

PUBLIC UTILITY EASEMENT

A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON ALL OF TRACT D, THE FLAG PORTION OF LOT 85 AND THE EXTERIOR 6.00 FEET OF LOT 85 LYING PARALLEL WITH AND ADJACENT TO THE WESTERLY END OF THE FLAG PORTION OF LOT 85...

CENTERLINE NOTE

THE MONUMENTED NW, ROLLING HILLS DR. CENTERLINE SHOWN WITHIN THE EXISTING PUBLIC RIGHT-OF-WAY AF# 5295774 IS A 30.00 FOOT OFFSET FROM THE SOUTH LINE OF SAID RIGHT-OF-WAY AS ESTABLISHED BY THIS PLAT.

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.

LAND INVENTORY

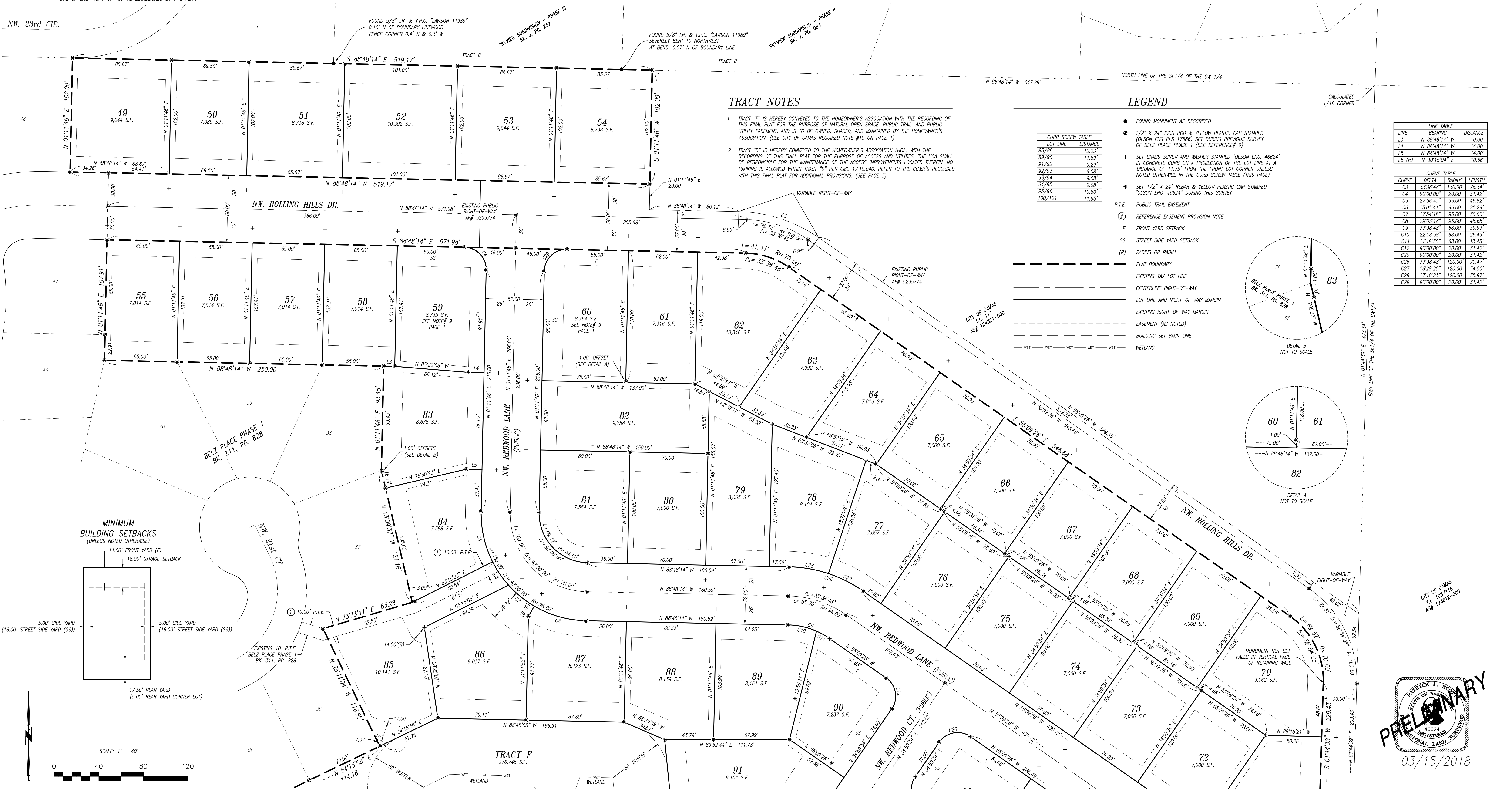
Table with 2 columns: Description and Area. Includes Total Acreage (18.19 AC), Total Developed Acreage (11.92 AC), Total Lot Area (10.21 AC), Total Infrastructure Area (1.76 AC), Total Critical Area (6.35 AC), and Total Recreational Open Space (0.04 AC).

BELZ PLACE PHASE 2

A SUBDIVISION IN THE SE 1/4 OF THE SW 1/4 SEC. 3, T1N, R3E, W.M., CITY OF CAMAS, CLARK COUNTY, WASHINGTON. BELZ PLACE SUBDIVISION FINAL ORDER #SUB05-14 MARCH 2018

EASEMENT PROVISIONS

- 1. A PUBLIC TRAIL EASEMENT OVER, UNDER, AND UPON ALL OF TRACT "D", AND PORTIONS OF LOTS 85, 103, AND TRACT "T" AS SHOWN HEREON IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CAMAS FOR THE PURPOSE OF PUBLIC PEDESTRIAN ACCESS...
2. A PUBLIC UTILITY EASEMENT OVER, UNDER AND UPON ALL OF TRACT "D" AND PORTIONS OF LOT 103 AND TRACT "T" AS SHOWN HEREON IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CAMAS...
3. A PRIVATE ACCESS EASEMENT OVER ALL OF TRACT "D" AND PORTIONS OF LOT 103 AND TRACT "T" AS SHOWN HEREON IS HEREBY RESERVED FOR AND GRANTED TO THE OWNER OF CLARK COUNTY TAX LOT 74/76...



TRACT NOTES

- 1. TRACT "T" IS HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION WITH THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF NATURAL OPEN SPACE, PUBLIC TRAIL, AND PUBLIC UTILITY EASEMENT...
2. TRACT "D" IS HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION (HOA) WITH THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF ACCESS AND UTILITIES...

LEGEND

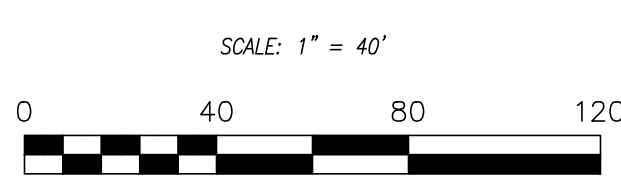
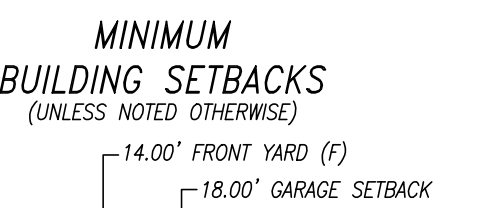
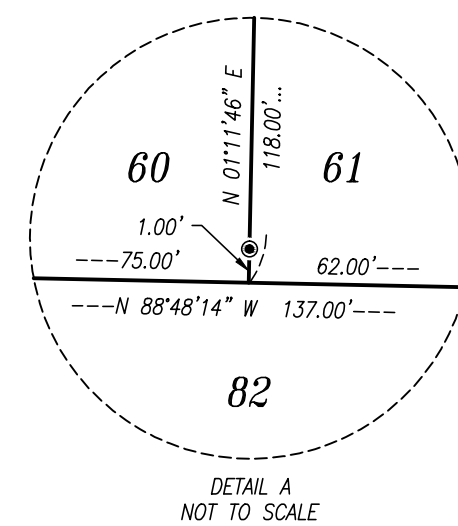
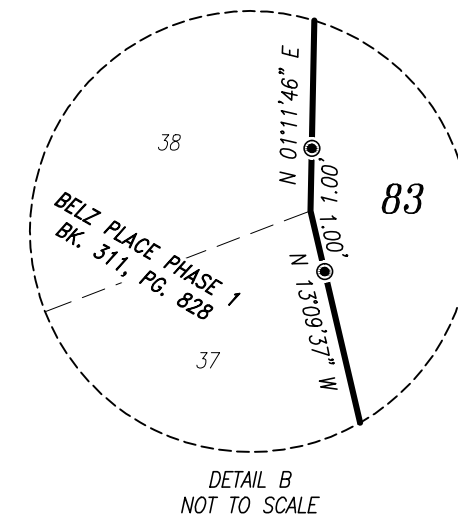
CURB SCREW TABLE with columns: LOT LINE, DISTANCE, CURB SCREW. Lists values for lots 85/86 through 100/101.

- FOUND MONUMENT AS DESCRIBED
• 1/2" X 24" IRON ROD & YELLOW PLASTIC CAP STAMPED (OLSON ENG. PLS. 17686) SET DURING PREVIOUS SURVEY OF BELZ PLACE PHASE 1...
+ SET BRASS SCREW AND WASHER STAMPED "OLSON ENG. 46624" IN CONCRETE CURB ON A PROJECTION OF THE LOT LINE...
• SET 1/2" X 24" REBAR & YELLOW PLASTIC CAP STAMPED "OLSON ENG. 46624" DURING THIS SURVEY

- P.T.E. PUBLIC TRAIL EASEMENT
① REFERENCE EASEMENT PROVISION NOTE
F FRONT YARD SETBACK
SS STREET SIDE YARD SETBACK
(R) RADIUS OR RADIAL
PLAT BOUNDARY
EXISTING TAX LOT LINE
CENTERLINE RIGHT-OF-WAY MARGIN
LOT LINE AND RIGHT-OF-WAY MARGIN
EXISTING RIGHT-OF-WAY MARGIN
EASEMENT (AS NOTED)
BUILDING SET BACK LINE
WETLAND

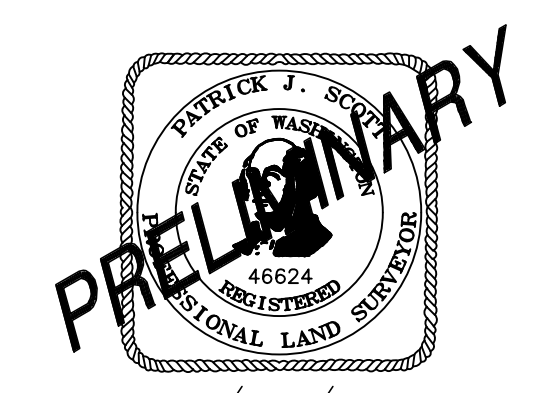
LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists lines L3 through L6.

CURVE TABLE with columns: CURVE, DELTA, RADIUS, LENGTH. Lists curves C3 through C29.



BASIS OF BEARINGS

RECORD OF SURVEY BY OLSON ENGINEERING, INC. (40-172) WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE FROM CLARK COUNTY GPS CONTROL NETWORK POINTS #0055 AND #0076.



03/15/2018