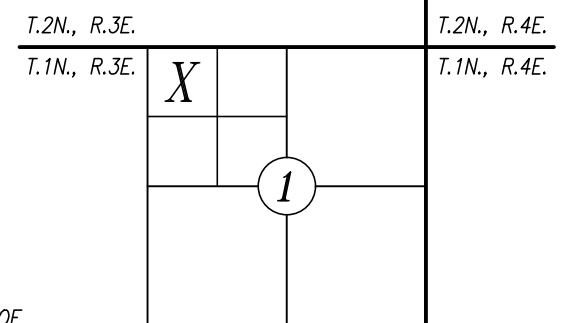


THE HILLS AT ROUND LAKE PHASE 10

A SUBDIVISION IN THE NW 1/4, OF THE NW 1/4
SEC. 1, T 1 N, R 3 E, W.M.,
CITY OF CAMAS, CLARK COUNTY, WASHINGTON
CITY OF CAMAS FINAL ORDER SUB#05-16
(PODS "B2" AND "C" OF THE HILLS AT ROUND LAKE PRD)
JULY 2017



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 OR DESIGNEE DATE _____

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

THE HILLS AT ROUND LAKE - PHASE 10

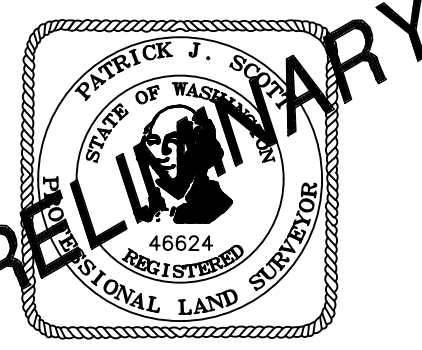
SUBDIVISION PLAT NO. _____ IN THE COUNTY OF CLARK, STATE OF WASHINGTON

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.

PATRICK J. SCOTT DATE _____
PROFESSIONAL LAND SURVEYOR NO. 46624



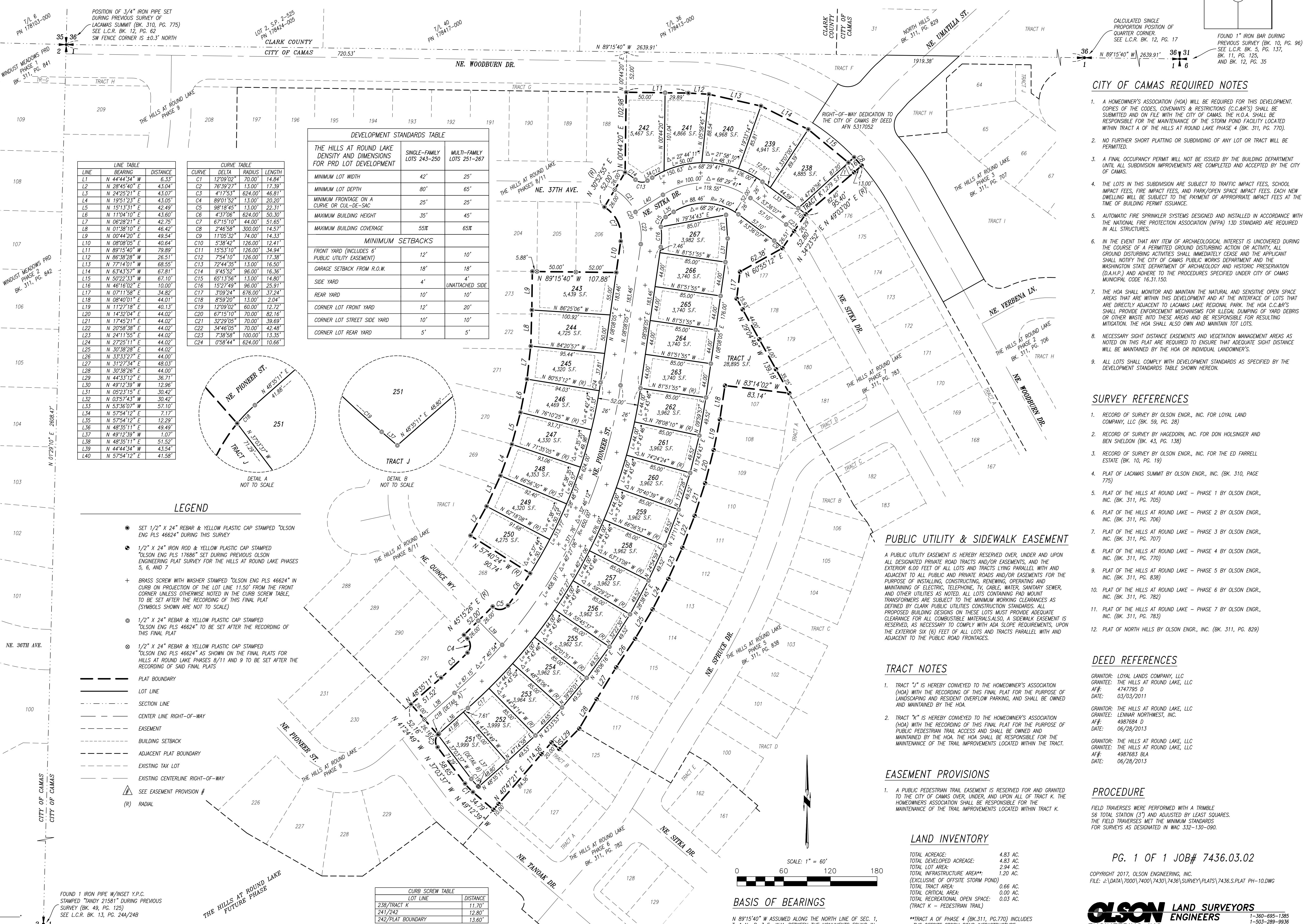
06/29/2017

CLARK COUNTY AUDITOR

ATTESTED BY _____ CLARK COUNTY AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____, 2017.

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



CITY OF CAMAS REQUIRED NOTES

- A HOMEOWNER'S ASSOCIATION (HOA) WILL BE REQUIRED FOR THIS DEVELOPMENT. COPIES OF THE COVENANTS & RESTRICTIONS (C.C.&R.S.) SHALL BE SUBMITTED AND ON FILE WITH THE CITY OF CAMAS. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM POND FACILITY LOCATED WITHIN TRACT A OF THE HILLS AT ROUND LAKE PHASE 4 (BK. 311, PG. 770).
- NO FURTHER SHORT PLATTING OR SUBDIVISION OF ANY LOT OR TRACT WILL BE PERMITTED.
- A FINAL OCCUPANCY PERMIT WILL NOT BE ISSUED BY THE BUILDING DEPARTMENT UNTIL ALL SUBDIVISION IMPROVEMENTS ARE COMPLETED AND ACCEPTED BY THE CITY OF CAMAS.
- THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO TRAFFIC IMPACT FEES, SCHOOL IMPACT FEES, FIRE IMPACT FEES, AND PARK/OPEN SPACE IMPACT FEES. EACH NEW DWELLING WILL BE IMPACT FEES, TO THE EXTENT OF APPROPRIATE IMPACT FEES AT THE TIME OF BUILDING PERMIT ISSUANCE.
- AUTOMATIC FIRE SPRINKLER SYSTEMS DESIGNED AND INSTALLED IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 13D STANDARD ARE REQUIRED IN ALL STRUCTURES.
- 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 (D.A.H.P.) AND ADHERE TO THE PROCEDURES SPECIFIED UNDER CITY OF CAMAS MUNICIPAL CODE 16.31.150.
- THE HOA SHALL MONITOR AND MAINTAIN THE NATURAL AND SENSITIVE OPEN SPACE AREAS THAT ARE WITHIN THIS DEVELOPMENT AND AT THE INTERFACE OF LOTS THAT ARE DIRECTLY ADJACENT TO LACAMAS LAKE REGIONAL PARK. THE HOA C.C.&R.S. SHALL PROVIDE ENFORCEMENT MECHANISMS FOR ILLEGAL DUMPING OF YARD DEBRIS OR OTHER WASTE INTO THESE AREAS AND BE RESPONSIBLE FOR RESULTING MITIGATION. THE HOA SHALL ALSO OWN AND MAINTAIN TOT LOTS.
- NECESSARY SIGHT DISTANCE EASEMENTS AND VEGETATION MANAGEMENT AREAS AS NOTED ON THIS PLAT ARE REQUIRED TO ENSURE THAT ADEQUATE SIGHT DISTANCE WILL BE MAINTAINED BY THE HOA OR INDIVIDUAL LANDOWNER'S.
- ALL LOTS SHALL COMPLY WITH DEVELOPMENT STANDARDS AS SPECIFIED BY THE DEVELOPMENT STANDARDS TABLE SHOWN HEREON.

SURVEY REFERENCES

- RECORD OF SURVEY BY OLSON ENGR., INC. FOR LOYAL LAND COMPANY, LLC (BK. 59, PG. 28)
- RECORD OF SURVEY BY HAGEDORN, INC. FOR DON HOLSINGER AND BEN SHELDON (BK. 43, PG. 138)
- RECORD OF SURVEY BY OLSON ENGR., INC. FOR THE ED FARRELL ESTATE (BK. 10, PG. 19)
- PLAT OF LACAMAS SUMMIT BY OLSON ENGR., INC. (BK. 310, PAGE 775)
- PLAT OF THE HILLS AT ROUND LAKE - PHASE 1 BY OLSON ENGR., INC. (BK. 311, PG. 705)
- PLAT OF THE HILLS AT ROUND LAKE - PHASE 2 BY OLSON ENGR., INC. (BK. 311, PG. 706)
- PLAT OF THE HILLS AT ROUND LAKE - PHASE 3 BY OLSON ENGR., INC. (BK. 311, PG. 707)
- PLAT OF THE HILLS AT ROUND LAKE - PHASE 4 BY OLSON ENGR., INC. (BK. 311, PG. 770)
- PLAT OF THE HILLS AT ROUND LAKE - PHASE 5 BY OLSON ENGR., INC. (BK. 311, PG. 838)
- PLAT OF THE HILLS AT ROUND LAKE - PHASE 6 BY OLSON ENGR., INC. (BK. 311, PG. 782)
- PLAT OF THE HILLS AT ROUND LAKE - PHASE 7 BY OLSON ENGR., INC. (BK. 311, PG. 783)
- PLAT OF NORTH HILLS BY OLSON ENGR., INC. (BK. 311, PG. 828)

PUBLIC UTILITY & SIDEWALK EASEMENT

A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON ALL DESIGNATED PRIVATE ROAD TRACTS AND/OR EASEMENTS, AND THE EXTERIOR 6.00 FEET OF ALL LOTS AND TRACTS LYING PARALLEL WITH AND ADJACENT TO ALL PUBLIC AND PRIVATE ROADS AND/OR EASEMENTS FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, REPAIRING, OPERATING AND MAINTAINING OF ELECTRIC, TELEPHONE, TV, CABLE, WATER, SANITARY SEWER, AND OTHER UTILITIES AS NOTED. 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. ALSO, A SIDEWALK EASEMENT IS RESERVED, AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS, UPON THE EXTERIOR SIX (6) FEET OF ALL LOTS AND TRACTS PARALLEL WITH AND ADJACENT TO THE PUBLIC ROAD FRONTS.

TRACT NOTES

- TRACT "J" IS HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION (HOA) WITH THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF LANDSCAPING AND RESIDENT OVERFLOW PARKING, AND SHALL BE OWNED AND MAINTAINED BY THE HOA.
GRANTOR: LOYAL LANDS COMPANY, LLC
GRANTEE: THE HILLS AT ROUND LAKE, LLC
AF#: 4747795 D
DATE: 03/03/2011
- TRACT "K" IS HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION (HOA) WITH THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF PUBLIC PEDESTRIAN TRAIL ACCESS AND SHALL BE OWNED AND MAINTAINED BY THE HOA. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE TRAIL IMPROVEMENTS LOCATED WITHIN TRACT K.
GRANTOR: THE HILLS AT ROUND LAKE, LLC
GRANTEE: LENNAR NORTHWEST, INC.
AF#: 4987684 D
DATE: 06/28/2013

EASEMENT PROVISIONS

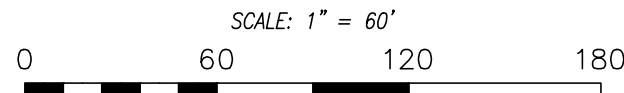
- A PUBLIC PEDESTRIAN TRAIL EASEMENT IS RESERVED FOR AND GRANTED TO THE CITY OF CAMAS OVER, UNDER, AND UPON ALL OF TRACT K. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE TRAIL IMPROVEMENTS LOCATED WITHIN TRACT K.

LAND INVENTORY

TOTAL ACRES:	4.83 AC.
TOTAL DEVELOPED ACRES:	4.83 AC.
TOTAL LOT AREA:	2.84 AC.
TOTAL INFRASTRUCTURE AREA**:	1.20 AC.
(EXCLUSIVE OF OFFSITE STORM POND)	
TOTAL TRACT AREA:	0.66 AC.
TOTAL CRITICAL AREA:	0.00 AC.
TOTAL RECREATIONAL OPEN SPACE:	0.03 AC.
(TRACT K - PEDESTRIAN TRAIL)	

PG. 1 OF 1 JOB# 7436.03.02

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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