

AREA TABLE

TOTAL	671517 S.F.
15.42 AC.	
AREA OUT OF 100 YR. FLOOD	415188 S.F.
9.53 AC.	
AREA IN RIGHT OF WAY	95852 S.F.
NET BUILDABLE AREA	319336 S.F.

PRELIMINARY PLAT THE BOULDERS

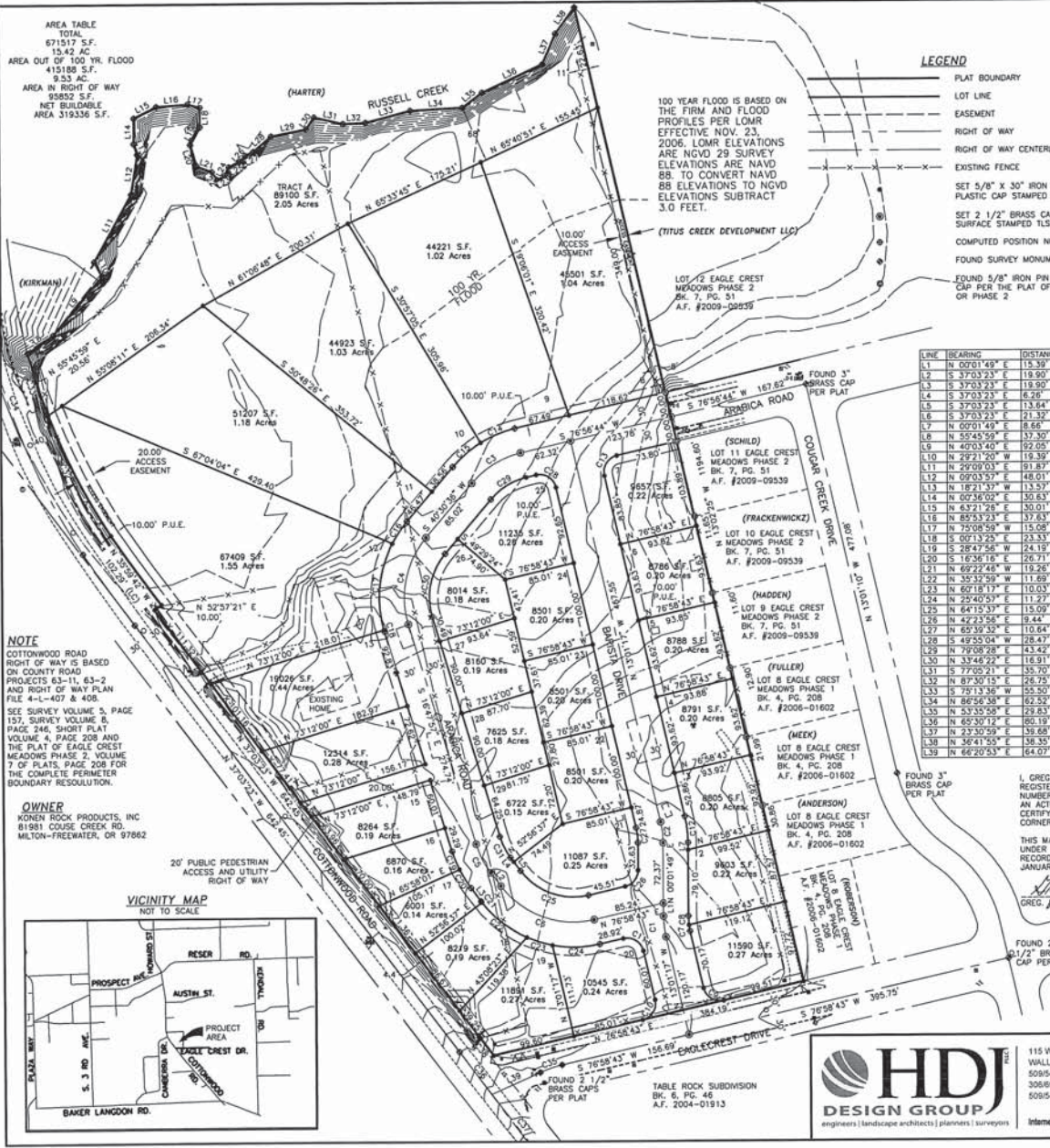
A PLANNED UNIT DEVELOPMENT
LOCATED IN THE SE 1/4 AND SW 1/4 OF THE SW 1/4 OF SECTION 3 AND THE NW 1/4 AND NE 1/4 OF THE NW 1/4 OF SECTION 4, TOWNSHIP 6 NORTH, RANGE 36 EAST OF THE WILLAMETTE MERIDIAN, WALLA WALLA COUNTY, WASHINGTON.

- LEGEND**
- PLAT BOUNDARY
 - LOT LINE
 - EASEMENT
 - RIGHT OF WAY
 - RIGHT OF WAY CENTERLINE
 - EXISTING FENCE
 - SET 5/8" X 30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "HDI TLS 19619"
 - SET 1/2" BRASS CAP FLUSH WITH ROAD SURFACE STAMPED TLS 19619
 - COMPUTED POSITION NOTHING FOUND OR SET
 - FOUND SURVEY MONUMENT AS NOTED
 - FOUND 5/8" IRON PIN WITH YELLOW PLASTIC CAP PER THE PLAT OF EAGLE CREST PHASE 1 OR PHASE 2

BASIS OF BEARINGS



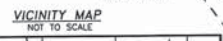
100 YEAR FLOOD IS BASED ON THE FIRM AND FLOOD PROFILES PER LOMR EFFECTIVE NOV. 23, 2006. LOMR ELEVATIONS ARE NGVD 29 SURVEY ELEVATIONS ARE NAVD 88. TO CONVERT NAVD 88 ELEVATIONS TO NGVD ELEVATIONS SUBTRACT 3.0 FEET.



LINE	BEARING	DISTANCE	CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
L1	N 02°01'49" E	15.39	C1	25.06	110.00	1303°08'	S 08°29'44" E	25.00
L2	S 37°03'23" E	18.90	C2	25.06	110.00	1303°08'	S 08°29'44" E	25.00
L3	S 37°03'23" E	18.90	C3	28.95	110.00	1303°08'	S 08°29'44" E	28.95
L4	S 37°03'23" E	18.90	C4	110.03	110.00	57°18'33"	N 11°31'19" E	105.50
L5	S 37°03'23" E	13.84	C5	38.89	110.00	201°15'25"	S 28°50'40" E	38.69
L6	S 37°03'23" E	21.32	C6	128.84	110.00	69°37'54"	S 70°02'20" E	119.76
L7	N 02°01'49" E	8.66	C7	7.96	80.00	57°24'55"	S 10°18'50" E	7.56
L8	N 55°45'59" E	37.30	C8	10.66	80.00	7°38'11"	S 03°47'17" E	10.65
L9	N 40°03'40" E	92.05	C9	31.42	20.00	90°00'00"	S 38°01'17" E	28.78
L10	N 29°12'00" W	18.39	C10	31.42	20.00	90°00'00"	S 31°58'43" W	28.28
L11	N 29°09'03" E	91.87	C11	31.42	20.00	90°00'00"	N 38°01'17" W	28.28
L12	N 02°03'57" E	48.01	C12	31.89	140.00	1303°08'	N 08°29'44" W	31.82
L13	N 18°21'53" W	13.57	C13	31.42	20.00	89°28'01"	N 17°44'03" E	28.28
L14	N 02°58'02" E	30.63	C14	44.78	140.00	18°19'13"	S 67°47'07" W	44.57
L15	N 63°21'28" E	30.01	C15	44.26	140.00	18°06'55"	S 49°34'05" W	44.08
L16	N 85°33'33" E	37.43	C16	37.22	140.00	1303°43"	S 21°32'21" E	23.22
L17	N 79°08'59" E	15.08	C17	108.04	140.00	43°23'54"	S 09°44'57" W	103.53
L18	S 00°13'25" E	23.33	C18	2.08	140.00	07°50'58"	S 18°22'26" E	2.08
L19	S 28°47'58" W	24.19	C19	23.25	140.00	9°30'51"	S 21°32'21" E	23.22
L20	S 18°38'18" E	26.71	C20	28.28	140.00	10°44'35"	S 31°41'00" E	26.21
L21	N 69°22'45" W	19.26	C21	1.66	140.00	07°40'47"	S 37°23'46" E	1.66
L22	N 35°32'59" W	11.89	C22	69.35	140.00	28°22'50"	S 31°25'35" E	68.84
L23	N 69°18'17" E	10.03	C23	35.47	140.00	131°17'24"	S 72°45'42" E	32.40
L24	N 22°40'53" E	11.27	C24	57.70	140.00	23°36'54"	N 88°47'10" E	57.29
L25	N 64°15'37" E	15.09	C25	92.10	80.00	69°57'54"	N 70°02'20" W	87.10
L26	N 42°33'58" E	9.44	C26	78.66	20.00	76°58'54"	S 38°30'16" W	24.89
L27	N 69°39'59" E	10.84	C27	18.22	80.00	1303°08'	N 09°29'44" W	18.18
L28	S 49°55'04" W	28.47	C28	31.43	20.00	90°01'50"	N 58°02'17" W	28.29
L29	N 79°08'28" E	43.42	C29	56.87	80.00	59°28'08"	S 58°34'40" W	50.02
L30	N 33°49'22" E	16.91	C30	80.02	80.00	57°18'33"	N 11°31'19" E	76.72
L31	S 77°05'21" E	35.70	C31	28.28	80.00	201°15'25"	N 28°50'40" W	28.14
L32	N 87°30'15" E	26.75	C32	162.43	750.29	12°24'13"	S 27°34'27" E	162.11
L33	S 79°13'36" W	55.50	C33	78.14	750.29	2°58'02"	S 18°02'39" E	78.11
L34	N 86°56'58" E	62.52	C34	400.20	790.30	39°00'51"	S 18°55'28" E	395.94
L35	S 53°55'58" E	29.83	C35	27.85	150.00	103°38'14"	S 71°39'36" W	27.81
L36	N 65°30'72" E	85.19	C36	63.57	5729.59	2°38'09"	S 37°27'27" E	63.57
L37	N 23°30'59" E	39.68	C37	293.05	5729.59	2°59'28"	S 39°11'14" E	299.02
L38	N 66°31'55" E	38.35	C38	28.21	5699.59	07°17'01"	N 37°11'53" W	28.21
L39	N 66°20'53" E	64.07						

NOTE
COTTONWOOD ROAD RIGHT OF WAY IS BASED ON COUNTY ROAD PROJECTS 63-11, 63-2 AND RIGHT OF WAY PLAN FILE 4-1-407 & 408. SEE SURVEY VOLUME 5, PAGE 157, SURVEY VOLUME 8, PAGE 246, SHORT PLAT VOLUME 4, PAGE 208 AND THE PLAT OF EAGLE CREST MEADOWS PHASE 2, VOLUME 7 OF PLATS, PAGE 208 FOR THE COMPLETE PERIMETER BOUNDARY RESOLUTION.

OWNER
KONEN ROOK PRODUCTS, INC
81981 COUSE CREEK RD.
MILTON-FREEWATER, OR 97862



SURVEYORS CERTIFICATE
I, GREG E. FLOWERS, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF WASHINGTON, UNDER LICENSE NUMBER 19619, HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREON. I FURTHER CERTIFY THAT ALL MONUMENTS HAVE BEEN SET, AND THE LOT CORNERS STAKED ON THE GROUND AS SHOWN HEREON.
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SURVEY RECORDING ACT AT THE REQUEST OF CHARLES KONEN IN JANUARY 2014.
Greg E. Flowers
GREG E. FLOWERS, PLS 196619 DATE



AUDITOR'S CERTIFICATE
FOUND 2 _____ DAY OF _____ 2013
AT THE REQUEST OF GREG E. FLOWERS, LAND SURVEYOR IN VOLUME _____ OF PLATS AT PAGE _____

WALLA WALLA COUNTY AUDITOR



115 W. MAIN STREET
WALLA WALLA, WA 99362
509547-5119
509555-3489
509547-5129 fax
Internet: www.hdigroup.com

CLIENT: KONEN ROOK PRODUCTS, INC	PROJECT NO.: 3587-00
SURVEYOR: GREG E. FLOWERS	DATE: 4-8-2014
CALC BY: GEF	DRAWN BY: GEF
SECTION: 33	TOWNSHIP: 7 NORTH
CITY: WALLA WALLA	COUNTY: WALLA WALLA
SCALE: 1" = 80'	RANGE: 36 EAST
	SHEET 1 OF 21

PRELIMINARY PLAT THE BOULDERS

A PLANNED UNIT DEVELOPMENT
LOCATED IN THE SE 1/4 AND SW 1/4 OF THE SW 1/4 OF
SECTION 3 AND THE NW 1/4 AND THE NE 1/4 OF THE NW 1/4
OF SECTION 4, TOWNSHIP 6 NORTH, RANGE 36, EAST OF THE
WILLAMETTE MERIDIAN, WALLA WALLA COUNTY, WASHINGTON.

LEGAL DESCRIPTION

PARCEL A:

Beginning at a point on the East line of the Ransom Clark Donation Claim, which point is North 00° 20' East 182.82 feet from the point of intersection of said East line of said Donation Claim with the Township line between Townships 6 and 7 North of Range 36 East of the Willamette Meridian, thence North 78° 45' East 391.62 feet; thence South 11° 15' East 1,320.00 feet; thence South 78° 45' West a distance of 73.00 feet; thence North 34° 22' West 1,013.4 feet, more or less, to a point on the East boundary line of said Ransom Clark Donation Claim; thence North 00° 20' East a distance of 396.00 feet to THE POINT OF BEGINNING.

EXCEPTING THEREFROM the following described tract:

Beginning at a point in the East line of Ransom Clark Donation Claim in Sections 4 and 5 in Township 6, and in Sections 32 and 33 in Township 7 North, of Range 36 East of the Willamette Meridian, which point is 141.90 feet North from the point of intersection of the East line of said Donation Claim with the Township line between Townships 6 and 7 North, Range 36, East of the Willamette Meridian, and running thence North 78° 45' East 391.62 feet; thence South 11° 15' East 188.0 feet, more or less, to a point in the center of the channel of Russell Creek; thence down the center of the channel of said Russell Creek by the following courses and distances: North 82° 35' West 202.9 feet; thence South 24° 17' West 86.0 feet; thence South 32° 28' West 267.5 feet; thence 76° 00' West 41.6 feet, more or less, to a point in the East line of said Ransom Clark Donation Claim; thence North along said East line 396.0 feet, more or less, to THE POINT OF BEGINNING.

ALSO, EXCEPTING THEREFROM the following described tract:

Beginning a point in the East line of the Ransom Clark Donation Claim in Sections 4 and 5 in Township 6 and in Section 32 and 33 in Township 7 North, of Range 36 East of the Willamette Meridian, which point is 73.1 feet South from the point of intersection of the East line of said Donation Claim with the Township line between Townships 6 and 7 North, Range 36 East of the Willamette Meridian, and running thence South, along said East line, a distance of 181.0 feet; thence North 76° 00' East 41.6 feet to a point in the center of channel of Russell Creek; thence following the center of the channel of said Russell Creek North 32° 28' East 202.61 feet; thence West 149.0 feet, more or less, to THE POINT OF BEGINNING.

ALSO, EXCEPTING THEREFROM the following described tract:

Beginning a point in the East line of the Ransom Clark Donation Claim in Sections 4 and 5 in Township 6 and in Sections 32 and 33 in Township 7 North, of Range 36 East of the Willamette Meridian, which point is 73.1 feet South from the point of intersection of the East line of said Donation Claim with the Township line between Townships 6 and 7 North, Range 36 East of the Willamette Meridian, and running thence South, along said East line, a distance of 181.0 feet; thence North 76° 00' East 41.6 feet to a point in the center of the channel of Russell Creek; thence following the center of the channel of said Russell Creek North 32° 28' East 202.61 feet; thence West 149.0 feet, more or less, to THE POINT OF BEGINNING.

ALSO, EXCEPTING THEREFROM Public Roads including that portion of the above described tract conveyed to Walla Walla County for road purposes by Warranty Deed recorded January 13, 1987 in the office of the Auditor of Walla Walla County under Auditor File No. 8700287.

PARCEL B:

Beginning at a point 1764.35 feet south and 2970 feet south 78° 45' west of the northeast corner of the northwest quarter of the southeast quarter of Section 33 in Township 7 north, range 36, East of the Willamette Meridian; thence south 11° 15' east 1320 feet; thence at right angles south 78° 45' west 330 feet; thence at right angles north 11° 15' west 1320 feet; thence at right angles north 78° 45' east 330 feet to the point of beginning.

EXCEPTING THEREFROM the following:

Beginning at the same point of beginning as described above; thence south 11° 15' east 134.0 feet to the centerline of Russell Creek; thence along the centerline of the creek by the following courses: south 31° 45' west 63.0 feet; south 62° 15' west 120.0 feet; thence north 85° 15' west 54.0 feet; south 84° 06' west 120.6 feet; thence north 11° 15' west 188.0 feet; thence north 78° 45' east 330.0 feet to the point of beginning.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, CHARLES KONEN, AND AUTHORIZED REPRESENTATIVE OF KONEN ROCK PRODUCTS, INC. OWNER OF THE LANDS DEPICTED HEREON, HAVE CAUSED THESE LANDS TO BE SURVEYED AND SUBDIVIDED AS SHOWN AND DO HEREBY DEDICATE TO THE PUBLIC ALL EASEMENTS AND RIGHTS OF WAY NOT DESIGNATED AS PRIVATE. WE HEREBY WAIVE FOR OURSELVES AND FOR OUR SUCCESSORS ANY CLAIMS FOR DAMAGES AGAINST ANY PUBLIC AUTHORITY RESULTING FROM THE CONSTRUCTION OR MAINTENANCE OF ANY PUBLIC FACILITIES OR PUBLIC PROPERTY ON THE LANDS DESCRIBED HEREIN.

CHARLES KONEN _____ DATE _____

STATE OF WASHINGTON
COUNTY OF WALLA WALLA

BEFORE ME this _____ DAY OF _____, 2014, APPEARED BEFORE ME CHARLES KONEN, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THAT HE IS AN AUTHORIZED REPRESENTATIVE OF KONEN ROCK PRODUCTS, INC. AND THAT THE FOREGOING SUBDIVISION AND DEDICATION TO BE A FREE AND VOLUNTARY ACT AND DEED.

NOTARY PUBLIC FOR THE STATE OF WASHINGTON RESIDING IN _____

APPROVALS

THE LAYOUT OF THE ROADS AND EASEMENTS AND THE ROAD NAMES SHOWN ON THE ACCOMPANYING PLAT ARE HEREBY APPROVED.

WALLA WALLA COUNTY ENGINEER _____ DATE _____

THE SUBDIVISION SHOWN ON THE ACCOMPANYING PLAT CONFORMS TO THE WALLA WALLA COUNTY COMPREHENSIVE PLAN AND TO COUNTY ORDINANCES 16.36 AND 17.31.

THOMAS GLOVER, DIRECTOR OF THE WALLA WALLA JOINT COMMUNITY DEVELOPMENT AGENCY _____ DATE _____

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

WALLA WALLA COUNTY TREASURER _____ DATE _____

APPROVED BY THE WALLA WALLA COUNTY COMMISSIONERS.

JIM JOHNSON _____ DATE _____

PERRY DOZIER _____ DATE _____

GREGORY TOMPKINS _____ DATE _____



4/28/2014



115 W. MAIN STREET
WALLA WALLA, WA 99062
509/547-5119
509/695-3468
509/547-5129 fax

Internet: www.hdidesigngroup.com

CLIENT: KONEN ROCK PRODUCTS, INC	PROJECT NO: 3587-00
SURVEYOR: GREG E. FLOWERS	DATE: 4-8-2014
CALC BY: GEF	DRAWN BY: GEF
SECTION: 33	TOWNSHIP: 7 NORTH
CITY: WALLA WALLA	COUNTY: WALLA WALLA
	RANGE: 36 EAST
	SHEET 2 OF 2