

BELZ PLACE PHASE 2

A SUBDIVISION IN THE SE 1/4 OF THE SW 1/4 SEC. 3, T1N, R3E, W.M.,
CITY OF CAMAS, CLARK COUNTY, WASHINGTON
BELZ PLACE SUBDIVISION FINAL ORDER #SUB05-14
MARCH 2018

CITY OF CAMAS MAYOR

APPROVED BY _____ MAYOR DATE _____

CITY OF CAMAS FINANCE DIRECTOR

THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS, AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY THAT IS DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE ARE PAID IN FULL AT THE DATE OF CERTIFICATION.

CITY OF CAMAS FINANCE DIRECTOR DATE _____

CITY OF CAMAS PUBLIC WORKS DEPARTMENT

ALL IMPROVEMENTS HAVE BEEN INSTALLED OR FINANCIALLY SECURED FOR IN ACCORDANCE WITH THE REQUIREMENTS OF THIS TITLE AND WITH THE PRELIMINARY PLAT APPROVAL;

ALL IMPROVEMENTS CAN OR WILL MEET CURRENT PUBLIC WORKS DRAWING STANDARDS FOR ROAD, UTILITY, AND DRAINAGE CONSTRUCTION PLANS;

ORIGINAL AND REPRODUCIBLE MYLAR OR ELECTRONIC RECORDS IN A FORMAT APPROVED BY THE PUBLIC WORKS DIRECTOR OR DESIGNEE AND CERTIFIED BY THE DESIGNING ENGINEER AS BEING "AS CONSTRUCTED" HAVE BEEN SUBMITTED OR FINANCIALLY SECURED FOR CITY RECORDS.

APPROVED BY _____ CITY OF CAMAS ENGINEER DATE _____

CITY OF CAMAS COMMUNITY DEVELOPMENT

APPROVED BY _____ CITY OF CAMAS COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE DATE _____

CAMAS-WASHOUGAL FIRE DEPARTMENT

APPROVED BY _____ CAMAS-WASHOUGAL FIRE CHIEF OR DESIGNEE DATE _____

CLARK COUNTY ASSESSOR

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. NO. 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS

BELZ PLACE PHASE 2

SUBDIVISION PLAT NO. _____ IN THE COUNTY OF CLARK, STATE OF WASHINGTON

CLARK COUNTY ASSESSOR

LAND SURVEYOR'S CERTIFICATION

ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, I CERTIFY TO CITY OF CAMAS THAT AS A RESULT OF A SURVEY MADE ON THE GROUND TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN CLARK COUNTY, I FIND THAT THIS PLAT, AS SHOWN, IS A TRUE RETURN FROM THE FIELD AND THAT THE DELINEATION IS CORRECT.

PATRICK J. SCOTT DATE _____
PROFESSIONAL LAND SURVEYOR NO. 46624



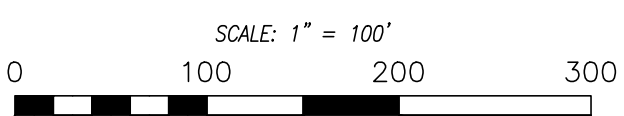
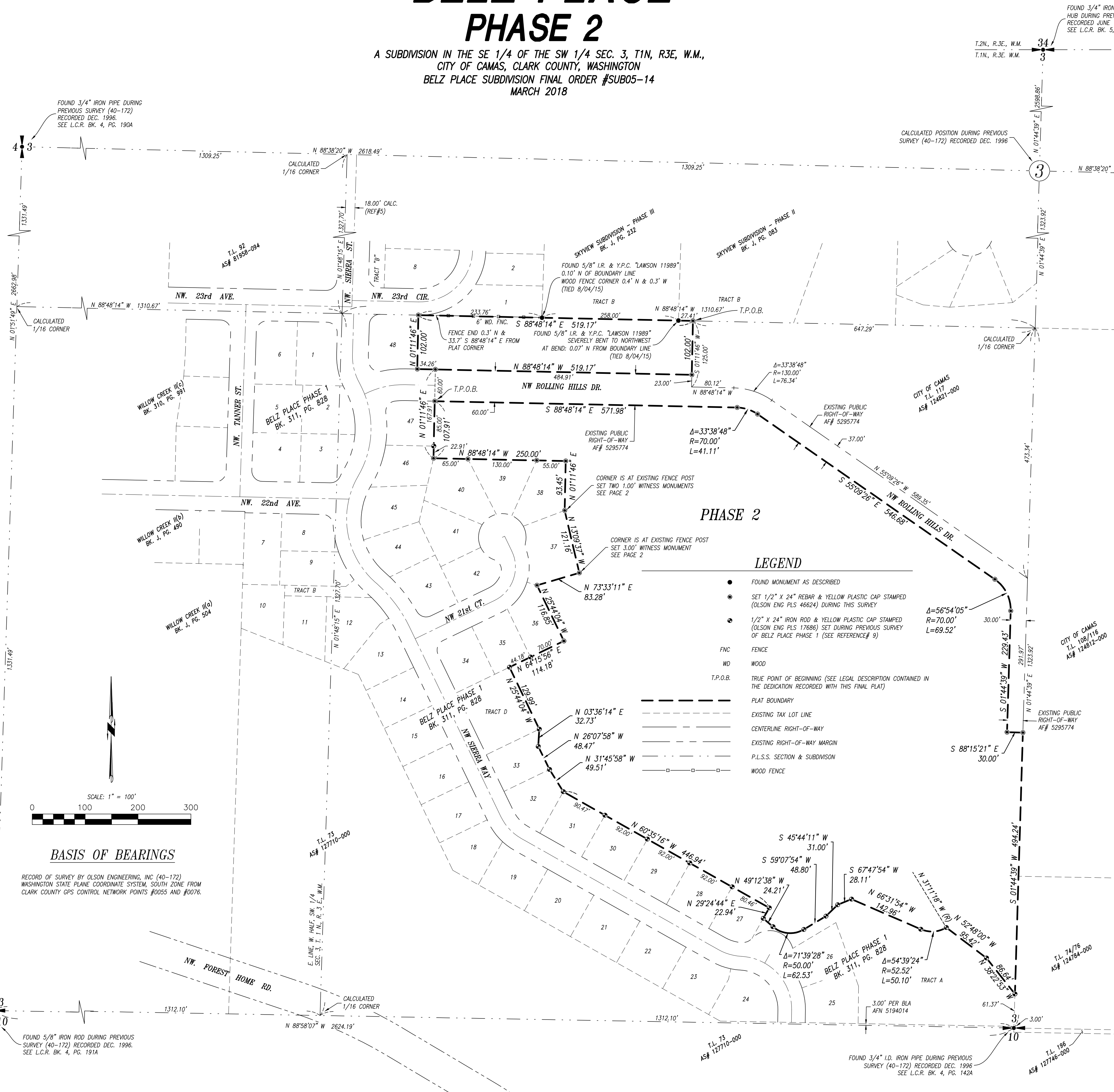
03/15/2018

CLARK COUNTY AUDITOR

ATTESTED BY _____ CLARK COUNTY AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____, 2018.

AUDITORS FILE NO. _____ BOOK OF PLATS _____, AT PAGE _____



BASIS OF BEARINGS

RECORD OF SURVEY BY OLSON ENGINEERING, INC. (40-172)
WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE FROM
CLARK COUNTY GPS CONTROL NETWORK POINTS #0055 AND #0076.

CITY OF CAMAS REQUIRED NOTES

- A HOMEOWNER'S ASSOCIATION (HOA) WILL BE REQUIRED FOR THIS DEVELOPMENT. COPIES OF THE C.C. & R.'S SHALL BE SUBMITTED AND ON FILE WITH THE CITY OF CAMAS. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM WATER DETENTION FACILITY LOCATED OFFSITE IN TRACT "A" AS DETERMINED BY THE PLAT OF BELZ PLACE PHASE 1 (SEE SURVEY REFERENCE #1).
- NO FURTHER SHORT PLATTING OR SUBDIVISION OF ANY LOT OR TRACT WITHIN THIS SUBDIVISION WILL BE PERMITTED.
- FINAL OCCUPANCY PERMITS WILL NOT BE ISSUED BY THE CITY OF CAMAS BUILDING DEPARTMENT UNTIL ALL SUBDIVISION IMPROVEMENTS ARE COMPLETED AND ACCEPTED BY THE CITY OF CAMAS.
- THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO TRAFFIC IMPACT FEES, FIRE IMPACT FEES, AND SCHOOL IMPACT FEES. PARK AND OPEN SPACE IMPACT FEES ARE WAIVED PURSUANT TO THAT AGREEMENT DATED JANUARY 10, 2001 AND RECORDED UNDER AUDITORS FILE NO. 328168S, RECORDS OF CLARK COUNTY, WASHINGTON. EACH NEW DWELLING WILL BE SUBJECT TO THE PAYMENT OF APPROPRIATE IMPACT FEES AT THE TIME OF BUILDING PERMIT ISSUANCE.
- AUTOMATIC FIRE SPRINKLER SYSTEMS DESIGNED AND INSTALLED IN ACCORDANCE WITH NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARD 13D ARE REQUIRED IN ALL STRUCTURES ACCESSED OFF STREETS WITH A 52-FOOT RIGHT-OF-WAY WIDTH AND A 28-FOOT PAVED STREET WIDTH.
- IN THE EVENT THAT ANY ITEM OF ARCHAEOLOGICAL INTEREST IS UNCOVERED DURING THE COURSE OF A PERMITTED GROUND DISTURBING ACTION OR ACTIVITY, ALL GROUND DISTURBING ACTIVITIES SHALL IMMEDIATELY CEASE AND THE APPLICANT SHALL NOTIFY 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 CITY OF CAMAS MUNICIPAL CODE CHAPTER 16.31.150.
- THIS DEVELOPMENT IS SUBJECT TO THE DEVELOPMENT AGREEMENT RECORDED UNDER AUDITOR'S FILE NUMBER 5280354, RECORDS OF CLARK COUNTY, WASHINGTON, RECORDED MAY 4, 2016.
- NO MORE THAN TWO IMMEDIATELY ADJACENT HOMES WITH FRONT-YARDS ON A COMMON STREET SHALL BE TWO (2) OR MORE STORES IN HEIGHT; A HOME OF LESS THAN TWO (2) STORES SHALL SEPARATE EACH SET OF TWO IMMEDIATELY ADJACENT TWO (2) STORY HOMES WITH FRONT-YARDS ON A COMMON STREET; PROVIDED, THAT A HOME OF ONE AND ONE-HALF (1-1/2) STORY SHALL NOT CONSTITUTE A TWO (2) STORY HOME.
- FRONT YARD AND STREET SIDE YARD SETBACKS FOR CORNER LOTS 59 AND 60 AS SHOWN HEREON (SEE PAGE 2) MAY BE SWITCHED AT THE TIME OF BUILDING PERMIT ISSUANCE AS NEEDED TO ACCOMMODATE A PARTICULAR HOME DESIGN AND/OR STRUCTURE ORIENTATION ON EACH LOT.
- TRACT "F" CONTAINS SENSITIVE LANDS AND ASSOCIATED BUFFERS. NO STRUCTURES INCLUDING FENCES ARE TO BE BUILT WITHIN SENSITIVE LANDS OR ITS BUFFER AS MODIFIED BY BUFFER AVERAGING IN THE APPROVED MITIGATION PLAN DATED JULY 7, 2015 AND ADDENDUM THERETO DATED AUGUST 13, 2015. TRACT "F" SHALL REMAIN IN ITS NATURAL STATE. MODIFICATIONS TO THE AREA MAY BE ALLOWED IF CONSISTENT WITH SAID APPROVED MITIGATION PLAN PURSUANT TO SECTION 16.51.120 (B.5) CAMAS MUNICIPAL CODE AND WITH APPROVAL FROM THE COMMUNITY DEVELOPMENT DIRECTOR.
- PERMANENT AND CONTINUOUS FENCING IN ACCORDANCE WITH CITY OF CAMAS REQUIRED SPECIFICATIONS FOR WETLAND AREAS SHALL BE INSTALLED ALONG THE PERIMETER OF TRACT "F". THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID FENCING AND RETAINING WALLS INSTALLED ALONG THE PERIMETER OF TRACT "F".

SURVEY REFERENCES

- RECORD OF SURVEY BY OLSON ENGINEERING, INC. (40-172) RECORDED DECEMBER 1996.
- PLAT OF LACAMAS RIDGE (0-904) RECORDED JUNE 1978.
- RECORD OF SURVEY BY OLSON ENGINEERING, INC. (33-057) RECORDED APRIL 1993.
- PLAT OF SKYVIEW SUBDIVISION - PHASE II (J-083) RECORDED DECEMBER 1994.
- PLAT OF SKYVIEW SUBDIVISION - PHASE III (J-232) RECORDED DECEMBER 1995.
- PLAT OF WILLOW CREEK II(C) (J-504) RECORDED MARCH 1998.
- PLAT OF WILLOW CREEK II(B) (J-490) RECORDED JANUARY 1998.
- PLAT OF WILLOW CREEK II(C) (310-991) RECORDED JUNE 2002.
- PLAT OF BELZ PLACE PHASE 1 (311-828) RECORDED JUNE 2016.

DEED REFERENCE

GRANTOR: C.B.I. LLC
GRANTEE: PAULSCH HOMES AT BELZ PLACE, LLC
A.F. #: 5194437
DATE: JULY 20, 2015

PROCEDURE

FIELD TRAVERSES WERE PERFORMED WITH A TRIMBLE S6 TOTAL STATION (S³) AND ADJUSTED BY LEAST SQUARES. THE FIELD TRAVERSES MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090.