



Community Development Department

Director: Lauren Prentice

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

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

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/number: Large Lot Subdivision - Buley/SUB23-001/CAP23-006

Application type: Subdivision, Large Lot/Critical Areas Application

Applicant: Buley, Jeffrey L
17779 Touchet North Rd
Prescott, WA 99348

Owner(s): Buley, Jeffrey L
17779 Touchet Rd
Prescott, WA 99348

Buley, Alexandra
2 Davis Ln
Columbus, MT 59019

Surveyor: Rogers Surveying Inc., P.S.
C/O Michael F Harrington, PLS
1455 Columbia Park Trail
Richland, WA 99352

Project description: Large Lot Subdivision - Buley. Proposed large lot subdivision to create two lots greater than 40-acres from a parent parcel of approximately 471.65-acres. The site is accessed from Sheffler Rd to the west and Harsell Rd to the east (APN 341126110001), in the Primary Agriculture - 40 zoning district. The existing residence to the property's southeast is addressed as 3543 Harsell Rd.

Required Permits: Subdivision, Critical Areas

Development Regulations: Walla Walla County Code (WWCC) Title 16 – Subdivisions
WWCC 17.18 – Density and Dimensions
WWCC Title 18 – Environment

Date of application: 1/3/2023

Date application 2/24/2023

determined complete:

Date of notice: 3/2/2023

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 **03/16/2023**. 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: planning@co.walla-walla.wa.us or Walla Walla County Community Development Department
c/o Don Sims, Associate Planner
310 W. Poplar Street, Suite 200
Walla Walla, WA 99362

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 planning@co.walla-walla.wa.us.

RECORD OF SURVEY WALLA WALLA COUNTY LARGE LOT SUBDIVISION

PURSUANT TO CHAPTER 16.95 OF THE
WALLA WALLA COUNTY MUNICIPAL CODE
LOCATED IN SECTION 26, TOWNSHIP 11 NORTH, RANGE
34 EAST, W.M., WALLA WALLA COUNTY, WASHINGTON

RECORD LEGAL DESCRIPTION:

PARCEL: (PARCEL #341126110001)
(CITED EXTRACTION AF 2021-10482 EXHIBIT A-4)
THE NORTH HALF AND THE SOUTHWEST QUARTER OF SECTION 26, ALL IN TOWNSHIP 11
NORTH, RANGE 34 EAST OF THE WILLAMETTE MERIDIAN, WALLA WALLA COUNTY, WASHINGTON.

NEW LEGAL DESCRIPTION:

PARCEL A: (PARCEL #341126110001)
THE NORTH HALF AND THE SOUTHWEST QUARTER OF SECTION 26, ALL IN TOWNSHIP 11
NORTH, RANGE 34 EAST OF THE WILLAMETTE MERIDIAN, WALLA WALLA COUNTY, WASHINGTON.

EXCEPT THE NORTH 1980 FEET OF THE EAST 880 FEET OF SAID NORTH HALF OF SECTION 26.

PARCEL B: (LARGE LOT SUBDIVISION)
THE NORTH 1980 FEET OF THE EAST 880 FEET OF THE NORTH HALF AND THE SOUTHWEST
QUARTER OF SECTION 26, ALL IN TOWNSHIP 11 NORTH, RANGE 34 EAST OF THE WILLAMETTE
MERIDIAN, WALLA WALLA COUNTY, WASHINGTON.

SURVEYOR'S NARRATIVE

THIS SURVEY WAS PERFORMED TO SEGREGATE A 40 ACRE PARCEL FROM SECTION 26,
TOWNSHIP 11 NORTH, RANGE 34 E.W.M..
NO MONUMENTS OR EVIDENCE WAS FOUND FROM THE APPROVED ORIGINAL GLO TOWNSHIP
SURVEY PERFORMED IN MARCH OF 1879. THERE ARE TWO DEPENDENT SURVEYS RECORDED OF
SECTION 26. IN 1992 ROBERT STRATTON, PLS # 14120, RECOVERED A MONUMENT AT THE
SOUTHEAST CORNER, MONUMENT WAS FOUND AS DESCRIBED BY STRATTON AND HELD.
THE NORTHEAST CORNER SET BY STRATTON WAS FOUND, I AGREE WITH STRATTON'S
ASSESSMENT THAT CORNER'S EASTING IS ON THE NORTHERLY PROJECTION OF HARSELL ROAD
USAGE AND CORNER NORTHING IS ON THE WESTERLY PROJECTION OF A FENCE LINE ALONG
THE APPARENT NORTH LINE OF SECTION 25. THERE IS NO STANDING FENCE TO THE WEST OF
STRATTON'S MONUMENT; BOTH SIDES OF THE NORTH LINE OF SECTION 26 ARE CULTIVATED AND
NO STANDING FENCE REMAINS, THERE ARE BREAKS IN THE CULTIVATION FOR CANYON
CROSSINGS WHERE ONLY FENCE REMNANTS REMAIN. STRATTON'S MONUMENT IS ACCEPTED AS
THE NORTHEAST CORNER.
THE EAST QUARTER CORNER SECTION 26 WAS SET BY SINGLE PROPORTION FROM MONUMENTS
RECOVERED FROM STRATTON'S SURVEY.
IN 2004 PAUL TOMKINS, PLS 25893, PERFORMED LARGE LOT SEGREGATION SURVEY IN SECTION
27. TOMKINS ALSO RECOVERED THE SOUTHWEST CORNER OF SECTION 26 AND USED IT AS
BEARING MARK TO COMPUTE THE SOUTHWEST CORNER OF SECTION 26 BY BEARING - BEARING
INTERSECTION. TOMKINS DID NOT MONUMENT THE CORNER. THE SOUTHWEST CORNER WAS SET
BY RECORD BEARING AND DISTANCE FROM THE TOMKINS SURVEY. THE SOUTH QUARTER CORNER
WAS SET BY SINGLE PROPORTION.
THE TOMKINS SURVEY SHOWS TWO MONUMENTS SET ON THE WEST LINE OF SECTION 26. THE
MONUMENTS WERE NOT FOUND IN CULTIVATED AREAS. THERE WAS NO EXISTING FENCE OR
REMAINS (TOMKINS BEST EVIDENCE) THROUGH THE CULTIVATED AREA BETWEEN THE UNFOUND
TOMKIN MONUMENTS.
THE NORTHWEST CORNER OF SECTION 27 WAS SET AT THE COMPUTED BEARING - BEARING
INTERSECTION USING TOMKINS BEARING FROM THE SOUTHWEST CORNER AND THE WESTERLY
PROJECTION OF THE LINE FROM STRATTON'S NORTHEAST CORNER MONUMENT THROUGH FENCE
REMNANTS ON THE NORTH LINE. THE NORTH QUARTER CORNER WAS SET BY SINGLE
PROPORTION BETWEEN STRATTON'S NORTHEAST CORNER AND THE COMPUTED NORTHWEST
QUARTER.

SURVEYOR'S CERTIFICATE

I, MICHAEL F. HARRINGTON, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON,
(REG# 55516) HEREBY CERTIFY THAT THE LARGE LOT SUBDIVISION SHOWN HEREON IS BASED
ON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL CORNERS AND
DIMENSIONS ARE CORRECTLY SHOWN AND THAT IT IS STAKED ON THE GROUND AS INDICATED
HEREON.

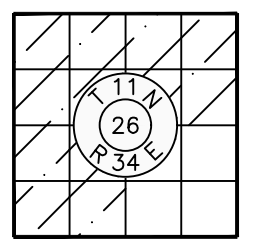


MICHAEL F. HARRINGTON
CERTIFICATE #55516

DATE _____

SECTION INDEX

SE1/4NE1/4 SE1/4NW1/4 NE1/4SW1/4
SW1/4NE1/4 SW1/4NW1/4 NW1/4SW1/4
NE1/4NE1/4 NE1/4NW1/4 SE1/4SW1/4
NW1/4NE1/4 NW1/4NW1/4 SW1/4SW1/4

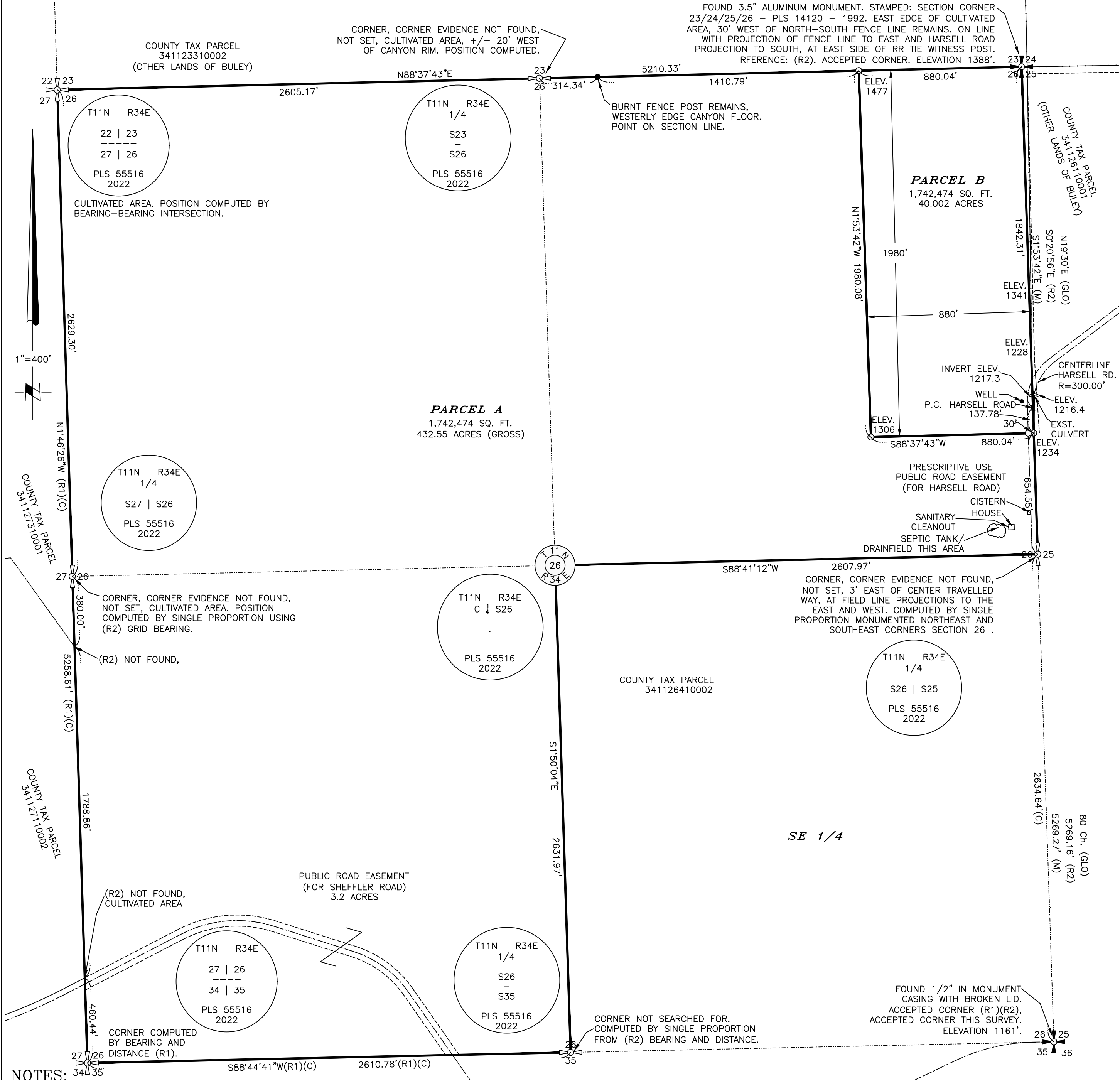


AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20____,
AT _____ M, IN VOLUME _____ OF SURVEYS, AT PAGE _____,
AT THE REQUEST OF ROGERS SURVEYING.

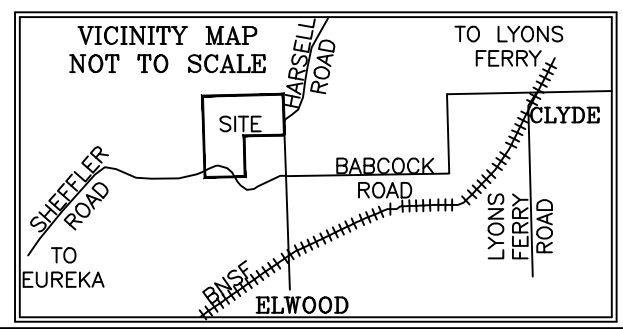
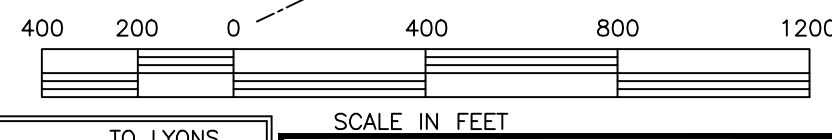
WALLA WALLA COUNTY AUDITOR _____

REV: _____



NOTES:

- BASIS OF BEARING IS GRID, WASHINGTON STATE PLANE, NAD_83(2011), SOUTH ZONE BASED ON GNSS OBSERVATIONS. DISTANCES SHOWN HEREON ARE 'GROUND' SCALED FROM GRID USING A COMBINED FACTOR OF 1/0.999851362 FROM LATITUDE: 46°24'37.82"N LONGITUDE: 118°31'02.42"W
- = DENOTES SET 5/8"x24" REBAR WITH YELLOW PLASTIC CAP STAMPED "HARRINGTON RSI 55516".
- (M) = MEASURED PER THIS SURVEY, (C) = COMPUTED, (GLO) = G.L.O. RECORD MARCH 1879, (R1) = RECORD OF SURVEY VOLUME 9, PAGE 168, (AF 2004-12452), (R2) = RECORD OF SURVEY VOLUME 5, PAGE 261
- THIS SURVEY WAS PERFORMED TO ESTABLISH THE BOUNDARIES AND CORNERS OF THE OF THE LARGE LOT SUBDIVISION OF PARCEL B DESCRIBED HEREON. ALL EASEMENTS RESTRICTIONS OR RESERVATIONS WHICH WOULD BE DISCLOSED BY A CURRENT TITLE REPORT MAY EXIST BUT ARE NOT SHOWN ON THIS SURVEY.
- EQUIPMENT AND PROCEDURES: THIS SURVEY WAS PERFORMED IN OCTOBER 2022 WITH DUAL FREQUENCY GNSS RECEIVERS CONFIGURED FOR REAL TIME KINEMATIC SURVEYING.

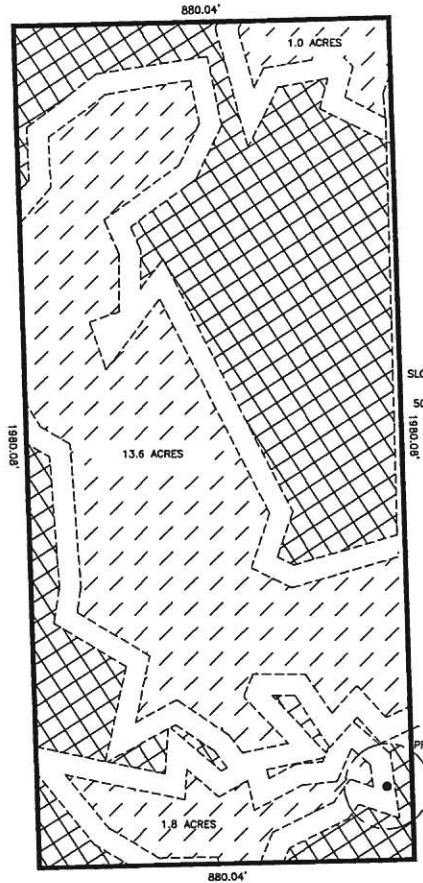


RSI ROGERS SURVEYING INC., P.S.
1455 COLUMBIA PARK TRAIL
RICHLAND, WA. 99352
PHONE (509) 783-4141
FAX: (509) 783-8994
www.rogerssurveying.com

CLIENT		JEFF BULEY		JOB	
PROJECT		LARGE LOT SUBDIVISION		18222	
		SEC 26 T.11N R.34E W.M			
DRN. BY	MFH	SCALE AS SHOWN	F. B. NO. 18222	ACAD VER - B	SHEET 1
APPROVED	MFH	DATE 10/30/22	FILE: 18222.DWG		OF 1

CRITICAL AREA MAPPING

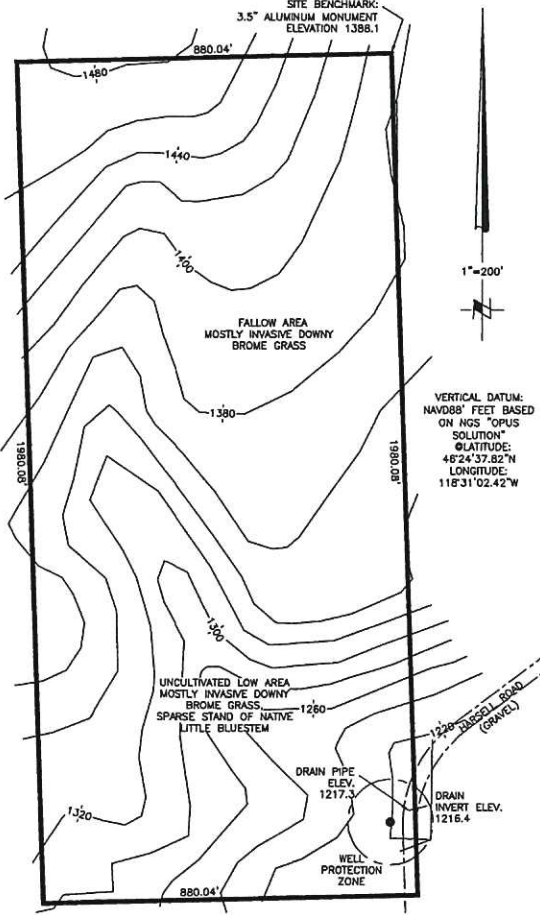
GEOLOGICAL HAZARD: AREAS OF SLOPE IN EXCESS OF 15%.



MATCHED AREAS:
SLOPES IN EXCESS OF 15%
18.5 ACRES
50 FEET BUFFER AROUND
SLOPE AREAS;
8.7 ACRES
CHECKED AREAS:
OUTSIDE SLOPE AND
BUFFER AREAS
14.8 ACRES



20' CONTOUR INTERVAL MAPPING



VERTICAL DATUM:
NAVD88 FEET BASED
ON NGS "OPUS
SOLUTION"
@LATITUDE:
46°24'37.82"N
LONGITUDE:
116°31'02.42"W



**RECORD OF SURVEY
WALLA WALLA COUNTY
LARGE LOT SUBDIVISION**

PURSUANT TO CHAPTER 16.95 OF THE
WALLA WALLA COUNTY MUNICIPAL CODE
LOCATED IN SECTION 26, TOWNSHIP 11 NORTH, RANGE
34 EAST, W.M., WALLA WALLA COUNTY, WASHINGTON

OWNERS DECLARATION:

WE THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE ALL PARTIES HAVING OWNERSHIP INTEREST IN THE LAND DESCRIBED HEREON, THAT SAID LAND HAS BEEN SURVEYED AND SUBDIVIDED AS SHOWN WITH OUR CONSENT AND IN ACCORDANCE WITH OUR DESIRES AND THAT THE EASEMENTS ON THE SHORT PLAT ARE HEREBY GRANTED FOR THE USES SHOWN THEREON.

Delegated by:

JEFFREY BULEY

Delegated by:

ALEXANDRA BULEY

ACKNOWLEDGMENT

STATE OF WASHINGTON } s.s.
COUNTY OF _____

ON THIS DAY PERSONALLY APPEARED BEFORE ME JEFFREY BULEY, A SINGLE PERSON, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON PRINT _____

RESIDING AT: _____

COMMISSION NO: _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF WASHINGTON } s.s.
COUNTY OF _____

ON THIS DAY PERSONALLY APPEARED BEFORE ME ALEXANDRA BULEY, A SINGLE PERSON, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON PRINT _____

RESIDING AT: _____

COMMISSION NO: _____

MY COMMISSION EXPIRES: _____

APPROVAL

THIS LARGE LOT SUBDIVISION IS APPROVED IN ACCORDANCE WITH CHAPTER 16.95 WALLA WALLA COUNTY SUBDIVISION CODE

WALLA WALLA COUNTY COMMUNITY DEVELOPMENT _____ DATE _____

TREASURER'S CERTIFICATE

I HEREBY CERTIFY ALL TAXES FOR THE YEAR 2023 AGAINST THE PROPERTY SHOWN HAVE BEEN PAID.

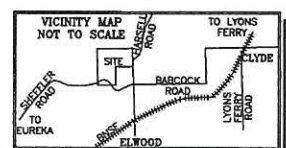
WALLA WALLA COUNTY TREASURER _____ DATE _____

CRITICAL AREA NOTE

NORTH COUNTY SITE SEISMIC HAZARD POTENTIAL LIQUEFACATION SUSCEPTIBILITY IS DESIGNATED AS LOW. WELL HEAD PROTECTION AREA ON SITE.

**AGRICULTURAL LANDS STATEMENT PER WALLA WALLA COUNTY
CODE CHAPTER 8.40 RIGHT TO FARM**

THE SUBJECT PROPERTY IS LOCATED WITHIN AGRICULTURAL LANDS ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED DURATION.



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CLIENT	JEFF BULEY		JOB	18222
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DRN. BY	MFH	SCALE AS SHOWN	F. B. NO. 18222	SHEET 1
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PRELIMINARY