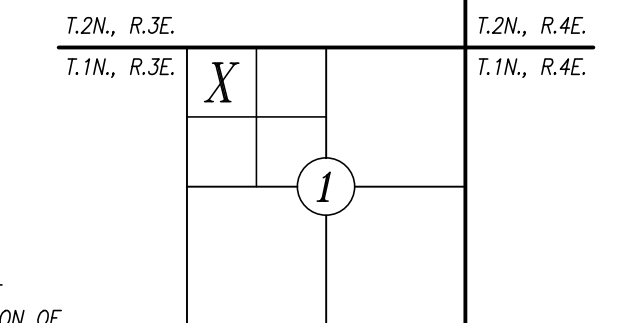


# THE HILLS AT ROUND LAKE PHASE 9

A SUBDIVISION IN THE NW 1/4, OF THE NW 1/4  
SEC. 1, T 1 N, R 3 E, W.M.,  
CITY OF CAMAS, CLARK COUNTY, WASHINGTON  
CITY OF CAMAS FINAL ORDER SUB#05-16  
(POD "B2" OF THE HILLS AT ROUND LAKE PRD)  
OCTOBER 2017



CITY OF CAMAS MAYOR

APPROVED BY \_\_\_\_\_ MAYOR DATE \_\_\_\_\_

CITY OF CAMAS FINANCE DIRECTOR

THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS, AND 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.

APPROVED BY \_\_\_\_\_ CITY OF CAMAS FINANCE DIRECTOR DATE \_\_\_\_\_

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 PLAT APPROVAL;

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 PUBLIC WORKS DIRECTOR OF DESIGNER 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 DATE \_\_\_\_\_

CITY OF CAMAS COMMUNITY DEVELOPMENT

APPROVED BY \_\_\_\_\_ CITY OF CAMAS COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNER DATE \_\_\_\_\_

CAMAS-WASHOUGAL FIRE DEPARTMENT

APPROVED BY \_\_\_\_\_ CAMAS-WASHOUGAL FIRE CHIEF OR DESIGNER DATE \_\_\_\_\_

CLARK COUNTY ASSESSOR

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

**THE HILLS AT ROUND LAKE - PHASE 9**

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

APPROVED BY \_\_\_\_\_ CLARK COUNTY ASSESSOR

LAND SURVEYOR'S CERTIFICATION

ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, I CERTIFY TO CITY OF CAMAS THAT AS A RESULT OF A SURVEY MADE ON THE GROUND TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN CLARK COUNTY, I FIND THAT THIS PLAT, AS SHOWN, IS A TRUE RETURN FROM THE FIELD AND THAT THE DELINEATION IS CORRECT.

PATRICK J. SCOTT DATE \_\_\_\_\_ PROFESSIONAL LAND SURVEYOR NO. 46624

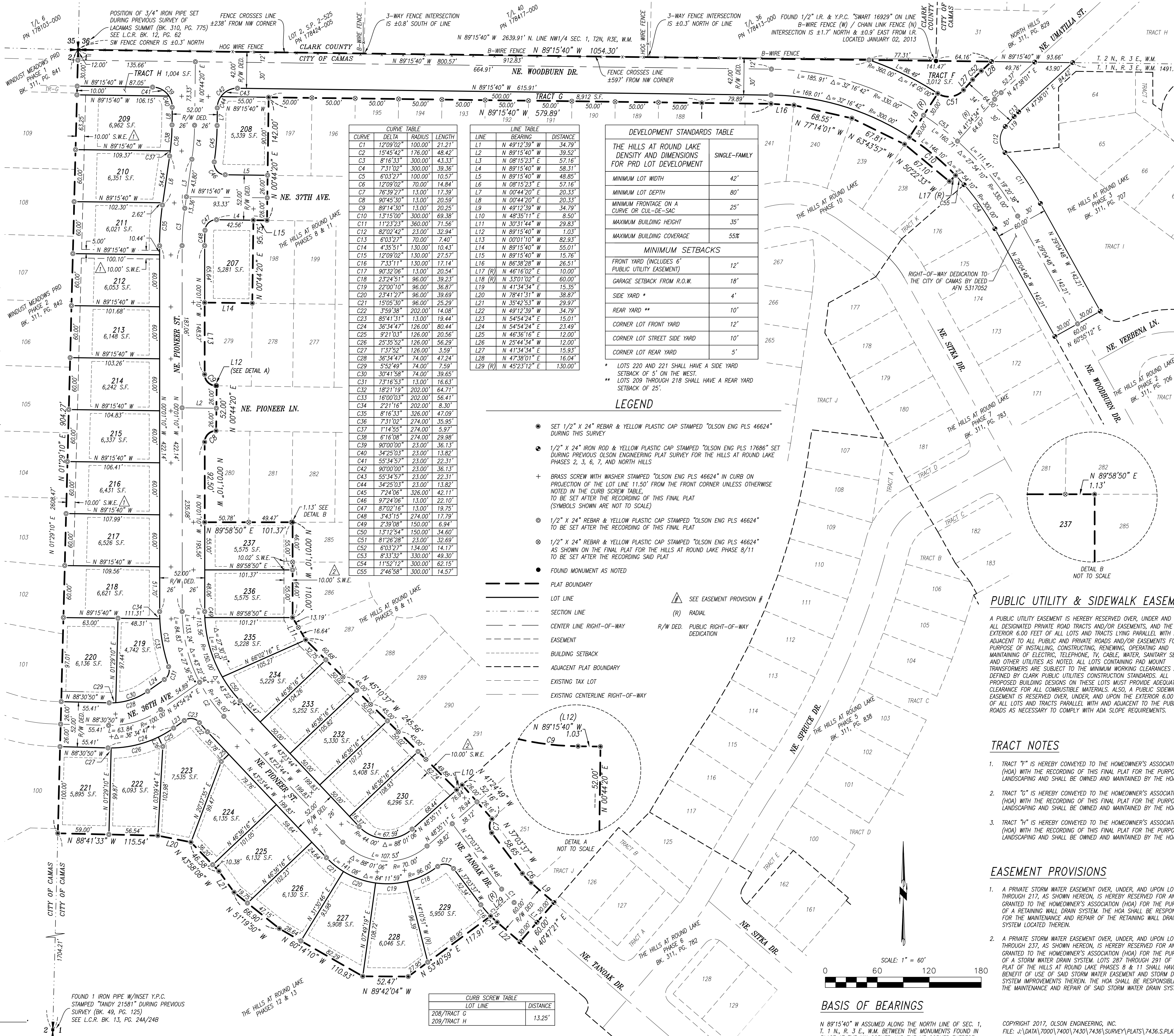


CLARK COUNTY AUDITOR

ATTESTED BY \_\_\_\_\_ CLARK COUNTY AUDITOR

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

AUDITORS FILE NO. \_\_\_\_\_ BOOK OF PLATS \_\_\_\_\_ AT PAGE \_\_\_\_\_



**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH
C1	12'09.02"	100.00'	21.21'
C2	15'45.42"	176.00'	48.42'
C3	8'16.33"	300.00'	43.33'
C4	7'51.02"	300.00'	39.36'
C5	6'03.27"	100.00'	10.57'
C6	12'09.02"	70.00'	14.84'
C7	76'39.27"	13.00'	17.39'
C8	90'45.30"	13.00'	20.59'
C9	89'14.20"	13.00'	20.25'
C10	13'15.00"	300.00'	69.38'
C11	11'23.23"	360.00'	71.56'
C12	82'02.42"	23.00'	32.94'
C13	6'03.27"	70.00'	7.40'
C14	43'55.11"	130.00'	10.43'
C15	12'09.02"	130.00'	15.76'
C16	73'31.11"	130.00'	17.14'
C17	90'32.06"	13.00'	20.54'
C18	23'24.51"	96.00'	39.23'
C19	22'00.10"	96.00'	36.87'
C20	23'12.77"	96.00'	38.87'
C21	15'05.50"	96.00'	25.29'
C22	3'59.58"	202.00'	14.08'
C23	85'41.51"	13.00'	19.44'
C24	36'34.47"	126.00'	80.44'
C25	92'03.11"	126.00'	12.00'
C26	25'35.52"	126.00'	56.29'
C27	1'37.52"	126.00'	3.59'
C28	36'34.47"	74.00'	47.24'
C29	5'32.48"	74.00'	7.59'
C30	374'5.58"	74.00'	39.65'
C31	73'16.53"	13.00'	16.63'
C32	18'21.19"	202.00'	64.71'
C33	16'00.03"	202.00'	56.41'
C34	2'21.16"	202.00'	8.30'
C35	81'63.53"	326.00'	47.09'
C36	73'12.02"	274.00'	39.65'
C37	11'45.55"	274.00'	5.97'
C38	61'16.08"	274.00'	29.98'
C39	90'00.00"	23.00'	36.13'
C40	34'25.03"	23.00'	13.82'
C41	55'34.57"	23.00'	22.51'
C42	90'00.00"	23.00'	36.13'
C43	55'34.57"	23.00'	22.51'
C44	34'25.03"	23.00'	13.82'
C45	72'4.06"	326.00'	42.11'
C46	97'24.08"	13.00'	14.17'
C47	87'02.16"	13.00'	18.25'
C48	34'43.15"	274.00'	17.79'
C49	23'09.06"	150.00'	6.94'
C50	13'12.54"	150.00'	34.60'
C51	81'28.28"	23.00'	32.89'
C52	82'02.32"	23.00'	14.17'
C53	83'33.52"	330.00'	49.30'
C54	11'52.12"	300.00'	62.15'
C55	2'46.58"	300.00'	14.57'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 49°12'39" W	34.79'
L2	N 89°15'40" W	39.52"
L3	N 08°15'23" E	57.16'
L4	N 89°15'40" W	58.31'
L5	N 89°15'40" W	48.85'
L6	N 08°15'23" E	57.16'
L7	N 00°44'20" E	20.33'
L8	N 00°44'20" E	20.33'
L9	N 49°12'39" W	34.79'
L10	N 48°35'11" E	8.50'
L11	N 30°31'44" W	29.83'
L12	N 89°15'40" W	1.03'
L13	N 00°01'10" W	82.93'
L14	N 89°15'40" W	55.01'
L15	N 89°15'40" W	15.76'
L16	N 86°38'28" W	26.51'
L17 (R)	N 46°16'02" E	10.00'
L18 (R)	N 37°01'02" E	60.00'
L19	N 41°34'34" E	15.35'
L20	N 78°41'51" W	38.87'
L21	N 35°42'53" W	29.97'
L22	N 49°12'39" W	34.79'
L23	N 54°54'24" E	15.01'
L24	N 54°54'24" E	23.49'
L25	N 89°15'40" W	12.00'
L26	N 25°44'34" W	12.00'
L27	N 41°34'34" E	15.35'
L28	N 47°38'01" E	16.04'
L29 (R)	N 45°23'12" E	130.00'

**DEVELOPMENT STANDARDS TABLE**

THE HILLS AT ROUND LAKE DENSITY AND DIMENSIONS FOR PRD LOT DEVELOPMENT

MINIMUM LOT WIDTH	42'
MINIMUM LOT DEPTH	80'
MINIMUM FRONTAGE ON A CURVE OR CUL-DE-SAC	25'
MAXIMUM BUILDING HEIGHT	35'
MAXIMUM BUILDING COVERAGE	55%

**MINIMUM SETBACKS**

FRONT YARD (INCLUDES 6' PUBLIC UTILITY EASEMENT)	12'
CORNER LOT FRONT YARD	12'
CORNER LOT STREET SIDE YARD	10'
CORNER LOT REAR YARD	5'

**MINIMUM SETBACKS**

FRONT YARD (INCLUDES 6' PUBLIC UTILITY EASEMENT)	12'
CORNER LOT FRONT YARD	12'
CORNER LOT STREET SIDE YARD	10'
CORNER LOT REAR YARD	5'

\* \* \* \* \*

• LOTS 220 AND 221 SHALL HAVE A SIDE YARD SETBACK OF 5' ON THE WEST.

• LOTS 209 THROUGH 218 SHALL HAVE A REAR YARD SETBACK OF 25'.

**LEGEND**

- SET 1/2" X 24" REBAR & YELLOW PLASTIC CAP STAMPED "OLSON ENG PLS 46624" DURING THIS SURVEY
- 1/2" X 24" IRON ROD & YELLOW PLASTIC CAP STAMPED "OLSON ENG PLS 17686" SET DURING PREVIOUS OLSON ENGINEERING PLAT SURVEY FOR THE HILLS AT ROUND LAKE PHASES 2, 3, 6, 7, AND NORTH HILLS
- + BRASS SCREW WITH WASHER STAMPED "OLSON ENG PLS 46624" IN CURB ON PROJECTION OF THE LOT LINE 11.50' FROM THE FRONT CORNER UNLESS OTHERWISE NOTED IN THE CURB SCREW TABLE.
- TO BE SET AFTER THE RECORDING OF THIS FINAL PLAT (SYMBOLS SHOWN ARE NOT TO SCALE)
- 1/2" X 24" REBAR & YELLOW PLASTIC CAP STAMPED "OLSON ENG PLS 46624" TO BE SET AFTER THE RECORDING OF THIS FINAL PLAT
- 1/2" X 24" IRON ROD & YELLOW PLASTIC CAP STAMPED "OLSON ENG PLS 46624" AS SHOWN ON THE FINAL PLAT FOR THE HILLS AT ROUND LAKE PHASE 9 TO BE SET AFTER THE RECORDING OF SAID PLAT
- FOUND MONUMENT AS NOTED

--- PLAT BOUNDARY

- - - - LOT LINE

- - - - SECTION LINE

- - - - CENTER LINE RIGHT-OF-WAY

- - - - EASEMENT

- - - - BUILDING SETBACK

- - - - ADJACENT PLAT BOUNDARY

- - - - EXISTING TAX LOT

- - - - EXISTING CENTERLINE RIGHT-OF-WAY

**PUBLIC UTILITY & SIDEWALK EASEMENT**

A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON ALL DESIGNATED PRIVATE ROAD TRACTS AND/OR EASEMENTS AND THE EXTERIOR 6.00 FEET OF ALL LOTS AND TRACTS LYING PARALLEL WITH AND ADJACENT TO ALL PUBLIC AND PRIVATE ROADS AND/OR EASEMENTS FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING AND MAINTAINING OF ELECTRIC, TELEPHONE, TV, CABLE, WATER, SANITARY SEWER, AND OTHER UTILITIES AS NOTED. 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. ALSO, A PUBLIC SIDEWALK EASEMENT IS 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.

**TRACT NOTES**

- TRACT "A" IS HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION (HOA) WITH THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF LANDSCAPING AND SHALL BE OWNED AND MAINTAINED BY THE HOA
- TRACT "B" IS HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION (HOA) WITH THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF LANDSCAPING AND SHALL BE OWNED AND MAINTAINED BY THE HOA
- TRACT "H" IS HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION (HOA) WITH THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF LANDSCAPING AND SHALL BE OWNED AND MAINTAINED BY THE HOA

**EASEMENT PROVISIONS**

- A PRIVATE STORM WATER EASEMENT OVER, UNDER, AND UPON LOTS 209 THROUGH 217, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE HOMEOWNER'S ASSOCIATION (HOA) FOR THE PURPOSE OF A RETAINING WALL DRAIN SYSTEM. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE RETAINING WALL DRAIN SYSTEM LOCATED THEREIN.
- A PRIVATE STORM WATER EASEMENT OVER, UNDER, AND UPON LOTS 230 THROUGH 237, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE HOMEOWNER'S ASSOCIATION (HOA) FOR THE PURPOSE OF A STORM WATER DRAIN SYSTEM. LOTS 287 THROUGH 291 OF THE PLAT OF THE HILLS AT ROUND LAKE PHASES 6 & 11 SHALL HAVE THE BENEFIT OF USE OF SAID STORM WATER EASEMENT AND STORM DRAINAGE SYSTEM IMPROVEMENTS THEREIN. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF SAID STORM WATER DRAIN SYSTEM.

**BASIS OF BEARINGS**

N 89°15'40" W ASSUMED ALONG THE NORTH LINE OF SEC. 1, T. 1 N., R. 3 E., W.M. BETWEEN THE MONUMENTS FOUND IN PLACE AT THE NW CORNER AND THE NE CORNER THEREOF

**CURB SCREW TABLE**

LOT LINE	DISTANCE
208/TRACT G	13.25'
209/TRACT H	

**CITY OF CAMAS REQUIRED NOTES**

- A HOMEOWNER'S ASSOCIATION (HOA) WILL BE REQUIRED FOR THIS DEVELOPMENT. COPIES OF THE COVENANTS & RESTRICTIONS (C.C.A.R.'S) SHALL BE SUBMITTED AND ON FILE WITH THE CITY OF CAMAS. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM POND FACILITY LOCATED WITHIN TRACT A OF THE HILLS AT ROUND LAKE PHASE 4 (BK. 311, PG. 770).
- NO FURTHER SHORT PLATTING OR SUBDIVISION OF ANY LOT OR TRACT WILL BE PERMITTED.
- A FINAL OCCUPANCY PERMIT WILL NOT BE ISSUED BY THE BUILDING DEPARTMENT UNTIL ALL SUBDIVISION IMPROVEMENTS ARE COMPLETED AND ACCEPTED BY THE CITY OF CAMAS.
- 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 AT THE TIME OF BUILDING PERMIT ISSUANCE.
- AUTOMATIC FIRE SPRINKLER SYSTEMS DESIGNED AND INSTALLED IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 13D STANDARD ARE REQUIRED IN ALL STRUCTURES.
- IN THE EVENT THAT ANY ITEM OF ARCHAEOLOGICAL INTEREST IS UNCOVERED DURING THE COURSE OF A PERMITTED GRADING ACTION OR ACTIVITY, ALL GROUND DISTURBING ACTIVITIES SHALL IMMEDIATELY CEASE AND THE APPLICANT SHALL NOTIFY THE CITY OF CAMAS PUBLIC WORKS DEPARTMENT AND THE WASHINGTON STATE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION (D.A.H.P.) AND ADHERE TO THE PROCEDURES SPECIFIED BY THE CITY OF CAMAS MUNICIPAL CODE 16.31.150.
- THE HOA SHALL MONITOR AND MAINTAIN THE NATURAL AND SENSITIVE OPEN SPACE AREAS THAT ARE WITHIN THIS DEVELOPMENT AND AT THE INTERFACE OF LOTS THAT ARE DIRECTLY ADJACENT TO LACAMAS LAKE REGIONAL PARK. THE HOA C.C.A.R.'S SHALL PROVIDE ENFORCEMENT MECHANISMS FOR ILLEGAL DUMPING OF WASTE DEBRIS OR OTHER WASTE INTO THESE AREAS AND BE RESPONSIBLE FOR RESULTING MITIGATION. THE HOA SHALL ALSO OWN AND MAINTAIN TOWNSHIP.
- NECESSARY SIGHT DISTANCE EASEMENTS AND VEGETATION MANAGEMENT AREAS AS NOTED ON THIS PLAT ARE REQUIRED TO ENSURE THAT ADEQUATE SIGHT DISTANCE WILL BE MAINTAINED BY THE HOA OR INDIVIDUAL LANDOWNERS.
- ALL LOTS SHALL COMPLY WITH DEVELOPMENT STANDARDS AS SPECIFIED BY THE DEVELOPMENT STANDARDS TABLE SHOWN HEREON.

**SURVEY REFERENCES**

- RECORD OF SURVEY BY OLSON ENGR., INC. FOR LOYAL LAND COMPANY, LLC (BK. 59, PG. 28)
- RECORD OF SURVEY BY HAEDORF, INC. FOR DON HOLSINGER AND BEN SHELDON (BK. 43, PG. 138)
- RECORD OF SURVEY BY OLSON ENGR., INC. FOR THE ED FARRELL ESTATE (BK. 10, PG. 19)
- PLAT OF LACAMAS SUMMIT BY OLSON ENGR., INC. (BK. 310, PAGE 775)
- PLAT OF THE HILLS AT ROUND LAKE - PHASE 1 BY OLSON ENGR., INC. (BK. 311, PG. 705)
- PLAT OF THE HILLS AT ROUND LAKE - PHASE 2 BY OLSON ENGR., INC. (BK. 311, PG. 706)
- PLAT OF THE HILLS AT ROUND LAKE - PHASE 3 BY OLSON ENGR., INC. (BK. 311, PG. 707)
- PLAT OF THE HILLS AT ROUND LAKE - PHASE 4 BY OLSON ENGR., INC. (BK. 311, PG. 770)
- PLAT OF THE HILLS AT ROUND LAKE - PHASE 5 BY OLSON ENGR., INC. (BK. 311, PG. 838)
- PLAT OF THE HILLS AT ROUND LAKE - PHASE 6 BY OLSON ENGR., INC. (BK. 311, PG. 782)
- PLAT OF THE HILLS AT ROUND LAKE - PHASE 7 BY OLSON ENGR., INC. (BK. 311, PG. 783)
- PLAT OF NORTH HILLS BY OLSON ENGR., INC. (BK. 311, PG. 829)

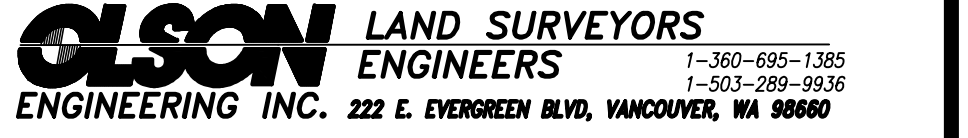
**DEED REFERENCES**

- GRANTOR: LOYAL LANDS COMPANY, LLC  
GRANTEE: THE HILLS AT ROUND LAKE, LLC  
AF#: 4747795 D  
DATE: 03/03/2011
- GRANTOR: THE HILLS AT ROUND LAKE, LLC  
GRANTEE: LENNAR NORTHWEST, INC.  
AF#: 4987684 D  
DATE: 06/28/2013
- GRANTOR: THE HILLS AT ROUND LAKE, LLC  
GRANTEE: THE HILLS AT ROUND LAKE, LLC  
AF#: 4987683 BKA  
DATE: 06/28/2013

**LAND INVENTORY**

TOTAL ACREAGE:	7.34 AC.	**TRACT A OF PHASE 4 (BK.311, PG.770)
TOTAL DEVELOPED ACREAGE:	7.34 AC.	INCLUDES THE OFFSITE STORM POND
TOTAL LOT AREA:	4.25 AC.	INFRASTRUCTURE
TOTAL INFRASTRUCTURE AREA**	2.79 AC.	TOTAL TRACT A OF PHASE 4: 7.02 AC.
(EXCLUSIVE OF OFFSITE STORM POND)		
TOTAL TRACT AREA:	0.30 AC.	
TOTAL CRITICAL AREA:	0.00 AC.	
TOTAL RECREATIONAL OPEN SPACE:	0.00 AC.	

PG. 1 OF 1 JOB# 7436.03.02



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