

THE HILLS AT ROUND LAKE

PHASE 4

CITY OF CAMAS MAYOR

APPROVED BY _____ MAYOR

CITY 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.

FINANCE DIRECTOR DATE

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 DATE

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

COUNTY ASSESSOR DATE

COUNTY AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____, 2015

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

AUDITOR'S FILE NO.: _____

ATTESTED TO: _____ COUNTY AUDITOR

COMMUNITY DEVELOPMENT

APPROVED BY _____ COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE DATE

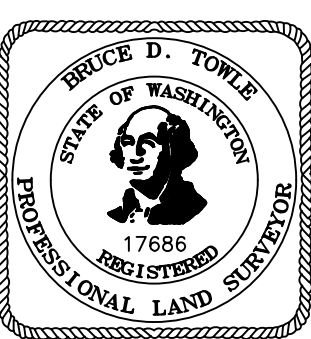
FIRE DEPARTMENT

APPROVED BY _____ CITY OF CAMAS FIRE CHIEF OR DESIGNEE DATE

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.

BRUCE D. TOWLE DATE
PROFESSIONAL LAND SURVEYOR NO. 17686



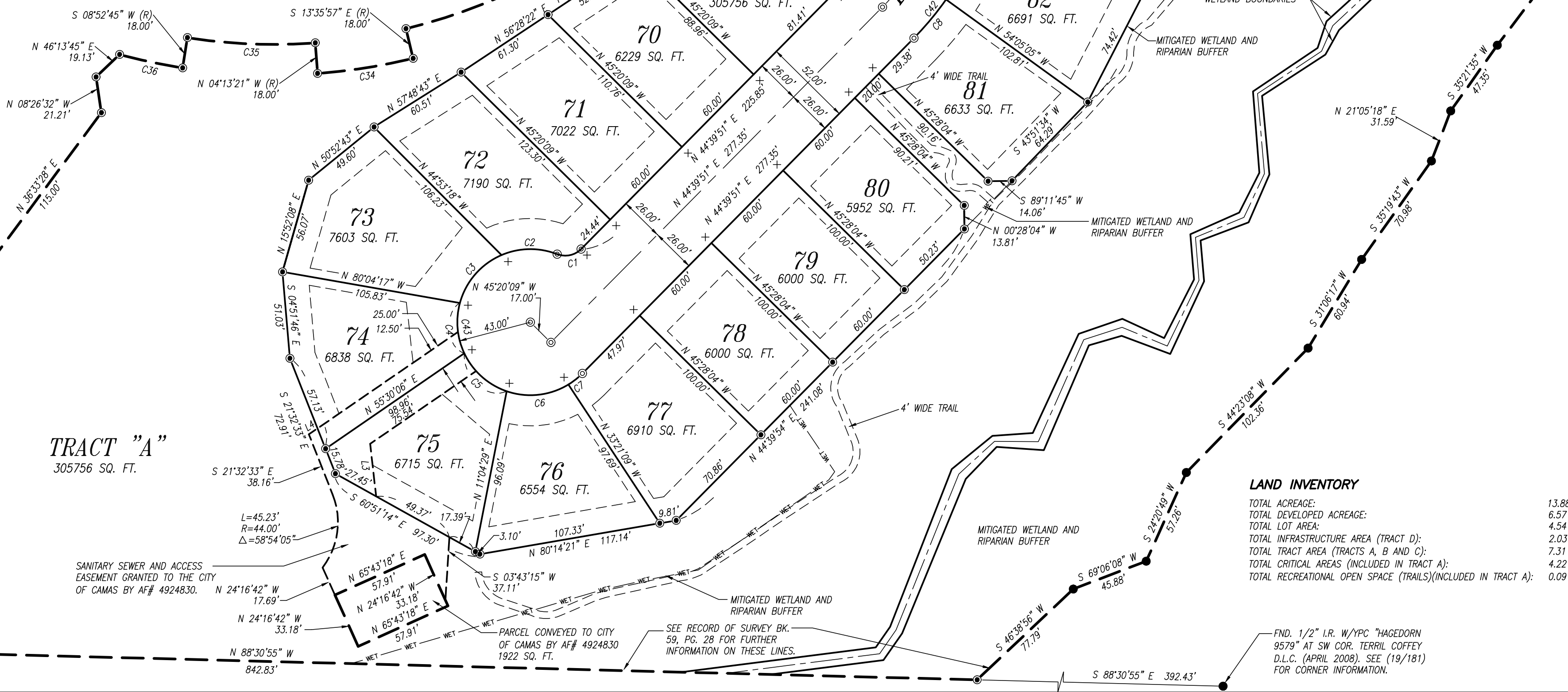
CITY OF CAMAS
CLARK COUNTY
CALCULATED POSITION OF THE INTERSECTION OF THE NORTH LINE OF THE G. HUNSACKER D.L.C. DURING SURVEY BK. 59, PG. 28.

A SUBDIVISION IN THE NW 1/4 AND NE 1/4 OF THE NW 1/4 SEC. 1, T1N, R3E, W.M., CITY OF CAMAS, CLARK COUNTY, WASHINGTON
FEBRUARY 2015
CITY OF CAMAS FINAL ORDER #SUB05-16 (THE HILLS AT ROUND LAKE)

CITY OF CAMAS REQUIRED NOTES

- A HOMEOWNER'S ASSOCIATION (H.O.A.) WILL BE REQUIRED FOR THIS DEVELOPMENT. COPIES OF THE CC&R'S SHALL BE SUBMITTED AND ON FILE WITH THE CITY OF CAMAS.
- NO FURTHER SHORT PLATTING OR SUBDIVIDING WILL BE PERMITTED ONCE THE FINAL PLAT HAS BEEN RECORDED.
- A FINAL OCCUPANCY PERMIT WILL NOT BE ISSUED BY THE BUILDING DEPARTMENT UNTIL ALL SUBDIVISION IMPROVEMENTS ARE COMPLETED AND ACCEPTED BY THE CITY.
- THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO TRAFFIC IMPACT FEES, SCHOOL 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 NFPA 13D SHALL BE REQUIRED FOR ALL NEW HOMES.
- 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 PUBLIC WORKS DEPARTMENT AND DAHP.
- THE HOMEOWNERS ASSOCIATION 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 PARK. THE HOMEOWNER CC&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 HOMEOWNER ASSOCIATION 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 ON THESE CURVES.

BUILDING SETBACKS	SINGLE-FAMILY
MINIMUM LOT WIDTH	55'
MINIMUM LOT DEPTH	85'
MINIMUM LOT WIDTH ON A CURVE OR CUL-DE-SAC	30'
MAXIMUM BUILDING HEIGHT	35'
MAXIMUM BUILDING COVERAGE	45%
MINIMUM SETBACKS	
FRONT YARD (INCLUDES 6' PUBLIC UTILITY EASEMENT)	12'
GARAGE SETBACK FROM R.O.W.	18'
SIDE YARD	5'
REAR YARD	15'
CORNER LOTS	
ADDITIONAL SETBACKS MAY BE REQUIRED TO MEET SITE DISTANCE SAFETY STANDARDS	
CORNER LOT FRONT YARD	12'
CORNER LOT STREET SIDE YARD	10'
CORNER LOT REAR YARD	5'



LINE TABLE

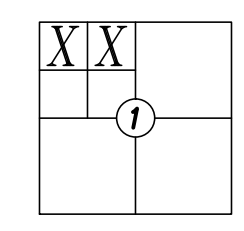
LINE	BEARING	DISTANCE
L1	N 07°51'06" W	2.37'
L2	N 07°19'30" E	1.92'
L3	N 06°32'02" W	31.11'
L4	N 55°30'06" E	6.16'

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH
C1	66°52'21"	13.00'	15.17'
C2	44°45'41"	43.00'	33.59'
C3	51°31'56"	43.00'	38.67'
C4	40°32'51"	43.00'	30.43'
C5	45°49'56"	43.00'	34.39'
C6	50°17'02"	43.00'	37.74'
C7	13°55'14"	43.00'	10.45'
C8	09°38'52"	176.00'	29.64'
C9	07°48'00"	176.00'	23.96'
C10	17°20'52"	150.00'	45.68'
C11	12°28'52"	124.00'	37.76'
C12	9°00'00"	13.00'	20.42'
C13	9°00'00"	13.00'	20.42'
C14	06°21'19"	124.00'	13.75'
C15	06°21'19"	150.00'	16.64'
C16	06°21'19"	176.00'	19.52'
C17	45°51'32"	13.00'	10.41'
C18	45°51'32"	13.00'	10.41'
C19	41°41'59"	43.00'	31.30'
C20	26°33'15"	43.00'	20.18'
C21	40°32'04"	43.00'	30.42'
C22	40°49'57"	43.00'	30.64'
C23	40°49'57"	43.00'	30.64'
C24	40°49'57"	43.00'	30.64'
C25	40°49'57"	43.00'	30.64'
C26	61°33'15"	47.43'	50.96'
C27	83°52'55"	23.00'	33.67'
C28	19°59'10"	330.00'	115.11'
C29	19°53'29"	270.00'	93.74'
C30	9°00'00"	23.00'	36.13'
C31	78°18'54"	23.00'	31.44'
C32	15°21'08"	270.00'	72.35'
C33	33°49'55"	330.00'	194.86'
C34	09°22'37"	348.00'	56.95'
C35	13°06'06"	330.00'	75.46'
C36	06°14'53"	348.00'	37.95'
C37	03°40'09"	330.00'	21.12'
C38	12°40'43"	300.00'	66.39'
C39	02°40'25"	300.00'	14.00'
C40	19°53'29"	300.00'	104.15'
C41	271°43'04"	43.00'	203.92'
C42	17°20'52"	176.00'	53.60'
C43	246°52'21"	43.00'	185.28'

LAND INVENTORY

TOTAL ACREAGE:	13.88 AC.
TOTAL DEVELOPED ACREAGE:	6.57 AC.
TOTAL LOT AREA:	4.54 AC.
TOTAL INFRASTRUCTURE AREA (TRACT D):	2.03 AC.
TOTAL TRACT AREA (TRACTS A, B AND C):	7.31 AC.
TOTAL CRITICAL AREAS (INCLUDED IN TRACT A):	4.22 AC.
TOTAL RECREATIONAL OPEN SPACE (TRAILS) (INCLUDED IN TRACT A):	0.09 AC.



BASIS OF BEARINGS
BEARINGS ARE ASSUMED, BASED ON THE WEST LINE OF THE NW QUARTER OF SECTION 1 BEING N01°29'10"E AS SHOWN IN R.O.S. BK. 59, PG. 28 AND IN HILLS AT ROUND LAKE - PHASES 1 & 2.

LEGEND

- SET 1/2" X 24" IRON ROD W/PLASTIC CAP (OLSON ENG PLS 17686) DURING THIS SURVEY
- ⊙ SET 1/2" X 24" IRON ROD AS SHOWN IN PREVIOUS OLSON ENGINEERING SURVEY FOR THE HILLS AT ROUND LAKE - PHASE 1
- ⊙ SET 1/2" X 24" IRON ROD W/PLASTIC CAP (OLSON ENG PLS 17686) TO BE SET AFTER RECORDING OF THIS PLAT
- + SET BRASS SCREW WITH WASHER (OLSON ENG PLS 17686) IN CURB ON A PROJECTION OF THE LOT LINE (GOOD FOR LINE ONLY - NOT DISTANCE)
- ⊕ SET BRASS SCREW WITH WASHER (OLSON ENG PLS 17686) IN CONCRETE PILLAR AT PROPERTY CORNER, UNLESS NOTED OTHERWISE
- SET 1/2" X 24" IRON ROD AS SHOWN IN PREVIOUS OLSON ENGINEERING SURVEY FOR R.O.S. BK. 59, PG. 28.
- (R) RADIAL

- SETBACK LINES
- - - PLAT BOUNDARY LINE
- PROPOSED LOT LINES
- - - EASEMENT LINE

TRACT NOTES

TRACT "A" IS AN OPEN SPACE, LANDSCAPE, STORM WATER FACILITY, RECREATION AREA AND IS GRANTED TO THE HOMEOWNERS ASSOCIATION WITH THIS PLAT AND IS TO BE OWNED, SHARED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

TRACT "B" IS AN OPEN SPACE, LANDSCAPE, RECREATION AREA AND IS GRANTED TO THE HOMEOWNERS ASSOCIATION WITH THIS PLAT AND IS TO BE OWNED, SHARED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

TRACT "C" IS AN OPEN SPACE, LANDSCAPE, RECREATION AREA AND IS GRANTED TO THE HOMEOWNERS ASSOCIATION WITH THIS PLAT AND IS TO BE OWNED, SHARED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. A SANITARY EASEMENT IS GRANTED TO THE CITY OF CAMAS WITH THIS PLAT OVER ALL OF THIS TRACT.

TRACT "D" (THE TILlicum CIRCLE) IS A PRIVATE ROAD AND UTILITY EASEMENT AND IS GRANTED TO THE HOMEOWNERS ASSOCIATION WITH THIS PLAT AND IS TO BE OWNED, SHARED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. A SANITARY SEWER, WATER AND STORM SEWER EASEMENT IS ALSO GRANTED TO THE CITY OF CAMAS WITH THIS PLAT.

FENCE NOTE
ON THE NORTH AND WEST LINES OF LOTS 91-99 THERE ARE EXISTING FENCES WITH A BOARD FENCE THERE.

UTILITY & SIDEWALK EASEMENTS

AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET AT THE FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS ADJACENT TO PUBLIC AND PRIVATE STREETS FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING AND MAINTAINING OF ELECTRIC, TELEPHONE, TV, 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 STREETS.

DEED REFERENCES

GRANTOR: LOYAL LANDS COMPANY, LLC
GRANTEE: THE HILLS AT ROUND LAKE, LLC
#F#: 4947795 D
DATE: 03/03/2011

GRANTOR: THE HILLS AT ROUND LAKE, LLC
GRANTEE: LENNAR NORTHWEST, INC.
#F#: 4987684 D
DATE: 06/28/2013

SURVEY REFERENCES

- RECORD OF SURVEY BY OLSON ENGR., INC. FOR LOYAL LAND COMPANY, LLC (BK. 59, PG. 28)
- RECORD OF SURVEY BY HAGEDORN, INC. FOR DON HOLSINGER AND BEN SHELTON (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)

PROCEDURE

FIELD TRAVERS WERE PERFORMED WITH A LEICA TC-1610 (1") AND ADJUSTED BY COMPASS RULE. THE FIELD TRAVERS MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090.

