

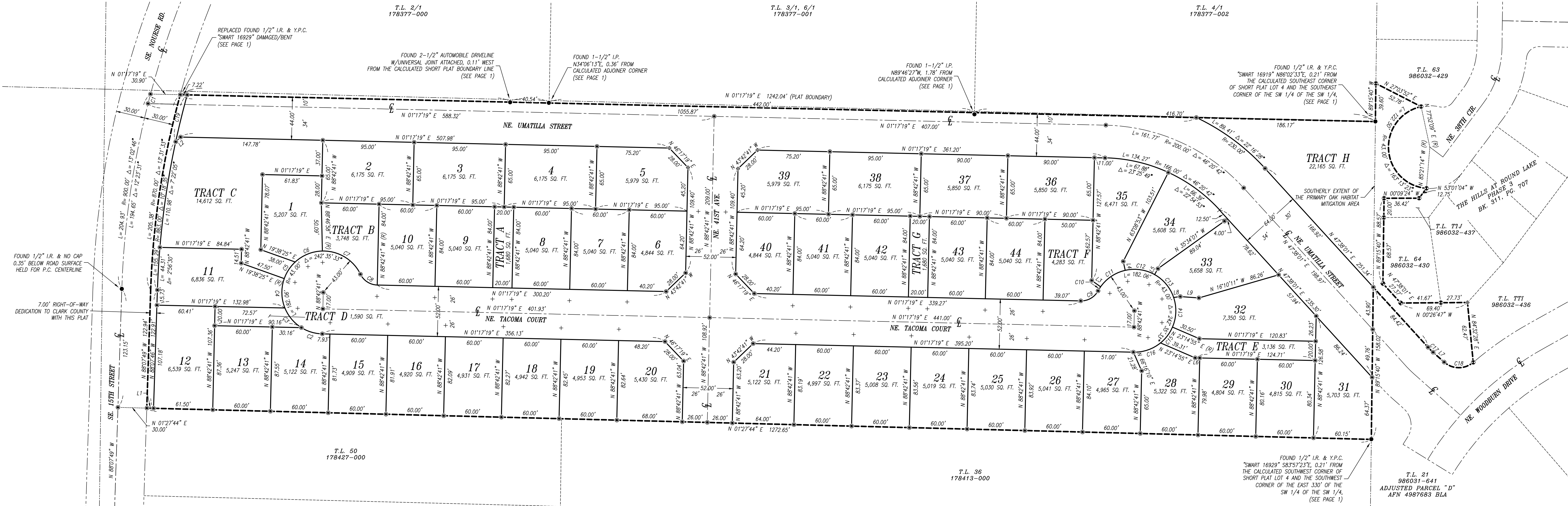
NORTH HILLS

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
MAY 2016

LINE TABLE			CURVE TABLE			
LINE	BEARING	DISTANCE	CURVE	DELTA ANGLE	RADIUS	ARC LENGTH
L1	N 01°27'44" E	7.00'	C1	0°39'15"	900.00'	10.28'
L2	N 43°42'41" W	7.03'	C2	30°37'52"	43.00'	22.99'
L3	N 35°21'51" E (R)	11.32'	C3	36°04'52"	43.00'	27.08'
L4	N 77°19'52" E (R)	9.48'	C4	41°58'22"	43.00'	31.25'
L5	N 60°41'42" W (R)	7.00'	C5	27°43'04"	43.00'	20.80'
L6	N 01°17'19" E	4.71'	C6	41°25'29"	43.00'	31.09'
L7	N 41°34'34" E	15.35'	C7	65°05'54"	43.00'	48.86'
L8	N 07°21'42" W	7.12'	C8	62°35'33"	20.00'	21.85'
L9	N 04°15'13" E	19.29'	C9	62°35'33"	20.00'	21.85'
			C10	6°59'44"	43.00'	5.00'
			C11	41°58'21"	43.00'	31.50'
			C12	41°58'21"	43.00'	31.50'
			C13	41°58'21"	43.00'	31.50'
			C14	41°58'21"	43.00'	31.50'
			C15	27°43'04"	43.00'	20.80'
			C16	40°19'21"	43.00'	30.26'
			C17	6°03'22"	70.00'	7.40'
			C18	82°02'46"	23.00'	32.94'
			C19	31°9'53"	863.00'	50.18'

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



TRACT NOTES

- AN EQUAL AND UNDIVIDED INTEREST IN TRACT "A" IS HEREBY CONVEYED TO THE OWNERS OF LOTS 3 AND 4 UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF PRIVATE ACCESS AND UTILITIES. THE OWNERS OF SAID LOTS ARE TO SHARE EQUALLY THE MAINTENANCE RESPONSIBILITIES FOR THE ACCESS IMPROVEMENTS AND EACH OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE UTILITIES THEY HAVE THE BENEFIT OF USE.
- TRACT "B" IS HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF OVERFLOW VEHICLE PARKING, AND IS TO BE OWNED, SHARED, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- TRACT "C" IS HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF A STORMWATER DETENTION AND WATER QUALITY TREATMENT FACILITY AND LANDSCAPING, AND IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- AN EQUAL AND UNDIVIDED INTEREST IN TRACT "D" IS HEREBY CONVEYED TO THE OWNERS OF LOTS 12 AND 13 UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF PRIVATE ACCESS AND UTILITIES. THE OWNERS OF SAID LOTS ARE TO SHARE EQUALLY THE MAINTENANCE RESPONSIBILITIES FOR THE ACCESS IMPROVEMENTS AND EACH OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE UTILITIES THEY HAVE THE BENEFIT OF USE.
- AN EQUAL AND UNDIVIDED INTEREST IN TRACT "E" IS HEREBY CONVEYED TO THE OWNERS OF LOTS 29, 30, AND 31 UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF PRIVATE ACCESS AND UTILITIES. THE OWNERS OF SAID LOTS ARE TO SHARE EQUALLY THE MAINTENANCE RESPONSIBILITIES FOR THE ACCESS IMPROVEMENTS AND EACH OWNER SHALL BE RESPONSIBLE FOR THE PRIVATE UTILITIES THEY HAVE THE BENEFIT OF USE.
- TRACT "F" IS HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF OVERFLOW VEHICLE PARKING, AND IS TO BE OWNED, SHARED, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- AN EQUAL AND UNDIVIDED INTEREST IN TRACT "G" IS HEREBY CONVEYED TO THE OWNERS OF LOTS 37 AND 38 UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF PRIVATE ACCESS AND UTILITIES. THE OWNERS OF SAID LOTS ARE TO SHARE EQUALLY THE MAINTENANCE RESPONSIBILITIES FOR THE ACCESS IMPROVEMENTS AND EACH OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE UTILITIES THEY HAVE THE BENEFIT OF USE.
- TRACT "H" IS HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF OPEN SPACE, AND IS TO BE OWNED, SHARED, MAINTAINED, AND MONITORED BY THE HOMEOWNERS ASSOCIATION AND SHALL REMAIN IN ITS NATURAL STATE UNLESS OTHERWISE APPROVED BY THE CITY COUNCIL. MAINTENANCE AND MONITORING REQUIREMENTS ARE PROVIDED WITHIN THE "PRIORITY OAK HABITAT PLAN, NORTH HILLS SUBDIVISION PROJECT, CITY OF CAMAS, WA" DATED MARCH 29, 2010 AS PREPARED BY THE RESOURCE COMPANY.

CITY OF CAMAS TRAIL NOTE

- THE CITY OF CAMAS TRAIL T-27, CONSISTENT WITH THE 2007 PARKS, RECREATION AND OPEN SPACE COMPREHENSIVE PLAN IS LOCATED ALONG THE WESTERLY SIDEWALK OF NE UMATILLA ST.
- THE CITY OF CAMAS TRAIL T-14, CONSISTENT WITH THE 2007 PARKS, RECREATION AND OPEN SPACE COMPREHENSIVE PLAN IS LOCATED ALONG THE SOUTHERLY SIDEWALK OF NE 41ST AVE.

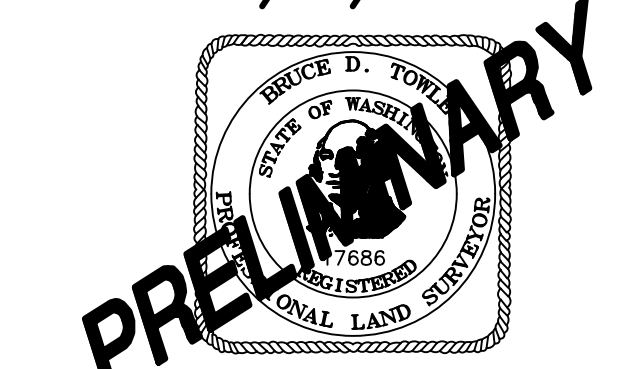
LEGEND

- FOUND MONUMENT AS DESCRIBED
- SET 1/2" X 24" IRON ROD AS SHOWN IN PREVIOUS OLSON ENGINEERING SURVEY FOR THE HILLS AT ROUND LAKE - PHASE 3
- SET BRASS SCREW WITH WASHER (OLSON ENG PLS 17686) IN CONCRETE PILLAR AS SHOWN IN PREVIOUS OLSON ENGINEERING SURVEY FOR THE HILLS AT ROUND LAKE - PHASE 3
- SET 1/2" X 24" IRON ROD W/PLASTIC CAP (OLSON ENG PLS 17686) DURING THIS SURVEY
- SET BRASS SCREW WITH WASHER (OLSON ENG PLS 17686) IN CURB ON A PROJECTION OF THE LOT LINE (GOOD FOR LINE ONLY - NOT DISTANCE)
- SET BRASS SCREW WITH WASHER (OLSON ENG PLS 17686) IN CONCRETE PILLAR AT PROPERTY CORNER, UNLESS NOTED OTHERWISE
- PLAT BOUNDARY
- EXISTING TAX LOT
- P.L.S.S. SECTION SUBDIVISION
- CENTERLINE RIGHT-OF-WAY
- RIGHT-OF-WAY MARGIN
- EASEMENT (AS NOTED)

LAND INVENTORY

TOTAL ACREAGE: 9.70 AC.
TOTAL DEVELOPED ACREAGE (INCLUDES ALL LOTS, TRACTS & R.O.W.): 9.70 AC.
TOTAL LOT AREA: 5.47 AC.
TOTAL INFRASTRUCTURE AREA (INCLUDES R.O.W. & TRACT A, C, D, E & PUBLIC EASEMENTS): 3.88 AC.
TOTAL TRACT AREA (TRACTS A, B, C, D, E, F, G, H): 1.21 AC.
TOTAL OPEN SPACE (TRACTS H): 0.51 AC.
TOTAL RECREATIONAL TRAIL: 0.34 AC.
(T-27 & T-14 TRAILS LOCATED WITHIN THE RIGHT-OF-WAY FOR NE UMATILLA ST. & NE 41ST AVE.)

05/23/2016



PG. 2 OF 3 JOB# 7436.03.02

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