GREEN MOUNTAIN ESTATES, A PLAT COMMUNITY

A SUBDIVISION IN THE SW 1/4 & NW1/4, 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

T.2N., R.3E.				
	X			
	X			

CITY	OF	CAMAS	MAYOR	
APPROVED B	3 <i>Y</i>			
			MAYOR	DATE

CITY OF CAMAS FINANCE DIRECTOR

THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS, AND THAT ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY THAT IS DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE ARE PAID IN FULL AT THE DATE OF CERTIFICATION.

CITY OF CAMAS FINANCE DIRECTOR DA

CITY OF CAMAS PUBLIC WORKS DEPARTMENT

ALL IMPROVEMENTS HAVE BEEN INSTALLED OR FINANCIALLY SECURED FOR IN ACCORDANCE WITH THE REQUIREMENTS OF THIS TITLE AND WITH THE PRELIMINARY

ALL IMPROVEMENTS CAN OR WILL MEET CURRENT PUBLIC WORKS DRAWING STANDARDS FOR ROAD, UTILITY, AND DRAINAGE CONSTRUCTION PLANS;

ORIGINAL AND REPRODUCIBLE MYLAR OR ELECTRONIC RECORDS IN A FORMAT APPROVED BY THE THE PUBLIC WORKS DIRECTOR OF DESIGNEE AND CERTIFIED BY THE DESIGNING ENGINEER AS BEING "AS CONSTRUCTED" HAVE BEEN SUBMITTED OR FINANCIALLY SECURED FOR CITY RECORDS.

APPROVED BY _

CITY OF CAMAS ENGINEER

CITY OF CAMAS COMMUNITY DEVELOPMENT

APPROVED BY

CITY OF CAMAS COMMUNITY DEVELOPMENT DIRECTOR DATE

CAMAS-WASHOUGAL FIRE DEPARTMENT

APPROVED BY

PROCEDURE

CAMAS-WASHOUGAL FIRE CHIEF OR DESIGNEE

FIELD TRAVERSES WERE PERFORMED WITH A TRIMBLE S6 TOTAL STATION (3") AND ADJUSTED BY LEAST SQUARES. THE FIELD TRAVERSES MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090.

SURVEY REFERENCES

- 1. PLAT OF COUNTRY VIEW ESTATES PHASE 1 BY LAWSON LAND SURVEYING RECORDED IN BK. H OF PLATS, AT PG. 344, RECORDS OF CLARK COUNTY, WASHINGTON.
- 2. PLAT OF COUNTRY VIEW ESTATES PHASE 2 BY LAWSON LAND SURVEYING RECORDED IN BK. H OF PLATS, AT PG. 345, RECORDS OF CLARK COUNTY, WASHINGTON.
- 3. RECORD OF SURVEY FOR THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES BY H. THOMAS LAIRD JR. (PLS 21490) RECORDED IN BK. 42 OF SURVEYS, AT PG. 102, RECORDS OF CLARK COUNTY, WASHINGTON.
- 4. RECORD OF SURVEY FOR ERIC LOUCKS BY BLUHM ASSOCIATES LAND SURVEYORS, INC. RECORDED IN BK. 48 OF SURVEYS, AT PG. 141, RECORDS OF CLARK COUNTY, WASHINGTON.
- 5. RECORD OF SURVEY FOR BOB HANSON BY AKS ENGINEERING AND FORESTRY, LLC RECORDED IN BK. 63 OF SURVEYS, AT PG. 053, RECORDS OF CLARK COUNTY, WASHINGTON.
- 6. PLAT OF GREEN MOUNTAIN ESTATES PHASE 1 BY OLSON ENGINEERING, INC. RECORDED IN BOOK 312 OF PLATS, AT PAGE 22, RECORDS OF CLARK COUNTY, WASHINGTON.
- 7. PLAT OF GREEN MOUNTAIN ESTATES PHASE 2 BY OLSON ENGINEERING, INC. RECORDED IN BOOK 312 OF PLATS, AT PAGE 42, RECORDS OF CLARK COUNTY, WASHINGTON.

CLARK COUNTY ASSESSOR

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. NO. 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS

GREEN MOUNTAIN ESTATES - PHASE 3

SUBDIVISION PLAT NO. ______ IN THE COUNTY OF CLARK, STATE OF WASHINGTON

CLARK COUNTY ASSESSOR

CLARK COUNTY AUDITOR

ATTESTED BY ______CLARK COUNTY AUDITOR

FILED FOR RECORD THIS ______, 2020.

AUDITORS FILE NO. ______ BOOK

__ BOOK OF PLATS _____, AT PAGE _____.

PLAT NOTES

- 1. A HOMEOWNER'S ASSOCIATION (HOA) SHALL BE REQUIRED FOR THIS DEVELOPMENT. COPIES OF THE CONDITIONS, COVENANTS & RESTRICTIONS (C.C.&R'S) SHALL BE SUBMITTED AND ON FILE WITH THE CITY OF CAMAS.
- 2. NO FURTHER SHORT PLATTING OR SUBDIVIDING OF ANY LOT OR TRACT WILL BE
- 3. BUILDING PERMITS WILL NOT BE ISSUED BY THE BUILDING DEPARTMENT UNTIL ALL REQUIRED SUBDIVISION IMPROVEMENTS ARE COMPLETED ACCORDING TO THE APPROVED PLANS AND FINAL ACCEPTANCE HAS BEEN ISSUED BY THE CITY OF CAMAS.
- 4. BUILDING PERMIT SUBMITTALS FOR EACH DEVELOPMENT PHASE SHALL INCLUDE A MASTER PLAN SET WHICH INCLUDES THE FACADES, COLORS, AND MATERIALS FOR EACH LOT TO DEMONSTRATE THE UNIQUE CHARACTER OF A SERIES OF LOTS. THE MASTER SET FOR EACH DEVELOPMENT PHASE SHALL BE APPROVED BY THE CITY. "UNIQUE" GENERALLY MEANS THAT THERE IS A DIFFERENCE IN ROOF PITCH, EXTERIOR MATERIALS, STOOPS OR PORCHES, COLUMNS OR BAY WINDOWS, OR OTHER SUCH DISTINCTIONS BETWEEN HOUSES. THE INTENT IS TO PROVIDE DIFFERENT ARCHITECTURAL STYLES AND AVOID MONOTONY.
- 5. MAXIMUM BUILDING LOT COVERAGE FOR THIS SUBDIVISION IS 40%.
- 6. AT THE TIME OF BUILDING PERMIT ISSUANCE THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO TRAFFIC IMPACT FEES, SCHOOL IMPACT FEES, FIRE IMPACT FEES, AND PARK/OPEN SPACE IMPACT FEES. EACH NEW DWELLING WILL BE SUBJECT TO THE PAYMENT OF APPROPRIATE IMPACT FEES.
- 7. AT THE TIME OF BUILDING PERMIT ISSUANCE THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO A \$97.18 FEE PER LOT, PAYABLE TO THE CITY OF VANCOUVER, AS THEIR PROPORTIONATE SHARE CONTRIBUTION FOR THE CONSTRUCTION OF A NORTHBOUND RIGHT TURN LANE ON NE 192ND AVE. AND A WESTBOUND RIGHT TURN LANE ON NE 13TH ST.
- 8. AT THE TIME OF BUILDING PERMIT ISSUANCE THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO A \$1,235.77 FEE PER LOT, AS THEIR PROPORTIONATE SHARE CONTRIBUTION FOR THE NORTH SHORE SEWER TRANSMISSION SYSTEM (PREVIOUSLY KNOWN AND APPROVED AS THE "NORTH URBAN GROWTH AREA SEWER TRANSMISSION SYSTEM" OR NUGA—STS).
- 9. WETLANDS, STREAMS AND ASSOCIATED BUFFERS SHALL BE MAINTAINED IN THEIR NATURAL STATE AS DESCRIBED IN THE GREEN MOUNTAIN ESTATES FINAL WETLAND MITIGATION PLAN USACE REF: NWS-2017-22 PREPARED BY THE RESOURCE COMPANY, INC. DATED APRIL 18, 2017 ON FILE WITH THE CITY OF CAMAS AS REQUIRED FOR THE APPROVAL OF THIS FINAL PLAT. ANY MODIFICATIONS TO CRITICAL AREAS AND BUFFERS MUST BE APPROVED IN WRITING BY THE CITY OF CAMAS AFTER SUBMITTAL OF A REVISED CRITICAL AREA REPORT.
- 10. TREE TOPPING IS NOT PERMITTED WITH THIS DEVELOPMENT, NOR REMOVAL OF MORE THAN 20% OF A TREE'S CANOPY. TREES THAT ARE DETERMINED TO BE HAZARDOUS BY A LICENSED ARBORIST MAY BE REMOVED AFTER APPROVAL BY THE CITY OF CAMAS. REQUIRED STREET TREES AND BACKYARD TREES SHALL BE PROMPTLY REPLACED FOLLOWING REMOVAL WITH AN APPROVED SPECIES.
- 11. ONE STREET TREE AND ONE BACKYARD TREE SHALL BE MAINTAINED IN GOOD HEALTH FOR EACH LOT AND REPLACED ONLY WHEN HAZARDOUS.
- 12. THE GREEN MOUNTAIN ESTATES SUBDIVISION IS UNDER A FLIGHT CORRIDOR FOR GROVE AIRFIELD; AIRCRAFT NOISE IS TO BE EXPECTED.
- 13. ENTRANCE INTO CLARK COUNTY'S CONSERVATION LANDS FROM INDIVIDUAL LOTS SHALL BE STRICTLY PROHIBITED WITHOUT FIRST OBTAINING AN ACCESS AGREEMENT FROM CLARK COUNTY.
- 14. THE GREEN MOUNTAIN ESTATES SUBDIVISION, OF WHICH THIS PLAT OF PHASE 3 IS A PART, IS LOCATED ADJACENT TO CLARK COUNTY CONSERVATION LAND, LYING NORTH OF THE NORTH LINE OF THE NE 1/4 OF SECTION 21 AS SHOWN HEREON, MANAGED FOR SUSTAINABLE FORESTRY ON WHICH A VARIETY OF FORESTRY OPERATIONS MAY OCCUR THAT MAY NOT BE COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED DURATION. POTENTIAL DISCOMFORTS OR INCONVENIENCES MAY INCLUDE, BUT ARE NOT LIMITED TO: NOISE, ODORS, FUMES, DUST OR OPERATION OF MACHINERY DURING ANY TWENTY—FOUR (24) HOUR PERIOD.

RESTRICTIONS

1. THE PROPERTY DESCRIBED HEREIN IS SUBJECT TO THAT AVIATION EASEMENT IN FAVOR OF THE PORT OF CAMAS—WASHOUGAL RECORDED OCTOBER 8, 2019 UNDER AUDITOR'S FILE NO. 5657931 EAS, RECORDS OF CLARK COUNTY, WASHINGTON.

PHASE 3 SUBMITTED TO THE PLAT COMMUNITY

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF CAMAS, CLARK COUNTY, WASHINGTON BEING A PORTION OF THAT PARCEL OF LAND DESCRIBED UNDER EXHIBIT A AS "PARCEL 1", RECORDED UNDER AUDITOR'S FILE NO. 5426852 D, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER;

THENCE SOUTH 88° 43' 06" EAST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 30.00 FEET TO THE SOUTHWEST CORNER OF SAID "PARCEL 1", SAID POINT ALSO BEING THE SOUTHWEST CORNER OF GREEN MOUNTAIN ESTATES PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 312 OF PLATS, AT PAGE 22, RECORDS OF CLARK COUNTY, WASHINGTON:

THENCE NORTH 01° 27' 15" EAST, ALONG THE WEST LINE OF SAID "PARCEL 1", SAID WEST LINE ALSO BEING THE WEST LINE OF SAID PLAT OF GREEN MOUNTAIN ESTATES PHASE 1, A DISTANCE OF 358.05 FEET TO THE NORTHWEST CORNER THEREOF AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 01° 27' 15" EAST, CONTINUING ALONG SAID WEST LINE, 1399.86 FEET TO THE NORTHWEST CORNER OF SAID "PARCEL 1":

THENCE ALONG THE NORTH LINE OF SAID "PARCEL 1" THE FOLLOWING COURSES;

THENCE SOUTH 88° 32' 45" EAST, 159.10 FEET; THENCE NORTH 76° 00' 30" EAST, 65.00 FEET; THENCE SOUTH 13° 59' 30" EAST, 153.04 FEET; THENCE NORTH 76° 00' 30" EAST, 25.02 FEET; THENCE SOUTH 01° 33' 10" WEST, 78.40 FEET;

THENCE SOUTH 88° 26' 50" EAST, 131.00 FEET; THENCE NORTH 73° 13' 33" EAST, 219.06 FEET; THENCE NORTH 76° 00' 30" EAST, 158.24 FEET;

THENCE SOUTH 88° 04' 22" EAST, 238.60 FEET TO THE NORTHEAST CORNER OF SAID "PARCEL 1";

THENCE SOUTH 01° 33' 10" WEST, ALONG THE EAST LINE OF SAID "PARCEL 1", A DISTANCE OF 423.45 FEET TO THE NORTHEAST CORNER OF GREEN MOUNTAIN ESTATES PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 312 OF PLATS, AT PAGE 42, RECORDS OF CLARK COUNTY, WASHINGTON;

THENCE ALONG THE NORTH AND WEST LINES OF SAID PLAT OF GREEN MOUNTAIN ESTATES PHASE 2 THE FOLLOWING COURSES;
THENCE NORTH 88° 26' 50" WEST, 152.00 FEET;

THENCE NORTH 88° 26' 50" WEST, 152.00 FEET;
THENCE NORTH 01° 33' 10" EAST, 48.26 FEET;
THENCE NORTH 88° 26' 50" WEST, 244.00 FEET;
THENCE SOUTH 01° 33' 10" WEST, 35.00 FEET;
THENCE NORTH 88° 26' 50" WEST, 96.00 FEET;
THENCE SOUTH 01° 33' 10" WEST, 65.00 FEET;
THENCE SOUTH 01° 33' 10" WEST, 52.15 FEET;
THENCE SOUTH 01° 33' 10" WEST, 125.00 FEET;
THENCE NORTH 65° 49' 38" WEST, 65.00 FEET;
THENCE NORTH 88° 26' 50" WEST, 90.00 FEET;

THENCE NORTH 65° 49' 38" WEST, 65.00 FEET;
THENCE NORTH 88° 26' 50" WEST, 90.00 FEET;
THENCE SOUTH 01° 33' 10" WEST, 69.92 FEET;
THENCE SOUTH 19° 40' 31" EAST, 36.00 FEET;
THENCE SOUTH 70° 01' 07" EAST, 39.00 FEET;
THENCE SOUTH 32° 38' 55" EAST, 22.00 FEET;
THENCE SOUTH 06° 48' 35" WEST, 56.00 FEET;

THENCE SOUTH 06° 48° 35° WEST, 56.00 FEET;
THENCE SOUTH 22° 13' 10" EAST, 46.99 FEET;
THENCE SOUTH 51° 25' 58" EAST, 162.64 FEET;
THENCE SOUTH 38° 34' 02" WEST, 121.46 FEET;

THENCE SOUTH 38" 34" 02" WEST, 121.46 FEET;
THENCE NORTH 51" 25" 58" WEST, 19.70 FEET;
THENCE NORTH 83" 29" 33" WEST, 250.48 FEET;

THENCE SOUTH 46° 19' 23" WEST, 17.80 FEET;
THENCE SOUTH 43° 40' 37" EAST, 158.65 FEET TO A 130.00 FOOT RADIUS CURVE TO THE RIGHT;
THENCE ALONG SAID 130.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 32° 32' 00", AN ARC DISTANCE OF 73.82 FEET TO THE NORTHWEST CORNER OF LOT 29 OF SAID PLAT OF GREEN MOUNTAIN ESTATES PHASE 1;
THENCE ALONG THE NORTH LINE OF SAID PLAT OF GREEN MOUNTAIN ESTATES PHASE 1 THE FOLLOWING COURSES;

THENCE SOUTH 78° 51' 23" WEST, 60.00 FEET TO A NON-TANGENT 70.00 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 78° 51' 23" WEST;
THENCE ALONG SAID NON-TANGENT 70.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 12° 25' 31",

AN ARC DISTANCE OF 15.18 FEET; THENCE SOUTH 01° 16' 54" WEST, 14.62 FEET TO A 70.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID 70.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 27° 09' 32", AN ARC

DISTANCE OF 33.18 FEET;
THENCE NORTH 27° 06' 46" WEST, 79.33 FEET;
THENCE SOUTH 59° 44' 27" WEST, 102.87 FEET;
THENCE SOUTH 80° 20' 47" WEST, 19.65 FEET;
THENCE SOUTH 77° 48' 25" WEST, 60.15 FEET:

THENCE SOUTH 70° 02' 43" WEST, 57.63 FEET;
THENCE NORTH 88° 26' 50" WEST 50.37 FEET TO THE TRUE POINT OF BEGINNING.

DEED REFERENCE

GRANTOR: GREEN MOUNTAIN ESTATES LLC
GRANTEE: GME DEVELOPMENT, LLC
AF#: 5426852 D
DATE: 07/27/2017

DECLARANT DECLARATION

THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED GREEN MOUNTAIN ESTATES, A PLAT COMMUNITY, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT AND NOT FOR ANY PUBLIC PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION FOR GREEN MOUNTAIN ESTATES RECORDED UNDER CLARK COUNTY

GM	E DEVELOPMI	ENT, LLC				
Α	WASHINGTON	LIMITED	LIABILITY	COMPANY		
BY.	•					

ACKNOWLEDGMENT

STATE OF	
COUNTY OF	SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT

IS THE PERSON THAT APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT; ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT; AND ACKNOWLEDGED IT, AS AUTHORIZED SIGNATOR OF GME DEVELOPMENT, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE	_
DATED:	, 2020.
PRINTED NAME:	
NOTARY PUBLIC IN AND FOR THE STATE OF	
MY COMMISSION EXPIRES	_

LAND SURVEYOR'S CERTIFICATION

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF THE HOLT GROUP, INC. ON AUGUST 3, 2017. I HEREBY CERTIFY THAT THIS MAP FOR GREEN MOUNTAIN ESTATES IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, (1) TO THE EXTENT DETERMINED BY THE WALLS, FLOORS, OR CEILINGS THEREOF, OR OTHER PHYSICAL MONUMENTS, ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID MAP, OR (2) TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

DDOEECCIONAL LAND CUDVEYOR NO ACCOA

PATRICK J. SCOTT

03/03/2020

CKNOWLEDGMENT		
ATE OF	- - - -	
GNED OR ATTESTED BEFORE ME ON _		BY PATRICK J. SCOT

OTARY SIGNATURE	
ATED:	, 2020.
RINTED NAME:	
OTARY PUBLIC IN AND FOR THE STATE OF	
Y COMMISSION EXPIRES	

PG. 1 OF 3 JOB# 9595.01.03

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

