

BLUFF HAVEN ESTATES

35-06-08



BLUFF HAVEN ESTATES
 A CLUSTER DEVELOPMENT LOCATED IN THE N.W. & N.E. 1/4'S OF THE N.E. 1/4 OF SECTION 8, TOWNSHIP 8 NORTH, RANGE 35, EAST OF THE WILLAMETTE MERIDIAN, WALLA WALLA COUNTY, WA

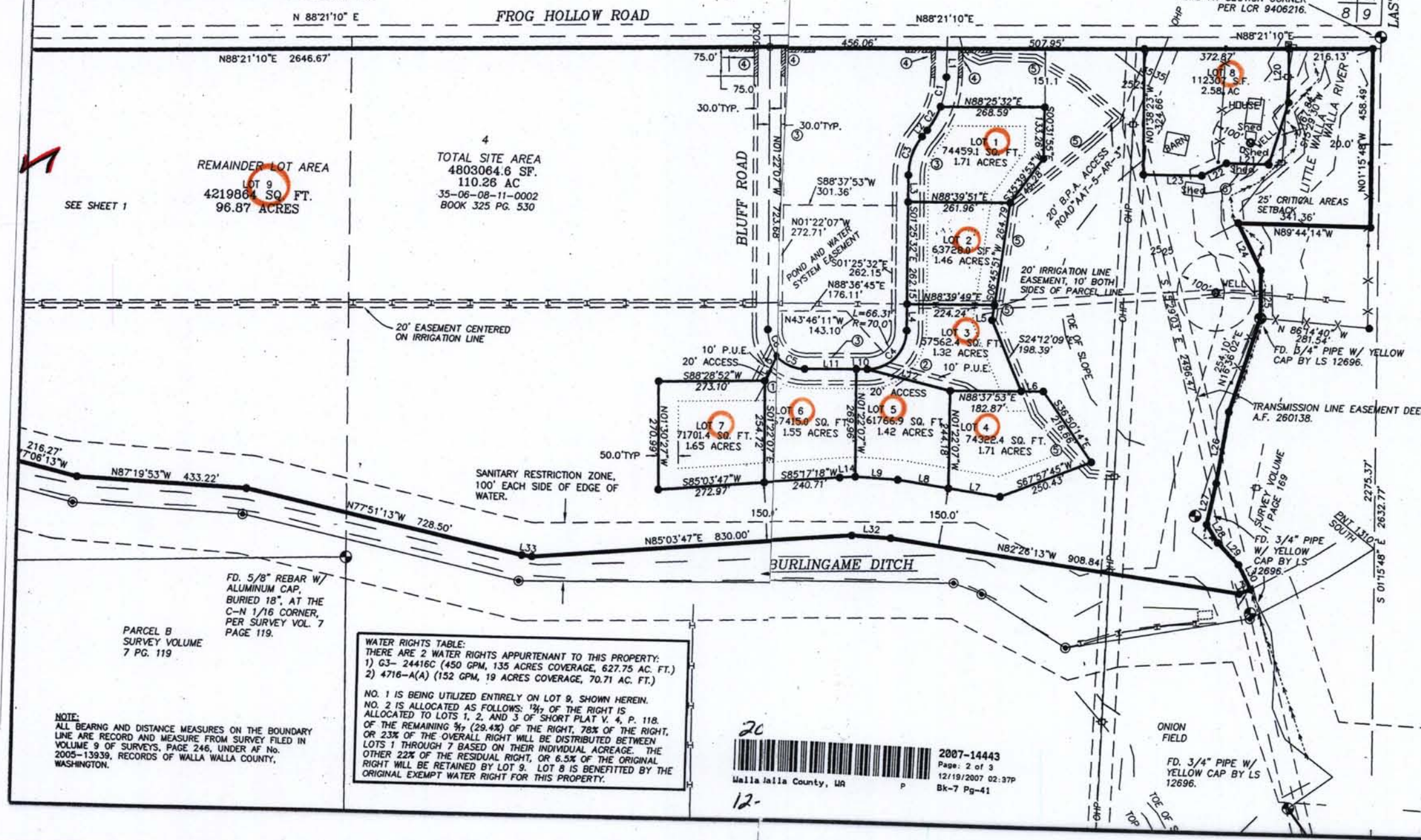
- LEGEND**
- SECTION OR SECTION SUBDIVISION LINE
 - PARCEL BOUNDARY
 - RIGHT OF WAY OR RESERVATION LINE
 - CENTERLINE
 - EASEMENT
 - NEW PARCEL LINES
 - FENCE LINE
 - INTERMITTENT STREAM
 - 50' AG. BUFFER ZONE
 - POWER POLE
 - FOUND SURVEY MONUMENT AS NOTED
 - FOUND A 5/8" X 30" REBAR WITH A YELLOW PLASTIC CAP STAMPED "USH - WA25893" PER SHORT PLAT VOL. 4, PG. 118 OR SURVEY VOL. 9, PG. 81
 - SET 5/8" X 30" REBAR WITH A YELLOW PLASTIC CAP STAMPED "USH - WA25893" ATTACHED.
 - CALCULATED POSITION NOT FOUND OR SET.

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N00°41'42"W	74.48	L20	S01°38'50"E	71.00
L2	N36°08'37"E	21.18	L21	N89°44'14"W	109.97
L3	N01°25'32"W	67.71	L22	S61°54'55"W	171.00
L4	S01°25'32"E	68.68	L23	S89°28'05"W	150.00
L5	S06°45'51"W	39.91	L24	S28°05'05"E	135.29
L6	N88°37'53"E	57.27	L25	S01°08'20"E	824.11
L7	N82°28'13"W	135.08	L26	S08°25'06"W	180.61
L8	N82°28'13"W	131.75	L27	S11°13'36"W	106.65
L9	N87°36'13"W	108.97	L28	S32°12'56"E	58.18
L10	S88°37'53"W	28.14	L29	S44°34'40"E	78.89
L11	S88°37'53"W	133.55	L30	S27°44'42"E	72.68
L12	S77°11'44"E	219.32	L31	S68°09'14"W	35.94
L13	S25°17'12"W	70.71	L32	N87°36'13"W	104.68
L14	N85°17'18"E	40.07	L33	N81°54'58"W	28.35
			L34	N01°38'50"W	75.43

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	19°26'53"	230.00	78.07	77.70	S09°01'44"W
C2	17°23'28"	230.00	69.81	69.54	S27°28'54"W
C3	37°34'09"	161.78	106.08	104.19	N17°21'52"E
C4	90°03'25"	100.00	157.18	141.49	S43°36'10"W
C5	48°37'12"	100.00	84.80	82.33	N87°03'04"W
C6	41°22'21"	100.00	72.21	70.65	N22°03'17"W

- NOTES**
- 20' ACCESS EASEMENT TOGETHER WITH A 10' P.U.E. FOR THE BENEFIT OF LOT 7. SAID EASEMENTS ENCUMBERING REMAINDER LOT 11.
 - 20' ACCESS EASEMENT TOGETHER WITH A 10' P.U.E. FOR THE BENEFIT OF LOT 4. SAID EASEMENTS ENCUMBERING LOT 3.
 - 60' ACCESS & UTILITY EASEMENT FOR UTILITIES & PRIVATE ROADS.
 - 75' LIMITED ACCESS EASEMENT - NO VEHICLE ACCESS ALLOWED WITH IN EASEMENT AREA.
 - 20' B.P.A. ACCESS ROAD EASEMENT - NO BUILDING PERMITTED WITH IN EASEMENT AREA.
 - SHEDS WITHIN AGRICULTURAL BUFFER ZONE TO BE REMOVED.

NOTE:
 WALLA WALLA COUNTY HAS NO RESPONSIBILITY TO BUILD, IMPROVE, MAINTAIN OR OTHERWISE SERVICE THE PRIVATE ROAD IN THIS PLAT. THE PRIVATE ROAD WILL BE REQUIRED TO BE CONSTRUCTED TO CLASS A PRIVATE ROAD STANDARDS.



WATER RIGHTS TABLE:
 THERE ARE 2 WATER RIGHTS APPURTENANT TO THIS PROPERTY:
 1) G3- 24416C (450 GPM, 135 ACRES COVERAGE, 827.25 AC. FT.)
 2) 4716-A(A) (152 GPM, 19 ACRES COVERAGE, 70.71 AC. FT.)
 NO. 1 IS BEING UTILIZED ENTIRELY ON LOT 9, SHOWN HEREIN.
 NO. 2 IS ALLOCATED AS FOLLOWS: 1/4 OF THE RIGHT IS ALLOCATED TO LOTS 1, 2, AND 3 OF SHORT PLAT V. 4, P. 118. OF THE REMAINING 3/4 (29.43) OF THE RIGHT, 78% OF THE RIGHT, OR 23% OF THE OVERALL RIGHT WILL BE DISTRIBUTED BETWEEN LOTS 1 THROUGH 7 BASED ON THEIR INDIVIDUAL ACREAGE. THE OTHER 22% OF THE RESIDUAL RIGHT, OR 6.5% OF THE ORIGINAL RIGHT WILL BE RETAINED BY LOT 8. LOT 8 IS BENEFITTED BY THE ORIGINAL EXEMPT WATER RIGHT FOR THIS PROPERTY.

Date Stamped: 11/30/07

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 Planning • Materials Testing

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Project:
 A CLUSTER DEVELOPMENT LOCATED IN THE NW AND NE 1/4'S OF THE NW 1/4, IN SECTION 8, T. 8 N., R. 35 E., W.M., WALLA WALLA COUNTY, WASHINGTON

Client:
 BRENT KNOWLES
 4865 W. HWY 12
 WALLA WALLA WA 99362

SECTION INDEX

SEC. 8, T.W.N. 8 N., R.N.G. 35 E., W.M., WALLA WALLA COUNTY, WASHINGTON

Project Mgr.	PWPT
Drawn	DWW
Checked	PWPT
Date	10-01-2007
Scale	1" = 200'
CAD File:	1/896300/DWGS/896300bluffh12_3.dwg
Sheet Contents:	CLUSTER LAYOUT
Sheet No.:	2 OF 3
U.S.K.H. W.O.	896300