

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	349.20°	274.00'	18.28'	N 85°47'53" E	18.28'
C2	311.20°	174.00'	9.68'	S 27°06'19" E	9.68'
C3	102.59°	426.00'	7.80'	N 40°44'45" W	7.80'
C4	443.08°	96.00'	7.91'	N 03°17'42" E	7.90'
C5	143.53°	96.00'	25.01'	N 13°07'55" E	24.94'
C6	59°47'17"	25.00'	26.09'	N 09°18'55" W	24.92'
C7	48°28'21"	25.00'	21.15'	S 85°06'28" E	20.52'
C8	23°08'01"	96.00'	38.76'	N 82°13'22" E	38.50'
C9	21°35'56"	226.00'	85.20'	S 75°24'40" E	84.69'
C10	88°08'06"	25.00'	38.46'	N 49°43'19" E	34.78'
C11	142.33°	226.00'	56.74'	N 57°29'11" W	56.59'
C12	6°08'50"	326.00'	34.98'	N 88°46'58" E	34.96'
C13	6°08'50"	300.00'	32.19'	N 88°46'58" E	32.17'
C14	85°27'47"	25.00'	37.29'	N 49°07'29" E	33.93'
C15	47°44'30"	20.00'	16.66'	N 77°59'17" W	16.19'
C16	41°16'04"	734.31'	54.70'	N 04°15'34" E	54.68'
C17	5°08'41"	143.90'	12.52'	N 00°26'48" W	12.92'
C18	15°50'38"	180.75'	49.98'	N 04°31'36" W	49.82'
C19	38°30'38"	143.90'	96.72'	N 22°16'28" W	94.91'
C20	12°35'15"	143.90'	31.61'	N 47°49'24" W	31.55'
C21	59°36'44"	43.00'	44.74'	N 72°03'10" W	42.75'
C22	5°13'42"	43.00'	42.95'	N 13°35'57" W	41.10'
C23	28°09'21"	43.00'	21.13'	N 29°03'35" E	20.92'
C24	33°39'41"	43.00'	25.26'	N 59°58'06" E	24.90'
C25	87°17'58"	43.00'	65.52'	N 59°33'04" W	59.36'
C26	40°14'51"	20.00'	14.05'	N 36°01'31" W	13.76'
C27	16°48'26"	185.90'	57.47'	N 47°44'43" W	57.26'
C28	17°35'00"	195.90'	60.12'	N 30°33'00" W	59.88'
C29	17°35'08"	195.90'	60.13'	N 12°57'56" W	59.89'
C30	61°17'54"	195.90'	21.53'	N 01°01'25" W	21.52'
C31	33°32'05"	786.31'	48.52'	N 03°53'36" E	48.52'
C32	508°00"	786.31'	70.02'	N 08°12'45" E	70.00'
C33	123°38'	786.31'	19.13'	N 11°27'38" E	19.13'
C34	74°49'46'	760.31'	103.89'	N 06°02'25" E	103.81'
C35	212°10'	760.31'	29.23'	N 11°03'22" E	29.23'
C36	19°32'02"	128.75'	43.89'	N 02°23'26" E	43.68'
C37	53°29'44"	20.00'	18.67'	N 34°07'22" W	18.00'
C38	11°46'47"	43.00'	8.84'	S 54°58'45" W	8.83'
C39	92°10'41"	43.00'	69.18'	N 03°00'01" W	61.96'
C40	27°52'54"	43.00'	20.92'	N 57°01'46" E	20.72'
C41	70°42'06"	43.00'	53.08'	N 73°40'44" W	49.76'
C42	62°25'18"	43.00'	46.85'	N 07°07'52" E	44.58'
C43	36°32'15"	20.00'	12.76'	N 05°49'01" E	12.54'
C44	22°55'34"	180.75'	7.65'	N 11°14'08" W	7.65'
C45	13°25'03"	180.75'	42.33'	N 03°18'49" W	42.23'
C46	91°32'20"	25.00'	39.94'	N 42°22'27" W	35.83'
C47	6°08'50"	274.00'	29.40'	N 88°46'58" E	29.38'
C48	13°58'42"	226.00'	55.14'	N 35°41'30" W	55.00'
C49	73°52'58"	226.00'	29.78'	N 46°27'10" W	29.76'
C50	14°38'47"	174.00'	44.48'	N 57°33'03" W	44.36'
C51	21°20'11"	174.00'	64.80'	N 75°32'32" W	64.42'
C52	03°38'15"	426.00'	4.74'	N 66°36'20" W	4.74'
C53	8°02'28"	426.00'	59.79'	N 62°15'58" W	59.74'
C54	75°45'36"	426.00'	58.81'	N 54°12'27" W	58.76'
C55	72°28'58"	426.00'	55.63'	N 46°35'40" W	55.59'
C56	134°57'24"	426.00'	11.77'	N 42°03'43" W	11.77'
C57	61°19'11"	374.00'	41.25'	N 63°45'52" W	41.23'
C58	83°34'45"	374.00'	56.33'	N 56°17'24" W	56.27'
C59	10°42'16"	374.00'	69.67'	N 46°37'23" W	69.77'
C60	34°25'19"	96.00'	57.67'	N 49°42'48" W	56.81'
C61	33°26'17"	96.00'	56.03'	N 15°47'00" W	55.23'
C62	21°31'40"	174.00'	65.38'	N 39°27'49" W	64.99'
C63	25°39'13"	374.00'	167.46'	N 54°05'51" W	166.06'
C64	25°39'13"	426.00'	190.74'	N 54°05'51" W	189.15'
C65	72°34'44"	96.00'	121.61'	N 30°38'06" W	113.64'
C66	35°58'58"	174.00'	109.27'	N 68°13'08" W	107.49'
C67	21°31'40"	226.00'	84.92'	N 39°27'49" W	84.42'
C68	26°45'46"	43.00'	198.85'	N 71°36'44" E	63.42'
C69	10°01'55"	786.31'	133.12'	N 07°08'30" E	132.95'
C70	10°01'55"	786.31'	137.68'	N 07°08'30" E	137.50'
C71	58°16'28"	195.90'	199.24'	N 27°00'42" W	190.77'
C72	56°14'34"	143.90'	141.25'	N 25°59'45" W	135.65'
C73	26°57'26"	43.00'	199.60'	N 31°07'12" E	62.92'
C74	72°34'44"	44.00'	55.74'	N 30°38'06" W	52.08'

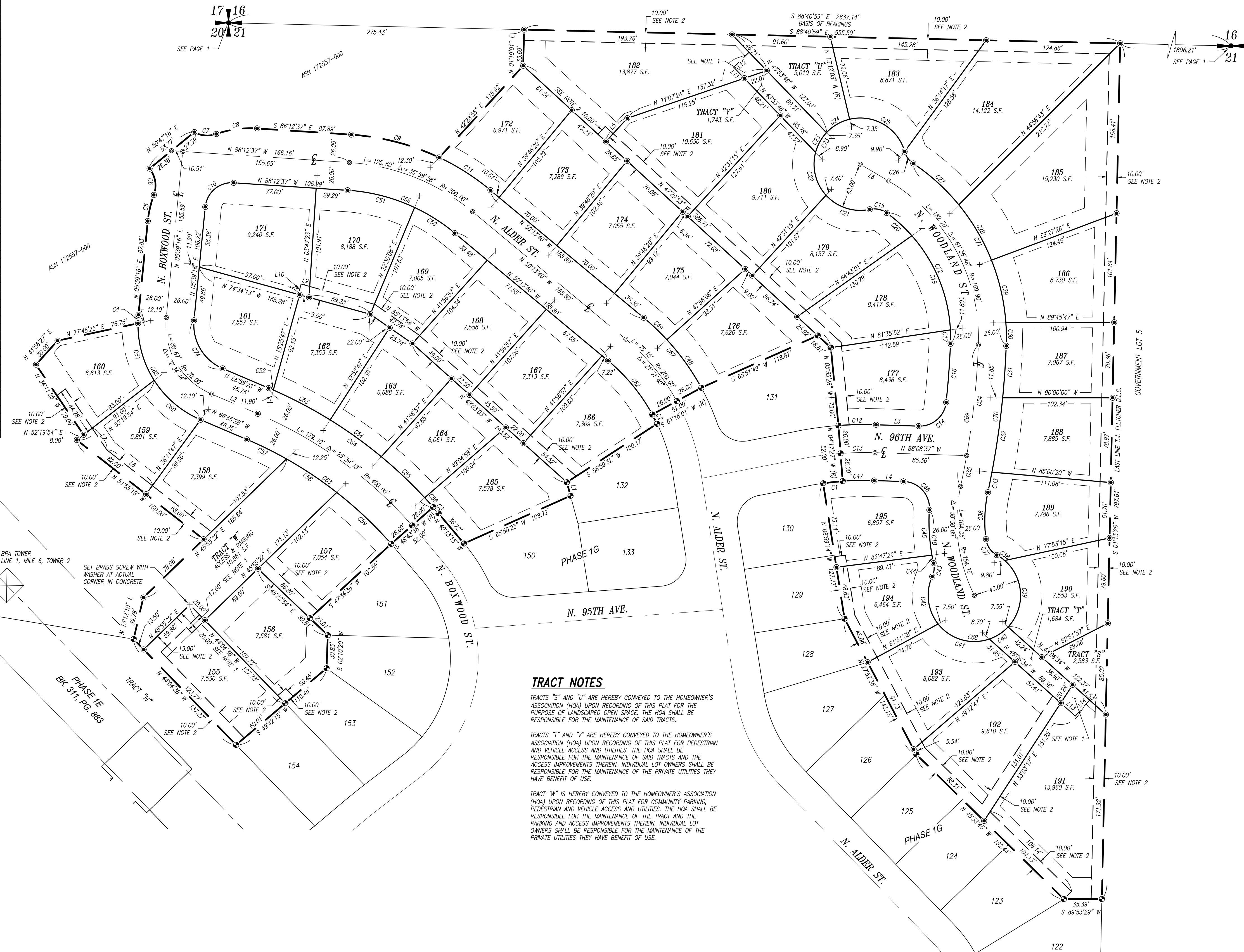
LINE TABLE

LINE	BEARING	DISTANCE
L1	S 15°02'15" E	13.00'
L2	N 66°55'28" W	46.75'
L3	N 88°08'37" W	39.72'
L4	N 88°08'37" W	27.27'
L5	N 42°31'15" E	29.47'
L6	N 59°29'14" W	30.86'
L7	N 34°11'25" W	24.49'
L8	N 51°55'18" W	54.22'
L9	N 74°34'13" W	8.27'
L10	N 15°25'47" E	10.00'
L11	N 43°53'46" W	14.33'
L12	N 48°06'14" E	20.00'
L13	N 48°06'34" W	18.17'
L14	N 41°53'26" E	20.00'

GREEN MOUNTAIN MIXED USE P.R.D.

PHASE 1H

A SUBDIVISION IN A PORTION OF THE T.J. FLETCHER D.L.C. NO. 51
IN THE NE 1/4 OF THE NE 1/4 OF SECTION 20 AND THE
NW 1/4 OF THE NW 1/4 OF SECTION 21 T. 2 N., R. 3 E., W.M.,
CITY OF CAMAS, CLARK COUNTY, WASHINGTON
CITY OF CAMAS FINAL ORDER SUB#14-02
DECEMBER, 2018



LEGEND

- SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "OLSON ENG. PLS 42667" DURING THIS SURVEY.
- ⊙ SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "OLSON ENG. PLS 42667" TO BE SET AFTER RECORDING OF THIS PLAT.
- + SET BRASS SCREW WITH WASHER STAMPED "OLSON ENG. PLS 42667" IN CURB ON AN 11.75' PROJECTION OF THE LOT LINE, UNLESS NOTED OTHERWISE.
- POSITION OF SET MONUMENT STAMPED "OLSON ENG. PLS 42667" AS SHOWN IN PREVIOUS OLSON ENGINEERING SURVEY FOR GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1E (BK. 311, PG. 883) AND GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1G.
- FOUND MONUMENT AS NOTED.
- () RECORD DISTANCE / ANGLE.
- (R) RADIAL BEARING.
- BUILDING SETBACK LINE.
- EXISTING EASEMENT LINE AS NOTED.
- CENTERLINE.
- PLAT LOT LINE.
- EASEMENT LINE AS NOTED.
- PLAT PERIMETER.

NOTES

- A PUBLIC SANITARY SEWER EASEMENT OVER, UNDER AND UPON PORTIONS OF LOTS 155, 182, 191, TRACT "V", TRACT "W" AND TRACT "W" AS SHOWN HEREON IS HEREBY RESERVED AND GRANTED TO THE CITY OF CAMAS, ITS SUCCESSORS AND ASSIGNS, UPON RECORDING OF THIS PLAT. THE CITY OF CAMAS SHALL BE RESPONSIBLE FOR THE PUBLIC SANITARY SEWER FACILITIES WITHIN SAID EASEMENT AND FOLLOWING SUCH USE SHALL RESTORE THE EASEMENT AREA TO IT'S PRIOR CONDITION AS NEAR AS POSSIBLE.
- A PRIVATE STORM SEWER EASEMENT OVER, UNDER, AND UPON PORTIONS OF LOTS 155 THROUGH 160 INCLUSIVE, 166 THROUGH 171 INCLUSIVE, AND 177 THROUGH 195 INCLUSIVE, TOGETHER WITH INCLUSIVE FACILITIES OVER TRACTS "S" AND "U" AS SHOWN HEREON IS HEREBY RESERVED FOR AND GRANTED TO THE HOMEOWNERS ASSOCIATION (HOA), AND IT'S ASSIGNS, WITH THE RECORDING OF THIS PLAT FOR THE PURPOSE OF STORM WATER CONVEYANCE. THE HOA SHALL BE RESPONSIBLE FOR THE EASEMENT MAINTENANCE AND REPAIR OF THE STORM WATER CONVEYANCE IMPROVEMENTS WITHIN THE EASEMENT AREA, AND SHALL HAVE RIGHT OF ACCESS ACROSS SAID LOTS TO PERFORM SUCH RESPONSIBILITIES, AND FOLLOWING SUCH USE SHALL RETURN THE EASEMENT AREA TO IT'S PRIOR CONDITION AS NEAR AS POSSIBLE.

UTILITY EASEMENT

A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON ALL OF TRACT "T", ALL OF TRACT "V", ALL OF TRACT "W", THE EXTERIOR 6.00 FEET OF ALL LOTS AND TRACTS LYING PARALLEL WITH AND ADJACENT TO TRACT "T", TRACT "V", AND TRACT "W", AND THE EXTERIOR 6.00 FEET OF ALL LOTS AND TRACTS LYING 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, AND SHALL HAVE RIGHT OF ACCESS FOR SUCH USE. FOLLOWING SUCH USE THE EASEMENT AREA SHALL BE RESTORED TO IT'S PRIOR CONDITION AS NEAR AS POSSIBLE. ALL LOTS CONTAINING PAD MOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM WORKING CLEARANCES AS DEFINED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS. ALL PROPOSED BUILDING DESIGNS ON THESE LOTS MUST PROVIDE ADEQUATE CLEARANCE FOR ALL COMBUSTIBLE MATERIALS.

PUBLIC SIDEWALK EASEMENT

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

