

PREPARED BY:
KPF SURVEYING, INC.
1514 N.E. 267TH AVE.
CAMAS, WA. 98607
(360) 834-0174

PARKER VILLAGE SUBDIVISION
PHASE 1
A SUBDIVISION OF A PORTION OF THE
SW 1/4 OF THE SW 1/4
OF SECTION 04
T. 1 N., R. 3 E., W.M.
CITY OF CAMAS
CLARK COUNTY, WASHINGTON
SHEET 2 OF 2

MINIMUM BUILDING SETBACKS:
FRONT SETBACK / GARAGE SETBACK 10' / 18'
REAR SETBACK 10'
UNATTACHED SIDE SETBACK 3'
STREET SIDE SETBACK 15'

LAND INVENTORY
TOTAL ACREAGE 7.84 ACRES
TOTAL DEVELOPED ACREAGE 7.84 ACRES
TOTAL LOT AREA 3.23 ACRES
TOTAL INFRASTRUCTURE ACREAGE 2.83 ACRES
(NW 20TH AVE. AND BRADY ROAD DEDICATION
TRACTS A, B, F, G, H, J & K)
TOTAL ACREAGE OF RECREATIONAL OPEN SPACES 0.48 ACRES
(TRACTS C, D, E, F, & I)
TOTAL ACREAGE FUTURE LOT AREA 1.30 ACRES
(TRACT L (PHASE 2))

TAX LOT 4

5.00' PRIVATE STORM SEWER EASEMENT

FOUND AND HELD 2" IRON PIPE
SEE L.C.R. BK. 4, PG. 144

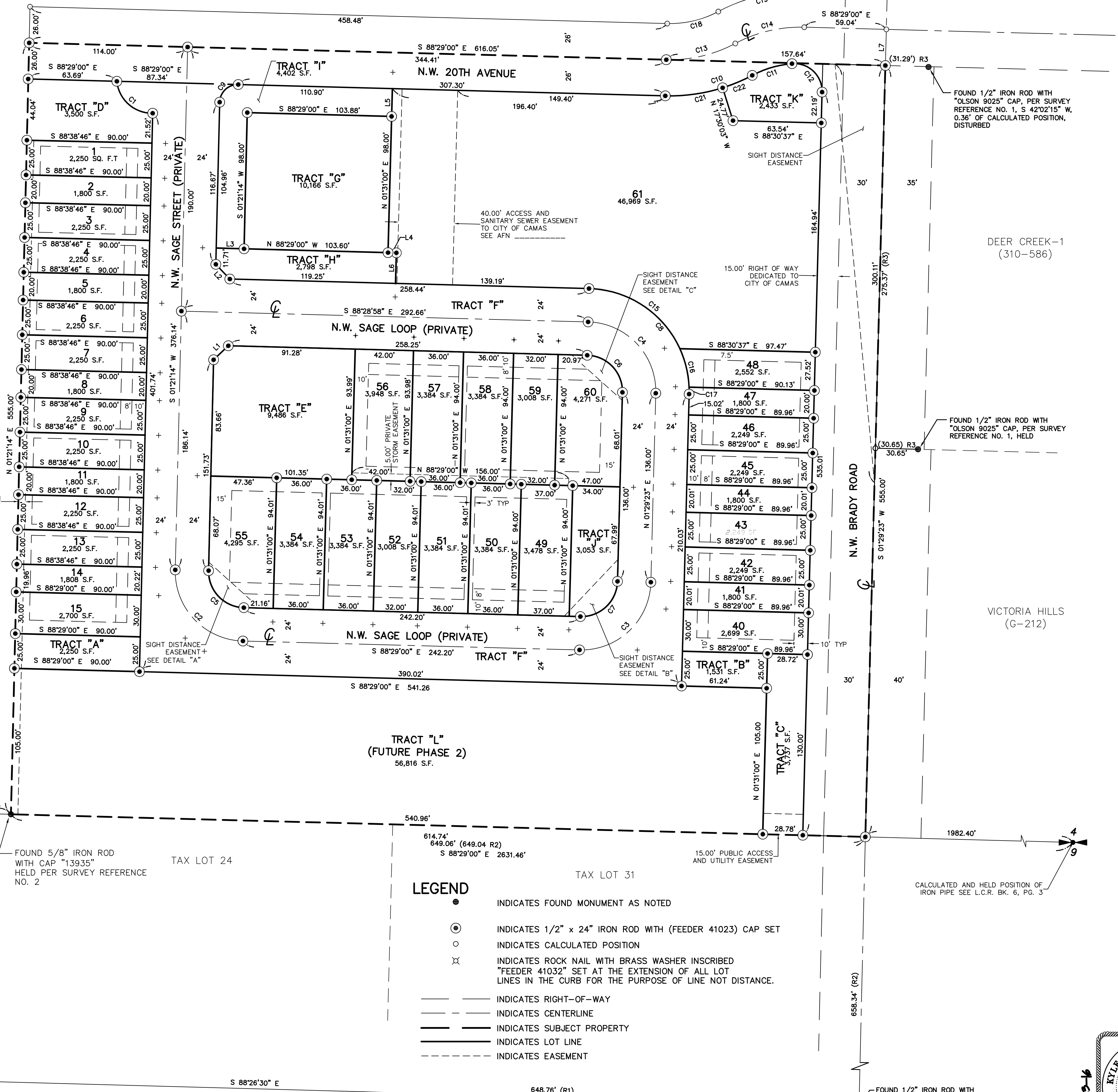
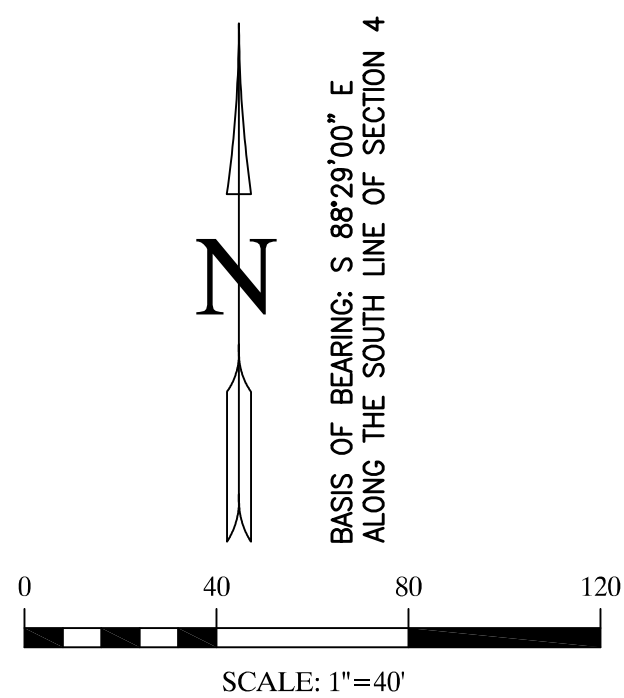
FOUND 5/8" IRON ROD
WITH CAP "13935"
HELD PER SURVEY REFERENCE
NO. 2

TAX LOT 24

TAX LOT 31

LEGEND

- INDICATES FOUND MONUMENT AS NOTED
- ⊙ INDICATES 1/2" x 24" IRON ROD WITH (FEEDER 41023) CAP SET
- INDICATES CALCULATED POSITION
- ⊗ INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "FEEDER 41032" SET AT THE EXTENSION OF ALL LOT LINES IN THE CURB FOR THE PURPOSE OF LINE NOT DISTANCE.
- INDICATES RIGHT-OF-WAY
- - - INDICATES CENTERLINE
- ▬▬▬ INDICATES SUBJECT PROPERTY
- ▬▬▬ INDICATES LOT LINE
- - - - - INDICATES EASEMENT



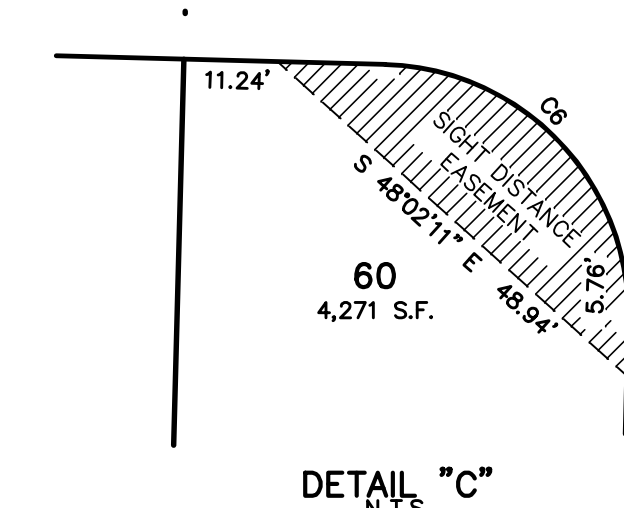
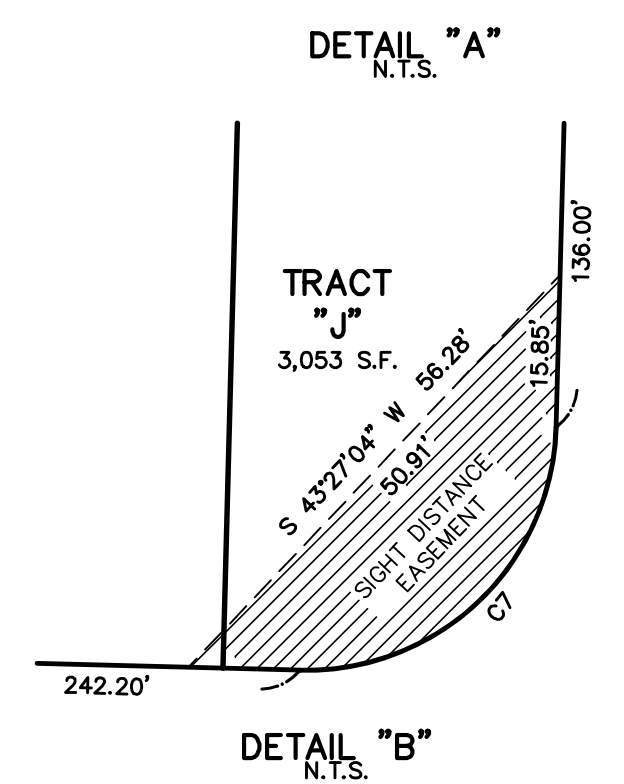
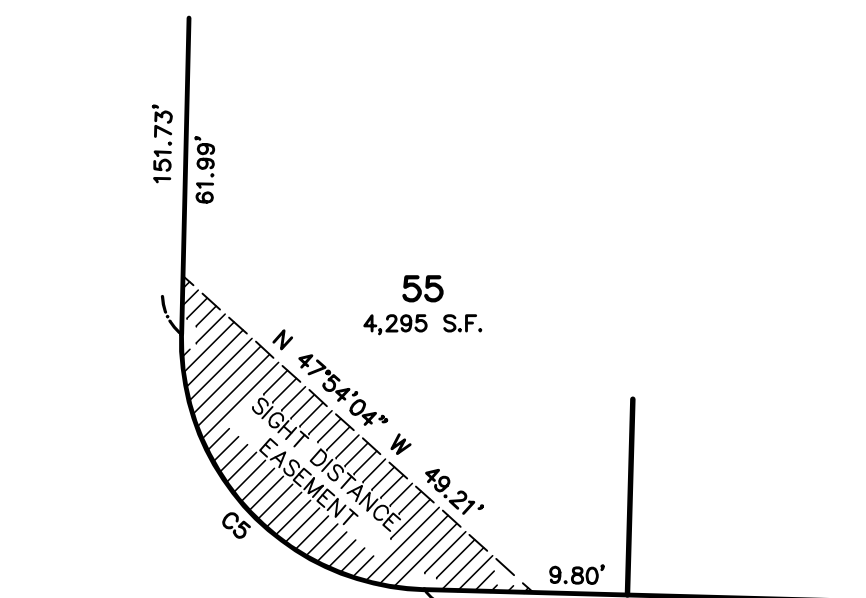
FOUND 1/2" IRON ROD WITH
"OLSON 9025" CAP, PER SURVEY
REFERENCE NO. 1, S 42°21'15" W,
0.36' OF CALCULATED POSITION,
DISTURBED

DEER CREEK-1
(310-586)

FOUND 1/2" IRON ROD WITH
"OLSON 9025" CAP, PER SURVEY
REFERENCE NO. 1, HELD

VICTORIA HILLS
(G-212)

CALCULATED AND HELD POSITION OF
IRON PIPE SEE L.C.R. BK. 6, PG. 3



LINE TABLE

LINE	LENGTH	BEARING
L1	14.61'	S46°28'08"W
L2	14.57'	S43°33'52"E
L3	20.00'	S88°31'26"E
L4	6.90'	S88°29'00"E
L5	20.00'	N01°34'28"E
L6	22.00'	N01°31'00"E
L7	26.00'	S01°31'27"W

CURVE TABLE

CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	25.50	85°10'06"	37.90	S48°18'34"E	34.51
C2	50.00	89°50'13"	78.40	S43°33'52"E	70.61
C3	50.00	90°01'38"	78.56	N46°30'12"E	70.73
C4	50.00	89°58'21"	78.52	N43°29'48"W	70.69
C5	26.00	89°50'13"	40.77	S43°33'53"E	36.72
C6	26.00	89°58'22"	40.83	N43°29'48"W	36.76
C7	26.00	90°01'38"	40.85	N46°30'12"E	36.78
C8	74.00	89°58'22"	116.20	N43°29'48"W	104.63
C9	13.00	90°08'47"	20.46	S48°28'07"W	18.41
C10	126.00	29°32'29"	64.96	N76°44'46"E	64.25
C11	74.00	23°12'30"	29.97	S73°34'46"W	29.77
C12	20.00	96°18'21"	33.62	N46°39'48"W	29.80
C13	100.00	29°32'29"	51.56	N76°44'46"E	50.99
C14	100.00	29°32'29"	51.56	S76°44'46"W	50.99
C15	74.00	6°35'64"	82.59	N56°30'36"W	78.37
C16	74.00	22°09'22"	28.62	N13°27'31"W	28.44
C17	74.00	3°52'13"	5.00	N00°26'44"W	5.00
C18	74.00	29°32'29"	38.15	N76°44'46"E	37.73
C19	126.00	28°45'23"	63.24	S76°21'13"W	62.58
C20	20.00	89°14'32"	31.15	N46°06'39"E	28.10
C21	126.00	10°31'25"	23.14	N67°14'14"E	23.11
C22	126.00	19°01'04"	41.82	N62°00'29"E	41.63



DATE: 2-23-16
SCALE: 1"=40'
JOB NO.: 15-056
CALC BY: KPF
DRAWN BY: GLF
CHECKED BY: KPF
SHEET 2 OF 2

KPF
SURVEYING, INC.
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