazardous Areas – Moderate to High Liquefaction Susceptibility; slopes in excess of 15%.  
**Required Permits:** Critical Areas  
**Development Regulations:** WWCC Title 16 – Subdivisions; WWCC Chapter 18.08 – Critical Areas Protection; WWCC Chapter 17.31 – Cluster Developments on Resource Lands; WWCC Chapter 17.18 – Density and Dimensions  
**Date of application:** 3/26/2021  
**Date determined complete:** 4/6/2021  
**Date of notice:** 4/12/2021

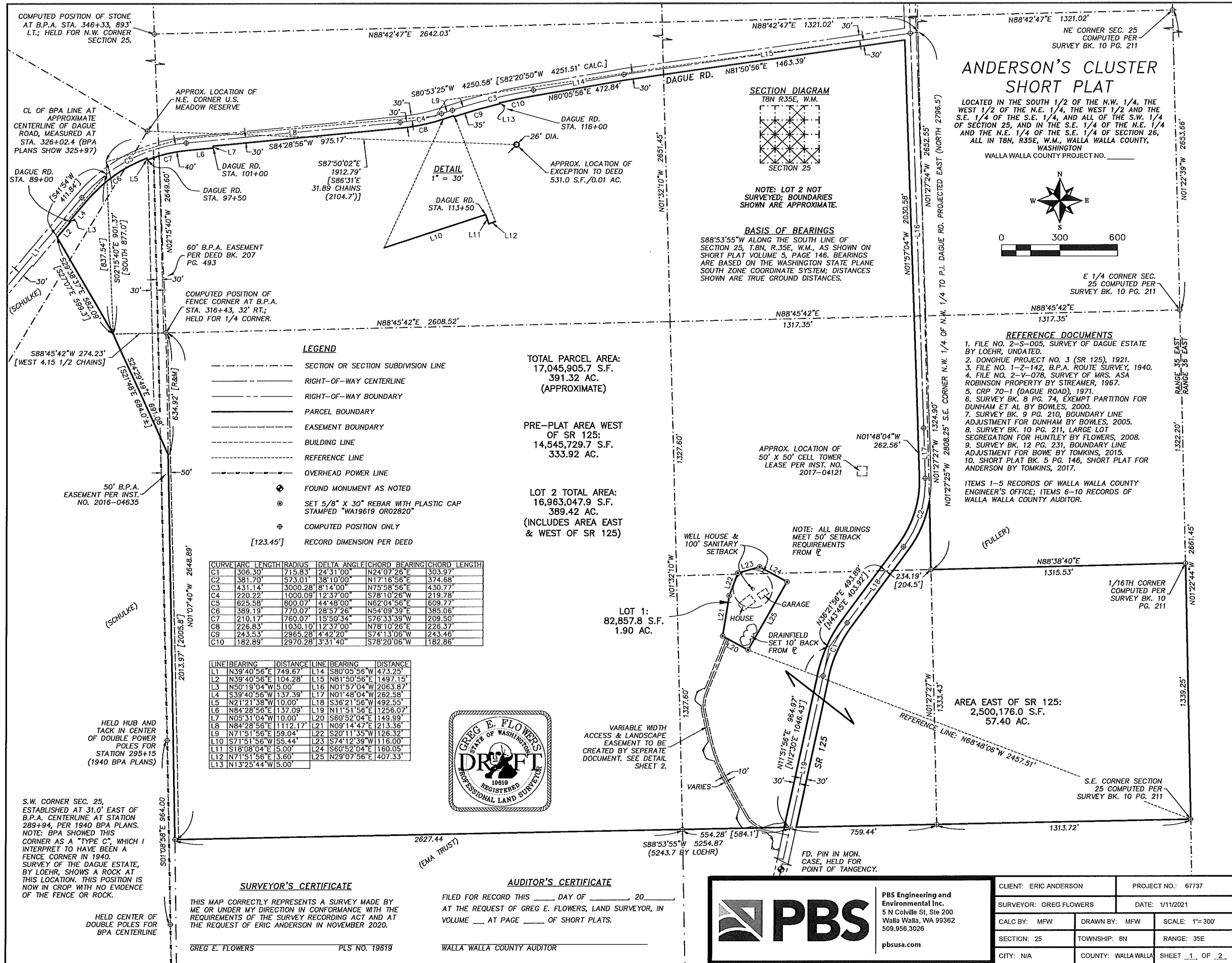
**REVIEW PROCESS AND PUBLIC COMMENT:** The decision on this application will be made by the CDD Director. The comment period for this project is fourteen (14) days from issuance of this notice; this period ends 4-26-2021. The notice of application is required by RCW 36.70B.110 and Walla Walla County Code (WWCC) 14.07.080.

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

**Walla Walla County Community Development Department**  
**c/o Jennifer Ballard, Senior Planner**  
**310 W. Poplar Street, Suite 200**  
**Walla Walla, WA 99362**  
[commdev@co.walla-walla.wa.us](mailto:commdev@co.walla-walla.wa.us)

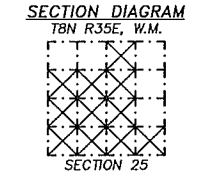
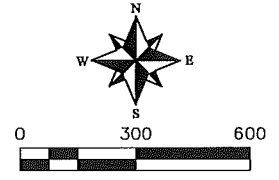
**APPEALS:** The Director's decision may be appealed by the applicant(s) or parties of record to the Walla Walla County Hearing Examiner pursuant to WWCC 14.11.010 and 14.11.030.

**FOR MORE INFORMATION:** Please contact Jennifer Ballard, Senior Planner, at 509-524-2626 or [commdev@co.walla-walla.wa.us](mailto:commdev@co.walla-walla.wa.us).



# ANDERSON'S CLUSTER SHORT PLAT

LOCATED IN THE SOUTH 1/2 OF THE N.W. 1/4, THE WEST 1/2 OF THE N.E. 1/4, THE WEST 1/2 AND THE S.E. 1/4 OF THE S.E. 1/4, AND ALL OF THE S.W. 1/4 OF SECTION 25, AND IN THE S.E. 1/4 OF THE N.E. 1/4 AND THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 26, ALL IN T8N, R35E, W.M., WALLA WALLA COUNTY, WASHINGTON  
WALLA WALLA COUNTY PROJECT NO. \_\_\_\_\_



NOTE: LOT 2 NOT SURVEYED; BOUNDARIES SHOWN ARE APPROXIMATE.

**BASIS OF BEARINGS**  
S88°53'55"W ALONG THE SOUTH LINE OF SECTION 25, T.8N, R.35E, W.M., AS SHOWN ON SHORT PLAT VOLUME 5, PAGE 146. BEARINGS ARE BASED ON THE WASHINGTON STATE PLANE SOUTH ZONE COORDINATE SYSTEM; DISTANCES SHOWN ARE TRUE GROUND DISTANCES.

### REFERENCE DOCUMENTS

- FILE NO. 2-S-005, SURVEY OF DAGUE ESTATE BY LOEHR, UNDATED.
  - DONOHUE PROJECT NO. 3 (SR 125), 1921.
  - FILE NO. 1-Z-142, B.P.A. ROUTE SURVEY, 1940.
  - FILE NO. 2-V-078, SURVEY OF MRS. ASA ROBINSON PROPERTY BY STREAMER, 1967.
  - CRP 70-1 (DAGUE ROAD), 1971.
  - SURVEY BK. 8 PG. 74, EXEMPT PARTITION FOR DUNHAM ET AL BY BOWLES, 2000.
  - SURVEY BK. 9 PG. 210, BOUNDARY LINE ADJUSTMENT FOR DUNHAM BY BOWLES, 2005.
  - SURVEY BK. 10 PG. 211, LARGE LOT SEGREGATION FOR HUNTLEY BY FLOWERS, 2008.
  - SURVEY BK. 12 PG. 231, BOUNDARY LINE ADJUSTMENT FOR BOWE BY TOMKINS, 2015.
  - SHORT PLAT BK. 5 PG. 146, SHORT PLAT FOR ANDERSON BY TOMKINS, 2017.
- ITEMS 1-5 RECORDS OF WALLA WALLA COUNTY ENGINEER'S OFFICE; ITEMS 6-10 RECORDS OF WALLA WALLA COUNTY AUDITOR.

### LEGEND

- SECTION OR SECTION SUBDIVISION LINE
- RIGHT-OF-WAY CENTERLINE
- RIGHT-OF-WAY BOUNDARY
- PARCEL BOUNDARY
- EASEMENT BOUNDARY
- BUILDING LINE
- REFERENCE LINE
- OVERHEAD POWER LINE
- ◆ FOUND MONUMENT AS NOTED
- ⊙ SET 5/8" X 30" REBAR WITH PLASTIC CAP STAMPED "WA19619 ORO2820"
- ⊕ COMPUTED POSITION ONLY
- [123.45] RECORD DIMENSION PER DEED

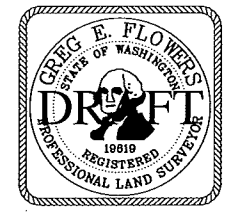
TOTAL PARCEL AREA:  
17,045,905.7 S.F.  
391.32 AC.  
(APPROXIMATE)

PRE-PLAT AREA WEST OF SR 125:  
14,545,729.7 S.F.  
333.92 AC.

LOT 2 TOTAL AREA:  
16,963,047.9 S.F.  
389.42 AC.  
(INCLUDES AREA EAST & WEST OF SR 125)

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	306.30'	1715.83'	24°31'00"	N24°07'28"E	303.97'
C2	381.70'	573.01'	38°10'00"	N17°16'56"E	374.68'
C3	431.14'	3000.28'	8°14'00"	N75°58'56"E	430.77'
C4	220.22'	1000.09'	12°37'00"	S78°10'26"W	219.78'
C5	625.58'	800.07'	44°48'00"	N62°04'56"E	609.77'
C6	389.19'	770.07'	28°57'26"	N54°09'39"E	385.06'
C7	210.17'	760.07'	15°50'34"	S76°33'39"W	209.50'
C8	226.83'	1030.10'	12°37'00"	N78°10'26"E	226.37'
C9	243.53'	2965.28'	4°42'20"	S74°13'06"W	243.46'
C10	182.89'	2970.28'	3°31'40"	S78°20'06"W	182.86'

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N39°40'56"E	749.67'	L14	S80°05'56"W	473.25'
L2	N39°40'56"E	104.28'	L15	N81°50'56"E	1497.15'
L3	N50°19'04"W	5.00'	L16	N01°57'04"W	2063.87'
L4	S39°40'56"W	137.39'	L17	N01°48'04"W	262.58'
L5	N21°21'38"W	10.00'	L18	S36°21'56"W	492.55'
L6	N84°28'56"E	137.09'	L19	N11°51'56"E	1256.07'
L7	N05°31'04"W	10.00'	L20	S60°52'04"E	149.99'
L8	N84°28'56"E	1112.17'	L21	N09°14'47"E	213.36'
L9	N71°51'56"E	59.04'	L22	S20°11'35"W	126.32'
L10	S71°51'56"W	55.44'	L23	S74°12'39"W	116.00'
L11	S18°08'04"E	5.00'	L24	S60°52'04"E	160.05'
L12	N71°51'56"E	3.60'	L25	N29°07'56"E	407.33'
L13	N13°25'44"W	5.00'			



### SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AND AT THE REQUEST OF ERIC ANDERSON IN NOVEMBER 2020.

GREG E. FLOWERS PLS NO. 19619

### AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_\_\_ AT THE REQUEST OF GREG E. FLOWERS, LAND SURVEYOR, IN VOLUME \_\_\_\_ AT PAGE \_\_\_\_ OF SHORT PLATS.

WALLA WALLA COUNTY AUDITOR

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

CLIENT: ERIC ANDERSON	PROJECT NO.: 67737
SURVEYOR: GREG FLOWERS	DATE: 1/11/2021
CALC BY: MFW	DRAWN BY: MFW
SCALE: 1"=300'	
SECTION: 25	TOWNSHIP: 8N
RANGE: 35E	
CITY: N/A	COUNTY: WALLA WALLA
SHEET 1 OF 2	

**PARCEL LEGAL DESCRIPTION**

PER FIRST AMERICAN TITLE INSURANCE CO. SUBDIVISION GUARANTEE, ORDER NO. 48090, DATED NOVEMBER 6, 2020, 8:00 A.M.:

THE LAND IN THE COUNTY OF WALLA WALLA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 8 NORTH, RANGE 35 EAST OF THE WILLAMETTE MERIDIAN, LYING EAST OF THE MULLAN COUNTY ROAD.

ALSO, BEGINNING AT THE QUARTER SECTION CORNER ON THE SOUTH LINE OF SECTION 25, TOWNSHIP 8 NORTH, RANGE 35 EAST OF THE WILLAMETTE MERIDIAN, AND RUNNING THENCE EAST, ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 584.10 FEET; THENCE NORTH 12° 30' 00" EAST, 1046.43 FEET; THENCE NORTH 43° 45' 00" EAST, 403.92 FEET; THENCE EAST, 204.50 FEET, TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 25; THENCE NORTH, ALONG THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID SECTION 25, A DISTANCE OF 2796.50 FEET; THENCE SOUTH 83° 35' 00" WEST, 1320.00 FEET, THENCE SOUTH 82° 55' 00" WEST, 1142.00 FEET; THENCE SOUTH 34° 55' 00" WEST, 100.00 FEET; THENCE SOUTH 86° 25' 00" WEST, 450.00 FEET; THENCE SOUTH 86° 10' 00" WEST, 886.00 FEET; THENCE SOUTH 74° 00' 00" WEST, 393.50 FEET; THENCE SOUTH, 877.00 FEET; THENCE SOUTH 21° 48' 00" EAST, 684.00 FEET, TO A POINT IN THE WEST LINE OF SAID SECTION 25, WHICH IS 634.92 FEET, SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 25; THENCE SOUTH, ALONG THE SAID WEST LINE, 2005.80 FEET, TO THE SOUTHWEST CORNER OF SAID SECTION 25; THENCE EAST, ALONG THE SOUTH LINE OF SAID SECTION TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM, HOWEVER, A CIRCULAR PIECE OF LAND WHOSE DIAMETER IS 25 FEET ACROSS, THE CENTER POINT OF WHICH BEING DETERMINED BY COMMENCING AT A POINT IN THE NORTHEAST CORNER OF WHAT WAS KNOWN AS THE UNITED STATES GOVERNMENT MILITARY HWY RESERVE LOCATED ON DRY CREEK, WHICH SAID POINT IN SAID NORTHEAST CORNER IS FIXED BY HAVING A ROCK WITH A SUITABLE DEPOSIT PLACED THEREAT; THENCE WITH INSTRUMENT SET SHOWING A MAGNETIC VARIATION OF 21° EAST, TURN AN ANGLE OF THAT WILL READ SOUTH 86° 31' 00" EAST AND MEASURE A DISTANCE OF 31.89 CHAINS, TO THE SAID POINT ABOVE REFERRED TO WHICH IS THE CENTER OF SAID CIRCULAR PIECE OF GROUND.

EXCEPTING FROM SAID SECTIONS 1, 25 AND 36 THAT PORTION CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DEED RECORDED UNDER AUDITOR'S FILE NO. 380562.

ALSO EXCEPT ANY PORTION LYING WITHIN HARVEY SHAW COUNTY ROAD.

SITUATED IN THE COUNTY OF WALLA WALLA, STATE OF WASHINGTON.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT I, \_\_\_\_\_, AUTHORIZED REPRESENTATIVE FOR EMA TRUST, OWNER OF THE LANDS DEPICTED HEREIN, HAVE CAUSED THESE LANDS TO BE SURVEYED AND SUBDIVIDED AS SHOWN, AND DO HEREBY DEDICATE TO THE PUBLIC ALL ROADS AND RIGHTS OF WAY NOT DESIGNATED AS PRIVATE, AND ALL EASEMENTS DESIGNATED AS PUBLIC UTILITY EASEMENTS (P.U.E.'s) AS SHOWN HEREIN. WE HEREBY WAIVE FOR OURSELVES AND OUR SUCCESSORS ANY CLAIMS FOR DAMAGES AGAINST ANY PUBLIC AUTHORITY RESULTING FROM CONSTRUCTION OR MAINTENANCE OF PUBLIC FACILITIES OR PUBLIC PROPERTY ON THE PROPERTY DESCRIBED HEREIN.

DATE

**ACKNOWLEDGEMENTS**

STATE OF WASHINGTON  
COUNTY OF WALLA WALLA

BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,

APPEARED \_\_\_\_\_ TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING DEDICATION AND SUB-DIVISION TO BE A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC FOR THE STATE OF WASHINGTON,

RESIDING IN \_\_\_\_\_

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

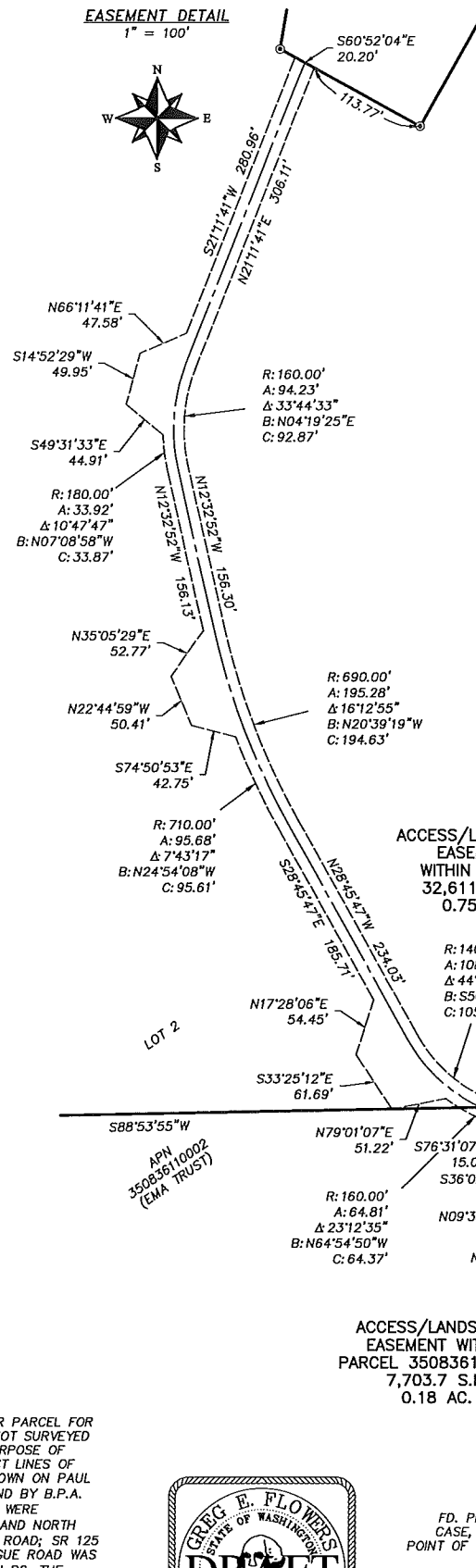
**NARRATIVE**

THIS SURVEY WAS PERFORMED AT THE REQUEST OF ERIC ANDERSON TO CREATE A CLUSTER PARCEL FOR THE EXISTING HOME AS SHOWN. THE BOUNDARIES OF THE LARGER PARENT PARCEL WERE NOT SURVEYED AS PART OF THIS PROJECT; THE BOUNDARIES SHOWN HEREON WERE CREATED FOR THE PURPOSE OF SHOWING PARCEL AREAS AND SHOULD BE CONSIDERED APPROXIMATE. THE SOUTH AND WEST LINES OF SECTION 25 WERE COMPUTED BY USING FIELD TIES TO EXISTING B.P.A. STRUCTURES AS SHOWN ON PAUL TOMKINS' SHORT PLAT (SEE R10) AND CORRELATING THOSE STRUCTURES TO CORNERS FOUND BY B.P.A. IN THE 1940'S (R3). SECTION SUBDIVISION CORNERS ALONG THE EAST LINE OF SECTION 25 WERE DEVELOPED BY MYSELF IN 2008 (R8). IT IS APPARENT FROM DEED CALLS THAT THE EAST AND NORTH PARCEL BOUNDARIES WERE INTENDED TO FOLLOW THE MULLAN ROAD (SR 125) AND DAGUE ROAD; SR 125 WAS COMPUTED PER R2 AND HELD TO CENTERLINE MONUMENTS FOUND IN SECTION 36. DAGUE ROAD WAS COMPUTED PER JOE BOWLES' SURVEYS (R6 & R7) AND HELD TO DESIGN POINTS SHOWN ON R2. THE PORTION OF THE PARENT PARCEL FALLING IN SECTION 26 WAS COMPUTED BASED ON DEED CALLS AND A SURVEY OF THE DAGUE ESTATE, LIKELY PERFORMED BY COUNTY SURVEYOR L. LOEHR IN THE EARLY 20TH CENTURY (R1); I HAVE HELD THOSE CALLS TO THE CORNERS COMPUTED PER THE B.P.A. PLANS MENTIONED ABOVE.

THIS SURVEY WAS PERFORMED AS A REAL TIME KINEMATIC SURVEY USING DUAL FREQUENCY GPS RECEIVERS WITH A PRECISION OF BMM ± 1 PPM. MONUMENTS WERE VISITED IN JULY, 2017; IMPROVEMENTS WERE LOCATED OCTOBER, 2020. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OUTLINED IN WAC 332-130.

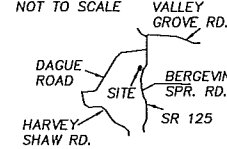
**EASEMENT DETAIL**

1" = 100'



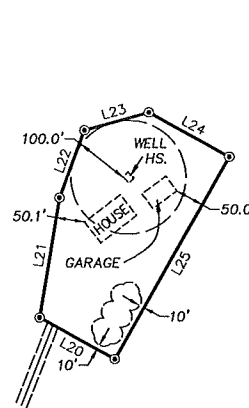
**VICINITY MAP**

NOT TO SCALE



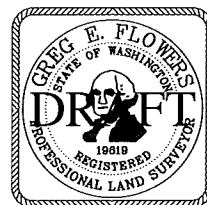
**LOT 1 DETAIL**

1" = 200'



ACCESS/LANDSCAPE EASEMENT WITHIN LOT 2: 32,611.3 S.F. 0.75 AC.

ACCESS/LANDSCAPE EASEMENT WITHIN PARCEL 350836110002: 7,703.7 S.F. 0.18 AC.



**ANDERSON'S CLUSTER SHORT PLAT**

LOCATED IN THE SOUTH 1/2 OF THE N.W. 1/4, THE WEST 1/2 OF THE N.E. 1/4, THE WEST 1/2 AND THE S.E. 1/4 OF THE S.E. 1/4, AND ALL OF THE S.W. 1/4 OF SECTION 25, AND IN THE S.E. 1/4 OF THE N.E. 1/4 AND THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 26, ALL IN T8N, R35E, W.M., WALLA WALLA COUNTY, WASHINGTON  
WALLA WALLA COUNTY PROJECT NO. \_\_\_\_\_

**CRITICAL AREAS NOTE**

THE FOLLOWING CRITICAL AREAS ARE LOCATED ON OR ADJACENT TO THE SITE: CRITICAL AQUIFER RECHARGE AREAS ZONE 1; SEISMIC HAZARD AREAS (LOW TO MODERATE, MODERATE TO HIGH); GEOLOGICALLY HAZARDOUS AREAS - STEEP SLOPES (0<15, 15<30, 30<45); EROSION HAZARD AREAS (SLIGHT, MODERATE, SEVERE). FUTURE DEVELOPMENT WITHIN THESE AREAS IS SUBJECT TO REGULATION UNDER WALLA WALLA COUNTY CODE CHAPTER 18.08; SUBMITTAL OF A CRITICAL AREAS PERMIT APPLICATION AND CRITICAL AREAS REPORTS WILL LIKELY BE REQUIRED.

**EXEMPT WELL NOTE**

THE ATTORNEY GENERAL'S OPINION, (AGO 1997 NO. 6) REGARDING THE STATUS OF EXEMPT GROUND WATER WITHDRAWALS, STATES THAT A GROUP OF WELLS DRILLED BY THE SAME PERSON OR GROUP OF PERSONS, AT OR ABOUT THE SAME TIME, IN THE SAME AREA FOR THE SAME PURPOSE OR PROJECT SHOULD BE CONSIDERED A SINGLE WITHDRAWAL AND WOULD NOT BE EXEMPT FROM THE PERMITTING REQUIREMENT CONTAINED IN RCW 90.44.050, IF THE TOTAL AMOUNT WITHDRAWN FROM DOMESTIC USE EXCEEDS 5000 GALLONS PER DAY.

**NOXIOUS WEED NOTE**

AS REQUIRED BY WALLA WALLA COUNTY CODE 17.31.060U, OWNERS OF CLUSTER LOTS SHALL PREVENT THE SPREAD OF NOXIOUS WEEDS. (SEE WA STATE NOXIOUS WEED LIST).

**DENSITY NOTE**

THE PROPERTY IS LOCATED IN THE PRIMARY AGRICULTURE 40 (PA-40) ZONING DISTRICT, AS PER THE REQUIREMENTS OF WAC 17.31.060W, A TOTAL OF 589 ACRES WAS USED TO CALCULATE THE NUMBER OF ALLOWABLE UNITS IN THE SUBDIVISION. A TOTAL OF 12 UNITS REMAIN. THIS ACREAGE MAY NOT BE USED AGAIN IN DENSITY CALCULATIONS.

**COVENANT OF RIGHT TO FARM**

NOTICE, THIS PROPERTY IS ON OR WITHIN ONE THOUSAND THREE HUNDRED TWENTY FEET OF LANDS DESIGNATED AS RESOURCE LANDS OF LONG-TERM COMMERCIAL SIGNIFICANCE IN THE COMPREHENSIVE PLAN AND ZONED ACCORDINGLY AND SUBJECT TO A VARIETY OF ACTIVITIES THAT MAY NOT BE COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS EXTENDING BEYOND THE NORMAL WORK DAY AND/OR WORK WEEK. IN ADDITION TO OTHER ACTIVITIES, THESE ACTIVITIES MAY INCLUDE, BUT ARE NOT LIMITED TO, NOISE, DUST, SMOKE, VISUAL IMPACTS, AND ODORS RESULTING FROM CROP OR TIMBER HARVESTING, PLANTING, APPLICATION OF FERTILIZERS, PESTICIDES, ANIMAL HUSBANDRY, MINING-RELATED OPERATIONS, AND ASSOCIATED ACTIVITIES. THESE ACTIVITIES ARE TO BE EXPECTED, CONSENTED TO BY THE OWNERS OF THIS PROPERTY, THEIR HEIRS, SUCCESSORS, AND ASSIGNS, AND SHALL NOT BE SUBJECT TO LEGAL ACTION OR CONSIDERED A PUBLIC OR PRIVATE NUISANCE.

**APPROVALS**

THE SHORT PLAT SHOWN HEREIN CONFORMS TO THE COMPREHENSIVE PLAN AND WITH THE REQUIREMENTS OF THE SUBDIVISION CODE OF WALLA WALLA COUNTY, WASHINGTON.

LAUREN PRENTICE, DIRECTOR, WALLA WALLA COUNTY COMMUNITY DEVELOPMENT DEPT. DATE

I HEREBY CERTIFY THAT \_\_\_\_\_ TAXES FOR THE YEAR \_\_\_\_\_ AGAINST THE PROPERTY SHOWN HEREIN 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: ERIC ANDERSON	PROJECT NO.: 67737
SURVEYOR: GREG FLOWERS	DATE: 10/30/2020
CALC BY: MFW	DRAWN BY: MFW
SCALE: 1"=300'	
SECTION: 25	TOWNSHIP: 8N
RANGE: 35E	
CITY: N/A	COUNTY: WALLA WALLA
SHEET 2 OF 2	