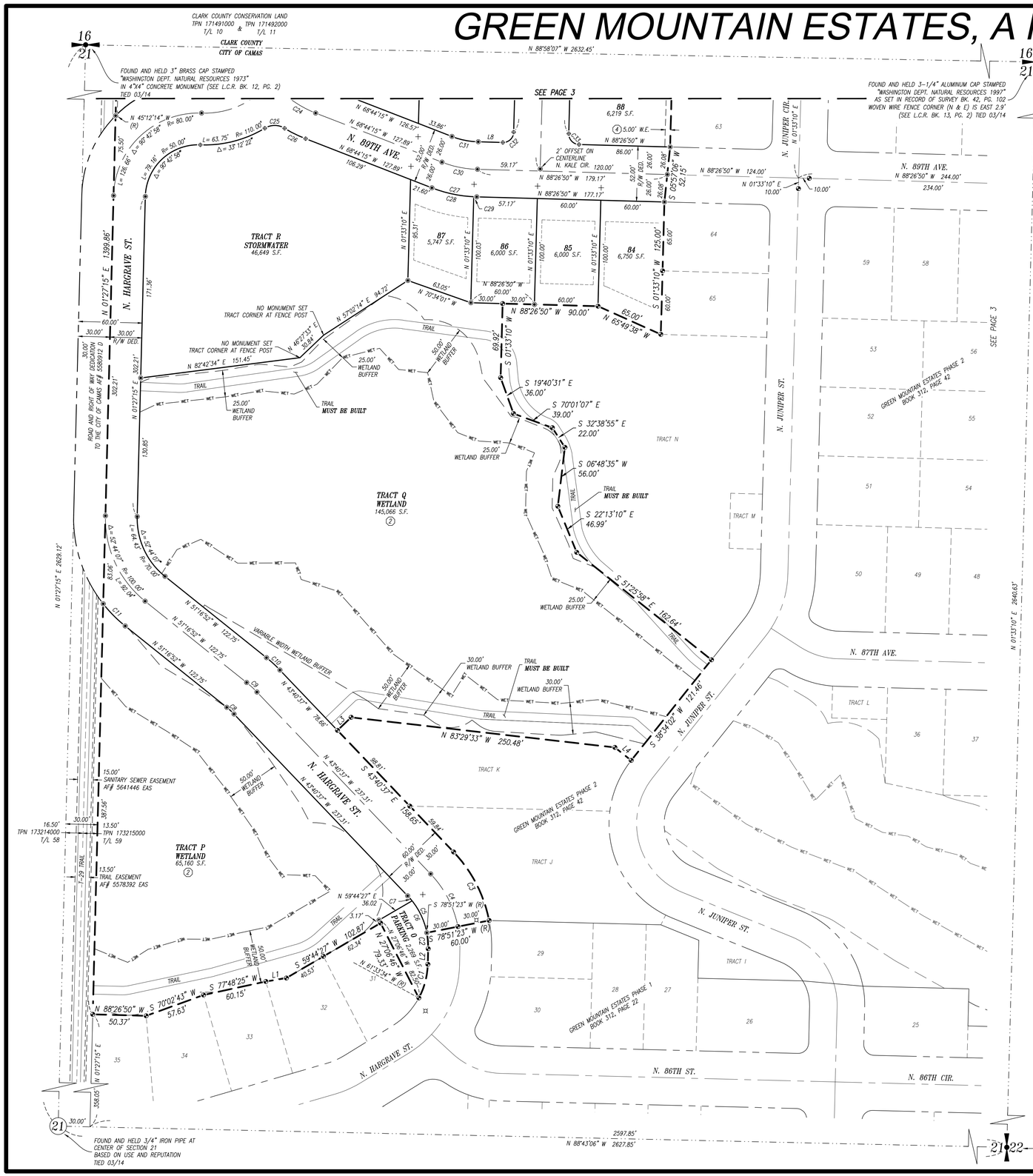
GREEN MOUNTAIN ESTATES, A PLAT COMMUNITY

A SUBDIVISION IN THE SW 1/4 & NW 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
MARCH, 2020



LEGEND

- PUBLIC LAND SURVEY SYSTEM SECTION CORNER (MONUMENT AS NOTED)
- PUBLIC LAND SURVEY SYSTEM QUARTER SECTION CORNER (MONUMENT AS NOTED)
- SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "OLSON ENG PLS 46624" DURING THIS SURVEY
- SET BRASS SCREW WITH WASHER STAMPED "OLSON ENG PLS 46624" DURING THIS SURVEY
- SET BRASS SCREW WITH WASHER STAMPED "OLSON ENG PLS 46624" IN CONCRETE CURB ON AN 11.75' PROJECTION OF THE SIDE LOT LINE FROM THE FRONT CORNER UNLESS SHOWN OTHERWISE IN THE CURB SCREW TABLE (GOOD FOR PROJECTION OF THE SIDE LINES, BUT NOT THE ACTUAL FRONT LOT CORNER)
- 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "OLSON ENG PLS 42667" SET DURING PREVIOUS SURVEY OF GREEN MOUNTAIN ESTATES PHASE 1 (BK. 312, PG. 22) AND PHASE 2 (BK. 312, PG. 42)
- BRASS SCREW WITH WASHER STAMPED "OLSON ENG PLS 42667" SET IN CONCRETE CURB DURING PREVIOUS SURVEY OF GREEN MOUNTAIN ESTATES PHASE 1 (BK. 312, PG. 22)
- 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
- WET — WET EXISTING DELINEATED WETLAND LINE
- EXISTING WETLAND BUFFER LINE

CURB SCREW TABLE	
LOT LINE	DISTANCE
69/TRACT S, 70/TRACT S 79/TRACT T, 80/TRACT T 80/81, 92/TRACT T	7.75
71/72	7.95
70/71	8.15
TRACT Q/TRACT P	11.85
103/104	12.00
87/TRACT R, 96/97	12.50
110/111	12.65
91/TRACT T	14.35

R/W DED. PUBLIC RIGHT-OF-WAY DEDICATED TO THE CITY OF CAMAS UPON RECORDING OF THIS PLAT
TPN TAX PARCEL NUMBER
T/L TAX LOT
S.W.E. (PRIVATE) STORMWATER EASEMENT
P.S.W.E. PUBLIC STORMWATER EASEMENT
W.E. (PRIVATE) RETAINING WALL EASEMENT
(R) RADIAL OR RADIUS
SEE EASEMENT PROVISIONS NUMBER
SEE CORNER MONUMENT OFFSET NOTES

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 80°20'47" E	19.65'
L2	S 01°16'54" W	14.62'
L3	S 46°19'23" W	17.80'
L4	N 51°25'58" W	19.70'
L5	S 01°33'10" W	35.00'
L6	N 76°00'30" E	43.82'
L7	N 50°26'09" W	20.12'
L8	N 88°26'50" W	23.17'
L9	N 88°26'50" W	17.00'
L10	N 88°26'50" W	17.00'
L11	N 88°26'50" W	7.00'
L12	N 19°43'59" E	20.00'
L13	N 19°43'59" E	20.00'
L14	N 41°06'03" E (R)	20.00'
L15	N 88°26'50" W (R)	23.50'
L16	N 21°39'15" E	38.77'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	27°09'32"	70.00'	33.18'
C2	12°25'31"	70.00'	15.18'
C3	32°32'00"	130.00'	73.82'
C4	32°32'00"	100.00'	56.78'
C5	32°32'00"	70.00'	39.75'
C6	27°25'03"	70.00'	33.50'
C7	5°06'57"	70.00'	6.25'
C8	7°36'14"	70.00'	9.29'
C9	7°36'14"	100.00'	13.27'
C10	7°36'14"	130.00'	17.25'
C11	13°01'12"	130.00'	29.54'
C12	12°15'11"	110.00'	23.52'
C13	20°10'53"	70.00'	24.66'
C14	31°24'12"	100.00'	54.81'
C15	17°26'29"	100.00'	30.44'
C16	13°57'43"	100.00'	24.37'
C17	65°07'42"	10.00'	11.37'
C18	28°22'46"	110.00'	54.48'
C19	14°12'23"	110.00'	27.27'
C20	14°10'23"	110.00'	27.21'
C21	71°43'16"	10.00'	12.52'
C22	16°26'55"	110.00'	31.58'
C23	86°38'25"	18.00'	27.22'
C24	18°18'06"	100.00'	31.94'
C25	62°22'15"	18.00'	19.59'
C26	10°04'23"	126.00'	22.15'
C27	19°42'35"	126.00'	43.34'
C28	18°25'24"	126.00'	40.51'
C29	1°17'11"	126.00'	2.83'
C30	19°42'35"	100.00'	34.40'
C31	19°42'35"	74.00'	25.46'
C32	90°00'00"	10.00'	15.71'
C33	90°00'00"	10.00'	15.71'
C34	68°59'33"	10.00'	12.04'
C35	38°23'15"	43.00'	28.81'
C36	68°59'33"	10.00'	12.04'
C37	21°36'33"	43.00'	16.22'
C38	35°46'29"	10.00'	6.24'
C39	56°49'37"	10.00'	9.92'

*MINIMUM BUILDING SETBACKS LOT AREA 5,000 – 11,999 S.F.	
FRONT YARD	20'
SIDE YARD**	5'
STREET SIDE YARD	20'
REAR YARD***	20'/15'
CORNER LOT REAR YARD	5'

*SETBACKS MAY BE MODIFIED AS APPROVED BY THE CITY OF CAMAS
**5' SIDE YARD SETBACK UNLESS SHOWN OTHERWISE HEREON
***2 STORY HOMES SHALL HAVE A 20' REAR YARD SETBACK (SHOWN)
***1 & 1.5 STORY HOMES SHALL HAVE A 15' REAR YARD SETBACK

LAND INVENTORY

TOTAL ACREAGE: (PLAT PERIMETER)	17.73 AC.
TOTAL DEVELOPED ACREAGE: (PLAT PERIMETER EXCLUDING TRACTS P, Q, S, T)	11.96 AC.
TOTAL LOT AREA: (EXCLUDES ALL TRACTS & RIGHT-OF-WAY)	7.16 AC.
TOTAL INFRASTRUCTURE AREA: (RIGHT-OF-WAY & TRACT R)	4.73 AC.
TOTAL PARKING AREA: (TRACT O)	0.05 AC.
TOTAL CRITICAL AREA : (TRACTS P, Q)	4.83 AC.
TOTAL RECREATIONAL AREA: (TRACT U)	0.01 AC.
TOTAL OPEN SPACE: (TRACTS S, T)	0.95 AC.

TRACT NOTES

1. TRACT "O" IS HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT FOR COMMUNITY PARKING. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE TRACT AND THE PARKING IMPROVEMENTS THEREIN.
2. TRACT "P" IS HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT FOR THE PURPOSE OF NATURAL OPEN SPACE WETLANDS AND ASSOCIATED BUFFERS. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE TRACT ACCORDING TO THE GREEN MOUNTAIN ESTATES FINAL WETLAND MITIGATION PLAN USACE REF: NWS-2017-222 PREPARED BY THE RESOURCE COMPANY, INC. DATED APRIL 18, 2017 ON FILE WITH THE CITY OF CAMAS AS REQUIRED FOR THE APPROVAL OF THIS PLAT.
3. TRACT "Q" IS HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT FOR THE PURPOSE OF NATURAL OPEN SPACE WETLANDS AND ASSOCIATED BUFFERS. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE TRACT ACCORDING TO THE GREEN MOUNTAIN ESTATES FINAL WETLAND MITIGATION PLAN USACE REF: NWS-2017-222 PREPARED BY THE RESOURCE COMPANY, INC. DATED APRIL 18, 2017 ON FILE WITH THE CITY OF CAMAS AS REQUIRED FOR THE APPROVAL OF THIS PLAT.
4. TRACT "R" IS HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT FOR THE PURPOSE OF STORMWATER MANAGEMENT. THE HOA SHALL BE RESPONSIBLE FOR THE OPERATION, MAINTENANCE, AND REPAIR OF THE STORMWATER MANAGEMENT FACILITIES THEREIN. THE CITY OF CAMAS IS GRANTED A RIGHT OF ENTRY FOR INSPECTION PURPOSES OF THE STORMWATER MANAGEMENT FACILITIES THEREIN.
5. TRACT "S" IS HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT FOR THE PURPOSE OF OPEN SPACE. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE TRACT AND IT'S IMPROVEMENTS.
6. TRACT "T" IS HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT FOR THE PURPOSE OF OPEN SPACE. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE TRACT AND IT'S IMPROVEMENTS.
7. TRACT "U" IS HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT FOR THE PURPOSE OF PUBLIC TRAIL. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE TRACT AND IT'S IMPROVEMENTS. THE TERMS, CONDITIONS, AND PROVISIONS CONTAINED IN THAT TRAIL EASEMENT AGREEMENT RECORDED UNDER AUDITOR'S FILE NO. 5578392 SHALL APPLY.

TRAIL NOTE

ALL TRAILS SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY. THE CONSTRUCTED SIZE, LOCATION, AND ROUTE MAY VARY FROM WHAT IS SHOWN HEREON.

CORNER MONUMENT OFFSET NOTES

1. SET 1' OFFSET TO REAR CORNER LOTS 95/96 ON LOT LINE 95/96.
1. SET 1' OFFSET TO REAR CORNER LOTS 95/96 ON LOT LINE 96/97.
2. SET 1' OFFSET TO REAR CORNER LOTS 94/95 ON LOT LINE 94/95.
3. SET 1' OFFSET TO REAR CORNER LOTS 93/94 ON LOT LINE 93/94.
4. SET 1' OFFSET TO REAR CORNER LOTS 100/101 ON LOT LINE 100/101.
5. SET 1' OFFSET TO REAR CORNER LOTS 92/93 ON LOT LINE 92/93.
6. SET 1' OFFSET TO REAR CORNER LOTS 89/90 ON LOT LINE 89/90.
7. SET 1' OFFSET TO REAR CORNER LOTS 82/83 ON LOT LINE 82/83.
8. SET 1' OFFSET TO REAR CORNER LOTS 90/91 ON LOT LINE 90/91.
9. SET 1' OFFSET TO REAR CORNER LOTS 81/82 ON LOT LINE 81/82.
10. SET 2' OFFSET TO REAR CORNER LOTS 75/76 ON SOUTH LINE LOT 76.
11. SET 2' OFFSET TO REAR CORNER LOTS 75/76 ON SOUTH LINE LOT 75.
12. SET 3.5' OFFSET TO REAR CORNER LOTS 74/75/76/77 ON LOT LINE 76/77.
13. SET 3' OFFSET TO REAR CORNER LOTS 74/75/76/77 ON LOT LINE 74/75.
14. SET 1' OFFSET TO ANGLE POINT IN NORTH LINE OF LOT 79 EASTERLY ON LOT LINE 79/TRACT-T.
14. SET 1' OFFSET TO ANGLE POINT IN NORTH LINE OF LOT 79 SOUTHWESTERLY ON LOT LOT LINE 79/TRACT-T.
15. SET 1' OFFSET TO REAR CORNER LOT 79/TRACT-T ON LOT LINE 79/TRACT-T.

SCALE: 1" = 50'
0 50 100 150

BASIS OF BEARINGS

N 88°43'06" W ALONG THE SOUTH LINE OF THE NE1/4 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

PATRICK J. SCHOLZ
STATE OF WASHINGTON
46624
REGISTERED
PROFESSIONAL LAND SURVEYOR

PRELIMINARY
03/03/2020

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FILE: J:\DATA\9000\9500\9590\9595\SURVEY\PLATS\PHASE 3\9595.S.FINAL PLAT PHASE 3.DWG

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