

Walla Walla County Community Development Department

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

File No. SUB22-005

CAP22-011

SEPA22-017

NOTICE OF APPLICATION / ODNs

Notice is hereby given on this date, 6/2/2022, that the application/proposal described in this notice has been filed with the Walla Walla County Community Development Department (CDD). The application/proposal may be reviewed at the CDD office at 310 W Poplar St., Suite 200, Walla Walla, WA 99362. All interested persons and parties may comment on the application, appeal rights are outlined in Walla Walla County Code Chapter 14.11

The Department is using the optional threshold determination process under the State Environmental Policy Act (SEPA) authorized by WAC 197-11-355. The application comment period may be the only opportunity to comment on the environmental impacts of the proposal. A copy of the SEPA determination on the proposal may be obtained upon request. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an environmental impact statement is prepared. The SEPA Responsible Official has preliminarily determined that the proposal is:

- ☐ categorically exempt under SEPA
- ☒ subject to SEPA threshold determination requirements and the responsible official expects to issue the following determination: Determination of Non Significance (DNS).

The following identified existing environmental documents are hereby incorporated by reference, and all or part of the documents may be used to evaluate the application/proposal:

- SEPA Checklist (SEPA22-017), signed 5/20/2022
- Subdivision Application form (SUB22-005), submitted 4/26/2022
- Critical Areas Application form (CAP22-011), submitted 4/26/2022
- Walla Walla County Department of Community Health Application Form, dated 4/12/2022
- Lot Closure Report, dated 4/15/2022
- Subdivision Preliminary Map, dated 4/15/2022
- Short Plat Certificate, issued by Land Title of Walla Walla County, issue date 4/4/2022

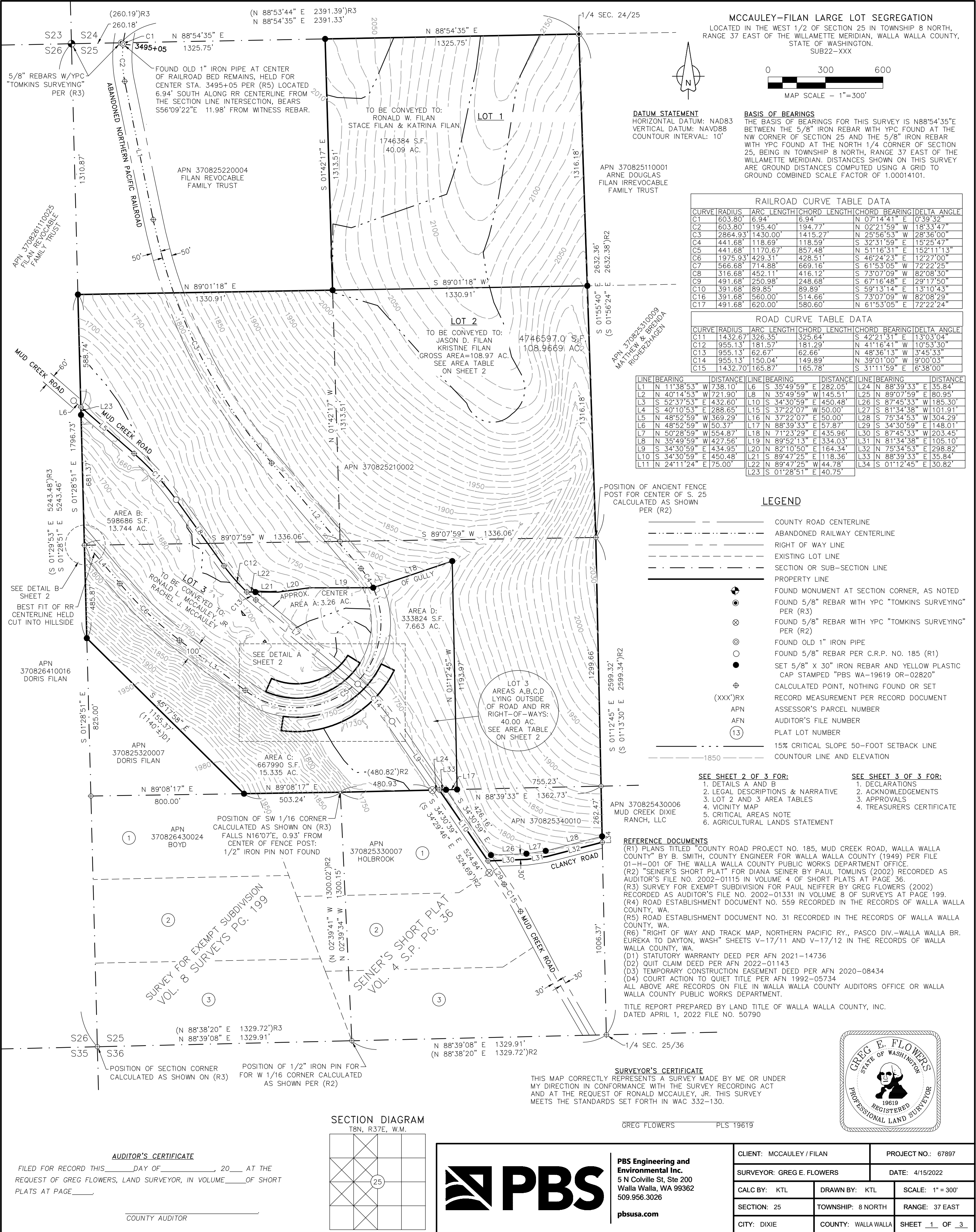
These documents are located at the office of the CDD at 310 W Poplar St., Suite 200, Walla Walla, WA, and shall be made available for public review during all applicable comment periods on the application/proposal. Preliminary determinations and information contained herein shall not bind the County and are subject to continuing review and modification.

1. Applicant: MCCAULEY JR RONALD; 230 MERRILL RD; WALLA WALLA WA, 99362
2. Property Owners: FILAN RONALD W. ET AL.; 1848 STURM AVE; WALLA WALLA, WA 99362
3. Application filing date: 4/26/2022
4. Date that application was determined to be substantially complete: 5/23/2022
5. Location and description of proposed action: Proposed subdivision to create 3 lots that will be over 40-acres in area. The site is located on vacant property accessed from Mud Creek Road (APN 370825210002, 370825340010, 370825310008, 370825310010). The following Critical Areas are located on or adjacent to the project: fish and wildlife habitat conservation (Mud Creek) and geologically hazardous area (erosion hazard with slopes greater than 15%).
6. Comprehensive plan map designation for the location: Primary Agriculture
7. Zoning map designation for the location: Primary Agriculture-40
8. Shoreline Environment: **Not Applicable
9. Required Permits: Critical Areas Application
10. Development Regulations: Walla Walla County Code Chapter 18.08 – Critical Area Protection; Chapter 17.18 – Development Standards – Density and Dimensions; Chapter 16.95 – Large Lot Subdivisions; Title 16 - Subdivisions
11. Comments on this application must be submitted in writing to the CDD at 310 W Poplar St., Suite 200, Walla Walla, WA 99362. Any person desiring to submit written comments concerning an application, or desiring to receive notification of the final decision concerning the proposal as expeditiously as possible after the issuance of decision, may submit the comments or requests for decisions to the department within fourteen days following the date of final publication of the notice of application. **Comments must be received by the CDD before 5:00 PM on the following date: 6/16/2022.**
12. A public hearing will not be held on the proposal.
13. The decision on this application will be made by the CDD Director.
14. 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 additional information please contact the CDD at 310 W Poplar St., Suite 200, Walla Walla, WA 99362; 509-524-2610; planning@co.walla-walla.wa.us.

Staff Contact: Don Sims, Associate Planner, 509-524-2618.

This Notice of Application is required by RCW 36.70B.110 and Walla Walla County Code 14.07.080.



NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF RONALD L & RACHEL J L MCCAULEY, STACE S & KATRINA L FILAN, JASON D & KRISTINE FILAN AND RONALD W. FILAN FOR THE PURPOSE OF A LARGE LOT SEGREGATION OF THE LANDS SHOWN AS APN 370825210002, 370825340010, 370825310008, 370825310010, AND 370825230001. THE NORTHWEST AND NORTH QUARTER CORNERS OF SECTION 25 IN TOWNSHIP 8 NORTH, RANGE 37 EAST OF THE WILLAMETTE MERIDIAN WERE FOUND, ALONG WITH SEVERAL PROPERTY CORNERS AND COUNTY ROAD PROJECT (R1) MONUMENTS. THESE TOGETHER WITH THE RECORD ANGLES AND DISTANCES SHOWN ON "SEINER'S SHORT PLAT" (R2) WERE USED TO ESTABLISH THE POSITIONS OF THE CENTER, SOUTH QUARTER, SOUTHWEST, WEST 1/16 AND SOUTHWEST 1/16 CORNERS OF SAID SECTION 25. THE CENTERLINE OF MUD CREEK ROAD WAS ESTABLISHED USING SEVERAL MONUMENTS FOUND MATCHING THE COUNTY ROAD PROJECT NO. 185 PLANS (R1), AND AN OFFSET OF 30 FEET EACH SIDE OF THIS WAS HELD FOR THE SIDELINES PER SAID PLANS. THE CENTERLINE OF CLANCY ROAD WAS ESTABLISHED AS A BEST FIT OF THE EXISTING ROADWAY, AND AN OFFSET OF 30 FEET EACH SIDE OF THIS WAS HELD FOR THE SIDELINES PER (R5). THE ABANDONED NORTHERN PACIFIC RAILROAD CENTERLINE WAS ESTABLISHED AS A BEST FIT OF THE EXISTING RAILROAD BED ALONG THE SOUTHWEST AREA OF THE PROJECT SITE AS IT CROSSES INTO SECTION 26, AND HOLDING THE "RIGHT OF WAY AND TRACK MAP, NORTHERN PACIFIC RY., PASCO DIV.-WALLA WALLA BR. EUREKA TO DAYTON, WASH" (R6) PLAN CENTERLINE AS ROTATED TO A FOUND 1" IRON PIPE AT THE CENTER OF THE RAILROAD BED NEAR ITS CROSSING AT THE NORTH AREA INTO SECTION 24. THIS 1" IRON PIPE WAS HELD AS STATION 3495+05 PER SAID PLANS, AND AN OFFSET OF 50 FEET EACH SIDE OF THE CENTERLINE WAS HELD FOR THE SIDELINES PER (R6). THE ADDITIONAL 75-FOOT STRIP AREAS (AS SHOWN IN DETAIL A) WERE ESTABLISHED BY HOLDING THE DISTANCE CALLS ALONG THE (R6) SIDELINES PER THE LEGAL DESCRIPTIONS FOR THESE PARCELS, WHICH HAVE RECENTLY BEEN CONVEYED TO RONALD AND RACHEL MCCAULEY PER (D2). THE PARCEL ABUTTING ALONG THE SOUTHWEST SIDE SHOWN AS APN 370825320007 (DORIS FILAN) WAS ESTABLISHED BY HOLDING THE DISTANCE CALLS PER THE LEGAL DESCRIPTION FOR THIS PARCEL ALONG THE SECTIONAL LINES FROM THE CALCULATED POSITION OF THE SOUTH 1/16 CORNER, AS SHOWN.

THIS SURVEY WAS PERFORMED AS A REAL TIME KINEMATIC SURVEY USING TRIMBLE R10 AND R12 GPS RECEIVERS WITH HORIZONTAL PRECISION OF 8MM +1PPM RMS AND VERTICAL PRECISION OF 15 MM +1PPM RMS. MONUMENTS SHOWN HEREON WERE VISITED IN MARCH OF 2022. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OUTLINED IN WAC 332-130.

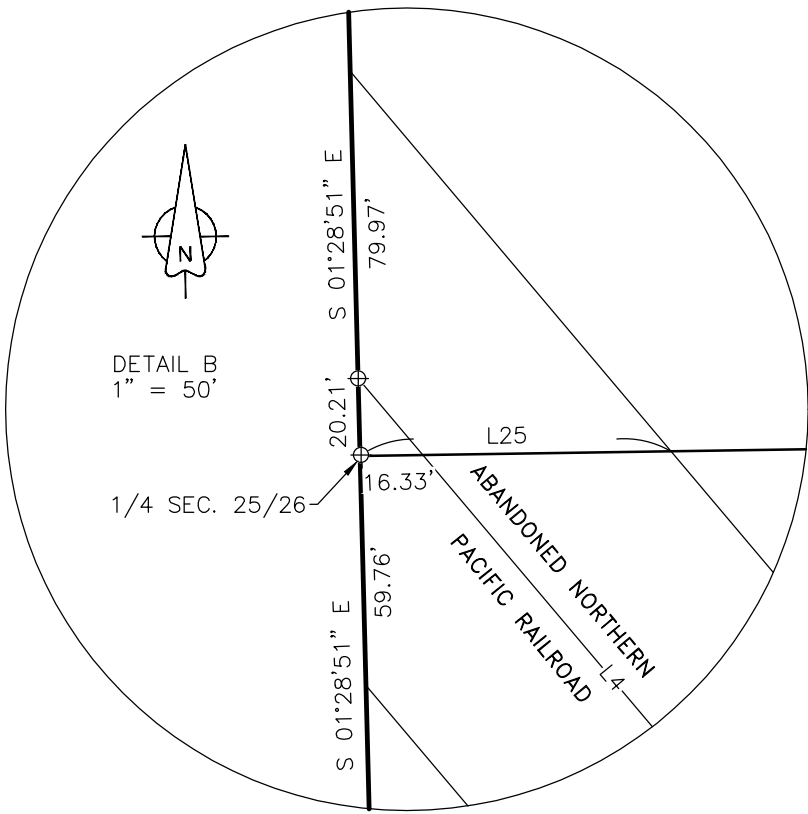
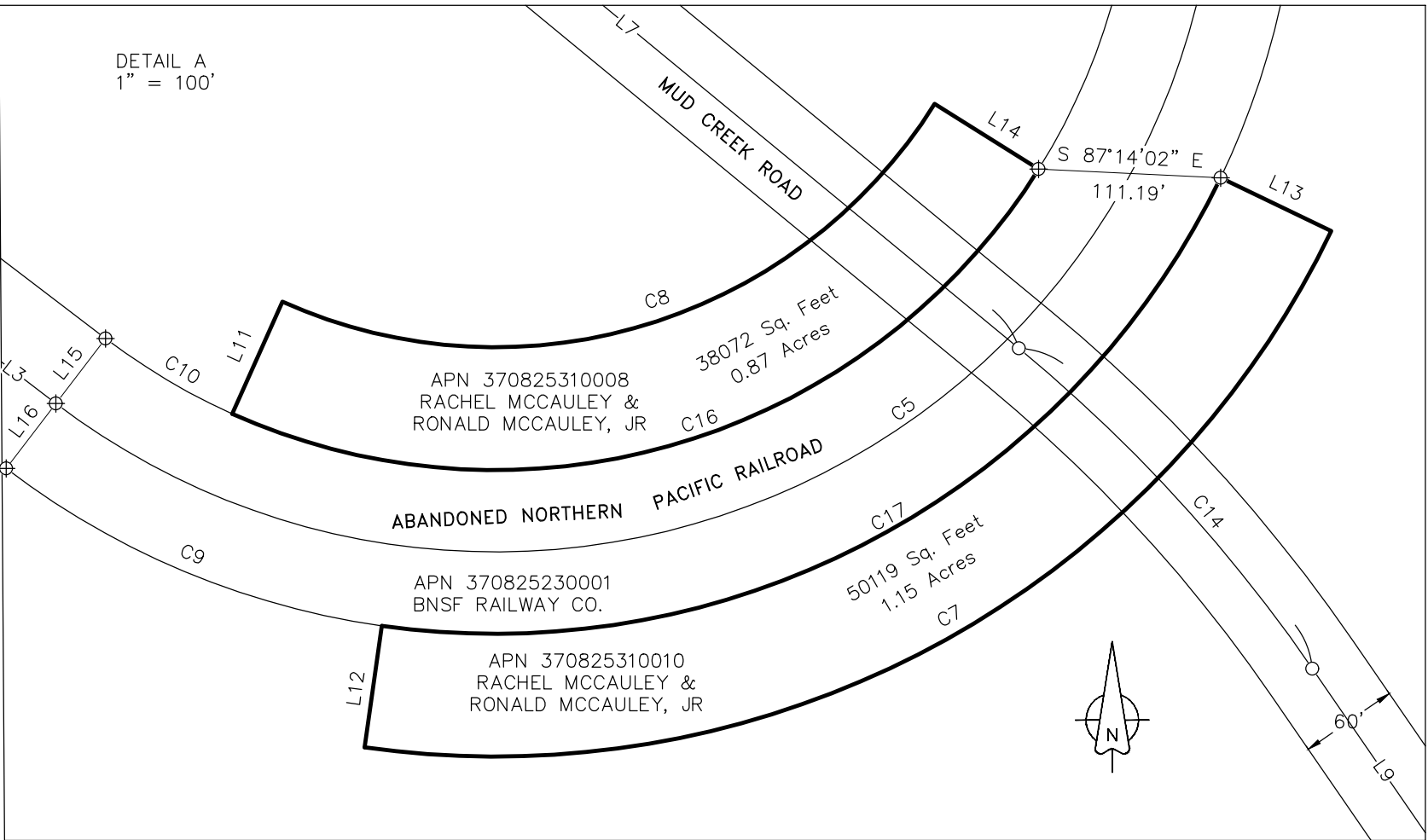
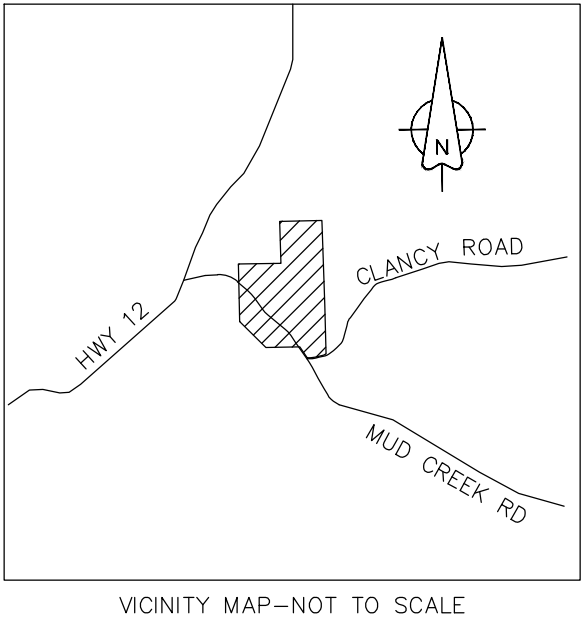
NEW RECORD LEGAL DESCRIPTIONS

LOT 1:
THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 8 NORTH, RANGE 37 EAST, OF THE WILLAMETTE MERIDIAN, WALLA WALLA COUNTY, WASHINGTON.
SAID PARCEL HAVING AN AREA OF 1746384 SQUARE FEET, OR 40.09 ACRES, MORE OR LESS.

LOT 2:
THE SOUTH HALF OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 8 NORTH, RANGE 37 EAST OF THE WILLAMETTE MERIDIAN, AND A PORTION OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 25, AND BEING MORE PARTICULARLY ALL THE LAND LYING NORTHERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT AT THE CENTERLINE OF THE CLANCY ROAD AND ON THE CENTER SECTION LINE OF SAID SECTION 25, SAID POINT BEARS S 01°12'45" E ALONG SAID CENTER SECTION LINE A DISTANCE OF 30.82 FEET FROM A SET 5/8" REBAR WITH A YELLOW PLASTIC CAP STAMPED "WA 19619 / OR 02820" ON THE NORTH SIDELINE OF SAID ROAD; THENCE THE FOLLOWING THREE COURSES ALONG SAID CLANCY ROAD: S 75°34'53" W A DISTANCE OF 298.82 FEET, S 81°34'38" W A DISTANCE OF 105.10 FEET, S 87°45'33" W A DISTANCE OF 203.45 FEET TO THE CENTERLINE INTERSECTION WITH THE MUD CREEK ROAD, THENCE N 34°30'59" W ALONG SAID MUD CREEK ROAD CENTERLINE A DISTANCE OF 450.48 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 25; THENCE N 88°39'33" E ALONG SAID SOUTH LINE AND DEPARTING SAID ROAD CENTERLINE A DISTANCE OF 93.71 FEET TO A SET 5/8" REBAR WITH A YELLOW PLASTIC CAP STAMPED "WA 19619 / OR 02820"; THENCE N 01°12'45" W A DISTANCE OF 1193.97 FEET TO A SET 5/8" REBAR WITH A YELLOW PLASTIC CAP STAMPED "WA 19619 / OR 02820" AT THE BOTTOM OF THE GULLY; THENCE S 71°23'29" W AND FOLLOWING THE GULLY A DISTANCE OF 435.96 FEET TO A SET 5/8" REBAR WITH A YELLOW PLASTIC CAP STAMPED "WA 19619 / OR 02820" AT THE CENTER OF THE ABANDONED NORTHERN PACIFIC RAILROAD; THENCE THE FOLLOWING THREE COURSES ALONG THE GULLY: S 89°52'13" W A DISTANCE OF 334.03 FEET, S 82°10'50" W A DISTANCE OF 164.34 FEET, N 89°47'25" W A DISTANCE OF 118.36 FEET TO A SET 5/8" REBAR WITH A YELLOW PLASTIC CAP STAMPED "WA 19619 / OR 02820" ON THE NORTHEAST SIDELINE OF SAID MUD CREEK ROAD; THENCE N89°47'25" W A DISTANCE OF 44.78 FEET TO A POINT AT THE CENTERLINE OF SAID ROAD; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF SAID MUD CREEK ROAD THE FOLLOWING FOUR COURSES: BEING A NON-TANGENT CURVE TO THE RIGHT WITH AN ARC LENGTH OF 181.57 FEET, WITH A RADIUS OF 955.13 FEET, WITH A CHORD BEARING OF N 41°16'41" W, WITH A CHORD LENGTH OF 181.29 FEET, WITH A DELTA ANGLE OF 10°53'30" TO A POINT OF TANGENCY; N 35°49'59" W A DISTANCE OF 427.56 FEET TO A FOUND 5/8" REBAR AT THE POINT OF CURVATURE; THENCE A CURVE TO THE LEFT WITH AN ARC LENGTH OF 326.35 FEET WITH A RADIUS OF 1432.67 FEET, WITH A CHORD BEARING OF N 42°21'31" W, WITH A CHORD LENGTH OF 325.64 FEET, WITH A DELTA ANGLE OF 13°03'04" TO A POINT OF TANGENCY; N 48°52'59" W A DISTANCE OF 369.29 FEET TO A POINT ON THE WEST SECTION LINE OF SAID SECTION 25, SAID POINT BEARS N 01°28'51" W A DISTANCE OF 40.75 FEET FROM A SET 5/8" REBAR WITH A YELLOW PLASTIC CAP STAMPED "WA 19619 / OR 02820" ON THE SOUTHWEST SIDELINE OF SAID MUD CREEK ROAD AND BEING THE TERMINUS OF THE ABOVE-DESCRIBED LINE. SAID PARCEL HAVING AN AREA OF 4746597 SQUARE FEET, OR 108.97 ACRES, MORE OR LESS. SUBJECT TO THE MUD CREEK COUNTY ROAD AND CLANCY COUNTY ROAD RIGHT-OF-WAYS. SUBJECT TO ANY RIGHT-OF-WAY RIGHTS OF THE NORTHERN PACIFIC RAILWAY COMPANY.

LOT 3:
THE FOLLOWING PARCEL IS A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER AND A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 8 NORTH, RANGE 37 EAST OF THE WILLAMETTE MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE CENTERLINE OF THE MUD CREEK ROAD AND ON THE WEST SECTION LINE OF SAID SECTION 25, SAID POINT BEARS N 01°28'51" W A DISTANCE OF 40.75 FEET FROM A SET 5/8" REBAR WITH A YELLOW PLASTIC CAP STAMPED "WA 19619 / OR 02820" ON THE NORTHEAST SIDELINE OF SAID ROAD; THENCE THE FOLLOWING FOUR COURSES ALONG THE CENTERLINE OF SAID ROAD: S 48°52'59" E A DISTANCE OF 369.29 FEET TO A POINT OF CURVATURE; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 326.35 FEET, WITH A RADIUS OF 1432.67 FEET, WITH A CHORD BEARING OF S 42°21'31" E, WITH A CHORD LENGTH OF 325.64 FEET, WITH A DELTA ANGLE OF 13°03'04" TO A FOUND 5/8" REBAR AT THE POINT OF TANGENCY; S 35°49'59" E A DISTANCE OF 427.56 FEET TO A POINT OF CURVATURE; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 181.57 FEET, WITH A RADIUS OF 955.13 FEET, WITH A CHORD BEARING OF S 41°16'41"E, WITH A CHORD LENGTH OF 181.29 FEET, WITH A DELTA ANGLE OF 10°53'30" TO A POINT; THENCE DEPARTING SAID ROAD CENTERLINE AND FOLLOWING THE GULLY THE FOLLOWING FOUR COURSES: S 89°47'25" E A DISTANCE OF 163.14 FEET; N 82°10'50" E A DISTANCE OF 164.34 FEET; N 89°52'13" E A DISTANCE OF 334.03 FEET TO A SET 5/8" REBAR WITH A YELLOW PLASTIC CAP "WA 19619 / OR 02820" AT THE CENTER OF THE ABANDONED NORTHERN PACIFIC RAILROAD; N 71°23'29" E A DISTANCE OF 435.96 FEET TO A SET 5/8" REBAR WITH A YELLOW PLASTIC CAP STAMPED "WA 19619 / OR 02820" IN THE BOTTOM OF THE GULLY; THENCE S 01°12'45" E AND DEPARTING THE GULLY A DISTANCE OF 1193.97 FEET TO A SET 5/8" REBAR WITH A YELLOW PLASTIC CAP STAMPED "WA 19619 / OR 02820" ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 25; THENCE S 88°39'33" W AND CROSSING MUD CREEK ROAD AND ALONG LAND CONVEYED TO HOLBROOK A DISTANCE OF 610.48 FEET TO THE SOUTHWEST 1/16 CORNER OF SAID SECTION 25; THENCE ALONG LAND OF HOLBROOK AND LAND OF BOYD S 89°08'17" W ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 25 A DISTANCE OF 503.24 FEET TO A SET 5/8" REBAR WITH A YELLOW PLASTIC CAP STAMPED "WA 19619 / OR 02820"; THENCE ALONG LAND CONVEYED TO DORIS FILAN N 45°17'58" W A DISTANCE OF 1155.37 FEET TO A SET 5/8" REBAR WITH A YELLOW PLASTIC CAP STAMPED "WA 19619 / OR 02820" ON THE WEST SECTION LINE OF SAID SECTION 25; THENCE ALONG SAID WEST SECTION LINE OF SECTION 25 AND LAND OF DORIS FILAN N 01°28'51" W A DISTANCE OF 1207.99 FEET TO THE POINT OF BEGINNING.
SAID PARCEL HAVING AN AREA OF 2173804 SQUARE FEET, OR 49.90 ACRES, MORE OR LESS. SUBJECT TO THE MUD CREEK COUNTY ROAD AND CLANCY COUNTY ROAD RIGHT-OF-WAYS. SUBJECT TO ANY RIGHT-OF-WAY RIGHTS OF THE NORTHERN PACIFIC RAILWAY COMPANY.

MCCAULEY-FILAN LARGE LOT SEGREGATION
LOCATED IN THE WEST 1/2 OF SECTION 25 IN TOWNSHIP 8 NORTH,
RANGE 37 EAST OF THE WILLAMETTE MERIDIAN, WALLA WALLA COUNTY,
STATE OF WASHINGTON.
SUB22-XXX



RECORD LEGAL DESCRIPTIONS

PARCEL A PER (D1):
THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THE SOUTH HALF OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 25 IN T 8 N, R 37 E.W.M. EXCEPTING THEREFROM HOWEVER, THE RIGHT-OF-WAY OF THE NORTHERN PACIFIC RAILWAY COMPANY (FORMERLY WASHINGTON AND COLUMBIA RIVER RAILWAY COMPANY) AND ALSO EXCEPTING ALL OTHER PROPERTY ADJOINING SAID RIGHT-OF-WAY IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 25, ACTUALLY OWNED AND OCCUPIED BY SAID RAILWAY COMPANY AND SUBJECT TO EXISTING PUBLIC ROADS. ALSO, EXCEPTING THE FOLLOWING DESCRIBED TRACT:
BEGINNING AT A POINT IN THE WEST LINE OF SECTION 25 IN T 8 N, R 37 E.W. M., WHICH POINT IS 825.0 FEET NORTH, MEASURED ALONG SAID WEST LINE, FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 25, AND RUNNING THENCE SOUTH, ALONG SAID WEST LINE, A DISTANCE OF 825.0 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 25; THENCE EAST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SOUTHWEST QUARTER, A DISTANCE OF 800.00 FEET; THENCE NORTHWESTERLY IN A STRAIGHT LINE, A DISTANCE OF 1140.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
ALSO, A TRACT IN THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25 IN T 8 N, R 37 E.W. M., BEING ALL THAT PART OF SAID SUBDIVISION LYING EAST OF COUNTY ROAD NO. 559 KNOWN AS THE MUD CREEK ROAD AND NORTH OF COUNTY ROAD NO. 179 KNOWN AS THE R. G. CLANCY ROAD.

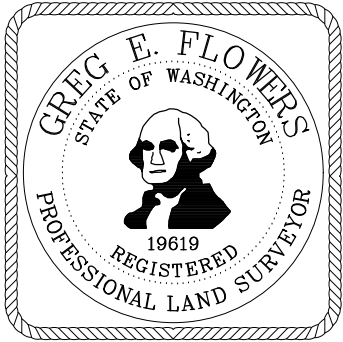
PARCEL B: PER (D2)
ALL THAT PORTION OF THE BURLINGTON NORTHERN SANTA FE RAILWAY COMPANY'S (FORMERLY NORTHERN PACIFIC RAILWAY COMPANY) EUREKA TO DAYTON WASHINGTON BRANCH LINE PROPERTY NOW DISCONTINUED BEING OF VARYING WIDTH ON EACH SIDE OF SAID RAILWAY COMPANY'S MAIN TRACK CENTERLINE, AS ORIGINALLY LOCATED AND CONSTRUCTED UPON, OVER AND ACROSS WALLA WALLA COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:(PARCEL 02503) A STRIP OF LAND 75 FEET WIDE ADJOINING ON THE NORTHERLY SIDE SAID RAILWAY COMPANY'S 100 FOOT WIDE BRANCH LINE PROPERTY IN THE NORTH HALF OF THE SOUTHWEST QUARTER IN THE SECTION 25, TOWNSHIP 8 NORTH, RANGE 37 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID 100 FOOT WIDE BRANCH LINE PROPERTY, 1280 FEET SOUTHEASTERLY FROM THE NORTH LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER, AS MEASURED ALONG SAID NORTHERLY LINE; THENCE CONTINUING EASTERLY ALONG SAID NORTHERLY LINE 560 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES 75 FEET; THENCE WESTERLY CONCENTRIC WITH SAID NORTHERLY LINE OF SAID 100 FOOT WIDE PROPERTY 400 FEET; THENCE SOUTHERLY AT RIGHT ANGLES 75 FEET TO THE POINT OF BEGINNING; ALSO, A STRIP OF LAND 75 FEET WIDE ADJOINING ON THE SOUTHERLY SIDE OF SAID RAILWAY COMPANY'S 100 FOOT WIDE BRANCH LINE PROPERTY IN THE NORTH HALF OF THE SOUTHWEST QUARTER IN THE SECTION 25, TOWNSHIP 8 NORTH, RANGE 37 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID 100 FOOT WIDE PROPERTY 1350 FEET SOUTHEASTERLY FROM THE WEST LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER, AS MEASURED ALONG SAID SOUTHERLY LINE; THENCE CONTINUING EASTERLY AND NORTHEASTERLY ALONG SAID SOUTHERLY LINE 620 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES 7 5 FEET WIDE, THENCE SOUTHWESTERLY AND WESTERLY CONCENTRIC WITH SAID SOUTHERLY LINE OF 100 FOOT WIDE PROPERTY 650 FEET; THENCE NORTHERLY AT RIGHT ANGLES 75 FEET TO THE POINT OF BEGINNING.

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 COMMERCIALY 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 ADJACENT TO THE SITE:
1. GEOLOGICALLY HAZARDOUS AREAS:
-STEEP SLOPES AREAS WITH SLOPES STEEPER THAN 15%
2. FISH AND WILDLIFE HABITAT CONSERVATION AREA:
-MINIMUM RIPARIAN BUFFER OF 75 FEET FROM MUD CREEK
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.



LOT 3 AREA TABLE		
NET AREA, EXCLUDING ROAD R.O.W., EXCLUDING RAILROAD	40.00 AC.	1742401 S.F.
THIS AREA DOES NOT INCLUDE APN 370825310008 & 370825310010		
NET AREA, INCLUDING ROAD R.O.W., EXCLUDING RAILROAD	*44.56 AC.	1940981 S.F.
NET AREA, INCLUDING RAILROAD, EXCLUDING ROAD R.O.W.	*47.03 AC.	2048611 S.F.
TOTAL GROSS AREA, INCLUDING RAILROAD & ROAD R.O.W.	*49.90 AC.	2173804 S.F.
RAILROAD AREA WITHIN PERIMETER OF LOT 3	5.34 AC.	232823 S.F.
*AREAS THAT INCLUDE APN 370825310008 & 370825310010		

LOT 2 AREA TABLE		
NET AREA, EXCLUDING ROAD R.O.W., EXCLUDING RAILROAD	103.05 AC.	4488695 S.F.
NET AREA, INCLUDING ROAD R.O.W., EXCLUDING RAILROAD	104.68 AC.	4559715 S.F.
NET AREA, INCLUDING RAILROAD, EXCLUDING ROAD R.O.W.	107.34 AC.	4675577 S.F.
TOTAL GROSS AREA, INCLUDING RAILROAD / ROAD R.O.W.	108.97 AC.	4746597 S.F.
RAILROAD AREA WITHIN PERIMETER OF LOT 2	4.29 AC.	186882 S.F.

 <div>PBS Engineering and Environmental Inc. 5 N Colville St, Ste 200 Walla Walla, WA 99362 509.956.3026 pbsusa.com</div>	CLIENT: MCCAULEY / FILAN		PROJECT NO.: 67897	
	SURVEYOR: GREG E. FLOWERS		DATE: 4/15/2022	
	CALC BY: KTL	DRAWN BY: KTL	SCALE: AS NOTED	
	SECTION: 25	TOWNSHIP: 8 NORTH	RANGE: 37 EAST	
	CITY: DIXIE	COUNTY: WALLA WALLA	SHEET <u>2</u> OF <u>3</u>	

MCCAULEY–FILAN LARGE LOT SEGREGATION
LOCATED IN THE WEST 1/2 OF SECTION 25 IN TOWNSHIP 8 NORTH,
RANGE 37 EAST OF THE WILLAMETTE MERIDIAN, WALLA WALLA COUNTY,
STATE OF WASHINGTON.
SUB22–XXX

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

BEFORE ME THIS _____ DAY
OF _____, 2022, APPEARED
RONALD L MCCAULEY JR, 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 _____, 2022

NOTARY PUBLIC _____
FOR THE STATE OF _____

RESIDING IN _____

MY COMMISSION EXPIRES _____

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

BEFORE ME THIS _____ DAY
OF _____, 2022, APPEARED
RACHEL J L MCCAULEY, 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 _____, 2022

NOTARY PUBLIC _____
FOR THE STATE OF _____

RESIDING IN _____

MY COMMISSION EXPIRES _____

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

BEFORE ME THIS _____ DAY
OF _____, 2022, APPEARED

STACE S FILAN, 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 _____, 2022

NOTARY PUBLIC _____
FOR THE STATE OF _____

RESIDING IN _____

MY COMMISSION EXPIRES _____

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

BEFORE ME THIS _____ DAY
OF _____, 2022, APPEARED

KATRINA L FILAN, 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 _____, 2022

NOTARY PUBLIC _____
FOR THE STATE OF _____

RESIDING IN _____

MY COMMISSION EXPIRES _____

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

BEFORE ME THIS _____ DAY
OF _____, 2022, APPEARED

RONALD W FILAN, 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 _____, 2022

NOTARY PUBLIC _____
FOR THE STATE OF _____

RESIDING IN _____

MY COMMISSION EXPIRES _____

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

BEFORE ME THIS _____ DAY
OF _____, 2022, APPEARED

JASON D FILAN, 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 _____, 2022

NOTARY PUBLIC _____
FOR THE STATE OF _____

RESIDING IN _____

MY COMMISSION EXPIRES _____

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

BEFORE ME THIS _____ DAY
OF _____, 2022, APPEARED

KRISTINE FILAN, 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 _____, 2022

NOTARY PUBLIC _____
FOR THE STATE OF _____

RESIDING IN _____

MY COMMISSION EXPIRES _____

TREASURER’S CERTIFICATE

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

APPROVALS

THE SUBDIVISION SHOWN HEREON CONFORMS TO THE WALLA WALLA
COUNTY COMPREHENSIVE PLAN, COUNTY ORDINANCE 16.36, AND
WWCC 17.31

LAUREN PRENTICE, DIRECTOR _____ DATE _____
WALLA WALLA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

OWNERS DECLARATION

KNOWN BY ALL MEN PRESENT THAT WE, RONALD L MCCAULEY JR., RACHEL J L MCCAULEY,
STACE S FILAN, KATRINA L FILAN, RONALD W FILAN, JASON D FILAN AND KRISTINE FILAN,
DO HEREBY ACKNOWLEDGE WE HAVE CAUSED THESE LANDS TO BE SURVEYED AND
SUBDIVIDED AS SHOWN ON THE ACCOMPANYING PLAT, AND DO HEREBY WAIVE FOR
OURSELVES AND SUCCESSORS, ANY CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL
AGENCY RESULTING FROM THE CONSTRUCTION OR MAINTENANCE OF PUBLIC FACILITIES OR
PUBLIC PROPERTY WITHIN THIS LARGE LOT SEGREGATION PLAT.

RONALD L MCCAULEY, JR _____ DATE _____

RACHEL J L MCCAULEY _____ DATE _____

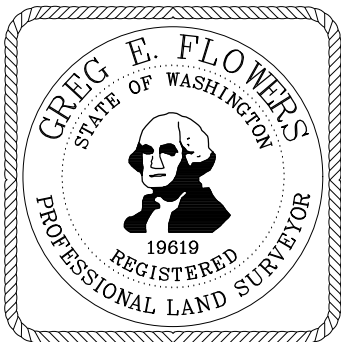
STACE S FILAN _____ DATE _____

KATRINA L FILAN _____ DATE _____

RONALD W FILAN _____ DATE _____

JASON D FILAN _____ DATE _____

KRISTINE FILAN _____ DATE _____



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

pbsusa.com

CLIENT: MCCAULEY / FILAN		PROJECT NO.: 67897	
SURVEYOR: GREG E. FLOWERS		DATE: 4/15/2022	
CALC BY: KTL	DRAWN BY: KTL	SCALE: N/A	
SECTION: 25	TOWNSHIP: 8 NORTH	RANGE: 37 EAST	
CITY: DIXIE	COUNTY: WALLA WALLA	SHEET <u>3</u> OF <u>3</u>	