GREEN MOUNTAIN MIXED USE P.R.D. CITY OF CAMAS MAYOR PHASE 11 CITY OF CAMAS FINANCE DIRECTOR A SUBDIVISION IN A PORTION OF THE T.J. FLETCHER D.L.C. NO. 51 AND GOVERNMENT LOT 4 IN THE WEST 1/2 OF THE NW 1/4 OF SECTION 21 T. 2 N., R. 3 E., W.M., THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS, AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY THAT IS DEDICATED AS STREETS, ALLEYS OR FOR OTHER CITY OF CAMAS, CLARK COUNTY, WASHINGTON PUBLIC USE ARE PAID IN FULL AT THE DATE OF CERTIFICATION. CITY OF CAMAS FINAL ORDER SUB#14-02 DECEMBER, 2018 CITY OF CAMAS FINANCE DIRECTOR CITY OF CAMAS COMMUNITY DEVELOPMENT FOUND AND HELD 1" IRON PIPE WITH 2-1/2"-BRASS CAP STAMPED "LAWSON 11989-1986". (SEE L.C.R. BK. 11, PG. 1). TIED 02/15. CITY OF CAMAS COMMUNITY DEVELOPMENT DIRECTOR DATE OR DESIGNEE - FOUND 1/2" IRON PIPE. HELD FOR EASTING OF FOUND AND HELD 2-1/2" BRASS CAP-EAST LINE T.J. FLETCHER D.L.C. NO1°13'25"E, 8.50' STAMPED "LAWSON 11989" AS SET IN FROM DEED CORNER. (N-S) BARBED WIRE FENCE LINE 1, MILE 6, TOWER 3 R.O.S. BK. 16, PG. 79 AT NW CORNER LINE IS S88°40'59"E, 1.3' FROM DEED CORNER. CAMAS-WASHOUGAL FIRE DEPARTMENT OF T.J. FLETCHER D.L.C. TIED 03/14. STAMPED "LAWSON 11989". (SEE L.C.R. BK. 14, PG. 132). TIED 04/14. N 89°08'23" W (1956.00') S 88°40'59" E 2637.14' BASIS OF BEARINGS CAMAS-WASHOUGAL FIRE CHIEF OR DESIGNEE DATE (275.43') `— CALCULATED POSITION AS SHOWN IN R.O.S. BK. 24, PG. 49 AND S.P. BK. 3, PG. 963. CITY OF CAMAS PUBLIC WORKS DEPARTMENT CALCULATED POSITION OF NE-CORNER GOVERNMENT LOT 5 ALL IMPROVEMENTS HAVE BEEN INSTALLED OR FINANCIALLY SECURED IN ACCORDANCE WITH THE FOUND AND HELD 3" BRASS CAP STAMPED ----REQUIREMENTS OF THIS TITLE AND WITH THE PRELIMINARY PLAT APPROVAL; "WASHINGTON DEPT. NATURAL RESOURCES 1973" IN 4"X4" CONCRETE POST. 100 FOOT TRANSMISSION LINE ALL IMPROVEMENTS CAN OR WILL MEET CURRENT PUBLIC WORKS DRAWING STANDARDS FOR ROAD, UTILITY (SEE L.C.R. BK. 12, PG. 2). TIED 03/14. EASEMENT GRANTED TO U.S.A. GOVERNMENT LOT 5 AND DRAINAGE CONSTRUCTION PLANS; AF# E59925. 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 OR FINANCIALLY SECURED FOR CITY RECORDS. N. 96TH AVE., BPA TOWER — APPROVED BY ______CITY OF CAMAS ENGINEER LINE 1, MILE 6, TOWER 2 —END OF CHAIN LINK FENCE IS WEST, 0.1' OF PROPERTY LINE S01°13'25"W, 564.2' FROM NE DEED CORNER. CITY OF CAMAS REQUIRED NOTES N. 95TH AVE. —BARBED WIRE FENCE LINE IS EAST, 2.6' OF PROPERTY 1. A HOMEOWNERS ASSOCIATION (HOA) WILL BE REQUIRED FOR THIS DEVELOPMENT. COPIES OF THE FINAL C.C.&R'S SHALL BE LINE S01°13'25"W, 565.8' SUBMITTED AND ON FILE WITH THE CITY OF CAMAS. IF AT ANY TIME THE C.C.&R'S ARE REVISED, A REVISED COPY SHALL BE FROM NE DEED CORNER. 2. THE HOMEOWNERS ASSOCIATION IN IT'S ENTIRETY IS RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER FACILITY LOCATED IN TRACT "R", GREEN MOUNTAIN MIXED USE P.R.D. PHASE 11. THE CITY OF CAMAS SHALL HAVE RIGHT OF ENTRY AT ALL TIMES FOR INSPECTION OF SAID STORMWATER FACILITY. BUILDING PERMITS WILL NOT BE ISSUED BY THE BUILDING DEPARTMENT UNTIL ALL REQUIRED SUBDIVISION IMPROVEMENTS ARE COMPLETED AND THE FINAL ACCEPTANCE HAS BEEN ISSUED BY THE CITY. AUTOMATIC LIFE SAFETY RESIDENTIAL FIRE SPRINKLER SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA (NATIONAL FIRE PROTECTION ASSOCIATION) 13D IS REQUIRED IN ALL NEW DWELLINGS. 5. THE LOTS IN THE SUBDIVISION ARE SUBJECT TO TRAFFIC IMPACT FEES. SCHOOL IMPACT FEES. FIRE 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 6. THE LOTS ARE SUBJECT TO A \$329 FEE PER LOT PAYABLE TO THE CITY OF VANCOUVER FOR THEIR PROPORTIONATE SHARE CONTRIBUTION TOWARDS THE CONSTRUCTION OF A NORTHBOUND RIGHT TURN LANE ON NE 192ND AVE. AND A WESTBOUND RIGHT FOUND 3/4" IRON PIPE. S88'28'24"W. 0.67'—— TURN LANE ON 13TH AVE PRIOR TO OBTAINING A BUILDING PERMIT. FROM CALCULATED POSITION. TIED 05/14. PRIOR TO THE BUILDING DEPARTMENT ISSUING A CERTIFICATE OF OCCUPANCY, EACH LOT SHALL INSTALL A MINIMUM OF ONE 2" CALIPER TREE TO BE LOCATED IN THE PLANTER STRIP OR FRONT YARD OF EACH LOT, AS SPECIFIED ON THE PLAT. REQUIRED S 88°42'01" E 484.78' S 88°42'01" E 1316.13' 8. EACH PHASE OF THE SUBDIVISION PLATS SHALL CONTAIN THE APPROVED DENSITY AND DIMENSIONAL STANDARDS TABLE AS LINE 1, MILE 1, TOWER 1 APPROVED WITH THIS DEVELOPMENT. CALCULATED POSITION OF SE IN THE EVENT THAT ANY ITEM OF ARCHAEOLOGICAL INTEREST IS UNCOVERED DURING THE COURSE OF A PERMITTED GROUND CORNER GOVERNMENT LOT 5 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 THE CITY OF CAMAS MUNICIPAL CODE 16.31.150. SURVEY REFERENCES 1. SURVEY BY LAWSON LAND SURVEYING FOR RECORD OF SURVEY (BK. 16, PG. 79) 2. SURVEY BY LAWSON LAND SURVEYING FOR RECORD OF SURVEY (BK. 24, PG. 49) 3. SURVEY BY LAWSON LAND SURVEYING FOR RECORD OF SURVEY (BK. 28, PG. 105) 4. PLAT OF MOUNTAIN GLEN BY OLSON ENGINEERING, INC. (BK. J, PG. 199) 5. SURVEY BY OLSON ENGINEERING, INC. FOR RECORD OF SURVEY (BK. 51, PG. 161) 6. WARMAN SHORT PLAT BY BESEDA LAND SURVEYING, LLC (BK. 3, PG. 963) 7. PLAT OF GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1E (BK. 311, PG. 883) — CALCULATED POSITION OF 1" IRON BPA TOWER -8. PLAT OF GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1D (BK. 311, PG. 884) PIPE WITH BRASS CAP AT SW LINE 1, MILE 6, TOWER 6 -100 FOOT TRANSMISSION LINE CORNER OF THE T.J FLETCHER D.L.C. EASEMENT GRANTED TO U.S.A. AS SHOWN IN S.P. BK. 3, PG. 963. 9. PLAT OF GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1 (SOUTH) (BK. 311, PG. 885) AF# E59925. 10. PLAT OF GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1C (BK. 311, PG. 965) GOVERNMENT LOT 4 DEDICATION NOTE ALL STREETS AND AVENUES AS DEPICTED ON THIS PLAT ARE HEREBY DEDICATED TO THE CITY OF CAMAS WITH THIS PLAT. ALL TRACTS AND PRIVATE ROADS AS DEPICTED ON THIS PLAT ARE HEREBY DEDICATED TO, AND TO BE MAINTAINED BY, THE HOMEOWNERS ASSOCIATION. FOUND AND HELD CLARK COUNTY —— CALCULATED POSITION OF 1/2" CALCULATED POSITION OF SW DEED REFERENCES CONCRETE MONUMENT WITH 3-1/4" IRON BAR IN CONCRETE MÓNUMENT CALCULATED POSITION OF SE CORNER GOVERNMENT LOT 4 AS SHOWN IN R.O.S. BK. 28, PG. 4. BRASS CAP IN CASE WITH COVER. CORNER GOVERNMENT LOT 4 (179°59'56") (SEE L.C.R. BK. 5, PG. 145) (SEE L.C.R. BK. 15, PG. 42). GRANTOR: CLB WASHINGTON SOLUTIONS I. LLC TIED 03/14 GRANTEE: CLB WASHINGTON SOLUTIONS I, LLC A.F. #: 5550741 AMD

DATE: 09/25/18

CLARK COUNTY ASSESSOR

LAWS OF WASHINGTON, 1981, TO BE KNOWN AS

CLARK COUNTY AUDITOR

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. NO. 58.17.170,

CLARK COUNTY ASSESSOR

CLARK COUNTY AUDITOR

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

FILED FOR RECORD THIS ______ DAY OF ______, 2018.

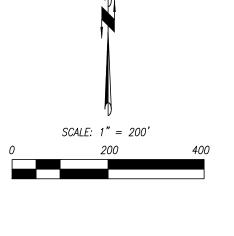
GREEN MOUNTAIN MIXED USE P.R.D. PHASE 11



S 88'40'59" E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER SECTION 21, TOWNSHIP 2 NORTH, RANGE 3 EAST, W.M. BETWEEN THE MONUMENTS FOUND IN PLACE AT THE NORTHWEST AND NORTHEAST CORNERS OF SAID NORTHWEST QUARTER. BEARINGS ARE BASED ON THE WASHINGTON STATE COORDINATE SYSTEM (SOUTH ZONE – 4602) U.S. SURVEY FEET, BASED ON TRAVERSES BY OLSON ENGINEERING, INC. PERFORMED DURING PREVIOUS SURVEY RECORDED IN BK. 51, PG. 161. DISTANCES SHOWN HEREON ARE GROUND AND HAVE BEEN SCALED BY A COMBINED GRID TO GROUND SCALE FACTOR OF 0.999982076.

PROCEDURE

FIELD TRAVERSES WERE PERFORMED WITH A TRIMBLE S6 TOTAL STATION (3") AND ADJUSTED BY LEAST SQUARES. THE FIELD TRAVERSES MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332—130—090.



FOUND PUBLIC LAND SURVEY SYSTEM SECTION CORNER MONUMENT AS NOTED FOUND PUBLIC LAND SURVEY SYSTEM QUARTER SECTION CORNER MONUMENT AS NOTED FOUND MONUMENT AS NOTED

CALCULATED POSITION (NOTHING SET/FOUND)

() RECORD DISTANCE / ANGLE

— EASEMENT LINE AS NOTED

PLAT LOT LINE

PLAT PERIMETER

LAND INVENTORY

· · · · · · · · · · · · · · · · · · ·	
TOTAL ACREAGE:	3.23 AC.
TOTAL DEVELOPED ACREAGE:	2.94 AC.
* INCLUDED LOTS AND ALL TRACTS	
TOTAL LOT AREA:	0.78 AC.
TOTAL INFRASTRUCTURE AREA:	2.59 AC.
(RIGHT OF WAY):	0.29 AC.
TRACT "Q" (PARKING):	0.14 AC.
TRACT "R" (STORM FACILITY)	2.02 AC.
TOTAL TRACT AREA: (TRACT "Q", TRACT "R")	2.16 AC.
TOTAL ACREAGE OF CRITICAL AREAS:	0.00 AC.
TOTAL ACREAGE OPEN SPACES:	0.00 AC.

MINIMUM SETBACKS

MINIMUM SLIDACKS		
SINGLE FAMILY LOTS ("D" PODS) LOTS 196—201	UP TO 4,999 SF	5,000 SF T0 7,499 SF
FRONT YARD (INCLUDES 6' PUBLIC UTILITY EASEMENT)	10'	15'
GARAGE SETBACK FROM RIGHT OF WAY	18'	18'
SIDE YARD & CORNER LOT REAR YARD	4'	5'
CORNER LOT STREET SIDE YARD	10' (SEE NOTE 5)	15' (SEE NOTE 5)
REAR YARD	15'	20'
MINIMUM LOT WIDTH ON A CURVE OR CUL—DE—SAC	25'	30'

SINGLE-FAMILY DETACHED HOMES PERMITTED.
 SETBACKS BASED ON LOT SIZE. LOT SIZES ARE NOT SUBJECT TO LOT SIZE AVERAGING.
 BUILDING ENVELOPES SHOWN ON THE PLAN ILLUSTRATE THE FRONT AND REAR YARD BUILDING SETBACKS.
REFER TO TABLE FOR REQUIRED GARAGE FRONT YARD AND REAR YARD SETBACKS.

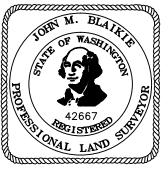
ACKNOWLEDGMENT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT <u>JOHN M. BLAIKIE</u> IS THE PERSON THAT APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT; ON OATH STATED THAT HE IS A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON AND THEREBY AUTHORIZED TO PRACTICE LAND SURVEYING IN THE STATE OF WASHINGTON AS DEFINED BY RCW 18.43.

NOTARY SIGNATURE	
DATED:	
PRINTED NAME:	
NOTARY PUBLIC IN AND FOR THE STATE OF	
MY COMMISSION EXPIRES	

LAND SURVEYOR'S CERTIFICATION

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF CLB WASHINGTON SOLUTIONS I, LLC ON MARCH 11, 2016. I HEREBY CERTIFY THAT THIS MAP FOR GREEN MOUNTAIN MIXED USE P.R.D. PHASE 11 IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN; AND THAT ALL BOUNDARIES OF THE UNITS ARE SHOWN ON THE MAP.



JOHN M. BLAIKIE DATE
PROFESSIONAL LAND SURVEYOR NO. 42667

PG. 1 OF 2 JOB# 8938.04.01 COPYRIGHT 2018, OLSON ENGINEERING, INC. FILE: J:DATA/8000/8900/8930/8938/SURVEY/PLAT/8938.S.PLAT.PH1I—PG1.dwg

N 88°43'06" W

2627.85' (2627.89')

1313.70'

FOUND AND HELD 3/4" IRON PIPE AT—

CENTER OF SECTION 21 BASED ON USE

AND REPUTATION. TIED 03/14.

N 88°43'02" W (2627.40')

