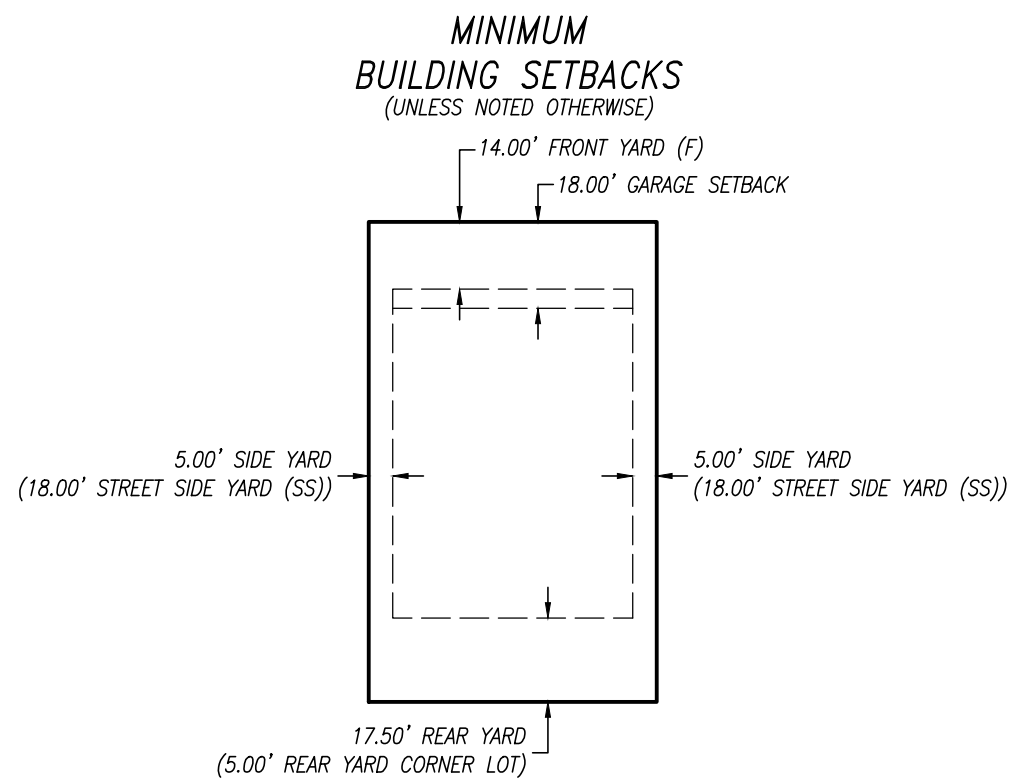


# BELZ PLACE PHASE 1

A SUBDIVISION IN THE SOUTH 1/2 OF THE SW 1/4 SEC. 3, T1N, R3E, W.M.,  
CITY OF CAMAS, CLARK COUNTY, WASHINGTON  
CITY OF CAMAS MINOR MODIFICATION TO BELZ PLACE SUBDIVISION FINAL ORDER #SUB05-14  
MARCH 2016

| LINE TABLE |               |          | CURVE TABLE |             |         |            |
|------------|---------------|----------|-------------|-------------|---------|------------|
| LINE       | BEARING       | DISTANCE | CURVE       | DELTA ANGLE | RADIUS  | ARC LENGTH |
| L1         | N 48°16'34" W | 5.42'    | C1          | 7°33'38"    | 179.00' | 23.62'     |
| L2         | N 29°24'44" E | 18.00'   | C2          | 7°19'28"    | 50.00'  | 62.53'     |
| L3         | N 00°41'57" E | 23.75'   | C3          | 54°39'24"   | 52.52'  | 50.10'     |
| L4         | N 64°15'56" E | 5.00'    | C4          | 90°36'29"   | 20.00'  | 31.63'     |
| L5         | N 29°24'44" E | 22.94'   | C5          | 89°19'57"   | 20.00'  | 31.18'     |
| L6         | N 49°12'38" W | 24.21'   | C6          | 90°40'13"   | 20.00'  | 31.65'     |
| L7         | N 43°44'11" E | 31.00'   | C7          | 68°25'45"   | 20.00'  | 23.19'     |
| L8         | N 48°16'34" W | 5.42'    | C8          | 5°30'04"    | 190.00' | 182.94'    |
| L9         | N 72°42'38" W | 20.00'   | C9          | 4°04'35"    | 135.00' | 9.60'      |
| L10        | N 00°41'57" E | 23.90'   | C10         | 89°23'31"   | 20.00'  | 31.20'     |
| L11        | N 00°41'57" E | 23.60'   | C11         | 11°20'23"   | 75.00'  | 14.84'     |
| L12        | N 11°49'19" E | 20.00'   | C12         | 92°59'05"   | 20.00'  | 32.46'     |
| L13        | N 25°44'04" W | 6.08'    | C13         | 8°04'52"    | 128.00' | 18.05'     |
| L14        | N 56°30'41" E | 20.00'   | C14         | 91°07'07"   | 20.00'  | 31.81'     |
| L15        | N 51°35'21" E | 20.00'   | C15         | 2°53'32"    | 132.00' | 6.66'      |
| L16        | N 48°16'34" W | 5.42'    | C16         | 1°51'42"    | 286.00' | 9.29'      |
| L17        | N 11°49'19" E | 18.21'   | C17         | 86°03'53"   | 20.00'  | 30.94'     |
| L18        | N 88°48'24" W | 12.08'   | C18         | 5°15'03"    | 44.00'  | 39.87'     |
| L19        | N 88°48'24" W | 12.40'   | C19         | 82°53'56"   | 20.00'  | 28.94'     |
| L20        | N 37°12'00" E | 5.36'    | C20         | 34°03'06"   | 20.00'  | 11.89'     |
|            |               |          | C21         | 8°52'15"    | 96.00'  | 14.86'     |
|            |               |          | C22         | 90°00'00"   | 20.00'  | 31.42'     |
|            |               |          | C23         | 52°11'36"   | 25.00'  | 22.77'     |
|            |               |          | C24         | 51°02'09"   | 25.00'  | 22.27'     |
|            |               |          | C25         | 1°09'27"    | 25.00'  | 0.51'      |
|            |               |          | C26         | 12°02'28"   | 45.00'  | 96.64'     |
|            |               |          | C27         | 30°59'17"   | 45.00'  | 24.34'     |
|            |               |          | C28         | 50°10'17"   | 25.00'  | 21.89'     |
|            |               |          | C29         | 26°20'55"   | 126.00' | 57.94'     |
|            |               |          | C30         | 8°45'30"    | 126.00' | 19.26'     |
|            |               |          | C31         | 17°35'25"   | 126.00' | 38.68'     |
|            |               |          | C32         | 13°30'59"   | 120.00' | 28.31'     |
|            |               |          | C33         | 21°20'13"   | 120.00' | 44.69'     |
|            |               |          | C34         | 74°51'16"   | 234.00' | 31.67'     |
|            |               |          | C35         | 12°25'22"   | 234.00' | 50.74'     |
|            |               |          | C36         | 2°21'54"    | 234.00' | 9.66'      |
|            |               |          | C37         | 9°51'56"    | 186.00' | 32.03'     |
|            |               |          | C38         | 85°32'19"   | 20.00'  | 29.86'     |
|            |               |          | C39         | 54°12'16"   | 50.00'  | 47.37'     |
|            |               |          | C40         | 47°48'55"   | 100.00' | 83.45'     |



### LEGEND

- FOUND MONUMENT AS DESCRIBED
- 1/2" X 24" IRON ROD W/PLASTIC CAP (OLSON ENG PLS 17686) TO BE SET AFTER THE RECORDING OF THIS FINAL PLAT
- ⊕ BRASS SCREW WITH WASHER (OLSON ENG PLS 17686) TO BE SET IN CURB ON A PROJECTION OF THE LOT LINE (GOOD FOR LINE ONLY - NOT DISTANCE)
- SET 1/2" X 24" IRON ROD W/PLASTIC CAP (OLSON ENG PLS 17686) DURING THIS SURVEY
- B.S.L. BUILDING SETBACK LINE
- P.T.E. PUBLIC TRAIL EASEMENT
- P.S.S.E. PUBLIC SANITARY SEWER EASEMENT
- S.W.E. STORM WATER EASEMENT (PRIVATE)
- Ⓣ REFERENCE EASEMENT PROVISION NOTE
- F FRONT YARD SETBACK
- SS STREET SIDE YARD SETBACK
- PLAT BOUNDARY
- EXISTING TAX LOT LINE
- CENTERLINE RIGHT-OF-WAY
- LOT LINE AND RIGHT-OF-WAY MARGIN
- EXISTING RIGHT-OF-WAY MARGIN
- EASEMENT (AS NOTED)
- BUILDING SETBACK LINE
- WET WETLAND

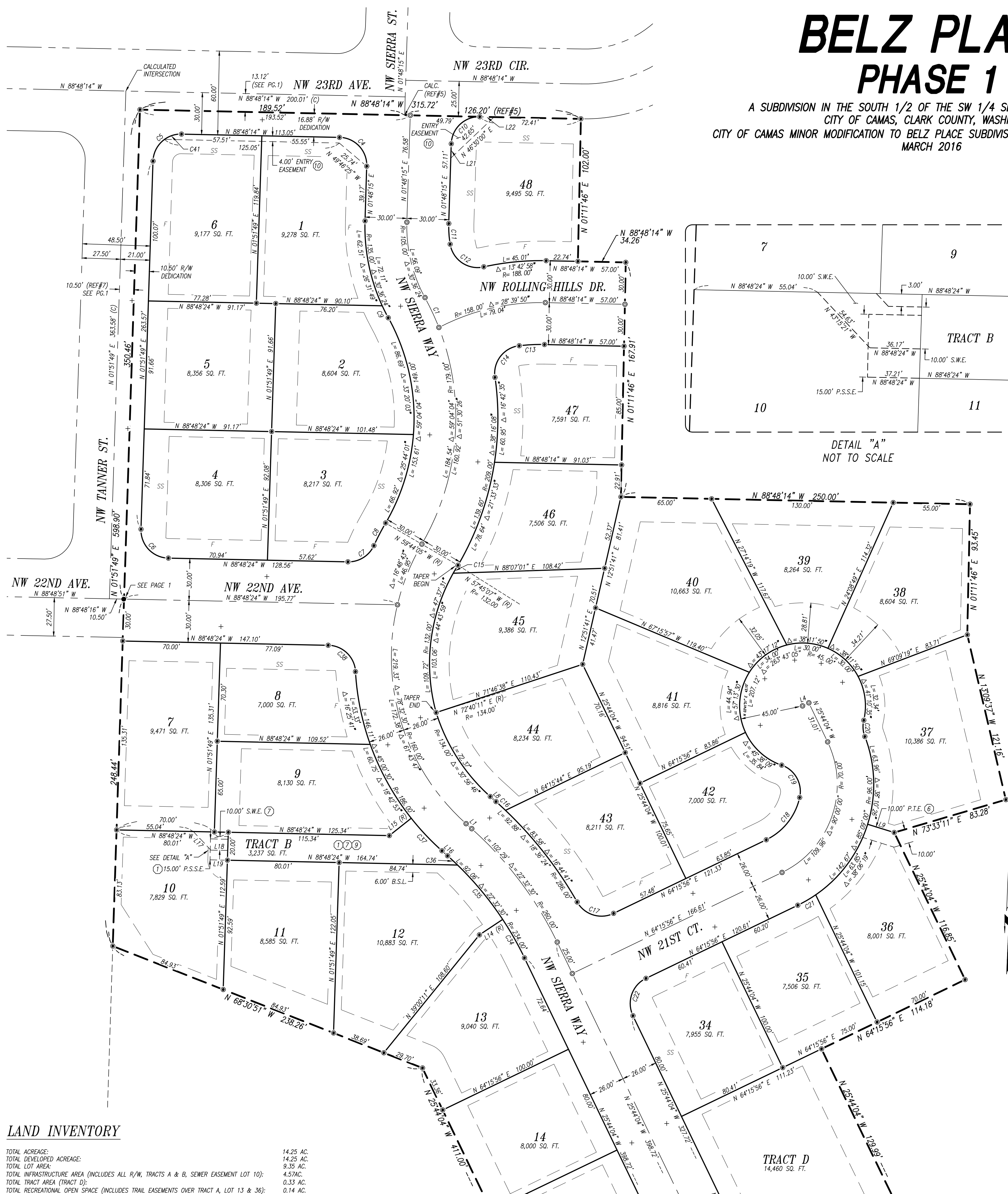
### TRACT NOTES

- TRACT "A" IS HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION WITH THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF A STORM WATER DETENTION FACILITY, PUBLIC UTILITIES, AND PUBLIC TRAIL, AND IS TO BE OWNED, SHARED, AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- TRACT "B" IS HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION WITH THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF PRIVATE ACCESS AND UTILITIES, AND PUBLIC UTILITIES, AND IS TO BE OWNED, SHARED, AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- TRACT "D" IS HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION WITH THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF PRIVATE COMMUNITY RECREATION FOR HOMEOWNERS ASSOCIATION MEMBERS AND IS TO BE OWNED, SHARED, AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

### 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 #0078.

EXISTING  
WETLAND



### CITY OF CAMAS REQUIRED NOTES

- A HOMEOWNER'S ASSOCIATION WILL BE REQUIRED FOR THIS DEVELOPMENT. COPIES OF THE C.C. & R'S SHALL BE SUBMITTED AND ON FILE WITH THE CITY OF CAMAS.
- 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, INCLUDING IMPROVEMENTS WITHIN TRACT D, 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. 3281685, RECORDS OF CLARK COUNTY, WASHINGTON. EACH NEW DWELLING WILL BE SUBJECT TO THE PAYMENT OF APPROPRIATE IMPACT FEES AT THE TIME OF DWELLING PERMIT ISSUANCE.
- AUTOMATIC FIRE SPRINKLER SYSTEMS DESIGNED AND INSTALLED IN ACCORDANCE WITH NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARD 130 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 (DAHP) AND ADHERE TO THE PROCEDURES SPECIFIED UNDER CITY OF CAMAS MUNICIPAL CODE CHAPTER 16.31.50.
- THE DEVELOPER OF LOT 48, A PENINSULA-CONFIGURED LOT, SHALL BE MADE AWARE OF ADDITIONAL LAND USE RESTRICTIONS FOR BUILDING OF FENCING, RETAINING WALLS AND ACCESSORY STRUCTURES AS PROVIDED IN CAMAS MUNICIPAL CODE CHAPTER 16.17 - SUPPLEMENTAL DEVELOPMENT STANDARDS. THE FRONT OF THIS LOT SHALL BE ALONG NW ROLLING HILLS DR.
- THE PLAT BOUNDARY ALONG THE NORTHERLY LOT LINE OF TRACT A, THE REAR LOT LINES OF LOTS 27 THROUGH 33, THE REAR LOT LINE OF TRACT D, AND THE REAR LOT LINES OF LOTS 35 AND 36, ABUTS AN EXISTING OFFSITE WETLAND CRITICAL AREA. SAID LOT OWNERS SHALL INSTALL AND MAINTAIN CONTINUOUS FENCING ALONG SAID PLAT BOUNDARY IN ACCORDANCE WITH CITY OF CAMAS REQUIRED SPECIFICATIONS FOR WETLAND AREAS.
- THIS DEVELOPMENT IS SUBJECT TO THE DEVELOPMENT AGREEMENT RECORDED UNDER AUDITOR'S FILE NUMBER \_\_\_\_\_, RECORDS OF CLARK COUNTY, WASHINGTON, RECORDED MAY \_\_\_\_\_, 2016.
- NO MORE THAN TWO IMMEDIATELY ADJACENT HOMES WITH FRONT-YARDS ON A COMMON STREET SHALL BE (2) OR MORE STOREYS IN HEIGHT. A HOME OF LESS THAN TWO (2) STOREYS SHALL SEPARATE EACH SET OF TWO IMMEDIATELY ADJACENT TWO (2) STOREY 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) STOREY HOME.

### PUBLIC UTILITY & SIDEWALK EASEMENTS

A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON ALL DESIGNATED PRIVATE ROAD TRACTS AND/OR EASEMENTS, AND ALL OF TRACT B, AND A 6.00 FOOT WIDE STRIP LYING PARALLEL WITH AND ADJACENT TO THE PUBLIC AND PRIVATE ROAD AND/OR EASEMENT FRONTAGES OF ALL LOTS AND TRACTS WITHIN THIS PLAT, AND LOTS 10, 11, AND 12 FRONTAGE TO TRACT B. THE EASEMENT IS FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENOVATING, OPERATING AND MAINTAINING OF, BUT NOT LIMITED TO, ELECTRIC, TELEPHONE, TV, CABLE, WATER, SANITARY SEWER, STORM DRAIN, AND OTHER PUBLIC UTILITIES. ALSO, A PUBLIC SIDEWALK EASEMENT IS RESERVED OVER, UNDER AND UPON A 6.00 FOOT WIDE STRIP PARALLEL WITH AND ADJACENT TO THE PUBLIC AND PRIVATE ROAD AND/OR EASEMENT FRONTAGES OF ALL LOTS AND TRACTS WITHIN THIS PLAT FOR THE PURPOSE OF NECESSARY COMPLIANCE WITH ADA SLOPE REQUIREMENTS.

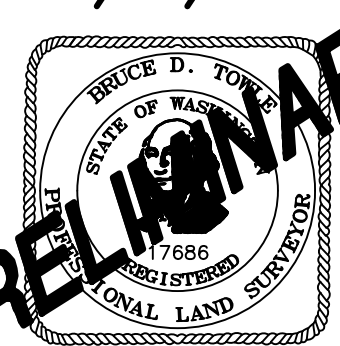
### EASEMENT PROVISIONS

- A PUBLIC SANITARY SEWER EASEMENT OVER, UNDER, AND UPON ALL OF TRACT "B" AND A PORTION OF LOT 10 AS SHOWN HEREON IS RESERVED FOR AND GRANTED TO THE CITY OF CAMAS FOR THE PURPOSE OF CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF A PUBLIC SANITARY SEWER SYSTEM.
- A PUBLIC SANITARY SEWER EASEMENT OVER, UNDER, AND UPON A PORTION OF TRACT "A" AS SHOWN HEREON IS RESERVED FOR AND GRANTED TO THE CITY OF CAMAS FOR THE PURPOSE OF CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF A PUBLIC SANITARY SEWER SYSTEM.
- A PUBLIC STORM WATER EASEMENT OVER, UNDER, AND UPON ALL OF TRACT "A" IS RESERVED FOR AND GRANTED TO THE CITY OF CAMAS FOR THE PURPOSE OF STORM WATER CONVEYANCE FROM THE PUBLIC RIGHT-OF-WAY AND FOR INSPECTION OF THE STORM WATER DETENTION FACILITIES LOCATED THEREON. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION, MAINTENANCE, AND REPAIR OF ALL STORM WATER FACILITIES WITHIN TRACT "A".
- A PUBLIC TRAIL EASEMENT OVER, UNDER, AND UPON A PORTION OF TRACT "A" AS SHOWN HEREON IS RESERVED FOR AND GRANTED TO THE CITY OF CAMAS FOR THE PURPOSE OF PUBLIC PEDESTRIAN ACCESS. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE PUBLIC TRAIL INFRASTRUCTURE WITHIN TRACT "A".
- A PUBLIC TRAIL EASEMENT OVER, UNDER, AND UPON A PORTION OF LOT 19 AS SHOWN HEREON IS RESERVED FOR AND GRANTED TO THE CITY OF CAMAS FOR THE PURPOSE OF PUBLIC PEDESTRIAN ACCESS. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE PUBLIC TRAIL INFRASTRUCTURE WITHIN THE EASEMENT AREA.
- A PUBLIC TRAIL EASEMENT OVER, UNDER, AND UPON A PORTION OF LOT 36 AS SHOWN HEREON IS RESERVED FOR AND GRANTED TO THE CITY OF CAMAS FOR THE PURPOSE OF PUBLIC PEDESTRIAN ACCESS. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE PUBLIC TRAIL INFRASTRUCTURE WITHIN THE EASEMENT AREA.
- A PRIVATE STORM WATER EASEMENT OVER, UNDER, AND UPON A PORTION OF LOT 10 AS SHOWN HEREON IS RESERVED FOR AND GRANTED TO THE OWNER(S) OF LOT 7, THE OWNER(S) OF LOT 7 AND LOT 10 SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE STORM WATER FACILITIES THEY HAVE BENEFIT OF USE.
- A PRIVATE STORM WATER EASEMENT OVER, UNDER, AND UPON ALL OF TRACT "B" IS RESERVED FOR AND GRANTED TO THE OWNER(S) OF LOT 7, THE OWNER(S) OF LOT 7 SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE STORM WATER FACILITIES THEY HAVE BENEFIT OF USE.
- A PRIVATE ACCESS AND UTILITIES EASEMENT OVER, UNDER, AND UPON ALL OF TRACT "B" IS RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 10 AND 11. THE OWNERS OF SAID LOTS SHALL SHARE EQUALLY THE RESPONSIBILITY FOR THE MAINTENANCE AND REPAIR OF THE ACCESS INFRASTRUCTURE WITHIN TRACT "B" AND SHALL BE INDIVIDUALLY RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE PRIVATE UTILITIES THEY HAVE BENEFIT OF USE.
- A SUBDIVISION ENTRY EASEMENT OVER, UNDER, AND UPON PORTIONS OF LOTS 1, 6, AND 48, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE HOMEOWNERS ASSOCIATION (HOA) FOR THE PURPOSE OF LANDSCAPING AND SIGNAGE. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE EASEMENT AREA INCLUDING LANDSCAPING AND SUBDIVISION ENTRY SIGNAGE.
- A PRIVATE STORM WATER EASEMENT OVER, UNDER, AND UPON A PORTION OF LOT 19 AS SHOWN HEREON IS RESERVED FOR AND GRANTED TO THE OWNER(S) OF LOT 18.

### LAND INVENTORY

|   |           |
|---|-----------|
| TOTAL ACREAGE:  | 14.25 AC. |
| TOTAL DEVELOPED ACREAGE:  | 14.25 AC. |
| TOTAL LOT AREA:   | 9.35 AC.  |
| TOTAL INFRASTRUCTURE AREA (INCLUDES ALL R/W, TRACTS A & B, SEWER EASEMENT LOT 10):  | 4.57 AC.  |
| TOTAL TRACT AREA (TRACT D):   | 0.33 AC.  |
| TOTAL RECREATIONAL OPEN SPACE (INCLUDES TRAIL EASEMENTS OVER TRACT A, LOT 13 & 36): | 0.14 AC.  |

05/10/2016



PG. 2 OF 3 JOB# 6382.07.01

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**OLSON LAND SURVEYORS**  
**ENGINEERING INC.** 222 E. EVERGREEN BLVD, VANCOUVER, WA 98660  
1-360-695-1385  
1-509-280-9036