

PREPARED BY:
KPF SURVEYING, INC.
1514 N.E. 267TH AVE.
CAMAS, WA. 98607
(360) 834-0174

**PARKER VILLAGE SUBDIVISION
PHASE 1**

**A SUBDIVISION OF A PORTION OF THE
SW 1/4 OF THE SW 1/4
OF SECTION 04
T. 1 N., R. 3 E., W.M.
CITY OF CAMAS
CLARK COUNTY, WASHINGTON
SHEET 1 OF 2**

NOTES:

1. A HOMEOWNERS 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.
2. BUILDING PERMITS WILL NOT BE ISSUED BY THE BUILDING DEPARTMENT UNTIL ALL SUBDIVISION IMPROVEMENTS ARE COMPLETED AND FINAL ACCEPTANCE HAS BEEN ISSUED BY THE CITY.
3. THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO TRAFFIC IMPACT FEES, SCHOOL 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 BUILDING PERMIT ISSUANCE.
4. TRACTS A AND B ARE PRIVATE ACCESS TRACTS OWNED AND MAINTAINED BY THE HOA.
5. TRACT F IS A PRIVATE STREET TRACT OWNED AND MAINTAINED BY THE HOA. THERE IS AN ACCESS AND UTILITY EASEMENT GRANTED TO THE CITY OVER THIS TRACT FOR MAINTENANCE OF THE PUBLIC WATER AND SANITARY SEWER.
6. TRACTS C, D, E AND I ARE OPEN SPACE AND LANDSCAPE TRACTS AND SHALL BE OWNED AND MAINTAINED BY THE HOA.
7. TRACT G AND K ARE STORMWATER FACILITIES AND SHALL BE OWNED AND MAINTAINED BY THE HOA.
8. THE MAXIMUM LOT COVERAGE SHALL BE 75% FOR LOTS 1-60.
9. LEFT IN TURN MOVEMENT FROM NW BRADY ROAD ON TO LOT 61 MAY BE PROHIBITED AT ANY TIME IN THE FUTURE IF DEEMED TO BE NECESSARY BY THE CITY ENGINEER.
10. TRACTS H AND J ARE OPEN/SPACE PARKING TRACTS TO BE OWNED AND MAINTAINED BY THE HOA.
11. A FINAL OCCUPANCY PERMIT WILL NOT BE ISSUED BY THE BUILDING DEPARTMENT UNTIL ALL SUBDIVISION IMPROVEMENTS ARE COMPLETED AND ACCEPTED BY THE CITY.
12. AUTOMATIC FIRE SPRINKLER SYSTEMS DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 13D ARE REQUIRED IN ALL STRUCTURES.
13. 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 PUBLIC WORKS DEPARTMENT AND DAHP.
14. LIGHT INDUSTRIAL BUSINESSES PREDATE THIS DEVELOPMENT, AS SUCH THE CITY AND THE LIGHT INDUSTRIAL BUSINESSES WILL NOT BE REQUIRED TO MODIFY THEIR OPERATIONS TO RESIDENTIAL EXPECTATIONS.
15. IN ACCORDANCE WITH CMC 16.53 THE APPLICANT SHALL SUBMIT A FINAL WETLAND MITIGATION AND MONITORING PLAN PRIOR TO FINAL PLAT APPROVAL.
16. SEE AUDITOR'S FILE NUMBER _____, AN EASEMENT AND USE AGREEMENT, OVER AND ACROSS LOT 61 FOR PLACEMENT OF THE LARGE COMMUNITY SEPTIC TANKS.
17. TRACT "L" TO BE FUTURE PHASE 2 (LOTS 16 THROUGH 39)

PERIMETER DESCRIPTION:

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 4;

THENCE SOUTH 88°29'00" EAST, ALONG THE SOUTH LINE OF SAID SECTION 4, FOR A DISTANCE OF 34.32 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 01°21'14" EAST, FOR A DISTANCE OF 555.00 FEET;

THENCE SOUTH 88°29'00" EAST, FOR A DISTANCE OF 616.05 FEET TO A POINT ON THE CENTERLINE OF NORTHWEST BRADY ROAD;

THENCE SOUTH 01°29'23" WEST, ALONG SAID CENTERLINE, FOR A DISTANCE OF 555.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 4;

THENCE NORTH 88°29'00" WEST, ALONG SAID SOUTH LINE OF SECTION 4, FOR A DISTANCE OF 614.74 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 7.84 ACRES, MORE OR LESS.

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS APPARENT OR OF RECORD.

CITY OF CAMAS MAYOR:

APPROVED: _____ DATE _____
CITY OF CAMAS MAYOR

ATTESTED BY: _____ DATE _____
CITY OF CAMAS FINANCE DIRECTOR

CITY OF CAMAS COMMUNITY DEVELOPMENT DEPARTMENT:

APPROVED: _____ DATE _____
CITY OF CAMAS COMMUNITY DEVELOPMENT DIRECTOR, OR DESIGNEE

CITY OF CAMAS ENGINEER:

- A) ALL IMPROVEMENTS HAVE BEEN INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS TITLE AND WITH THE PRELIMINARY PLAT APPROVAL;
- B) ALL IMPROVEMENTS MEET CURRENT PUBLIC WORKS DRAWING STANDARDS FOR ROAD, UTILITY AND DRAINAGE CONSTRUCTION PLANS;
- C) 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 FOR CITY RECORDS.

APPROVED: _____ DATE _____
CITY OF CAMAS ENGINEER

FIRE CHIEF:

APPROVED: _____ DATE _____
FIRE CHIEF, OR DESIGNEE

CLARK COUNTY ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W 58.17.170, LAWS OF WASHINGTON, TO BE KNOWN AS PARKER VILLAGE SUBDIVISION, PHASE 1, PLAT NO. _____ IN THE COUNTY OF CLARK, STATE OF WASHINGTON.

COUNTY ASSESSOR DATE

CLARK COUNTY AUDITOR:

FILED FOR RECORD THIS _____ DAY OF _____, 2016
IN BOOK _____ OF PLATS, AT PAGE _____
AT THE REQUEST OF PARKER VILLAGE LLC
AUDITOR'S RECEIVING NO. _____

DEPUTY/COUNTY AUDITOR

DEED REFERENCE:

GRANTOR: IMV9 INTERSTATE LLC
GRANTEE: PARKER VILLAGE LLC
AUDITORS FILE NUMBER: 4909284
DATE: NOV. 6, 2012

SURVEY REFERENCES:

- 1) OLSON SURVEY BOOK 33, PAGE 14
- 2) MACKAY AND SPOSITO SURVEY BOOK 33, PAGE 96
- 3) "DEER CREEK PHASE I", BOOK 310, PAGE 586
- 4) "DEER CREEK PHASE II", BOOK "J", PAGE 380



SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT AS SHOWN IS A TRUE RETURN FROM THE FIELD AND THAT THE DELINEATION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

KYLE P. FEEDER, PROFESSIONAL LAND SURVEYOR DATE
PLS NO. 41032

UTILITY AND SIDEWALK EASEMENT:

AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET AT THE FRONT BOUNDARY LINES OF ALL LOTS FOR THE INSTALLATION, CONSTRUCTING, RENEWING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV CABLE, WATER AND SANITARY SEWER SERVICES. ALSO A SIDEWALK EASEMENT AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC AND PRIVATE STREETS.

DATE:	2-23-16
SCALE:	NA
JOB NO.:	15-056
CALC BY:	KPF
DRAWN BY:	GLF
CHECKED BY:	KPF
SHEET	1 OF 2

KPF
SURVEYING, INC.
1514 N.E. 267TH AVE. CAMAS, WA 98607
360-834-0174 FAX: 360-838-0155

KPF SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, ETC.

A FIELD TRAVERSE WAS PERFORMED USING A ONE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED IN JULY 2015.