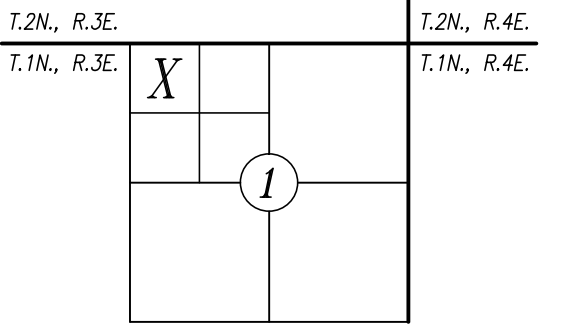


# THE HILLS AT ROUND LAKE PHASES 8 & 11

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)  
ORIGINALLY APPROVED AS THE HILLS AT ROUND LAKE PHASES 8 AND 11  
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.

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 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 DATE \_\_\_\_\_

CITY OF CAMAS COMMUNITY DEVELOPMENT

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

CAMAS-WASHOUGAL FIRE DEPARTMENT

APPROVED BY \_\_\_\_\_ CAMAS-WASHOUGAL FIRE CHIEF OR DESIGNEE 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 - PHASES 8 & 11**

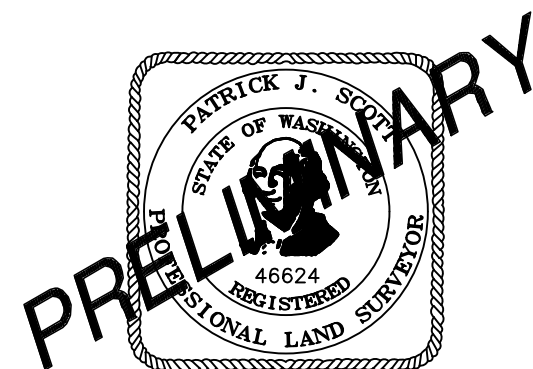
SUBDIVISION PLAT NO. \_\_\_\_\_ IN THE COUNTY OF CLARK, STATE OF WASHINGTON

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



10/20/2017

CLARK COUNTY AUDITOR

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

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

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



### 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 ADJACENT 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 SIDEWALK EASEMENT IS RESERVED, AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS, UPON THE EXTERIOR SIX (6) FEET OF ALL LOTS AND TRACTS PARALLEL WITH AND ADJACENT TO THE PUBLIC ROAD FRONTS.

### TRACT NOTES

1. TRACT "I" IS HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION (HOA) WITH THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF RECREATIONAL OPEN SPACE AND RESIDENT OVERFLOW PARKING, AND SHALL BE OWNED AND MAINTAINED BY THE HOA.

### LAND INVENTORY

TOTAL ACREAGE:	6.85 AC.	**TRACT A OF PHASE 4 (BK.311, PG.770)
TOTAL DEVELOPED ACREAGE:	6.85 AC.	INCLUDES THE OFFSITE STORM POND
TOTAL LOT AREA:	4.93 AC.	INFRASTRUCTURE
TOTAL INFRASTRUCTURE AREA**:	1.71 AC.	TOTAL TRACT A OF PHASE 4:
(EXCLUSIVE OF OFFSITE STORM POND)		7.02 AC.
TOTAL TRACT AREA:	0.00 AC.	
TOTAL CRITICAL AREA:	0.00 AC.	
TOTAL RECREATIONAL OPEN SPACE:	0.21 AC.	
(TRACT "I")		

### LEGEND

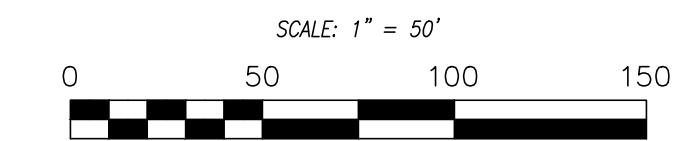
- SET 1/2" X 24" REBAR & YELLOW PLASTIC CAP STAMPED "OLSON ENG PLS 46624" DURING THIS SURVEY
- PLAT BOUNDARY
- LOT LINE
- PHASE LINE (FOR REFERENCE ONLY)
- SECTION LINE
- CENTER LINE RIGHT-OF-WAY
- EXISTING TAX LOT
- CENTERLINE RIGHT-OF-WAY OTHER PLAT PHASES
- (R) RADIAL

### DEVELOPMENT STANDARDS TABLE

THE HILLS AT ROUND LAKE DENSITY AND DIMENSIONS FOR PRD LOT DEVELOPMENT	SINGLE-FAMILY
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'
GARAGE SETBACK FROM R.O.W.	18'
SIDE YARD	4'
REAR YARD	10'
CORNER LOT FRONT YARD	12'
CORNER LOT STREET SIDE YARD	10'
CORNER LOT REAR YARD	5'

### 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.



### CITY OF CAMAS REQUIRED NOTES

- A HOMEOWNER'S ASSOCIATION (HOA) WILL BE REQUIRED FOR THIS DEVELOPMENT. COPIES OF THE COVENANTS & RESTRICTIONS (C.C.&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).
- 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 GROUND DISTURBING 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.) AND ADHERE TO THE PROCEDURES SPECIFIED UNDER 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.&R'S SHALL PROVIDE ENFORCEMENT MECHANISMS FOR ILLEGAL DUMPING OF YARD DEBRIS OR OTHER WASTE INTO THESE AREAS AND BE RESPONSIBLE FOR RESULTING MITIGATION. THE HOA SHALL ALSO OWN AND MAINTAIN TOT LOTS.
- 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 LANDOWNER'S.
- 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, PGS. 28)
- RECORD OF SURVEY BY HAGEDORN, INC. FOR DON HOLSINGER AND BEN SHELDON (BK. 43, PG. 130)
- RECORD OF SURVEY BY OLSON ENGR., INC. FOR THE ED FARRILL ESTATE (BK. 10, PG. 19)
- PLAT OF LACAMAS HILLS 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)

### DEED REFERENCES

- GRANTOR: LOYAL LANDS COMPANY, LLC  
GRANTEE: THE HILLS AT ROUND LAKE, LLC  
A/F: 474785 D  
DATE: 03/03/2011
- GRANTOR: THE HILLS AT ROUND LAKE, LLC  
GRANTEE: LENMAR NORTHWEST, INC.  
A/F: 4987684 D  
DATE: 06/28/2013
- GRANTOR: THE HILLS AT ROUND LAKE, LLC  
GRANTEE: THE HILLS AT ROUND LAKE, LLC  
A/F: 4987683 BLA  
DATE: 06/28/2013

### PROCEDURE

FIELD TRAVERSES WERE PERFORMED WITH A TRIMBLE S6 TOTAL STATION (S7) AND ADJUSTED BY LEAST SQUARES. THE FIELD TRAVERSES MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090.

PG. 1 OF 3 JOB# 7436.03.02

