

NORTH HILLS

A SUBDIVISION IN THE SW 1/4 OF THE SW 1/4 SEC. 36, TWP. 2 N., RGE. 3 E., W.M.
AND IN THE NW 1/4 OF THE NW 1/4 SEC. 1, TWP. 1 N., RGE. 3 E., W.M.
CITY OF CAMAS, CLARK COUNTY, WASHINGTON
CITY OF CAMAS FINAL ORDER SUB#10-02
APRIL 2016

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 IN ACCORDANCE WITH THE REQUIREMENTS OF THIS TITLE AND WITH THE PRELIMINARY PLAT APPROVAL;

ALL IMPROVEMENTS 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 FOR CITY RECORDS.

APPROVED BY _____ CITY OF CAMAS ENGINEER DATE _____

CITY OF CAMAS COMMUNITY DEVELOPMENT

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

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

NORTH HILLS

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.

BRUCE D. TOWLE DATE _____ PROFESSIONAL LAND SURVEYOR NO. 17866



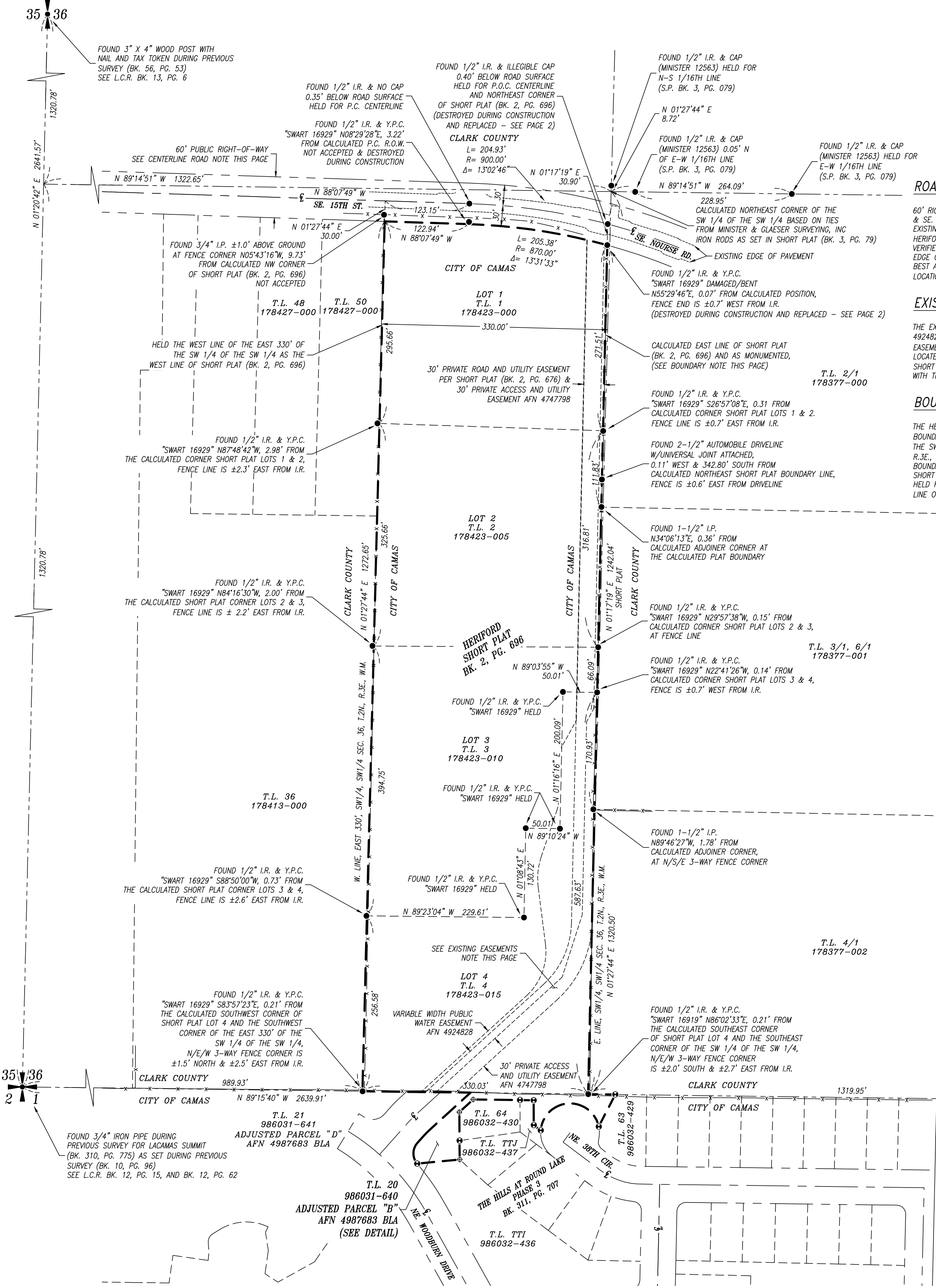
05/05/2016

CLARK COUNTY AUDITOR

ATTESTED BY _____ CLARK COUNTY AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____, 2016.

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

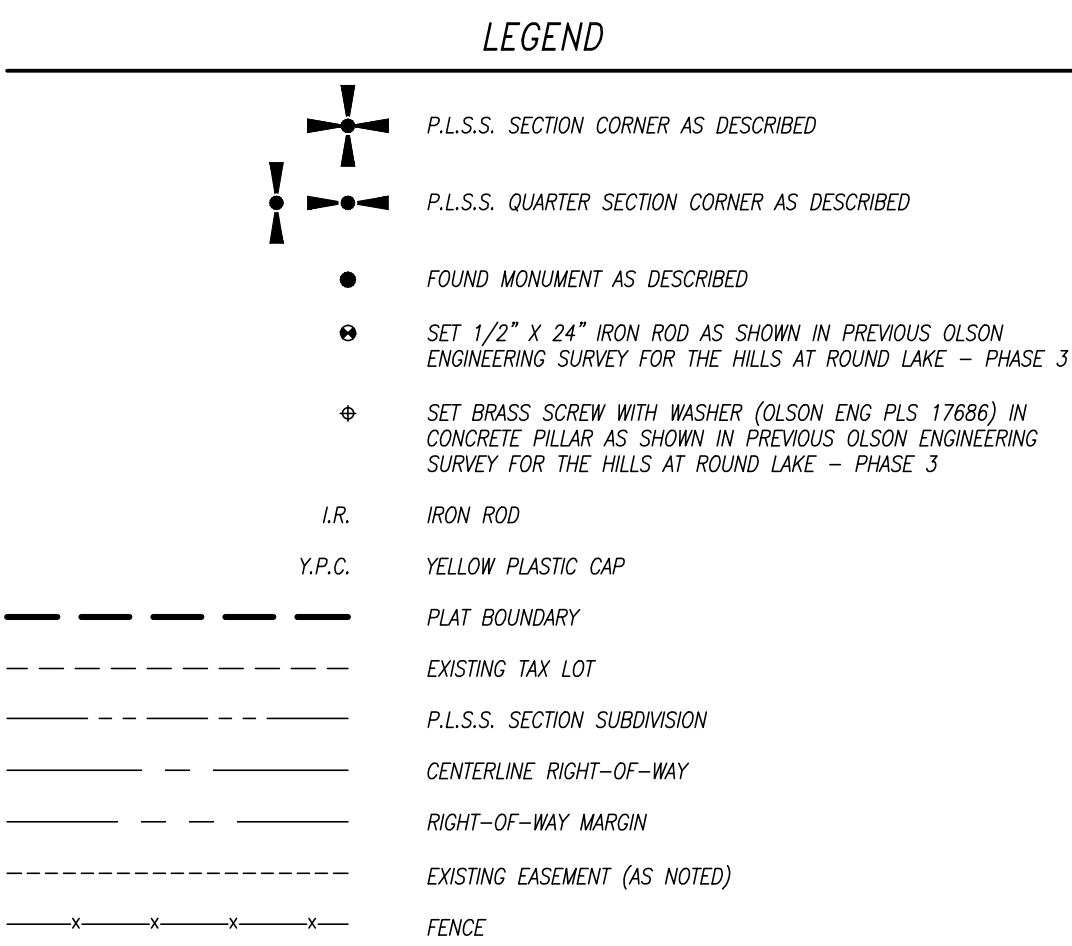


ROAD CENTERLINE NOTE
60' RIGHT-OF-WAY CENTERLINE FOR SE. 15TH ST. & SE. NOURSE RD. IS ESTABLISHED FROM TIES TO EXISTING MONUMENTS ACCEPTED AS SET PER HERFORD SHORT PLAT (BK. 2, PG. 696) AND VERIFIED WITH THE SURVEYED CENTERLINE AND EDGE OF PAVEMENT OF THE EXISTING ROADWAY AS BEST AVAILABLE EVIDENCE FOR THE TRUE LOCATION OF SE. 15TH ST./NOURSE RD.

EXISTING EASEMENTS NOTE
THE EXISTING PUBLIC WATER EASEMENT (AFN 4924828) AND THE PRIVATE ACCESS AND UTILITY EASEMENT (AFN 4747798) AND DAMAGED OR DYING TREES SHALL BE PROMPTLY REPLACED (WITHIN SIX MONTHS) BY THE LOT OWNER AND/OR HOMEOWNERS ASSOCIATION (HEREIN AFTER H.O.A.).

BOUNDARY NOTE
THE HERFORD SHORT PLAT (BK. 2, PG. 696) BOUNDARY IS DESCRIBED AS THE EAST 330' OF THE SW 1/4 OF THE SW 1/4 OF SEC. 36, T.2N., R.3E., W.M. (SEE DEED AFN 6726490). A POSSIBLE BOUNDARY GAP BETWEEN THE EAST LINE OF SAID SHORT PLAT AS RECORDED, MONUMENTED, AND HELD FOR THIS PLAT AND THE CALCULATED EAST LINE OF SAID SW 1/4 OF THE SW 1/4 MAY EXIST.

TERRIL M. COFFEY D.L.C.



DEED REFERENCES

GRANTOR: LOYAL LAND COMPANY, LLC
GRANTEE: THE HILLS AT ROUND LAKE, LLC
A.F. #: 4747795
DATE: FEBRUARY 15, 2011

GRANTOR: THE HILLS AT ROUND LAKE, LLC
GRANTEE: THE HILLS AT ROUND LAKE, LLC
A.F. #: 4807683
DATE: JUNE 28, 2013

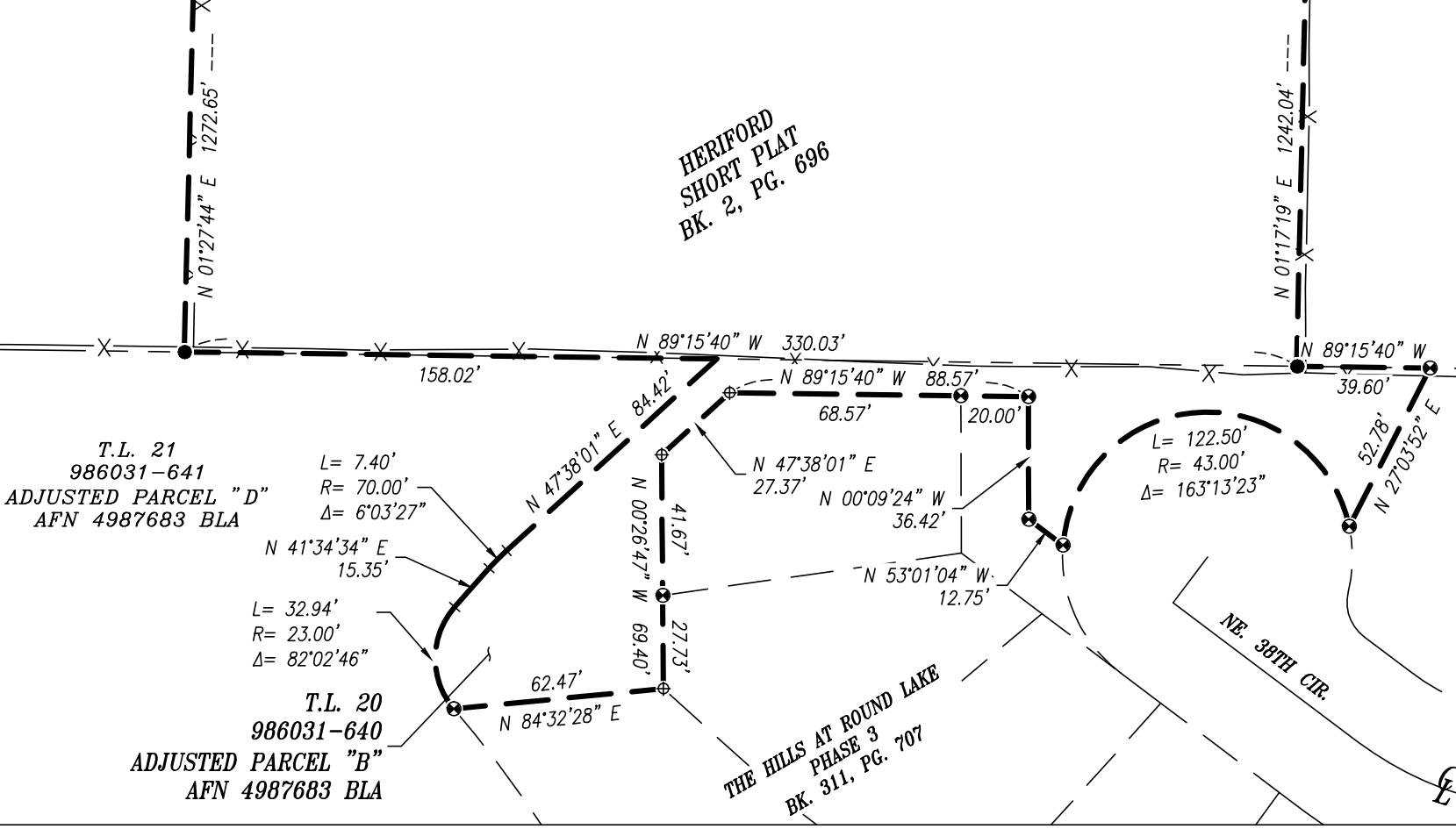
SURVEY REFERENCES

- HERFORD SHORT PLAT BY THOMAS P. SMART FOR JAMES HERFORD (BK. 2, PG. 696)
- SHORT PLAT BY MINISTER AND GLAESER SURVEYING, INC. (BK. 3, PG. 79)
- RECORD OF SURVEY BY OLSON ENGINEERING, INC. FOR CB BYRD HOLDINGS, LLC. (BK. 56, PG. 53)
- RECORD OF SURVEY BY OLSON ENGINEERING, INC. FOR KENT ZIEGLER (BK. 10, PG. 96)
- RECORD OF SURVEY BY HAGEDORN, INC. FOR DON HOLSINGER AND BEN SHELDON (B. 43, PG. 138)
- PLAT OF THE HILLS AT ROUND LAKE - PHASE 3 BY OLSON ENGINEERING, INC. (BK. 311, PG. 707)

PROCEDURE

FIELD TRAVERSES WERE PERFORMED WITH A LEICA TC-1610 (17) AND ADJUSTED BY COMPASS RULE. THE FIELD TRAVERSES MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090.

BASIS OF BEARINGS
BEARINGS ARE ASSUMED, BASED ON THE SOUTH LINE OF THE SW QUARTER OF SECTION 36, TWP. 2 N., RGE. 3 E., W.M. AS SHOWN ON THE PLAT OF THE HILLS AT ROUND LAKE - PHASE 1 RECORDED IN BK. 311, PG. 705

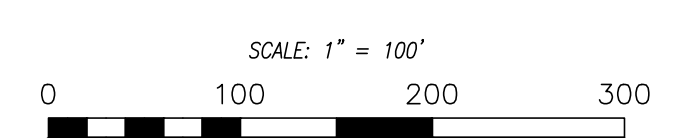


SCALE: 1" = 50'

CITY OF CAMAS REQUIRED NOTES

- PRIOR TO THE BUILDING DEPARTMENT ISSUING A CERTIFICATE OF OCCUPANCY, EACH LOT SHALL INSTALL A MINIMUM OF ONE 2" CALIPER TREE IN THE PLANTER STRIP.
- REQUIRED STREET TREES AND MITIGATION TREES (LOCATED IN TRACT "H") SHALL BE MAINTAINED IN GOOD HEALTH, AND DAMAGED OR DYING TREES SHALL BE PROMPTLY REPLACED (WITHIN SIX MONTHS) BY THE LOT OWNER AND/OR HOMEOWNERS ASSOCIATION (HEREIN AFTER H.O.A.).
- A PORTION OF TRACT "H" IS RESERVED AS A PRIORITY OAK HABITAT MITIGATION AREA AS SHOWN HEREOF (SEE PAGE 3 FOR LOCATION AND TRACT NOTE #8 FOR RESTRICTIONS AND MAINTENANCE RESPONSIBILITIES).
- AUTOMATIC FIRE SPRINKLER SYSTEMS DESIGNED AND INSTALLED IN ACCORDANCE WITH N.F.P.A. 130 OR 13R ARE REQUIRED IN ALL STRUCTURES.
- ILLEGALLY PARKED VEHICLES MAY BE SUBJECT TO TOWING OR OTHER PRIVATE PARKING ENFORCEMENT MEASURES IN ACCORDANCE WITH THE PROVISIONS OUTLINED IN THE H.O.A. DOCUMENTS.
- ALL COSTS ASSOCIATED WITH THE INSTALLATION OF THE SEPTIC TANK EFFLUENT PUMPING SYSTEMS (S.T.E.P.) FOR LOTS 1, 2, AND 10 THROUGH 16 SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS (SEE PAGE 3, EASEMENT PROVISION #9 FOR MAINTENANCE RESPONSIBILITIES).
- PARKING IS PROHIBITED ON BOTH SIDES OF PRIVATE ACCESS TRACTS A, D, E, AND G.
- LOTS ACCESSED BY PRIVATE ACCESS TRACTS SHALL PLACE THEIR GARBAGE AND RECYCLING AT CURB SIDE ON THE NACOMA COURT.
- ADDRESS MONUMENTS ACCEPTABLE TO THE FIRE MARSHALL FOR LOTS 2, 3, 4, 12, 13, 29, 30, 31, 36, 37, AND 38 SHALL BE PLACED WHERE EACH PRIVATE ACCESS TRACT SERVING SAID LOTS LEAVE THE PUBLIC RIGHT-OF-WAY AS SHOWN HEREOF.

(SEE PAGE 2 FOR TRACT NOTES AND PAGE 3 FOR EASEMENT PROVISIONS)



PG. 1 OF 3 JOB# 7436.03.02

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