GREEN MOUNTAIN MIXED USE P.R.D. PHASE 11 S 88°40'59" E 2637.14' BASIS OF BEARINGS A SUBDIVISION IN A PORTION OF THE T.J. FLETCHER D.L.C. NO. 51 AND GOVERNMENT LOT 4 830.93' IN THE WEST 1/2 OF THE NW 1/4 OF SECTION 21 T. 2 N., R. 3 E., W.M., CITY OF CAMAS, CLARK COUNTY, WASHINGTON 1806.21 CITY OF CAMAS FINAL ORDER SUB#14-02 DECEMBER, 2018 119 141 115 118 SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "OLSON ENG PLS 42667" DURING THIS SURVEY. CURVE TABLE LINE TABLE SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED S 88'45'55" E 100.11' "OLSON ENG PLS 42667" TO BE SET AFTER RECORDING OF THIS PLAT. CURVE DELTA RADIUS LENGTH BEARING CHORD C1 9*40'04" 126.00' 21.26' \$ 83*47'37" E 21.24' C2 62'00'48" 25.00' 27.06' \$ 57*37'15" E 25.76' C3 43'06'01" 20.00' 15.04' N 75*51'01" W 14.69' C6 47'43'59" 43.00' 35.82' N 38'34'03" E 34.80' N 44°04'38" W + SET BRASS SCREW WITH WASHER STAMPED "OLSON ENG PLS 42667" IN CURB 116 ON AN 11.75' PROJECTION OF THE LOT LINE, UNLESS NOTED OTHERWISE. **201** 5,527 S.F. S 88°45'55" E POSITION OF SET MONUMENT STAMPED "OLSON ENG PLS 42667" AS SHOWN L4 N 54°18'00" W IN PREVIOUS OLSON ENGINEERING SURVEY FOR GREEN MOUNTAIN MIXED USE 54.90' L6 N 54°18'00" W C7 40°13'58" 43.00' 30.19' N 31°18'58" W 29.58' L7 N 01°14′05″ E 9.42′ L8 N 01°14′05″ E 21.10′ L9 N 13°17′11″ W 33.87′ FOUND MONUMENT AS NOTED. — — N 85°17'06" Е -() RECORD DISTANCE / ANGLE. C11 22'59'31" 126.00' 50.56' N 10'15'40" W 50.22' C12 27'50'56" 25.00' 12.15' N 12'41'23" W 12.03' C13 22'42'33" 25.00' 9.91' N 15'15'34" W 9.84' C14 5'08'23" 25.00' 2.24' N 01'20'06" W 2.24' C15 149'45'43" 43.00' 112.40' N 86'04'51" W 83.02' C16 80'48'33" 43.00' 60.65' S 56'59'45" E 55.74' C17 55'32'05" 74.00' 71.73' S 26'31'58" E 68.95' C18 55'32'05" 100.00' 96.93' N 26'31'58" E 93.18' C19 55'32'05" 126.00' 122.13' S 26'31'58" E 117.40' C20 61'47'46" 43.00' 46.38' N 49'56'11" E 44.16' SEE NOTE 2 — — — — — — BUILDING SETBACK LINE. --- --- EXISTING EASEMENT LINE AS NOTED **200** 6,826 S.F. — — — — — — EASEMENT LINE AS NOTED. — — PLAT PERIMETER. BPA TOWER LINE 1, MILE 1, TOWER 1 - ANGLE POINT OF CHAIN LINK FENCE IS NO1°13'25"E, 7.0' AND N88'46'35"W, 0.9' FROM DEED CORNER 1. AN ACCESS AND INSPECTION EASEMENT OVER ALL OF TRACT "R" AND A PORTION OF TRACT "Q" AS SHOWN HEREON IS HEREBY - FOUND 3/4" IRON PIPE (NO RECORD). RESERVED FOR AND GRANTED TO THE CITY OF CAMAS, ITS NO1'13'25"E, 6.19' FROM CALCULATED POSITION. SUCCESSORS AND ASSIGNS, UPON RECORDING OF THIS PLAT. THE CITY OF CAMAS SHALL HAVE 24 HOUR ACCESS TO THE HELD FOR EASTING OF EAST LINE T.J. FLETCHER D.L.C. EASEMENT AREA FOR THE PURPOSE OF INSPECTION OF THE A 1" IRON PIPE IS N53'42'37"W, 1.28' FROM HELD PIPE. STORMWATER MANAGEMENT FACILITY LOCATED IN SAID BARBED WIRE FENCE CORNER IS NO1*13'25"E, 6.7' AND S88*46'35"E, TRACT "R". THE HOMEOWNERS ASSOCIATION SHALL BE 1.0' FROM DEED CORNER. TIED 04/14. RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER FACILITY IMPROVEMENTS WITHIN THE EASEMENT AREA. 2. A PRIVATE STORM SEWER EASEMENT OVER, UNDER, AND UPON ALL OF TRACT "P" AND PORTIONS OF LOTS 196 THROUGH 201 - MONUMENT SET ONLINE, S01°17'59"W, 2.00' INCLUSIVE, AS SHOWN HEREON IS HEREBY RESERVED FOR AND FROM ACTUAL DEED CORNER. CHAIN LINK GRANTED TO THE HOMEOWNERS ASSOCIATION (HOA), AND IT'S ANGLE POINT OF CHAIN LINK FENCE IS \$88°42'01"E. STORMWATER ACCESS FENCE LINE IS NO1°17'59"E, 0.5' FROM SET ASSIGNS, WITH THE RECORDING OF THIS PLAT FOR THE 4.7' AND S01°17'59"W, 1.0' FROM DEED CORNER & PARKING MONUMENT. BARBED WIRE FENCE LINE IS PURPOSE OF STORM WATER CONVEYANCE. THE HOA SHALL BE NORTH, 6.0' OF DEED CORNER. RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE STORM WATER CONVEYANCE IMPROVEMENTS WITHIN THE EASEMENT AREA, AND SHALL HAVE RIGHT OF ACCESS ACROSS SAID LOTS TO PERFORM SUCH RESPONSIBILITIES. AND FOLLOWING SUCH USE SHALL RETURN THE EASEMENT AREA TO IT'S PRIOR CONDITION AS NEAR AS POSSIBLE. UTILITY EASEMENT 100.00' EASEMENT GRANTED TO U.S.A. A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED OVER, UNDER AND AF# E59925. UPON THE EXTERIOR 6.00 FEET OF ALL LOTS AND TRACTS LYING PARALLEL WITH AND ADJACENT TO ALL PUBLIC ROADS FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING AND MAINTAINING OF BUT NOT LIMITED TO ELECTRIC, TELEPHONE, TV, CABLE, WATER, GAS, SANITARY SEWER, AND STORM WATER, AND SHALL TRACT "R" HAVE RIGHT OF ACCESS FOR SUCH USE. FOLLOWING SUCH USE THE STORMWATER FACILITY EASEMENT AREA SHALL BE RESTORED TO IT'S PRIOR CONDITION AS NEAR AS POSSIBLE. ALL LOTS CONTAINING PAD MOUNT TRANSFORMERS SEE NOTE 1 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. SCALE: 1" = 40' PUBLIC SIDEWALK EASEMENT A PUBLIC SIDEWALK 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 AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS. TRACT NOTES TRACT "Q" IS HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT FOR COMMUNITY PARKING AND STORMWATER FACILITY ACCESS AND UTILITIES. THE HOA SHALL OWN AND BE RESPONSIBLE FOR THE MAINTENANCE OF THE TRACT AND THE PARKING AND STORMWATER FACILITY ACCESS IMPROVEMENTS THEREIN. THE CITY OF CAMAS SHALL HAVE RIGHT OF ENTRY FOR INSPECTION TRACT "R" IS HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT FOR THE PURPOSE OF A STORMWATER MANAGEMENT FACILITY. THE HOA SHALL OWN AND BE RESPONSIBLE FOR THE MAINTENANCE OF THE TRACT AND THE STORMWATER MANAGEMENT FACILITY IMPROVEMENTS THEREIN. THE CITY OF CAMAS SHALL HAVE RIGHT OF ENTRY FOR INSPECTION PURPOSES. PG. 2 OF 2 JOB# 8938.04.01

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