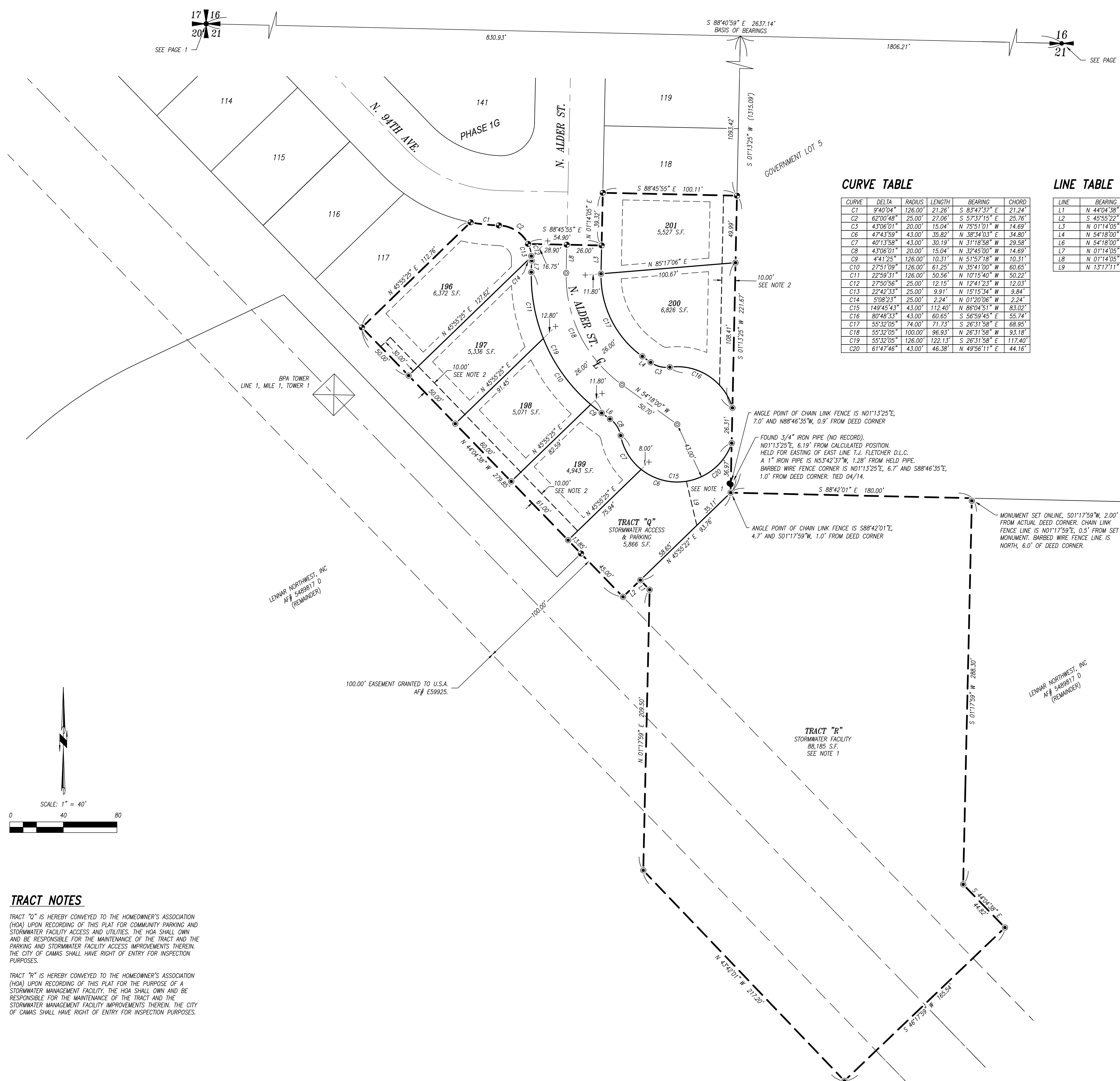


# GREEN MOUNTAIN MIXED USE P.R.D. PHASE 11

A SUBDIVISION IN A PORTION OF THE T.J. FLETCHER D.L.C. NO. 51 AND GOVERNMENT LOT 4  
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  
CITY OF CAMAS FINAL ORDER SUB#14-02  
DECEMBER, 2018



## CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	9°40'04"	126.00'	21.26'	S 83°47'31" E	21.24'
C2	62°00'48"	25.00'	27.06'	S 57°37'15" E	25.76'
C3	43°06'01"	20.00'	15.04'	N 75°1'01" W	14.69'
C6	47°43'59"	43.00'	35.82'	N 38°34'03" E	34.80'
C7	40°13'58"	43.00'	30.19'	N 31°18'58" W	29.58'
C8	43°06'01"	20.00'	15.04'	N 32°45'00" W	14.69'
C9	1°41'25"	126.00'	10.31'	N 51°57'18" W	10.31'
C10	27°51'09"	126.00'	61.25'	N 35°41'00" W	60.65'
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°30'06" 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" W	93.18'
C19	55°32'05"	126.00'	122.13'	S 26°31'58" E	112.40'
C20	61°47'46"	43.00'	46.38'	N 49°56'11" E	44.16'

## LINE TABLE

LINE	BEARING	DISTANCE
L1	N 44°04'58" W	10.00'
L2	S 45°55'22" W	18.00'
L3	N 01°14'05" E	21.10'
L4	N 54°18'00" W	7.65'
L6	N 54°18'00" W	7.65'
L7	N 01°14'05" E	9.42'
L8	N 01°14'05" E	21.10'
L9	N 15°17'11" W	33.87'

## LEGEND

- SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "OLSON ENG PLS 42667" DURING THIS SURVEY.
- SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "OLSON ENG PLS 42667" TO BE SET AFTER RECORDING OF THIS PLAT.
- SET BRASS SCREW WITH WASHER STAMPED "OLSON ENG PLS 42667" IN CURB ON AN 11.75' PROJECTION OF THE LOT LINE, UNLESS NOTED OTHERWISE.
- POSITION OF SET MONUMENT STAMPED "OLSON ENG PLS 42667" AS SHOWN IN PREVIOUS OLSON ENGINEERING SURVEY FOR GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1G.
- FOUND MONUMENT AS NOTED.
- RECORD DISTANCE / ANGLE.
- BUILDING SETBACK LINE.
- EXISTING EASEMENT LINE AS NOTED.
- CENTERLINE.
- PLAT LOT LINE.
- EASEMENT LINE AS NOTED.
- PLAT PERIMETER.

## NOTES

- AN ACCESS AND INSPECTION EASEMENT OVER ALL OF TRACT "R" AND A PORTION OF TRACT "Q" AS SHOWN HEREON IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CAMAS, ITS SUCCESSORS AND ASSIGNS, UPON RECORDING OF THIS PLAT. THE CITY OF CAMAS SHALL HAVE 24 HOUR ACCESS TO THE EASEMENT AREA FOR THE PURPOSE OF INSPECTION OF THE STORMWATER MANAGEMENT FACILITY LOCATED IN SAID TRACT "R". THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER FACILITY IMPROVEMENTS WITHIN THE EASEMENT AREA.
- A PRIVATE STORM SEWER EASEMENT OVER, UNDER, AND UPON ALL OF TRACT "R" AND PORTIONS OF LOTS 196 THROUGH 201 INCLUSIVE, AS SHOWN HEREON IS HEREBY RESERVED FOR AND GRANTED TO THE HOMEOWNERS ASSOCIATION (HOA), AND ITS ASSIGNS, WITH THE RECORDING OF THIS PLAT FOR THE PURPOSE OF STORM WATER CONVEYANCE. THE HOA SHALL BE 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

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 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 HAVE RIGHT OF ACCESS FOR SUCH USE. FOLLOWING SUCH USE THE EASEMENT AREA SHALL BE RESTORED TO IT'S 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 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 THE PURPOSE OF A 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 PURPOSES.

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.

