

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.

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 OF DESIGNEE AND CERTIFIED BY THE DESIGNING ENGINEER AS BEING "AS CONSTRUCTED" HAVE BEEN SUBMITTED OR FINANCIALLY SECURED FOR CITY RECORDS.

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

THE HILLS AT ROUND LAKE - PHASES 12 & 13

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

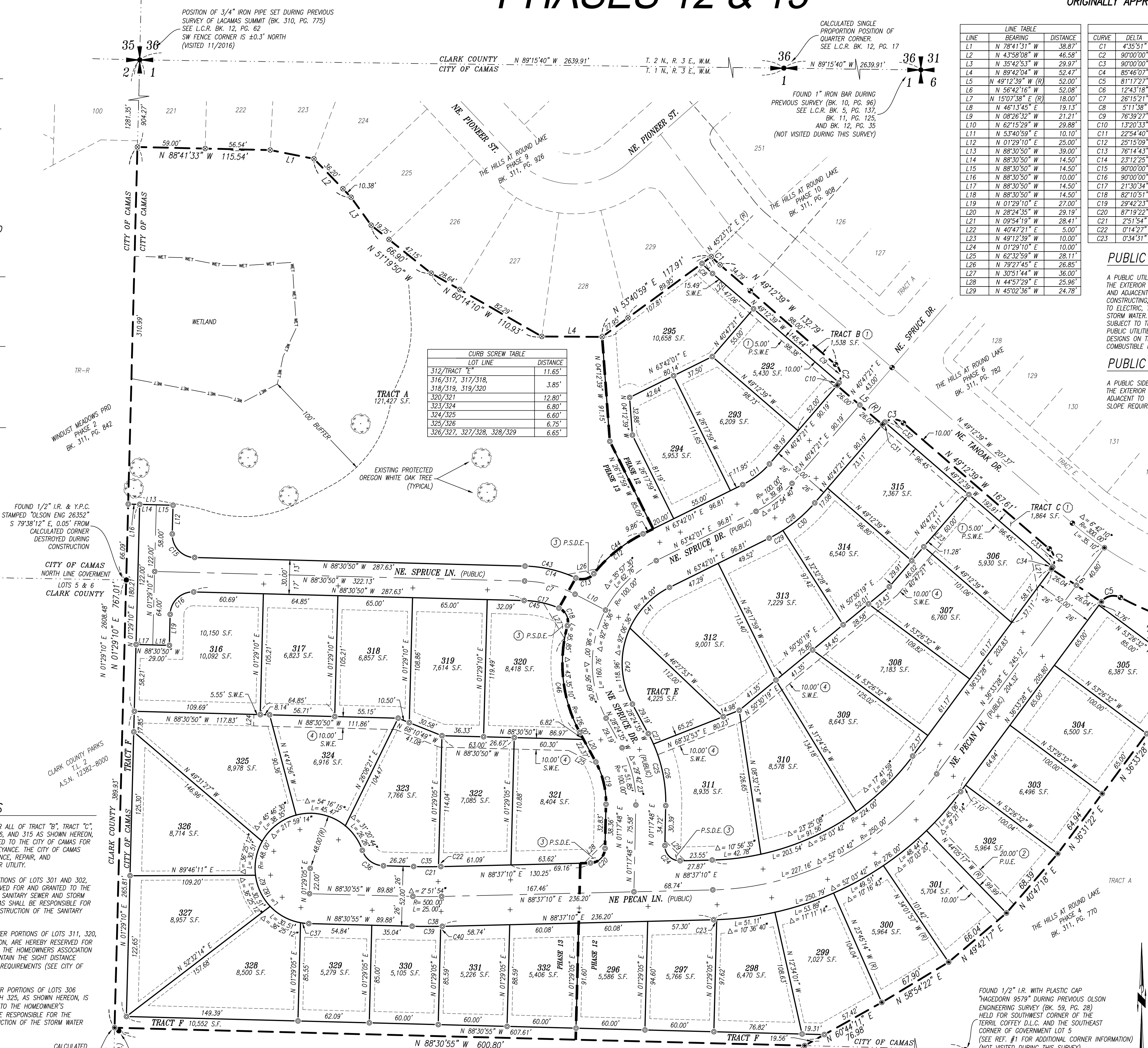
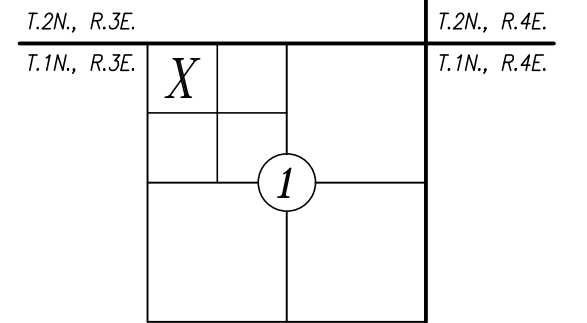
ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, I CERTIFY TO CITY OF CAMAS THAT AS A RESULT OF A SURVEY MADE ON THE GROUND TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN CLARK COUNTY, I FIND THAT THIS PLAT, AS SHOWN, IS A TRUE RETURN FROM THE FIELD AND THAT THE DELINEATION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

EASEMENT PROVISIONS

- 1. PUBLIC STORM WATER EASEMENTS OVER ALL OF TRACT "B", TRACT "C" AND PORTIONS OF LOTS 292, 295, 306, AND 315 AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CAMAS FOR THE PURPOSE OF STORM WATER CONVEYANCE...
2. A PUBLIC UTILITY EASEMENT OVER PORTIONS OF LOTS 301 AND 302, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CAMAS FOR THE PURPOSE OF SANITARY SEWER AND STORM WATER CONVEYANCE...
3. PUBLIC SIGHT DISTANCE EASEMENTS OVER PORTIONS OF LOTS 311, 320, 321, AND TRACT "A", AS SHOWN HEREON, ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CAMAS...
4. PRIVATE STORM WATER EASEMENTS OVER PORTIONS OF LOTS 306 THROUGH 311, AND LOTS 321 THROUGH 325, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE HOMEOWNER'S ASSOCIATION (HOA)...

THE HILLS AT ROUND LAKE PHASES 12 & 13

A SUBDIVISION IN THE NW 1/4, OF THE NW 1/4, AND GOVERNMENT LOT 6 SEC. 1, T 1 N, R 3 E, W.M., CITY OF CAMAS, CLARK COUNTY, WASHINGTON CITY OF CAMAS FINAL ORDER SUB#05-16 (POD "A3" OF THE HILLS AT ROUND LAKE PRD) ORIGINALLY APPROVED AS THE HILLS AT ROUND LAKE PHASES 12 AND 13 APRIL 2018



CURB SCREW TABLE with columns: LOT LINE, DISTANCE, CURB SCREW. Includes lot numbers 312-329 and distances.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists lines L1 through L29 with bearings and distances.

CURVE TABLE with columns: CURVE, DELTA, RADIUS, LENGTH. Lists curves C1 through C46 with curve data.

PUBLIC UTILITY EASEMENT

A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON THE EXTERIOR 6.00 FEET OF ALL LOTS AND TRACTS PARALLEL WITH AND ADJACENT TO ALL PUBLIC ROADS FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING AND MAINTAINING OF BUT NOT LIMITED TO ELECTRIC, TELEPHONE, TV, CABLE, WATER, GAS, SANITARY SEWER, AND STORM WATER...

PUBLIC SIDEWALK EASEMENT

A PUBLIC SIDEWALK EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON THE EXTERIOR 6.00 FEET OF ALL LOTS AND TRACTS PARALLEL WITH AND ADJACENT TO THE PUBLIC ROADS AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS.

TRACT NOTES

- 1. TRACT "A" IS HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION (HOA) WITH THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF NATURAL OPEN SPACE, INCLUDING WETLAND AND WETLAND BUFFER AREAS, AND PROTECTED OREGON WHITE OAK TREES...
2. TRACTS "B", "C", "D" AND "E" ARE HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION (HOA) WITH THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF NATURAL OPEN SPACE...
3. TRACT "F" IS HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION (HOA) WITH THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF OPEN SPACE BUFFER AND SHALL BE OWNED AND MAINTAINED BY THE HOA.

DEVELOPMENT STANDARDS TABLE

Table with columns: THE HILLS AT ROUND LAKE DENSITY AND DIMENSIONS FOR PRD LOT DEVELOPMENT, SINGLE-FAMILY. Rows include: MINIMUM LOT WIDTH (42'), MINIMUM LOT DEPTH (80'), MINIMUM FRONTAGE ON A CURVE OR CUL-DE-SAC (25'), MAXIMUM BUILDING HEIGHT (35'), MAXIMUM BUILDING COVERAGE (55%), MINIMUM SETBACKS (Front Yard 12', Garage 18', Side Yard 4', Rear Yard 10', Corner Lot Front 12', Corner Lot Street Side 10', Corner Lot Rear 5').

SCALE: 1" = 50'

BASIS OF BEARINGS

N 89°15'40" W ASSUMED ALONG THE NORTH LINE OF SEC. 1, T 1 N, R 3 E, W.M. BETWEEN THE MONUMENTS FOUND IN PLACE AT THE NW CORNER AND THE NE CORNER THEREOF

LAND INVENTORY

Table with columns: TOTAL ACRES, TOTAL DEVELOPED ACRES, TOTAL LOT AREA, TOTAL INFRASTRUCTURE AREA, TOTAL TRACT AREA, TOTAL CRITICAL AREA, TOTAL RECREATIONAL OPEN SPACE. Values: 11.95 AC, 8.72 AC, 6.71 AC, 2.02 AC, 6.04 AC, 0.46 AC, 0.00 AC.

DEED REFERENCES

GRANTOR: Loyal Lands Company, LLC. GRANTEE: THE HILLS AT ROUND LAKE, LLC. DATE: 03/03/2011. GRANTOR: THE HILLS AT ROUND LAKE, LLC. GRANTEE: 4987683 BLA. DATE: 05/28/2013. GRANTOR: THE HILLS AT ROUND LAKE, LLC. GRANTEE: LENNAR NORTHWEST, INC. DATE: 06/28/2013.

PROCEDURE

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



PRELIMINARY 04/05/2018