#### GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1G CITY OF CAMAS FINANCE DIRECTOR A SUBDIVISION IN A PORTION OF THE T.J. FLETCHER D.L.C. NO. 51 THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS, AND ALL SPECIAL ASSESSMENTS IN THE EAST 1/2 OF THE NE 1/4 OF SECTION 20 AND THE ON ANY OF THE PROPERTY THAT IS DEDICATED AS STREETS, ALLEYS OR FOR OTHER WEST 1/2 OF THE NW 1/4 OF SECTION 21 T. 2 N., R. 3 E., W.M., PUBLIC USE ARE PAID IN FULL AT THE DATE OF CERTIFICATION. CITY OF CAMAS, CLARK COUNTY, WASHINGTON CITY OF CAMAS FINAL ORDER SUB#14-02 CITY OF CAMAS FINANCE DIRECTOR S20 T.2N., R.3E. S21 T.2N., R.3E. CITY OF CAMAS COMMUNITY DEVELOPMENT FOUND AND HELD 1" IRON PIPE WITH 2-1/2"-BRASS CAP STAMPED "LAWSON 11989-1986". (SEE L.C.R. BK. 11, PG. 1). TIED 02/15. CITY OF CAMAS COMMUNITY DEVELOPMENT DIRECTOR DATE OR DESIGNEE - FOUND 1/2" IRON PIPE. HELD FOR EASTING OF FOUND AND HELD 2-1/2" BRASS CAP-EAST LINE T.J. FLETCHER D.L.C. NO1°13'25"E, 8.50' STAMPED "LAWSON 11989" AS SET IN FROM DEED CORNER. (N-S) BARBED WIRE FENCE LINE 1, MILE 6, TOWER 3 CAMAS-WASHOUGAL FIRE DEPARTMENT R.O.S. BK. 16, PG. 79 AT NW CORNER LINE IS S88°40'59"E, 1.3' FROM DEED CORNER. OF T.J. FLETCHER D.L.C. TIED 03/14. STAMPED "LAWSON 11989". (SEE L.C.R. BK. 14, PG. 132). TIED 04/14. CAMAS-WASHOUGAL FIRE CHIEF OR DESIGNEE N 89°08'23" W (1956.00') S 88°40'59" E 2637.14' BASIS OF BEARINGS (275.43') CALCULATED POSITION AS SHOWN IN R.O.S. CITY OF CAMAS PUBLIC WORKS DEPARTMENT BK. 24, PG. 49 AND S.P. BK. 3, PG. 963. CALCULATED POSITION OF NE-ALL IMPROVEMENTS HAVE BEEN INSTALLED OR FINANCIALLY SECURED FOR IN ACCORDANCE WITH THE CORNER GOVERNMENT LOT 5 REQUIREMENTS OF THIS TITLE AND WITH THE PRELIMINARY PLAT APPROVAL; FOUND AND HELD 3" BRASS CAP STAMPED ----"WASHINGTON DEPT. NATURAL RESOURCES ALL IMPROVEMENTS CAN OR WILL MEET CURRENT PUBLIC WORKS DRAWING STANDARDS FOR ROAD, UTILITY 1973" IN 4"X4" CONCRETE POST. 100 FOOT TRANSMISSION LINE (SEE L.C.R. BK. 12, PG. 2). TIED 03/14. EASEMENT GRANTED TO U.S.A. GOVERNMENT LOT 5 ORIGINAL AND REPRODUCIBLE MYLAR OR ELECTRONIC RECORDS IN A FORMAT APPROVED BY THE PUBLIC AF# E59925. WORKS DIRECTOR OR DESIGNEE AND CERTIFIED BY THE DESIGNING ENGINEER AS BEING "AS CONSTRUCTED" HAVE BEEN SUBMITTED OR FINANCIALLY SECURED FOR CITY RECORDS. BPA TOWER — CITY OF CAMAS ENGINEER —END OF CHAIN LINK FENCE LINE 1, MILE 6, TOWER 2 IS WEST, 0.1' OF PROPERTY LINE S01°13'25"W, 564.2' CITY OF CAMAS REQUIRED NOTES FROM NE DEED CORNER. N. 95TH AVL. BARBED WIRE FENCE LINE IS 1. A HOMEOWNERS ASSOCIATION (HOA) WILL BE REQUIRED FOR THIS DEVELOPMENT. COPIES OF THE FINAL C.C.&R'S SHALL BE EAST, 2.6' OF PROPERTY SUBMITTED AND ON FILE WITH THE CITY OF CAMAS. IF AT ANY TIME THE C.C.&R'S ARE REVISED, A REVISED COPY SHALL BE LINE S01°13'25"W, 565.8' FROM NE DEED CORNER. 2. THE HOMEOWNERS ASSOCIATION IN IT'S ENTIRETY IS RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER FACILITY LOCATED IN TRACT "R", GREEN MOUNTAIN MIXED USE P.R.D. PHASE 11. THE CITY OF CAMAS SHALL HAVE RIGHT OF ENTRY AT ALL TIMES FOR INSPECTION OF SAID STORMWATER FACILITY. BUILDING PERMITS WILL NOT BE ISSUED BY THE BUILDING DEPARTMENT UNTIL ALL REQUIRED SUBDIVISION IMPROVEMENTS ARE COMPLETED AND THE FINAL ACCEPTANCE HAS BEEN ISSUED BY THE CITY. AUTOMATIC LIFE SAFETY RESIDENTIAL FIRE SPRINKLER SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA (NATIONAL FIRE PROTECTION ASSOCIATION) 13D IS REQUIRED IN ALL NEW DWELLINGS. 5. THE LOTS IN THE SUBDIVISION ARE SUBJECT TO TRAFFIC IMPACT FEES, SCHOOL IMPACT FEES, FIRE IMPACT FEES, AND PARK/OPEN SPACE IMPACT FEES. EACH NEW DWELLING WILL BE SUBJECT TO THE PAYMENT OF APPROPRIATE IMPACT FEES AT THE TIME OF 6. THE LOTS ARE SUBJECT TO A \$329 FEE PER LOT PAYABLE TO THE CITY OF VANCOUVER FOR THEIR PROPORTIONATE SHARE CONTRIBUTION TOWARDS THE CONSTRUCTION OF A NORTHBOUND RIGHT TURN LANE ON NE 192ND AVE. AND A WESTBOUND RIGHT TURN LANE ON 13TH AVE PRIOR TO OBTAINING A BUILDING PERMIT. FOUND 3/4" IRON PIPE. S88°28'24"W, 0.67'—— FROM CALCULATED POSITION. TIED 05/14. PRIOR TO THE BUILDING DEPARTMENT ISSUING A CERTIFICATE OF OCCUPANCY, EACH LOT SHALL INSTALL A MINIMUM OF ONE 2" CALIPER TREE TO BE LOCATED IN THE PLANTER STRIP OR FRONT YARD OF EACH LOT, AS SPECIFIED ON THE PLAT. REQUIRED TREES SEE DETAIL (BOTTOM CENTER) SHALL BE MAINTAINED IN GOOD HEALTH, AND DAMAGED OR DYING TREES SHALL BE PROMPTLY REPLACED (WITHIN SIX MONTHS) BY S 88°42'01" E 484.78' S 88°42'01" E 1316.13' 8. EACH PHASE OF THE SUBDIVISION PLATS SHALL CONTAIN THE APPROVED DENSITY AND DIMENSIONAL STANDARDS TABLE AS APPROVED WITH THIS DEVELOPMENT. LINE 1, MILE 1, TOWER 1 9. IN THE EVENT THAT ANY ITEM OF ARCHAEOLOGICAL INTEREST IS UNCOVERED DURING THE COURSE OF A PERMITTED GROUND CALCULATED POSITION OF SE DISTURBING ACTION OR ACTIVITY, ALL GROUND DISTURBING ACTIVITIES SHALL IMMEDIATELY CEASE AND THE APPLICANT SHALL NOTIFY CORNER GOVERNMENT LOT 5 THE CITY OF CAMAS PUBLIC WORKS DEPARTMENT AND THE WASHINGTON STATE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION (D.A.H.P.) AND ADHERE TO THE PROCEDURES SPECIFIED UNDER THE CITY OF CAMAS MUNICIPAL CODE 16.31.150. SURVEY REFERENCES 1. SURVEY BY LAWSON LAND SURVEYING FOR RECORD OF SURVEY (BK. 16, PG. 79) 2. SURVEY BY LAWSON LAND SURVEYING FOR RECORD OF SURVEY (BK. 24, PG. 49) 3. SURVEY BY LAWSON LAND SURVEYING FOR RECORD OF SURVEY (BK. 28, PG. 105) 4. PLAT OF MOUNTAIN GLEN BY OLSON ENGINEERING, INC. (BK. J, PG. 199) 5. SURVEY BY OLSON ENGINEERING. INC. FOR RECORD OF SURVEY (BK. 51. PG. 161) 6. WARMAN SHORT PLAT BY BESEDA LAND SURVEYING, LLC (BK. 3, PG. 963) 7. PLAT OF GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1E (BK. 311, PG. 883) — CALCULATED POSITION OF 1" IRON BPA TOWER -8. PLAT OF GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1D (BK. 311, PG. 884) PIPE WITH BRASS CAP AT SW LINE 1, MILE 6, TOWER 6 -100 FOOT TRANSMISSION LINE CORNER OF THE T.J FLETCHER D.L.C. EASEMENT GRANTED TO U.S.A. 9. PLAT OF GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1 (SOUTH) (BK. 311, PG. 885) AS SHOWN IN S.P. BK. 3, PG. 963. AF# E59925. 10. PLAT OF GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1C (BK. 311, PG. 965) GOVERNMENT LOT 4 DEDICATION NOTE ALL STREETS AND AVENUES AS DEPICTED ON THIS PLAT ARE HEREBY DEDICATED TO THE CITY OF CAMAS WITH THIS PLAT. ALL TRACTS AND PRIVATE ROADS AS DEPICTED ON THIS PLAT ARE HEREBY DEDICATED TO, AND TO BE MAINTAINED BY, THE HOMEOWNERS ASSOCIATION. FOUND AND HELD CLARK COUNTY —— CALCULATED POSITION OF 1/2" CALCULATED POSITION OF SW /— CALCULATED POSITION OF SE CONCRETE MONUMENT WITH 3-1/4" IRON BAR IN CONCRETE MÓNUMENT DEED REFERENCES CORNER GOVERNMENT LOT 4 AS SHOWN IN R.O.S. BK. 28, PG. 4. BRASS CAP IN CASE WITH COVER. CORNER GOVERNMENT LOT 4 (179°59'56") (SEE L.C.R. BK. 5, PG. 145) (SEE L.C.R. BK. 15, PG. 42). GRANTOR: CLB WASHINGTON SOLUTIONS I, LLC TIED 03/14 GRANTEE: CLB WASHINGTON SOLUTIONS I, LLC A.F. #: 5550741 AMD N 88°43'06" W DATE: 09/25/18 N 88°43'02" W (2627.40') *2627.85' (2627.89')* CLARK COUNTY ASSESSOR FOUND AND HELD 3/4" IRON PIPE AT— - ANGLE POINT OF CHAIN LINK CENTER OF SECTION 21 BASED ON USE THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. NO. 58.17.170, FENCE IS N01°13'25"E, 7.0' AND REPUTATION. TIED 03/14. LAWS OF WASHINGTON, 1981, TO BE KNOWN AS AND N88°46'35"W, 0.9' FROM DEED CORNER GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1G — FOUND 3/4" IRON PIPE (NO RECORD). N01°13'25"E, 6.19' SUBDIVISION PLAT NO. \_\_\_\_\_\_ IN THE COUNTY OF FROM CÁLCULATED POSITION. HELD FOR EASTING OF EAST CLARK, STATE OF WASHINGTON LINE T.J. FLETCHER D.L.C. A 1" IRON PIPE IS N53\*42'37"W, 1.28' FROM HELD PIPE. BARBED WIRE FENCE CORNER IS NO1°13'25"E, 6.7' AND S88°46'35"E, 1.0' FROM DEED CORNER. CLARK COUNTY ASSESSOR CLARK COUNTY AUDITOR S 88°42'01" E -CHAIN LINK FENCE LINE IS ANGLE POINT OF CHAIN LINK S01°17'59"W, 1.5' FROM CLARK COUNTY AUDITOR FENCE IS S88°42'01"E, 4.7' DEED CORNER. BARBED AND S01°17'59"W, 1.0' FROM WIRE FENCE LINE IS NORTH, PG. 1 OF 2 JOB# 8938.04.01 FILED FOR RECORD THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_, 2018. DEED CORNER 6.0' OF DEED CORNER.

DETAIL (NOT TO SCALE)

CITY OF CAMAS MAYOR

AUDITORS FILE NO. \_\_\_\_\_\_ BOOK OF PLATS \_\_\_\_\_, AT PAGE \_\_\_\_\_.

# BASIS OF BEARINGS

S 88°40'59" E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER SECTION 21, TOWNSHIP 2 NORTH, RANGE 3 EAST, W.M. BETWEEN THE MONUMENTS FOUND IN PLACE AT THE NORTHWEST AND NORTHEAST CORNERS OF SAID NORTHWEST QUARTER. BEARINGS ARE BASED ON THE WASHINGTON STATE COORDINATE SYSTEM (SOUTH ZONE - 4602) U.S. SURVEY FEET, BASED ON TRAVERSÈS BY OLSON ENGINEÉRING, INC. PERFORMED DURING PRFVIOUS SURVEY RECORDED IN BK. 51, PG. 161. DISTANCES SHOWN HEREON ARE GROUND AND HAVE BEEN SCALED BY A COMBINED GRID TO GROUND SCALE FACTOR OF 0.999982076.

#### **PROCEDURE**

FIELD TRAVERSES WERE PERFORMED WITH A TRIMBLE S6 TOTAL STATION (3") AND ADJUSTED BY LEAST SQUARES. THE FIELD TRAVERSES MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090.



SCALE: 1" = 200'

FOUND PUBLIC LAND SURVEY SYSTEM SECTION CORNER MONUMENT FOUND PUBLIC LAND SURVEY SYSTEM QUARTER SECTION CORNER MONUMENT

O CALCULATED POSITION (NOTHING SET/FOUND)

FOUND MONUMENT AS NOTED

( ) RECORD DISTANCE / ANGLE ---- ---- EASEMENT LINE AS NOTED

PLAT LOT LINE **— — — — — — PLAT PERIMETER** 

### LAND INVENTORY

TOTAL ACREAGE: 14.32 AC. TOTAL DEVELOPED ACREAGE: 9.05 AC. \* INCLUDES LOTS, EXCEPT TRACT "TT" (OPEN SPACE & NEIGHBORHOOD PARK) TOTAL LOT AREA: 6.34 AC. TOTAL INFRASTRUCTURE AREA (RIGHT OF WAY): 2.71 AC. TOTAL TRACT AREA (TRACT "TT"-NEIGHBORHOOD PARK): 5.27 AC. TOTAL ACREAGE OF CRITICAL AREAS: 0.00 AC. TOTAL RECREATIONAL OPEN SPACES AREA: 5.27 AC. (TRACT "TT"-NEIGHBORHOOD PARK)

#### MINIMIN CETDACKC

MINIMUM SEIBACKS SINGLE FAMILY LOTS ("D" PODS) LOTS 108-154	5,000 SF TO 7,499 SF	7,500 SF TO 14,999 SF
FRONT YARD (INCLUDES 6' PUBLIC UTILITY EASEMENT)	15'	20'
GARAGE SETBACK FROM R.O.W.	18'	20'
SIDE YARD & CORNER LOT REAR YARD	<b>5'</b>	5'
CORNER LOT STREET SIDE YARD	15'	15'
REAR YARD	20'	20'

1. SINGLE-FAMILY DETACHED HOMES PERMITTED.

SETBACKS BASED ON LOT SIZE. LOT SIZES ARE NOT SUBJECT TO LOT SIZE AVERAGING. BUILDING ENVELOPES SHOWN HEREON ILLUSTRATE THE FRONT, SIDE AND REAR YARD BUILDING SETBACKS. REFER TO THE TABLE FOR REQUIRED GARAGE SETBACKS.

## **ACKNOWLEDGMENT**

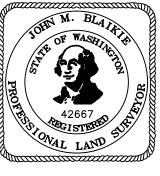
STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOHN M. BLAIKIE IS THE PERSON THAT APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT; ON OATH STATED THAT HE IS A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON AND THEREBY AUTHORIZED TO PRACTICE LAND SURVEYING IN THE STATE OF WASHINGTON AS DEFINED BY RCW 18.43.

NOTARY SIGNATURE PRINTED NAME: \_\_\_\_\_ NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

# LAND SURVEYOR'S CERTIFICATION

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF CLB WASHINGTON SOLUTIONS I, LLC ON MARCH 11, 2016. I HEREBY CERTIFY THAT THIS MAP FOR GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1G IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN; AND THAT ALL BOUNDARIES OF THE UNITS ARE SHOWN ON THE MAP.



JOHN M. BLAIKIE PROFESSIONAL LAND SURVEYOR NO. 42667



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