

CITY OF CAMAS MAYOR

APPROVED BY _____ DATE _____
MAYOR

CITY OF CAMAS FINANCE DIRECTOR

THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS, AND THAT 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 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.

APPROVED BY _____ DATE _____
CITY OF CAMAS ENGINEER

CITY OF CAMAS COMMUNITY DEVELOPMENT

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

CAMAS-WASHOUGAL FIRE DEPARTMENT

APPROVED BY _____ DATE _____
CAMAS-WASHOUGAL FIRE CHIEF OR DESIGNEE

CLARK COUNTY ASSESSOR

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

GREEN MOUNTAIN ESTATES - PHASE 1

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

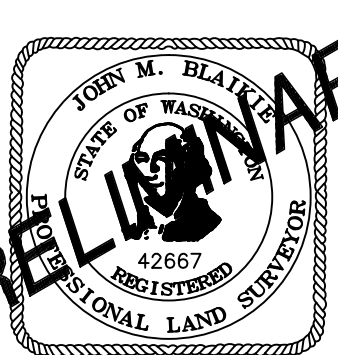
CLARK COUNTY ASSESSOR

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 THE HOLT GROUP, INC. ON AUGUST 3, 2017. I HEREBY CERTIFY THAT THIS MAP FOR GREEN MOUNTAIN ESTATES PHASE 1 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 HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, (1) TO THE EXTENT DETERMINED BY THE WALLS, FLOORS, OR CEILINGS THEREOF, OR OTHER PHYSICAL MONUMENTS, ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID MAP, OR (2) TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

JOHN M. BLAIKIE
PROFESSIONAL LAND SURVEYOR NO. 42667

DATE _____



01/18/2019

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____
SIGNED OR ATTESTED BEFORE ME ON _____ BY JOHN M. BLAIKIE.NOTARY SIGNATURE _____
DATED: _____, 20____
PRINTED NAME: _____
NOTARY PUBLIC IN AND FOR THE STATE OF _____
MY COMMISSION EXPIRES _____

CLARK COUNTY AUDITOR

ATTESTED BY _____ CLARK COUNTY AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____, 2019.

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

PUBLIC UTILITY EASEMENT

A PUBLIC UTILITY 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, AND IN OTHER AREAS AS SHOWN HEREON (SEE EASEMENT PROVISION #1) FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING AND MAINTAINING OF BUT NOT LIMITED TO ELECTRIC, TELEPHONE, TV, CABLE, WATER, GAS, SANITARY SEWER, AND STORMWATER, AND SHALL HAVE RIGHT OF ACCESS FOR SUCH USE. FOLLOWING SUCH USE THE EASEMENT AREA SHALL BE RESTORED TO ITS 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

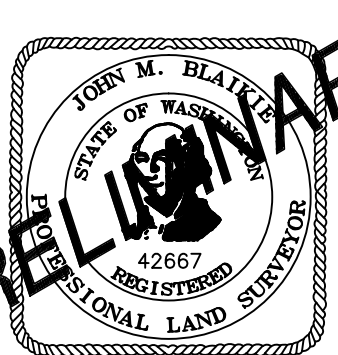
A PUBLIC SIDEWALK EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON THE EXTERIOR 6.00 FEET OF ALL LOTS AND TRACTS PARALLEL WITH AND ADJACENT TO THE PUBLIC ROADS AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS.

SURVEY REFERENCES

- PLAT OF COUNTRY VIEW ESTATES - PHASE 1 BY LAWSON LAND SURVEYING RECORDED IN BOOK H OF PLATS, AT PAGE 344, RECORDS OF CLARK COUNTY, WASHINGTON.
- PLAT OF COUNTRY VIEW ESTATES - PHASE 2 BY LAWSON LAND SURVEYING RECORDED IN BOOK H OF PLATS, AT PAGE 345, RECORDS OF CLARK COUNTY, WASHINGTON.
- RECORD OF SURVEY FOR THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES BY H. THOMAS LAIRD JR. (PLS 21480) RECORDED IN BOOK 42 OF SURVEYS, AT PAGE 12, RECORDS OF CLARK COUNTY, WASHINGTON.
- RECORD OF SURVEY FOR ERIC LOCKYER BY BLUM ASSOCIATES LAND SURVEYORS, INC. RECORDED IN BOOK 48 OF SURVEYS, AT PAGE 141, RECORDS OF CLARK COUNTY, WASHINGTON.
- RECORD OF SURVEY FOR BOB HANSON BY AKS ENGINEERING AND FORESTRY, LLC RECORDED IN BOOK 63 OF SURVEYS, AT PAGE 053, RECORDS OF CLARK COUNTY, WASHINGTON.

FOUND AND HELD 3" BRASS CAP STAMPED
"WASHINGTON DEPT. NATURAL RESOURCES 1937"
IN 4"x4" CONCRETE MONUMENT (SEE L.C.R. BK. 12, PG. 2)
TIED 03/14FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP
STAMPED "K. BLUM LS 29269"
AS SET IN RECORD OF SURVEY BK. 48, PG. 141
S 60°57'12" W, 0.11' FROM CALCULATED CORNER
TIED 03/14CLARK COUNTY CONSERVATION LAND
TPN 171491000 TPN 171492000
T/L 10 T/L 11REMAINDER
ONE DEVELOPMENT LLC
AFF 5426852 DJOHN M. BLAIKIE
PROFESSIONAL LAND SURVEYOR NO. 42667

DATE _____



01/18/2019

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____
SIGNED OR ATTESTED BEFORE ME ON _____ BY JOHN M. BLAIKIE.NOTARY SIGNATURE _____
DATED: _____, 20____
PRINTED NAME: _____
NOTARY PUBLIC IN AND FOR THE STATE OF _____
MY COMMISSION EXPIRES _____

CLARK COUNTY AUDITOR

ATTESTED BY _____ CLARK COUNTY AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____, 2019.

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

BASIS OF BEARINGS

N 88°43'06" W ALONG THE SOUTH LINE OF THE NE 1/4 SEC. 21, T. 2 N., R. 3 E., W.M., BETWEEN THE MONUMENTS FOUND IN PLACE AT THE SE AND SW CORNERS THEREOF. BEARINGS ARE BASED ON THE WASHINGTON STATE COORDINATE SYSTEM (SOUTH ZONE - 4602) DISTANCES SHOWN HEREON ON GROUND DISTANCES

SCALE: 1" = 50'

DEED REFERENCE

GRANTOR: GREEN MOUNTAIN ESTATES LLC
GRANTEE: ONE DEVELOPMENT, LLC
AFF: 5426852 D
DATE: 07/27/2017

PROCEDURE

FIELD TRAVERSES WERE PERFORMED WITH A TRIANGLE SB TOTAL STATION (C17) AND ADJUSTED BY LEAST SQUARES. THE FIELD TRAVERSES MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090.

LAND INVENTORY

TOTAL ACREAGE: 8.64 AC.
(PLAT PERIMETER)
TOTAL DEVELOPED ACREAGE: 8.58 AC.
(PLAT PERIMETER EXCLUDING TRACT C)
TOTAL LOT ACREAGE: 4.98 AC.
(EXCLUDES ALL TRACTS & RIGHT-OF-WAY)
TOTAL INFRASTRUCTURE AREA: 6.61 AC.
(RIGHT-OF-WAY 6.04 AC.)
(TRACT-A 0.57 AC.)
TOTAL TRACT AREA: 0.37 AC.
(TRACTS B, C, D, E, G)
TOTAL CRITICAL AREA (TRACT-F): 0.06 AC.
TOTAL RECREATIONAL OPEN SPACE: 0.05 AC.
*AREA OF TRAIL LOCATED OFFSITE AS SHOWN

LINE	BEARING	DISTANCE
1/TR-A	1/2, 2/3, 3/4, 4/5, 5/6	12.75'
13/TR-B		11.83'
14/TR-B		12.49'
14/15		11.91'
18/TR-A		14.44'
24/TR-E		7.75'
25/PLAT BOUNDARY		12.06'
26/PLAT BOUNDARY		13.61'
29/30		11.79'
29/PLAT BOUNDARY		12.08'
31/PLAT BOUNDARY		13.80'
31/32		11.79'
34/35		11.99'
35/PLAT BOUNDARY		19.96'

LINE	BEARING	DISTANCE
L1	N 80°20'42" E	19.65'
L2	N 0°11'54" E	14.62'
L3	S 67°54'27" E	38.71'
L4(R)	N 90°00'00" W	0.52'
L5	N 58°16'05" E	53.18'
L6	N 58°16'05" E	48.55'
L7	N 0°11'54" E	14.62'
L8	N 0°11'54" E	14.62'
L9	N 47°21'58" W	27.14'
L10	N 0°12'15" E	30.00'
L11	N 0°12'15" E	20.00'
L12	N 0°12'15" E	25.00'
L13	N 0°12'15" E	25.00'

LINE	BEARING	DISTANCE
L14	N 43°33'48" W	24.05'
L15	N 43°33'48" W	8.79'
L16	N 88°32'45" W	20.00'
L17	N 52°31'35" E	25.71'
L18(R)	N 22°15'18" W	13.98'

CURVE	DELTA	RADIUS	LENGTH
C1	27°09'32"	70.00'	33.18'
C2	12°25'11"	70.00'	15.10'
C3	58°25'09"	43.00'	43.84'
C4	15°28'33"	100.00'	27.01'
C5	15°28'33"	130.00'	35.11'
C6	19°28'03"	100.00'	27.29'
C7	19°28'03"	100.00'	27.29'
C8	12°25'11"	130.00'	28.19'
C9	12°25'11"	130.00'	28.19'
C10	12°25'11"	130.00'	28.19'
C11	26°03'24"	130.00'	59.12'
C12	43°35'42"	130.00'	104.25'
C13	21°27'42"	130.00'	46.70'

CURVE	DELTA	RADIUS	LENGTH
C14	88°08'52"	10.00'	15.38'
C15	27°44'10"	44.00'	21.30'
C16	41°10'47"	70.00'	50.31'
C17	66°24'17"	20.00'	23.18'
C18	33°13'06"	96.00'	55.66'
C19	14°37'52"	96.00'	24.51'
C20	12°14'53"	96.00'	20.32'
C21	6°20'22"	96.00'	10.62'
C22	90°00'00"	10.00'	15.71'
C23	32°49'23"	44.00'	25.21'
C24	26°03'24"	130.00'	22.42'
C25	12°14'18"	96.00'	20.51'
C26	90°00'00"	10.00'	15.71'

CURVE	DELTA	RADIUS	LENGTH
C27	47°12'35"	10.00'	8.24'
C28	47°12'35"	10.00'	8.24'
C29	90°00'00"	10.00'	15.71'
C30	90°00'00"	10.00'	15.71'
C31	90°10'21"	12.00'	18.69'
C32	89°49'39"	12.00'	18.81'
C33	90°10'21"	12.00'	18.89'
C34	33°29'14"	70.00'	40.91'
C35	38°48'08"	70.00'	47.41'
C36	66°17'27"	43.00'	49.75'
C37	13°12'55"	43.00'	102.98'

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FILE: J:\DATA\9000\9500\9595\LAND\PLATS\9595.S.FINAL PLAT PHASE1.DWG

OLSON ENGINEERS
ENGINEERING INC. 222 E. EVERGREEN BLVD., WILCOX, WA 98595
1-360-685-1385
1-509-289-9936A SUBDIVISION IN THE SW 1/4, OF THE NE 1/4 SEC. 21, T 2 N, R 3 E, W.M.,
CITY OF CAMAS, CLARK COUNTY, WASHINGTON
CITY OF CAMAS FINAL ORDER SUB#15-02
JANUARY 2019

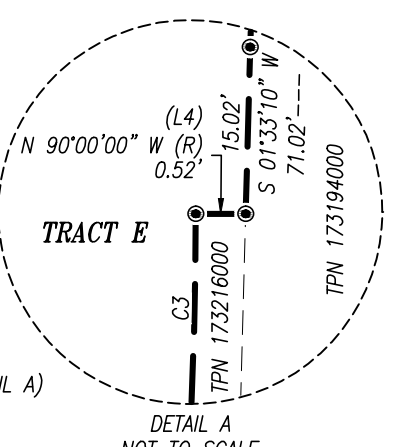
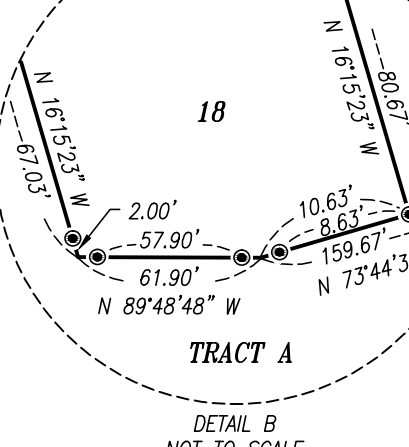
T.2N., R.3E.

X

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LEGEND

- PUBLIC LAND SURVEY SYSTEM SECTION CORNER (MONUMENT AS NOTED)
- PUBLIC LAND SURVEY SYSTEM QUARTER SECTION CORNER (MONUMENT AS NOTED)
- FOUND CORNER MONUMENT (AS NOTED)
- SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "OLSON ENG PLS 42667" DURING THIS SURVEY
- SET BRASS SCREW WITH WASHER STAMPED "OLSON ENG PLS 42667" DURING THIS SURVEY
- SET BRASS SCREW WITH WASHER STAMPED "OLSON ENG PLS 42667" IN CONCRETE CURB ON AN 11.75' PROJECTION OF THE SIDE LOT LINE FROM THE FRONT CORNER UNLESS SHOWN OTHERWISE IN THE CURB SCHEDULE TABLE (GOOD FOR PROJECTION OF THE SIDE LINES, BUT NOT THE ACTUAL FRONT LOT CORNER)
- PUBLIC LAND SURVEY SYSTEM SECTION LINE
- PLAT BOUNDARY LINE
- LOT LINE
- CENTERLINE PUBLIC RIGHT-OF-WAY
- EXISTING PUBLIC RIGHT-OF-WAY
- EXISTING TAX LOT LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- EXISTING DELINEATED WETLAND LINE
- EXISTING WETLAND BUFFER LINE
- R/W DED. PUBLIC RIGHT-OF-WAY DEDICATED TO THE CITY OF CAMAS UPON RECORDING OF THIS PLAT
- T/PN TAX PARCEL NUMBER
- T/PN TAX LOT
- TR TRACT
- R RADIAL BEARING OR RADIUS DISTANCE
- A.E. (PRIVATE) ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- S.W.E. (PRIVATE) STORMWATER EASEMENT
- SEE EASEMENT PROVISION NUMBER THIS PAGE

FOUND AND HELD 3-1/4" ALUMINUM CAP STAMPED
"WASHINGTON DEPT. NATURAL RESOURCES 1997"
AS SET IN RECORD OF SURVEY BK. 42, PG. 102
WOVEN WIRE FENCE CORNER (IN G.C. IS EAST 2.8')
(SEE L.C.R. BK. 13, PG. 2)
TIED 03/14DETAIL A
NOT TO SCALEDETAIL B
NOT TO SCALE

**MINIMUM BUILDING SETBACKS LOT AREA 5,000 - 11,999 S.F.	
FRONT YARD	20'
SIDE YARD	5'
STREET SIDE YARD	20'
REAR YARD	25'
CORNER LOT REAR YARD	5'
**SETBACKS MAY BE MODIFIED AS APPROVED BY THE CITY OF CAMAS	

FOUND AND HELD CLARK COUNTY 3-1/4" BRASS CAP
IN CONCRETE MONUMENT IN CASE WITH COVER
(SEE L.C.R. BK. 15, PG. 42)
TIED 03/14