# **PLAT NOTES**

- A. A HOMEOWNER'S ASSOCIATION (HOA) WILL BE REQUIRED FOR THIS DEVELOPMENT. COPIES OF THE CC&R'S SHALL BE SUBMITTED AND ON FILE WITH THE CITY OF CAMAS.
- B. THE STORMWATER FACILITY DETENTION POND TRACT C, THE PRIVATE ROAD, INCLUDING THE PARKING STALLS, TRACT C SHALL BE OWNED AND MAINTAINED BY THE HOA.
- C. THE WETLAND AND WETLAND BUFFER TRACT A, SHALL BE OWNED AND MAINTAINED BY THE HOA AND SHALL REMAIN IN ITS NATURAL STATE UNLESS OTHERWISE APPROVED BY THE CITY COUNCIL. MAINTENANCE AND MONITORING OF THE WETLAND ARE PROVIDED WITH "THE MEADOWS SUBDIVISION PRELIMINARY WETLAND BUFFER MITIGATION PLAN," (JUNE 30, 2015) AS PREPARED BY THE RESOURCE COMPANY.
- D. THE FOLLOWING SETBACKS SHALL APPLY TO LOTS 3 AND 10: FRONT YARD 20-FEET, SIDE YARD 5-FEET, REAR YARD 25-FEET. ALL OTHER LOTS SHALL COMPLY WITH THE FOLLOWS SETBACKS: FRONT YARD 20-FEET, SIDE AND CORNER LOT REAR YARD 5-FEET, SIDE YARD FLANKING A
- STREET 20-FEET, REAR YARD 25-FEET. E. NO FURTHER SHORT PLATTING OR SUBDIVIDING WILL BE PERMITTED
- ONCE THE FINAL PLAT HAS BEEN RECORDED. F. BUILDING PERMIT WILL NOT BE ISSUED BY THE BUILDING DEPARTMENT UNTIL ALL SUBDIVISION IMPROVEMENTS ARE COMPLETED AND ACCEPTED BY THE CITY.
- G. 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 UNIT WILL BE SUBJECT TO THE PAYMENT OF APPROPRIATE IMPACT FEES AT THE TIME OF BUILDING PERMIT ISSUANCE OR AS OTHERWISE PROVIDED BY THE CITY.
- PRIOR TO THE BUILDING DEPARTMENT ISSUING A CERTIFICATE OF OCCUPANCY, EACH LOT SHALL INSTALL A MINIMUM OF ONE 2" CALIPER TREE TO BE LOCATED IN THE PLANTER STRIP OR FRONT YARD OF EACH LOT, AS SPECIFIED ON THE PLAT. SPECIFIED TREES SHALL BE MAINTAINED IN GOOD HEALTH, AND DAMAGED OR DYING TREES SHALL BE PROMPTLY REPLACED (WITHIN SIX MONTHS) BY THE HOMEOWNER. STREET LIGHTING ON THE PRIVATE ROAD TRACT B SHALL BE METERED SEPARATELY AND MAINTENANCE AND OPERATION OF THOSE STREETLIGHTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- AUTOMATIC FIRE SPRINKLER SYSTEMS DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 13D ARE REQUIRED IN ALL STRUCTURES. K. ILLEGALLY PARKED VEHICLES MAY BE SUBJECT TO TOWING OR OTHER
- PRIVATE PARKING ENFORCEMENT MEASURES IN ACCORDANCE WITH THE PROVISIONS OUTLINED IN THE HOA DOCUMENTS.
- ALL COSTS ASSOCIATED WITH THE INSTALLATION OF THE S.T.E.P. SYSTEMS FOR EACH LOT WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.
- M. A RIGHT OF ENTRY IS HEREBY GRANTED TO THE CITY OF CAMAS FOR ACCESS, INSPECTION AND MAINTENANCE OF THE WATER AND S.T.E.P. SANITARY SEWER SYSTEM OVER THE PRIVATE ROAD TRACT B.
- N. SHOULD ARCHAEOLOGICAL MATERIALS (E.G. CONES, SHELL, STONE TOOLS, BEADS, CERAMICS, OLD BOTTLES, HEARTH, ETC.) BE OBSERVED DURING PROJECT ACTIVITIES, ALL WORK IN THE IMMEDIATE VICINITY SHOULD STOP AND THE STATE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION (360-586-3065), THE CITY PLANNING OFFICE, AND THE AFFECTED TRIBE(S) SHOULD BE CONTACTED IMMEDIATELY. IF ANY HUMAN REMAINS ARE OBSERVED, ALL WORK SHOULD CEASE AND THE IMMEDIATE AREA SECURED, LOCAL LAW ENFORCEMENT, THE COUNTY MEDICAL EXAMINER (30-397-8405), STATE PHYSICAL ANTHROPOLOGIST, DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION (360-586-3534), THE CITY PLANNING OFFICE, AND THE AFFECTED TRIBE(S) SHOULD BE CONTACTED IMMEDIATELY. COMPLIANCE WITH ALL APPLICABLE LAWS PERTAINING TO ARCHAEOLOGICAL RESOURCES (RCW 27.53, 27.44 AND WAC25-48) AND HUMAN REMAINS (RCW 68.50) IS REQUIRED. FAILURE TO COMPLY WITH 33 Q 34 THIS REQUIREMENT COULD CONSTITUTE A CLASS C FELONY.
- O. THE HOMEOWNERS ASSOCIATIONS SHALL PRESERVE AND MAINTAIN THE LANDSCAPING WITHIN THE RESERVE STRIP CONSISTENT WITH THE APPROVED LANDSCAPE PLANS.

# **NARRATIVE**

THE PURPOSE OF THE SURVEY IS TO SEGREGATE 14 RESIDENTIAL LOTS, 1 WETLAND TRACT, 1 ACCESS AND UTILITY TRACT, 1 STORMWATER FACILITY TRACT, AND DEDICATED ROAD RIGHT-OF-WAY FOR NW 43RD AVE. AND NW SIERRA STREET AS SHOWN. THE BEARING OF S88°01'51"E BETWEEN FOUND MONUMENTS ON CENTERLINE OF NW 43RD AVE. WAS HELD. A CONTROL TRAVERSE WAS RUN THROUGH THE SITE WITH RADIAL TIES MADE TO OTHER FOUND MONUMENTS AS SHOWN. THIS TRAVERSE MET THE STANDARDS CONTAINED IN WAC 332-130-090. NEW CORNERS WERE SET BY RADIAL STAKEOUT FROM THIS TRAVERSE. A 3 SECOND TOTAL STATION INSTRUMENT WITH ELECTRONIC DATA COLLECTOR WAS USED FOR ALL FIELD WORK

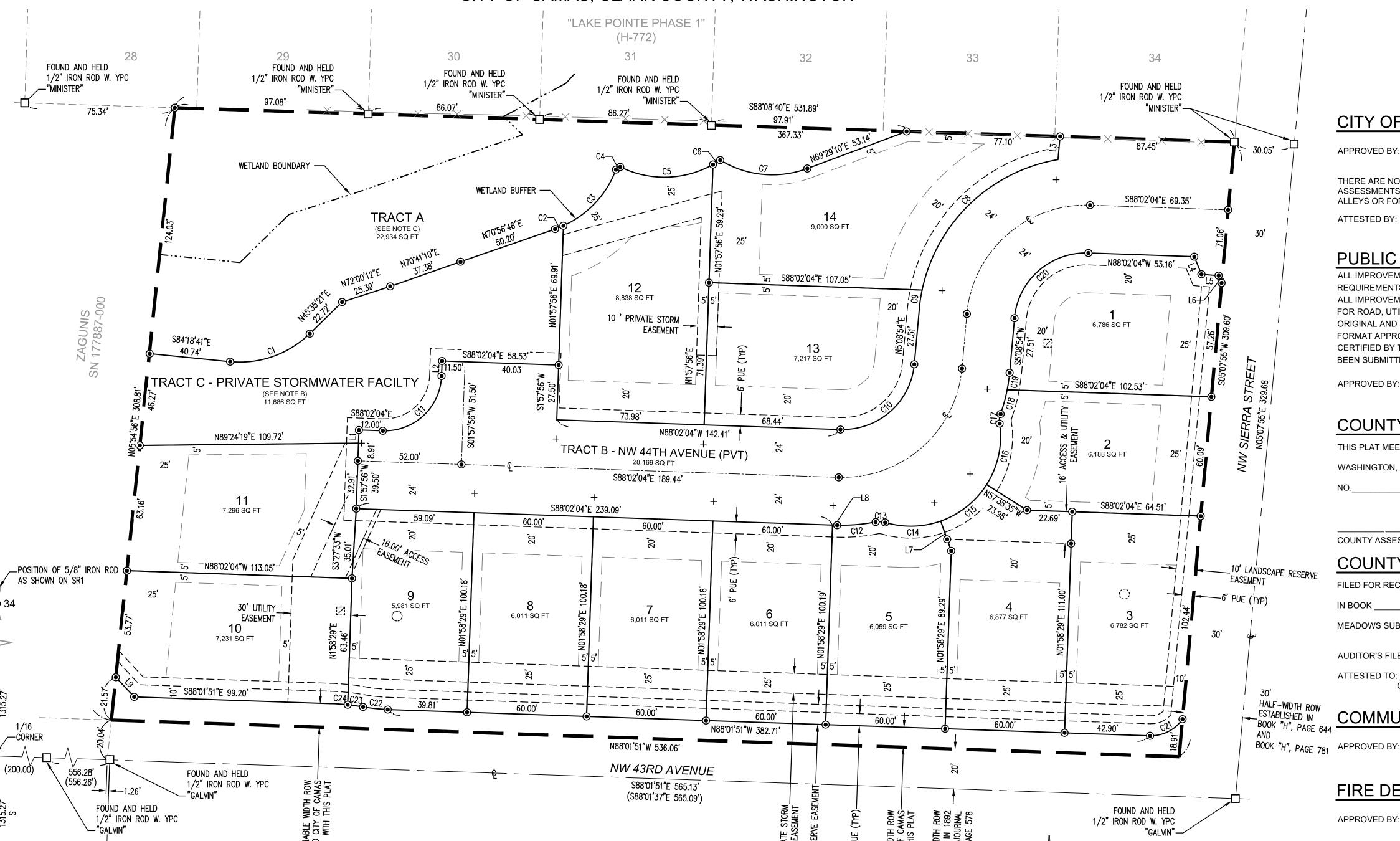
# **LEGEND**

- SET 1/2" X 24" IRON ROD WITH YELLOW PLASTIC
- STAMPED "PLS 42700"
- FOUND MONUMENTS AS NOTED. TIED ON MAY 25,
- CALCULATED NOT SET
- INDICATES BRASS SCREW WITH BRASS WASHER INSCRIBED "PLS 42700" SET AT THE EXTENSION OF LOT LINE IN THE CURB FOR THE PURPOSE OF LINE, NOT DISTANCE.
- AUDITOR'S FILE NUMBER
- IRON ROD
- CENTERLINE
- RECORD OF SURVEY
- RIGHT-OF-WAY
- W/YPC WITH A YELLOW PLASTIC CAP RECORD DATA PER PLAT BK 311 PAGE 750
- PUBLIC UTILITY EASEMENT
- ABANDONED SEPTIC TANK ABANDONED EXISTING WELL

# SIERRA MEADOWS SUBDIVISION

THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34 TOWNSHIP 2 NORTH, RANGE 3 EAST W.M.

CITY OF CAMAS, CLARK COUNTY, WASHINGTON



## LINE TABLE **CURVE TABLE** Line # Length Bearing 6.59' N1° 57' 56"E 7.50' N1° 57' 56"E

2½" BRASS CAP

-AS SHOWN ON SR1

		1								
Length	Bearing		CURVE	RADIUS	DELTA	LENGTH	CHORD			
6.59'	N1° 57' 56"E		C1	50.00'	50°05'58"	43.72'	N70°38'20"E 42.34			
7.50'	N1° 57' 56"E		C2	50.00'	5°09'12"	4.50'	N68°22'10"E 4.50'			
11.68'	N5° 08' 54"E		C3	50.00'	45°24'13"	39.62'	N43°05'27"E 38.59			
9.56'	N22° 06' 52"W		C4	50.00'	2°53'13"	2.52'	N58°22'28"E 2.52'			
8.64'	N85° 10' 01"W		C5	50.00'	55°31'21"	48.45'	N88°30'43"E 46.58			
4.02'	N21° 55' 56"W		C6	50.00'	4°51'28"	4.24'	N58°19'18"E 4.24'			
15.80'	N19° 26' 45"W		C7	50.00'	52°05'45"	45.46'	S84°27'57"E 43.91			
2.34'	S88° 02' 04"E		C8	84.00'	68°24'49"	100.30'	N46°10'26"E 94.45			
13.46'	S43° 01' 51"E									

LAND INVENTORY

C) TOTAL LOT AREA (AREA OF LOTS 1-14)

D) TOTAL INFRASTRUCTURE ACREAGE

B) TOTAL DEVELOPED ACREAGE (SITE AREA-TRACT A)

(TRACT B+TRACT C+43RD AVE. RIGHT-OF-WAY)

F) TOTAL ACREAGE OF CRITICAL AREAS (TRACT A)

E) TOTAL TRACT AREA (TRACT A+TRACT B+TRACT C)

A) TOTAL ACREAGE (SITE AREA)

CURVE TABLE				CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CURVE	RADIUS	DELTA	LENGTH	CHORD
C9	84.00'	6°49'07"	10.00'	N8°33'28"E 9.99'	C17	10.00'	27°54'50"	4.87'	S5°39'11"W 4.82'
C10	36.00'	86°49'02"	54.55'	N48°33'25"E 49.48'	C18	84.00'	8°36'22"	12.62'	S15°18'25"W 12.61'
C11	28.50'	90°00'00"	44.77'	N46°57'56"E 40.31'	C19	84.00'	5°51'20"	8.58'	S8°04'34"W 8.58'
C12	84.00'	13°14'11"	19.41'	S85°20'51"W 19.36'	C20	36.00'	86°49'02"	54.55'	S48°33'25"W 49.48'
C13	10.00'	27°54'50"	4.87'	N87°18'49"W 4.82'	C21	19.00'	57°32'12"	19.08'	N62°54'34"E 18.29'
C14	45.00'	36°05'21"	28.34'	S88°35'56"W 27.88'	C22	88.00'	8°06'35"	12.46'	S83°58'34"E 12.45'
C15	45.00'	38°11'50"	30.00'	S51°27'20"W 29.45'	C23	112.00'	4°00'12"	7.83'	S81°55'23"E 7.82'
C16	45.00'	40°39'39"	31.94'	S12°01'36"W 31.27'	C24	112.00'	4°06'23"	8.03'	S85°58'40"E 8.03'

UTILITY AND SIDEWALK EASEMENTS

AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR

TRACTS ADJACENT TO PUBLIC AND PRIVATE STREETS FOR THE PURPOSE

MAINTAINING OF ELECTRIC, TELEPHONE, T.V., CABLE, WATER, SANITARY

SEWER AND OTHER UTILITIES AS NOTED. ALSO A SIDEWALK EASEMENT IS

RESERVED AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS

UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES

OF ALL LOTS AND TRACTS ADJACENT TO THE PUBLIC AND PRIVATE

SIX (6) FEET AT THE FRONT BOUNDARY LINES OF ALL ALL LOTS AND

OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING AND

**3.78 ACRES** 

3.25ACREA

2.21 ACRES

0.94 ACRES

1.44 ACRES

0.526 ACRES

# CHORD 9'11"W 4.82' 18'25"W 12.61' )4'34"W 8.58' 33'25"W 49.48' °54'34"E 18.29' 58'34"E 12.45'

# DEED REFERENCES STATUTORY WARRANTY DEED

AFN:5252876 (1/29/2016)

# GRANTOR: LACAMAS MEADOWS, LLC GRANTEE: MEADOWS SUBDIVISION, LLC

# SURVEY REFERENCES

MICHAEL A. WEISENBORN

1. PLAT OF HIDDEN TERRACE, BOOK 311, PAGE 750.

THE GROUND ARE DEPICTED ON THE PLAT.

PROFESSIONAL LAND SURVEYOR NO. 42700

2. PLAT OF LAKE POINTE PHASE 1, BOOK H, PAGE 772



DATE

DATE

# CITY OF CAMAS MAYOR

S34, T2N, R3E, W.M.

NOT TO SCALE

PPROVED BY:	
	MANOR

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.

ATTESTED BY:

CITY OF CAMAS FINANCE DIRECTOR

# PUBLIC WORKS DEPARTMENT

ALL IMPROVEMENTS HAVE BEEN INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS TITLE AND WITH THE PRELIMINARY PLAT APPROVAL ALL IMPROVEMENTS 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 OR DESIGNEE AND CERTIFIED BY THE DESIGNING ENGINEER AS BEING "AS CONSTRUCTED" HAVE BEEN SUBMITTED FOR CITY RECORDS

APPROVED BY

CITY OF CAMAS ENGINEER

# **COUNTY ASSESSOR**

THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF

WASHINGTON, 1981, TO BE KNOWN AS SIERRA MEADOWS SUBDIVISION PLAT

CLARK COUNTY, WASHINGTON

COUNTY ASSESSOR

# **COUNTY AUDITOR**

FILED FOR RECORD THIS

IN BOOK OF PLATS, AT PAGE , AT THE REQUEST OF

MEADOWS SUBDIVISION, LLC.

**AUDITOR'S FILE NUMBER** 

**COUNTY AUDITOR** 

# COMMUNITY DEVELOPMENT

COMMUNITY DEVELOPMENT DIRECTOR DATE

# FIRE DEPARTMENT

LAND SURVEYOR'S CERTIFICATE

I, MICHAEL A. WEISENBORN REGISTERED AS A LAND SURVEYOR B'

THE STATE OF WASHINGTON, CERTIFY THAT THIS PLAT IS BASED ON

AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED

BY ME OR UNDER MY SUPERVISION DURING THE PERIOD OF MAY

2016 - JULY 2016. THAT THE DISTANCES, COURSES AND ANGLES

ARE SHOWN HERON CORRECTLY, AND LOT CORNERS STAKED ON

FIRE CHIEF OR DISIGNEE





JOB NAME: MEADOWS SUBDIVISION DRAWN BY: MS CHECKED BY: MAW DRAWING NO.: 2402\_PLAT

