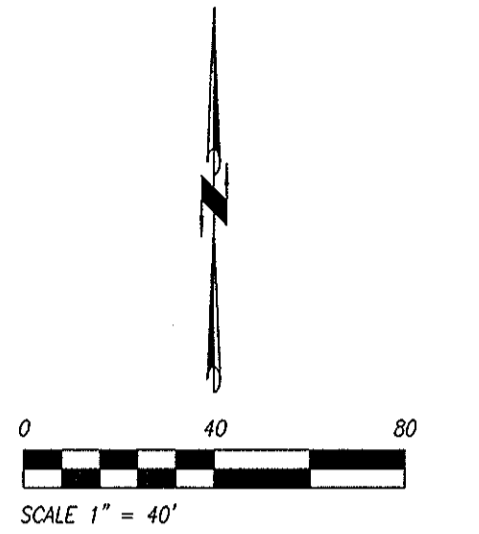
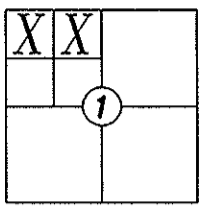


# THE HILLS AT ROUND LAKE PHASE 7

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 #SUB11-01 (POD 'C' OF THE HILLS AT ROUND LAKE PRD)



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 7**  
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 \_\_\_\_\_

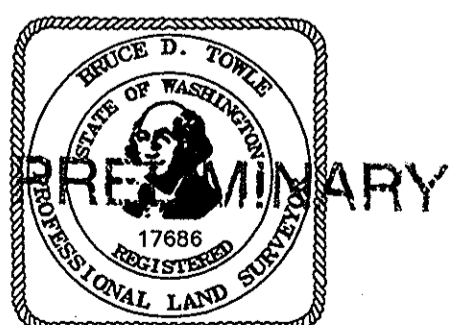
FIRE DEPARTMENT

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



4-29-2015

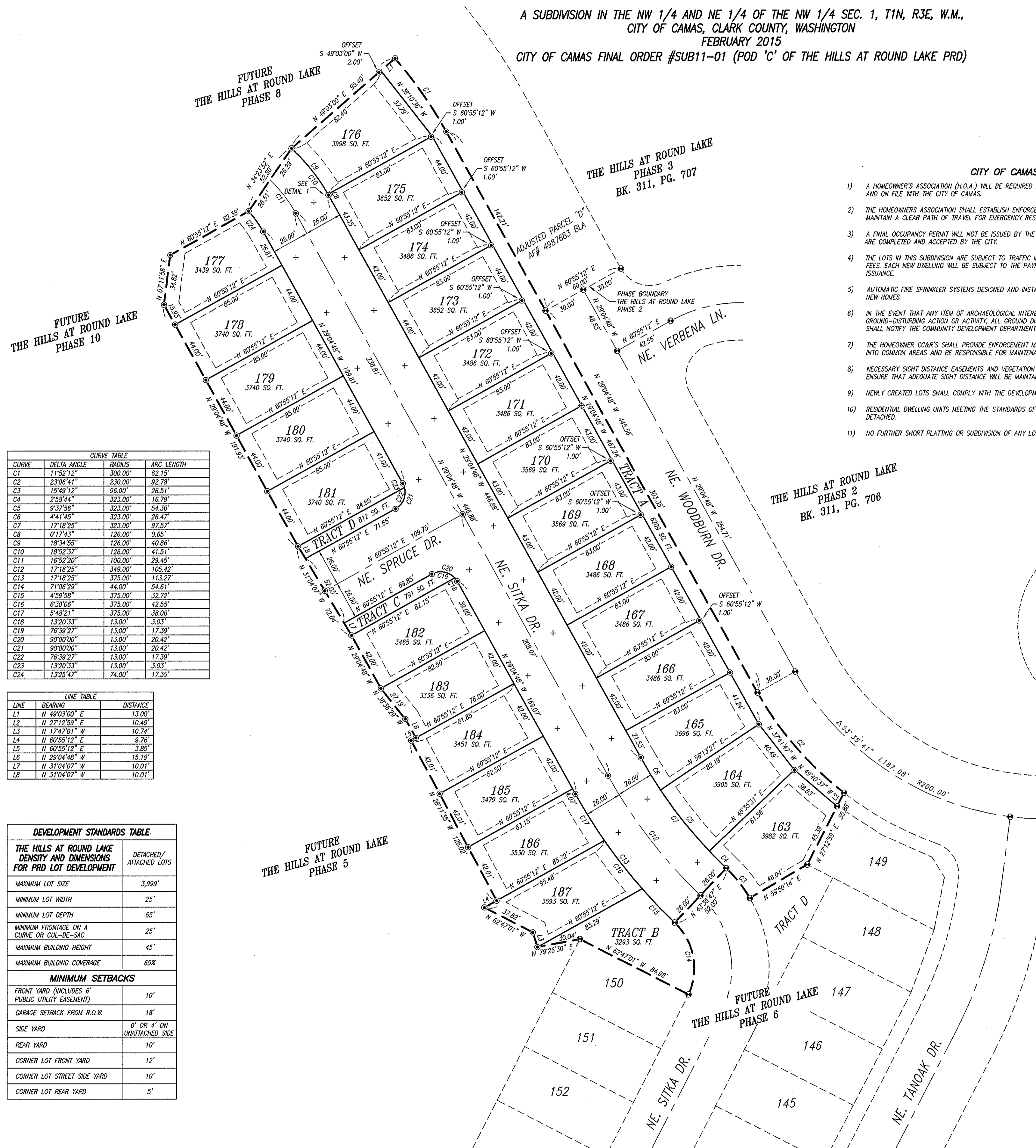
LAND INVENTORY

TOTAL ACREAGE: 3.12 AC.  
TOTAL DEVELOPED ACREAGE: 3.12 AC.  
TOTAL LOT AREA: 2.07 AC.  
TOTAL INFRASTRUCTURE AREA: 0.80 AC.  
TOTAL TRACT AREA (TRACTS A, B, C, AND D): 0.25 AC.  
TOTAL RECREATIONAL OPEN SPACE (TRACT B): 0.06 AC.

CURVE TABLE			
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH
C1	115°12'	300.00'	62.15'
C2	23°06'41"	230.00'	92.78'
C3	15°48'12"	96.00'	26.51'
C4	2°58'44"	323.00'	16.79'
C5	9°37'56"	323.00'	54.30'
C6	4°41'45"	323.00'	26.47'
C7	17°18'25"	323.00'	97.52'
C8	01°17'43"	126.00'	0.65'
C9	18°34'55"	126.00'	40.86'
C10	18°32'57"	126.00'	41.51'
C11	16°52'00"	100.00'	29.45'
C12	17°18'25"	348.00'	105.42'
C13	17°18'25"	375.00'	113.27'
C14	71°06'29"	44.00'	54.61'
C15	4°59'58"	375.00'	32.72'
C16	8°30'06"	375.00'	42.85'
C17	5°48'21"	375.00'	38.00'
C18	13°20'33"	13.00'	3.03'
C19	76°39'27"	13.00'	17.39'
C20	90°00'00"	13.00'	20.42'
C21	90°00'00"	13.00'	20.42'
C22	76°39'27"	13.00'	17.39'
C23	13°20'33"	13.00'	3.03'
C24	13°25'47"	74.00'	17.35'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 49°03'00" E	13.00'
L2	N 27°12'59" E	10.42'
L3	N 17°47'01" W	10.72'
L4	N 60°55'12" E	9.76'
L5	N 60°55'12" E	3.85'
L6	N 29°04'48" W	15.10'
L7	N 31°04'07" W	10.01'
L8	N 31°04'07" W	10.01'

DEVELOPMENT STANDARDS TABLE	
<b>THE HILLS AT ROUND LAKE DENSITY AND DIMENSIONS FOR PRD LOT DEVELOPMENT</b>	
MAXIMUM LOT SIZE	3,999'
MINIMUM LOT WIDTH	25'
MINIMUM LOT DEPTH	65'
MINIMUM FRONTAGE ON A CURVE OR CUL-DE-SAC	25'
MAXIMUM BUILDING HEIGHT	45'
MAXIMUM BUILDING COVERAGE	65%
<b>MINIMUM SETBACKS</b>	
FRONT YARD (INCLUDES 6' PUBLIC UTILITY EASEMENT)	10'
GARAGE SETBACK FROM R.O.W.	18'
SIDE YARD	0' OR 4' ON UNATTACHED SIDE
REAR YARD	10'
CORNER LOT FRONT YARD	12'
CORNER LOT STREET SIDE YARD	10'
CORNER LOT REAR YARD	5'



**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.
- THE HOMEOWNERS ASSOCIATION SHALL ESTABLISH ENFORCEMENT PROCEDURES FOR NO-PARKING ON PRIVATE STREETS TO MAINTAIN A CLEAR PATH OF TRAVEL FOR EMERGENCY RESPONDERS.
- 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 COMMUNITY DEVELOPMENT DEPARTMENT AND DAHP.
- THE HOMEOWNER CC&R'S SHALL PROVIDE ENFORCEMENT MECHANISMS FOR ILLEGAL DUMPING OF YARD DEBRIS OR OTHER WASTE INTO COMMON AREAS AND BE RESPONSIBLE FOR MAINTENANCE.
- 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.
- NEWLY CREATED LOTS SHALL COMPLY WITH THE DEVELOPMENT STANDARDS TABLE SHOWN HEREON.
- RESIDENTIAL DWELLING UNITS MEETING THE STANDARDS OF THE DEVELOPMENT STANDARDS TABLE MAY BE ATTACHED OR DETACHED.
- NO FURTHER SHORT PLATTING OR SUBDIVISION OF ANY LOT SHALL BE ALLOWED.

- 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 BY 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 - PHASES 2 & 6
  - ⊕ 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

- SETBACK LINES
- PROPOSED LOT LINES
- PLAT BOUNDARY

**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 RESERVATED, 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.

**TRACT NOTES**  
TRACT "A" IS HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF LANDSCAPING, AND IS TO BE OWNED, SHARED, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.  
TRACT "B" IS HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF RECREATIONAL OPEN SPACE AND LANDSCAPING, AND IS TO BE OWNED, SHARED, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.  
TRACT "C" IS HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF LANDSCAPING, AND IS TO BE OWNED, SHARED, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.  
TRACT "D" IS HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF LANDSCAPING, AND IS TO BE OWNED, SHARED, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

**PROCEDURE**  
FIELD TRAVERSES WERE PERFORMED WITH A LEICA TC-1610 (17) AND ADJUSTED BY COMPASS RULE. THE FIELD TRAVERSES MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090.

**DEED REFERENCES**  
GRANTOR: LOYAL LANDS COMPANY, LLC  
GRANTEE: THE HILLS AT ROUND LAKE, LLC  
AF#: 4747795 D  
DATE: 03/03/2011

- 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. 139)
  - 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 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)

