

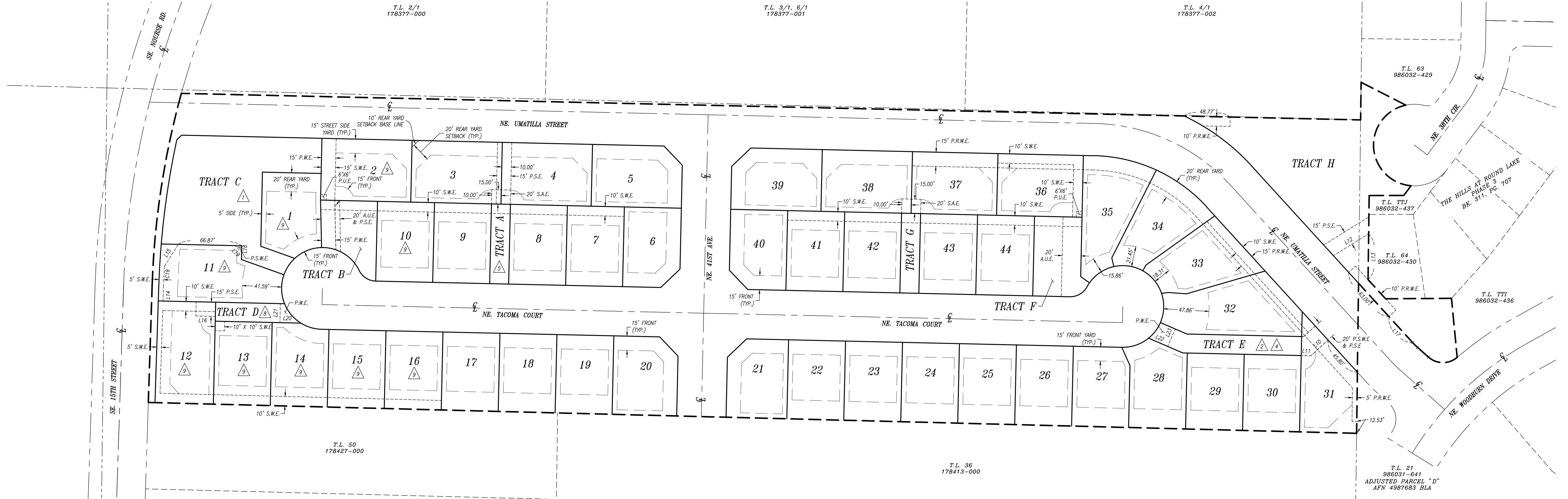
# NORTH HILLS

A SUBDIVISION IN THE SW 1/4 OF THE SW 1/4 SEC. 36, TWP. 2 N., RGE. 3 E., W.M.  
AND IN THE NW 1/4 OF THE NW 1/4 SEC. 1, TWP. 1 N., RGE. 3 E., W.M.  
CITY OF CAMAS, CLARK COUNTY, WASHINGTON  
CITY OF CAMAS FINAL ORDER SUB#10-02  
MAY 2016

LINE TABLE			CURVE TABLE			
LINE	BEARING	DISTANCE	CURVE	DELTA ANGLE	RADIUS	ARC LENGTH
L10	N 42°21'59" W	24.59'	C19	1°22'50"	858.00'	20.67'
L11	N 01°17'19" E	10.13'				
L12	N 31°43'12" W	43.69'				
L13	N 89°15'40" W	48.21'				
L14	N 88°07'46" W	15.68'				
L15	N 57°56'12" W	27.53'				
L16	N 01°17'19" E	20.50'				
L17	N 47°38'01" E	36.95'				
L18	N 88°42'41" W	6.62'				
L19	N 44°38'27" E	9.64'				
L20	N 01°17'19" E	22.00'				
L21	N 88°42'41" W	20.00'				
L22	N 23°14'55" E	22.00'				
L23	N 86°45'05" W	20.00'				

## BASIS OF BEARINGS

BEARINGS ARE ASSUMED, BASED ON THE SOUTH LINE OF THE SW QUARTER OF SECTION 36, TWP. 2 N., RGE. 3 E., W.M. AS SHOWN ON THE PLAT OF THE HILLS AT ROUND LAKE - PHASE 1 RECORDED IN BK. 311, PG. 705



### EASEMENT PROVISIONS

- A PUBLIC STORMWATER EASEMENT UNDER AND UPON ALL OF TRACT C IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CAMAS UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF ACCESS AND INSPECTION OF THE PRIVATE STORMWATER POND FACILITY AND FOR THE INSTALLING, CONSTRUCTING, RENEWING, OPERATING AND MAINTAINING OF STORMWATER CONVEYANCE FACILITIES FROM PUBLIC RIGHTS-OF-WAY.
- A PUBLIC STORMWATER EASEMENT UNDER AND UPON ALL OF TRACT E AND PORTIONS OF LOT 31 AS SHOWN HEREON IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CAMAS UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING AND MAINTAINING OF STORMWATER CONVEYANCE FACILITIES.
- A PUBLIC STORMWATER EASEMENT UNDER AND UPON PORTIONS OF LOT 11 AS SHOWN HEREON IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CAMAS UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING AND MAINTAINING OF STORMWATER CONVEYANCE FACILITIES.
- A PUBLIC SANITARY SEWER EASEMENT UNDER AND UPON ALL OF TRACT E AND PORTIONS OF LOT 31 AS SHOWN HEREON IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CAMAS UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING AND MAINTAINING OF SANITARY SEWER CONVEYANCE FACILITIES.
- A PUBLIC SANITARY SEWER EASEMENT UNDER AND UPON ALL OF TRACT A AND PORTIONS OF LOTS 3 AND 4 AS SHOWN HEREON IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CAMAS UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING AND MAINTAINING OF SANITARY SEWER CONVEYANCE FACILITIES.
- A PUBLIC SANITARY SEWER EASEMENT UNDER AND UPON PORTIONS OF TRACT H AS SHOWN HEREON IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CAMAS UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING AND MAINTAINING OF SANITARY SEWER CONVEYANCE FACILITIES.
- A PUBLIC SANITARY SEWER EASEMENT UNDER AND UPON PORTIONS OF TRACT H AND LOTS 31 THROUGH 37, INCLUSIVE, AS SHOWN HEREON IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CAMAS UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING AND MAINTAINING OF SANITARY SEWER CONVEYANCE FACILITIES.
- A PUBLIC SANITARY SEWER EASEMENT UNDER AND UPON PORTIONS OF LOT 12 AS SHOWN HEREON IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CAMAS UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING AND MAINTAINING OF SANITARY SEWER CONVEYANCE FACILITIES.
- A PUBLIC SANITARY SEWER EASEMENT UNDER AND UPON PORTIONS OF LOTS 1 AND 2, AND LOTS 10 THROUGH 16, INCLUSIVE, WHERE SEPTIC TANK EFFLUENT PUMP (S.T.E.P.) SYSTEMS ARE INSTALLED ON SAID LOTS IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CAMAS UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF INSPECTION AND MAINTENANCE OF SAID S.T.E.P. SYSTEMS.
- A PUBLIC WATER EASEMENT UNDER AND UPON PORTIONS OF LOT 2 AND TRACT B AS SHOWN HEREON IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CAMAS UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING AND MAINTAINING OF PUBLIC WATER SUPPLY CONVEYANCE FACILITIES.
- A PUBLIC WATER EASEMENT UNDER AND UPON PORTIONS OF TRACT D, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CAMAS UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING AND MAINTAINING OF PUBLIC WATER SUPPLY CONVEYANCE FACILITIES.
- A PUBLIC WATER EASEMENT UNDER AND UPON PORTIONS OF TRACT E, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CAMAS UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING AND MAINTAINING OF PUBLIC WATER SUPPLY CONVEYANCE FACILITIES.
- A PUBLIC RETAINING WALL EASEMENT UNDER AND UPON PORTIONS OF TRACT H AND LOTS 31 THROUGH 37, INCLUSIVE, AS SHOWN HEREON IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CAMAS UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING AND MAINTAINING OF ROAD SIDE RETAINING WALLS.
- A PRIVATE STORMWATER EASEMENT UNDER AND UPON PORTIONS OF LOT 2, LOTS 7 THROUGH 10, INCLUSIVE, AND TRACT B IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOT 1, AND LOTS 6 THROUGH 10, INCLUSIVE, FOR THE PURPOSE OF OPERATING AND MAINTAINING OF PRIVATE STORMWATER CONVEYANCE FACILITIES. THE OWNERS OF SAID LOT 1, AND LOTS 6 THROUGH 10, INCLUSIVE, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER CONVEYANCE FACILITIES THEY HAVE THE BENEFIT OF USE.
- A PRIVATE STORMWATER EASEMENT UNDER AND UPON PORTIONS OF LOT 36, LOTS 41 THROUGH 44, INCLUSIVE, AND TRACT F AS SHOWN HEREON IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 35 AND 37, AND LOTS 40 THROUGH 44, INCLUSIVE, FOR THE PURPOSE OF OPERATING AND MAINTAINING OF PRIVATE STORMWATER CONVEYANCE FACILITIES. THE OWNERS OF SAID LOTS 35 AND 37, AND LOTS 40 THROUGH 44, INCLUSIVE, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER CONVEYANCE FACILITIES THEY HAVE THE BENEFIT OF USE.
- A PRIVATE STORMWATER EASEMENT UNDER AND UPON PORTIONS OF LOTS 31 THROUGH 33, INCLUSIVE, AS SHOWN HEREON IS HEREBY RESERVED FOR AND GRANTED TO, AND SHARED BY, THE OWNERS OF LOTS 3 AND 4 WITH THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF SHARED ACCESS. THE OWNERS OF SAID LOTS SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE ACCESS IMPROVEMENTS.
- A PRIVATE STORMWATER EASEMENT UNDER AND UPON PORTIONS OF LOTS 37 AND 38 AS SHOWN HEREON IS HEREBY RESERVED FOR AND GRANTED TO, AND SHARED BY, THE OWNERS OF LOTS 37 AND 38 WITH THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF SHARED ACCESS. THE OWNERS OF SAID LOTS SHALL SHARE EQUALLY IN THE MAINTENANCE RESPONSIBILITIES OF THE ACCESS IMPROVEMENTS.
- A PRIVATE STORMWATER EASEMENT UNDER AND UPON PORTIONS OF LOTS 11 THROUGH 16, INCLUSIVE, AS SHOWN HEREON IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 12 THROUGH 17, INCLUSIVE, FOR THE PURPOSE OF OPERATING AND MAINTAINING OF PRIVATE STORMWATER CONVEYANCE FACILITIES. THE OWNERS OF LOTS 12 THROUGH 17, INCLUSIVE, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER CONVEYANCE FACILITIES THEY HAVE THE BENEFIT OF USE.
- A PRIVATE STORMWATER EASEMENT UNDER AND UPON PORTIONS OF LOT 13 AS SHOWN HEREON IS HEREBY RESERVED FOR AND GRANTED TO THE OWNER OF LOT 12 WITH THE RECORDING OF THIS FINAL PLAT. SAID LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE UTILITIES.
- A PRIVATE ACCESS AND UTILITY EASEMENT UNDER AND UPON PORTIONS OF TRACT F AS SHOWN HEREON IS HEREBY RESERVED FOR AND GRANTED TO THE OWNER OF LOT 36 WITH THE RECORDING OF THIS FINAL PLAT. SAID LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE UTILITIES.
- A PRIVATE ACCESS AND UTILITY EASEMENT UNDER AND UPON PORTIONS OF TRACT B AS SHOWN HEREON IS HEREBY RESERVED FOR AND GRANTED TO THE OWNER OF LOT 2 WITH THE RECORDING OF THIS FINAL PLAT. SAID LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE UTILITIES.

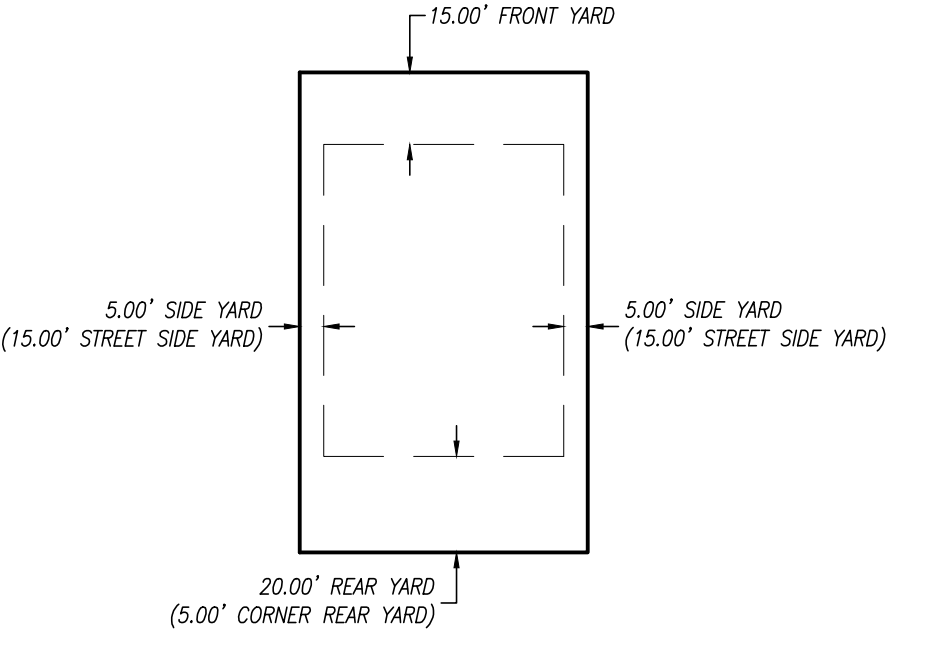
### PUBLIC UTILITY & SIDEWALK EASEMENTS

A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON ALL DESIGNATED PRIVATE ROAD TRACTS AND/OR EASEMENTS, AND ALL OF TRACTS A, B, D, E, F, AND G AND A 6.00 FOOT WIDE STRIP LYING PARALLEL WITH AND ADJACENT TO THE PUBLIC AND PRIVATE ROAD AND/OR EASEMENT FRONTS OF ALL LOTS AND TRACTS WITHIN THIS PLAT, AND LOTS 3 AND 4 FRONTAGE TO TRACT A, AND LOTS 12 AND 13 FRONTAGE TO TRACT D, AND LOTS 29, 30 AND 31 FRONTAGE TO TRACT E, AND LOTS 37 AND 38 FRONTAGE TO TRACT G, AND LOTS 2 AND 36 AS SHOWN HEREON. THE EASEMENT IS FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING AND MAINTAINING OF, BUT NOT LIMITED TO, ELECTRIC, TELEPHONE, TV, CABLE, WATER, SANITARY SEWER, STORM DRAIN, AND OTHER PUBLIC UTILITIES. ALSO, A PUBLIC SIDEWALK EASEMENT IS RESERVED OVER, UNDER AND UPON AN 8.00 FOOT WIDE STRIP LYING PARALLEL WITH AND ADJACENT TO THE PUBLIC AND PRIVATE ROAD AND/OR EASEMENT FRONTS OF ALL LOTS AND TRACTS WITHIN THIS PLAT FOR THE PURPOSE OF NECESSARY COMPLIANCE WITH ADA SLOPE REQUIREMENTS.

### LEGEND

- SEE BLANKET EASEMENT PROVISION #
- PUBLIC UTILITY EASEMENT
- PUBLIC STORM WATER EASEMENT
- PUBLIC SANITARY SEWER EASEMENT
- PUBLIC WATER EASEMENT
- PUBLIC RETAINING WALL EASEMENT
- PRIVATE STORM WATER EASEMENT
- PRIVATE ACCESS AND UTILITY EASEMENT
- PRIVATE SHARED ACCESS EASEMENT
- PLAT BOUNDARY
- EXISTING TAX LOT
- P.L.S.S. SECTION SUBDIVISION
- CENTERLINE RIGHT-OF-WAY
- RIGHT-OF-WAY MARGIN
- EASEMENT (AS NOTED)
- BUILDING SETBACK

### MINIMUM BUILDING SETBACKS (UNLESS NOTED OTHERWISE)



05/23/2016



PG. 3 OF 3 JOB# 7436.03.02

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