

PREPARED BY:
MINISTER AND GLAESER
SURVEYING, INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA. 98661
(360) 694-3313

NOTES:

- THIS PLAT IS SUBJECT TO CONDITIONS SET FORTH IN THE CITY OF CAMAS DECISIONS FOR THIS SUBDIVISION (CITY FILE: SUB 12-01 LAKE HILLS)
- NO BUILDING PERMITS SHALL BE ISSUED UNTIL THIS SUBDIVISION IS GRANTED FINAL ACCEPTANCE IN ACCORDANCE WITH CMC 17.21.070.
- A HOMEOWNERS ASSOCIATION (HOA) WILL BE REQUIRED FOR THIS DEVELOPMENT. COPIES OF THE C.C.&R'S SHALL BE SUBMITTED AND ON FILE WITH THE CITY OF CAMAS.
- A RIGHT OF ENTRY IS HEREBY GRANTED TO THE CITY OF CAMAS FOR THE REPAIR AND MAINTENANCE OF THE STEF AND STEP SEWER SYSTEMS.
- ALL COSTS ASSOCIATED WITH THE INSTALLATION OF THE STEF (LOTS 1-42) AND STEP (LOTS 43-53) SYSTEMS FOR INDIVIDUAL LOTS WILL BE THE RESPONSIBILITY OF SAID INDIVIDUAL LOT OWNERS.
- NO FURTHER SHORT PLATTING OR SUBDIVIDING WILL BE PERMITTED ONCE THE FINAL PLAT HAS BEEN RECORDED.
- THE LOTS IN THIS SUBDIVSION 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 ARE REQUIRED IN ALL DWELLINGS.
- 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 ACTIVITY SHALL IMMEDIATELY CEASE AND THE APPLICANT SHALL NOTIFY THE PUBLIC WORKS DEPARTMENT AND DAHP.
- MAXIMUM BUILDING LOT COVERAGE IS 35%.
- TRACT "A" IS DEDICATED TO THE H.O.A. AS A STORMWATER FACILITY TO BE MAINTAINED BY THE H.O.A.
- TRACT "B" IS DEDICATED TO THE H.O.A. AS NATURAL OPEN SPACE AND SHALL REMAIN IN ITS NATURAL STATE UNLESS OTHERWISE APPROVED BY THE CITY COUNCIL.
- TRACT "C" IS DEDICATED TO THE H.O.A. AS A LANDSCAPE AREA TO BE MAINTAINED BY THE H.O.A.
- TRACT "D" IS DEDICATED TO THE H.O.A. AS A PRIVATE ACCESS ROAD TO BE MAINTAINED BY THE H.O.A. THE CITY OF CAMAS IS GRANTED A SEWER AND UTILITY EASEMENT OVER TRACT "D".
- YARD SETBACKS ARE AS FOLLOWS:

SIDE AND CORNER REAR YARD: 5 FEET
SIDE YARD FLANKING A STREET: 20 FEET
REAR YARD: 25 FEET
MINIMUM FRONTAGE ON A CUL-DE-SAC OR CURVE: 30 FEET
FRONT YARD LOTS 43-48: PROVIDED ON SHEET 4 OF THIS PLAT
FRONT YARD ALL OTHER LOTS: 20 FEET

DEED REFERENCE:

GRANTOR: ARTHUR PICULELL
GRANTEE: MARTIN C. PEETS ETAL
AF NO. 5064067 D
DATE: 04-11-2014

SURVEY REFERENCES:

- LDC SURVEY BOOK 54 PAGE 153
- LACAMAS WOODS BOOK 311 PAGE 017
- FOREST GLEN BOOK 311 PAGE 389
- LACAMAS SHORES PHASE 6D BOOK "J" PAGE 559
- LACAMAS SHORES PHASE 6B BOOK "J" PAGE 157
- LACAMAS SHORES PHASE 2 BOOK "H" PAGE 417
- COONEY SURVEY BOOK 49 PAGE 186
- RENTON SURVEY BOOK 55 PAGE 130
- SPOSITO SHORT PLAT BOOK 2 PAGE 424
- FOREST HILLS BOOK "H" PAGE 898

PERIMETER DESCRIPTION:

A PARCEL OF LAND LOCATED IN A PORTION OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CITY OF CAMAS, CLARK COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 33,

THENCE SOUTH 88°28'30" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER AND THE SOUTH LINE OF "LACAMAS WOODS" ACCORDING TO THAT CERTAIN PLAT RECORDED IN BOOK 311 OF PLAT AT PAGE 017 RECORDS OF CLARK COUNTY WASHINGTON, FOR A DISTANCE OF 340.00 FEET, TO THE SOUTHEAST CORNER OF LOT 7 OF SAID PLAT, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 01°25'26" EAST, ALONG THE EAST LINE OF LOTS 7 AND 8 OF SAID "LACAMAS WOODS" PLAT, FOR A DISTANCE OF 62.08 FEET, TO AN EXISTING ROCK WALL;

THENCE NORTH 16°16'42" EAST, ALONG SAID ROCK WALL, 7.55 FEET;

THENCE NORTH 28°42'49" EAST, ALONG SAID ROCK WALL, 3.73 FEET TO THE SOUTH LINE OF SAID LOT 8;

THENCE SOUTH 88°32'47" EAST, ALONG THE SOUTH LINE OF SAID LOT 8, FOR A DISTANCE OF 74.38 FEET, TO THE SOUTHEAST CORNER OF SAID "LACAMAS WOODS" PLAT AND THE SOUTHWEST CORNER OF "FOREST GLEN" ACCORDING TO THAT CERTAIN PLAT RECORDED IN BOOK 311 AT PAGE 389 RECORDS OF CLARK COUNTY WASHINGTON;

THENCE SOUTH 88°56'31" EAST, ALONG THE SOUTH LINE OF SAID "FOREST GLEN" PLAT, FOR A DISTANCE OF 160.17 FEET;

THENCE SOUTH 88°57'30" EAST, ALONG THE SOUTH LINE OF SAID "FOREST GLEN" PLAT, FOR A DISTANCE OF 171.16 FEET;

THENCE SOUTH 88°52'42" EAST, ALONG THE SOUTH LINE OF SAID "FOREST GLEN" PLAT, FOR A DISTANCE OF 108.49 FEET, TO THE SOUTHEAST CORNER THEREOF AND THE SOUTHWEST CORNER OF "LACAMAS SHORES PHASE 6D" ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK "J" OF PLATS AT PAGE 559 RECORDS OF CLARK COUNTY WASHINGTON;

THENCE SOUTH 89°00'00" EAST, ALONG THE SOUTH LINE OF SAID "LACAMAS SHORES PHASE 6D", FOR A DISTANCE OF 292.41 FEET, TO THE SOUTHEAST CORNER THEREOF AND THE SOUTHWEST CORNER OF TRACT "A" OF "LACAMAS SHORES PHASE 6B" ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK "J" OF PLATS AT PAGE 157 RECORDS OF CLARK COUNTY WASHINGTON;

THENCE SOUTH 88°55'22" EAST, ALONG THE SOUTH LINE OF SAID TRACT "A", FOR A DISTANCE OF 240.79 FEET;

THENCE SOUTH 01°21'31" WEST, ALONG THE WEST LINE OF LOTS 32, 33 AND 34 OF SAID "LACAMAS SHORES PHASE 6B" PLAT AND THE WEST LINE OF LOT 15 OF "LACAMAS SHORES PHASE 2" ACCORDING TO THAT CERTAIN PLAT RECORDED IN BOOK "H" OF PLAT AT PAGE 417, RECORDS OF CLARK COUNTY, WASHINGTON, FOR A DISTANCE OF 496.01 FEET, TO THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO THE CITY OF CAMAS BY DEED RECORDED UNDER AUDITORS FILE NUMBER 499448 D, RECORDS OF CLARK COUNTY WASHINGTON;

THENCE ALONG SAID CITY OF CAMAS BOUNDARY LINE THE FOLLOWING COURSE AND DISTANCES:

THENCE NORTH 89°59'00" WEST, 64.35 FEET;

THENCE NORTH 47°14'47" WEST, 41.21 FEET;

THENCE SOUTH 56°45'13" WEST, 138.86 FEET;

THENCE NORTH 82°29'37" WEST, 88.35 FEET;

THENCE SOUTH 68°01'13" WEST, 176.70 FEET;

THENCE NORTH 64°13'04" WEST, 125.01 FEET;

THENCE NORTH 72°22'03" WEST, 106.70 FEET;

THENCE SOUTH 00°00'01" WEST, 179.32 FEET;

THENCE SOUTH 43°48'44" EAST, 113.48 FEET;

THENCE SOUTH 23°06'03" EAST, 68.84 FEET;

THENCE SOUTH 53°56'50" EAST, 485.69 FEET;

THENCE SOUTH 00°01'16" EAST, 57.16 FEET, TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED LDC DESIGN GROUP, HELD FOR THE NORTHWEST CORNER OF THE BAFUS TRACT, AS SHOWN IN THAT CERTAIN RECORDED SURVEY BOOK 54 OF SURVEY AT PAGE 153 RECORDS OF CLARK COUNTY WASHINGTON;

THENCE LEAVING SAID CITY OF CAMAS PROPERTY LINE, SOUTH 00°00'45" EAST, ALONG THE WEST LINE OF SAID BAFUS TRACT, 124.73 FEET, TO THE NORTHERLY RIGHT-OF-WAY LINE OF NW LAKE ROAD;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING COURSES AND DISTANCES:

THENCE NORTH 58°02'48" WEST, 158.51 FEET;

THENCE ALONG THE ARC OF A 2834.79 FOOT RADIUS CURVE TO THE RIGHT, FOR AN ARC DISTANCE OF 50.44 FEET, THROUGH A CENTRAL ANGLE OF 01°01'10", THE LONG CHORD OF WHICH BEARS NORTH 57°32'13" WEST, FOR A CHORD DISTANCE OF 50.44 FEET, TO AN ANGLE POINT IN THE RIGHT-OF-WAY AS DEDICATED TO THE CITY OF CAMAS PER AUDITORS FILE NUMBER 3986755 RECORDS OF CLARK COUNTY WASHINGTON;

THENCE NORTH 27°37'56" WEST, ALONG SAID CITY OF CAMAS RIGHT-OF-WAY, FOR A DISTANCE OF 12.90 FEET;

THENCE NORTH 57°37'56" WEST, ALONG SAID CITY OF CAMAS RIGHT-OF-WAY, FOR A DISTANCE OF 7.16 FEET;

THENCE NORTH 87°37'56" WEST, ALONG SAID CITY OF CAMAS RIGHT-OF-WAY, FOR A DISTANCE OF 12.00 FEET;

THENCE ALONG THE ARC OF A 2834.79 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, FOR AN ARC DISTANCE OF 344.50 FEET, THROUGH A CENTRAL ANGLE OF 06°57'46", THE LONG CHORD OF WHICH BEARS NORTH 52°57'54" WEST, FOR A CHORD DISTANCE OF 344.29 FEET, TO AN ANGLE POINT IN THE RIGHT-OF-WAY AS DEDICATED TO THE CITY OF CAMAS PER AUDITORS FILE NUMBER 3653507 RECORDS OF CLARK COUNTY WASHINGTON;

THENCE NORTH 18°45'28" WEST, ALONG SAID CITY OF CAMAS RIGHT-OF-WAY, FOR A DISTANCE OF 10.97 FEET;

THENCE NORTH 48°45'28" WEST, ALONG SAID CITY OF CAMAS RIGHT-OF-WAY, FOR A DISTANCE OF 7.16 FEET;

THENCE NORTH 78°45'28" WEST, ALONG SAID CITY OF CAMAS RIGHT-OF-WAY, FOR A DISTANCE OF 11.39 FEET;

THENCE ALONG THE ARC OF A 2834.79 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, FOR AN ARC DISTANCE OF 282.05 FEET, THROUGH A CENTRAL ANGLE OF 05°42'02", THE LONG CHORD OF WHICH BEARS NORTH 46°05'50" WEST, FOR A CHORD DISTANCE OF 281.93 FEET, TO THE POINT OF TANGENT;

THENCE NORTH 43°14'48" WEST, ALONG SAID NW LAKE ROAD RIGHT-OF-WAY, FOR A DISTANCE OF 437.17 FEET, TO THAT CERTAIN BOUNDARY LINE AGREEMENT BETWEEN SARAH L. DEDMORE AND LAKE HILLS LLC, BY DEED RECORDED UNDER AUDITORS FILE NUMBER 5088566 RECORDS OF CLARK COUNTY WASHINGTON;

THENCE NORTH 19°24'01" EAST, ALONG THE EAST LINE OF SAID BOUNDARY LINE AGREEMENT, FOR A DISTANCE OF 409.18 FEET, TO THE TRUE POINT OF BEGINNING;

CONTAINING: 18.30 ACRES OF LAND, MORE OR LESS.

TOGETHER WITH AND SUBJECT TO: EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS APPARENT OR OF RECORD.

LAKE HILLS SUBDIVISION

A SUBDIVISION OF A PORTION OF THE
SE 1/4 AND SW 1/4 OF THE SE 1/4
OF SECTION 28 AND THE NE 1/4 AND THE NW 1/4
OF THE NE 1/4 OF SECTION 33

T. 2 N., R. 3 E., W.M.
CITY OF CAMAS
CLARK COUNTY, WASHINGTON
JOB NO: 06-586 JANUARY 7, 2015

SHEET 1 OF 5

CITY OF CAMAS MAYOR:

APPROVED: _____ DATE
CITY OF CAMAS MAYOR

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.

ATTESTED BY: _____ DATE
CITY OF CAMAS FINANCE DIRECTOR

CITY OF CAMAS COMMUNITY DEVELOPMENT DEPARTMENT:

APPROVED: _____ DATE
CITY OF CAMAS COMMUNITY DEVELOPMENT DIRECTOR, OR DESIGNEE

CITY OF CAMAS ENGINEER:

A) ALL IMPROVEMENTS HAVE BEEN INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS TITLE AND WITH THE PRELIMINARY PLAT APPROVAL;

B) ALL IMPROVEMENTS MEET CURRENT PUBLIC WORKS DRAWING STANDARDS FOR ROAD, UTILITY AND DRAINAGE CONSTRUCTION PLANS;

C) 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: _____ DATE
CITY OF CAMAS ENGINEER

FIRE CHIEF:

APPROVED: _____ DATE
FIRE CHIEF, OR DESIGNEE

CLARK COUNTY ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W 58.17.170, LAWS OF WASHINGTON, TO BE KNOWN AS LAKE HILLS SUBDIVISION, PLAT NO. _____ IN THE COUNTY OF CLARK, STATE OF WASHINGTON.

COUNTY ASSESSOR DATE

CLARK COUNTY AUDITOR:

FILED FOR RECORD THIS _____ DAY OF _____, 2014
IN BOOK _____ OF PLATS, AT PAGE _____
AT THE REQUEST OF LAKE HILLS, LLC
AUDITOR'S RECEIVING NO. _____

DEPUTY/COUNTY AUDITOR

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT AS SHOWN IS A TRUE RETURN FROM THE FIELD AND THAT THE DELINEATION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID A DENNY, PROFESSIONAL LAND SURVEYOR DATE
PLS NO. 35477

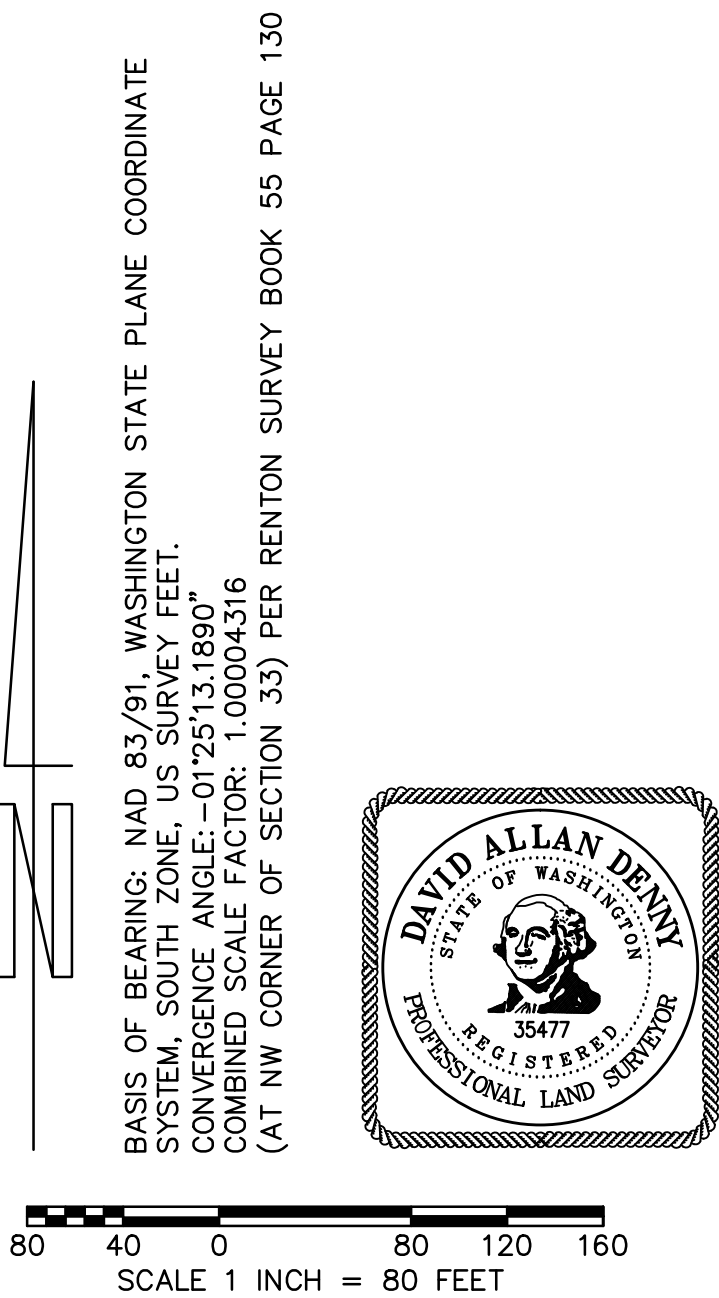
UTILITY AND SIDEWALK EASEMENT:

AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET AT THE FRONT BOUNDARY LINES OF ALL LOTS FOR THE INSTALLATION, CONSTRUCTING, RENEWING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV CABLE, WATER AND SANITARY SEWER SERVICES. ALSO A SIDEWALK EASEMENT AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC STREETS.

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, ETC.

A FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED IN JUNE 2014.

DWG FILE: 06586.DWG DRAWN BY: NG PROJ MGR: DAD



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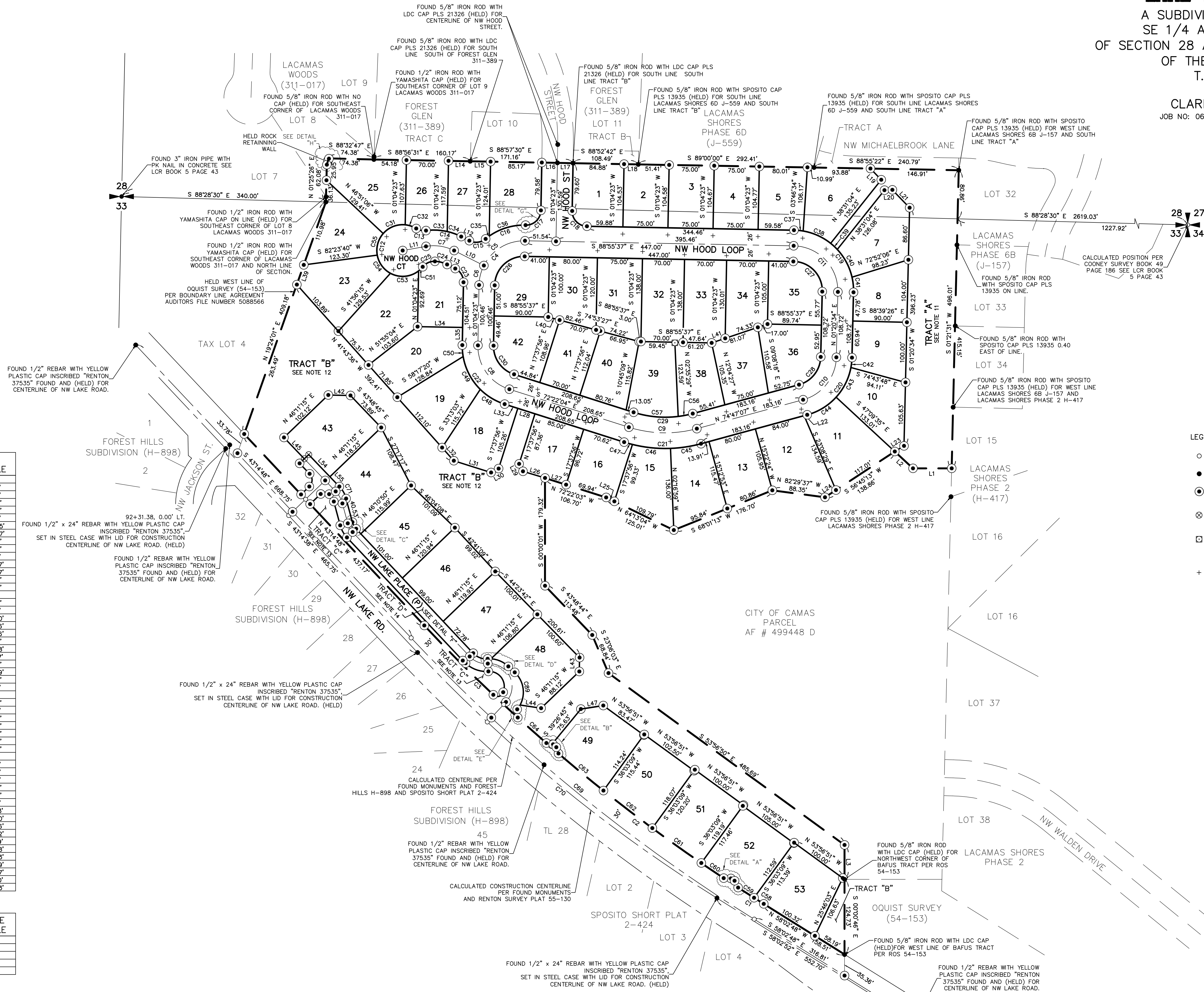
T. 2 N., R. 3 E., W.M.

CITY OF CAMAS
CLARK COUNTY, WASHINGTON

JOB NO: 06-586

JANUARY 7, 2015

SHEET 2 OF 5



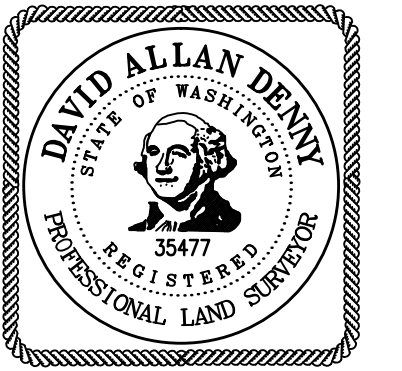
LEGEND:

- INDICATES CALCULATED POSITION
- INDICATES FOUND MONUMENT AS NOTED
- INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "D.DENNY 35477" SET.
- ⊗ INDICATES ROCK NAIL WITH BRASS WASHER "PLS 35477" SET.
- INDICATES 1.00' WITNESS CORNER SET S'D235'S29"E FROM CALCULATED POSITION, 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "D.DENNY 35477" SET.
- + INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "35477" SET AT THE EXTENSION OF LOT LINE IN THE CURB FOR THE PURPOSE OF LINE NOT DISTANCE

LOT	S.F.	LOT SQUARE FOOTAGE TABLE
2	8747.07"	
2	8840.17"	
3	7847.09"	
4	7853.84"	
5	8133.03"	
6	10709.55"	
7	10946.37"	
8	8035.00"	
9	8003.02"	
10	9610.76"	
11	11469.27"	
12	11642.47"	
13	8874.32"	
14	17835.04"	
15	9589.11"	
16	8239.53"	
17	8188.36"	
18	10091.20"	
19	10018.46"	
20	10726.16"	
21	7637.92"	
22	11846.78"	
23	11047.17"	
24	7908.90"	
25	11705.69"	
26	8007.27"	
27	8936.71"	
28	9141.22"	
29	8484.74"	
30	8799.81"	
31	9702.49"	
32	9660.20"	
33	9559.98"	
34	8224.88"	
35	8927.72"	
36	9645.11"	
37	8366.17"	
38	8047.56"	
39	9016.99"	
40	8390.08"	
41	7734.84"	
42	9087.18"	
43	11972.13"	
44	11643.30"	
45	11967.66"	
46	11922.72"	
47	11961.99"	
48	11989.08"	
49	11999.43"	
50	11999.43"	
51	11999.77"	
52	11999.10"	
53	11997.73"	

TRACT	S.F.
A	44,078'
B	116,392'
C	5,164'
D	13,361'

BASIS OF BEARING: NAD 83/91, WASHINGTON STATE PLANE
COORDINATE SYSTEM, SOUTH ZONE, US SURVEY FEET.
CONVERGENCE ANGLE: -01°25'13.1890"
COMBINED SCALE FACTOR: 1.00004316



80 40 0 80 120 160
SCALE 1 INCH = 80 FEET

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LOT SQUARE
FOOTAGE TABLE

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39	9016.99'
40	8390.08'
41	7734.84'
42	9087.18'
43	11972.13'
44	11943.30'
45	11965.76'
46	11922.72'
47	11961.99'
48	11989.08'
49	11999.43'
50	11999.29'
51	11998.97'
52	11999.10'
53	11997.73'

TRACT SQUARE
FOOTAGE TABLE

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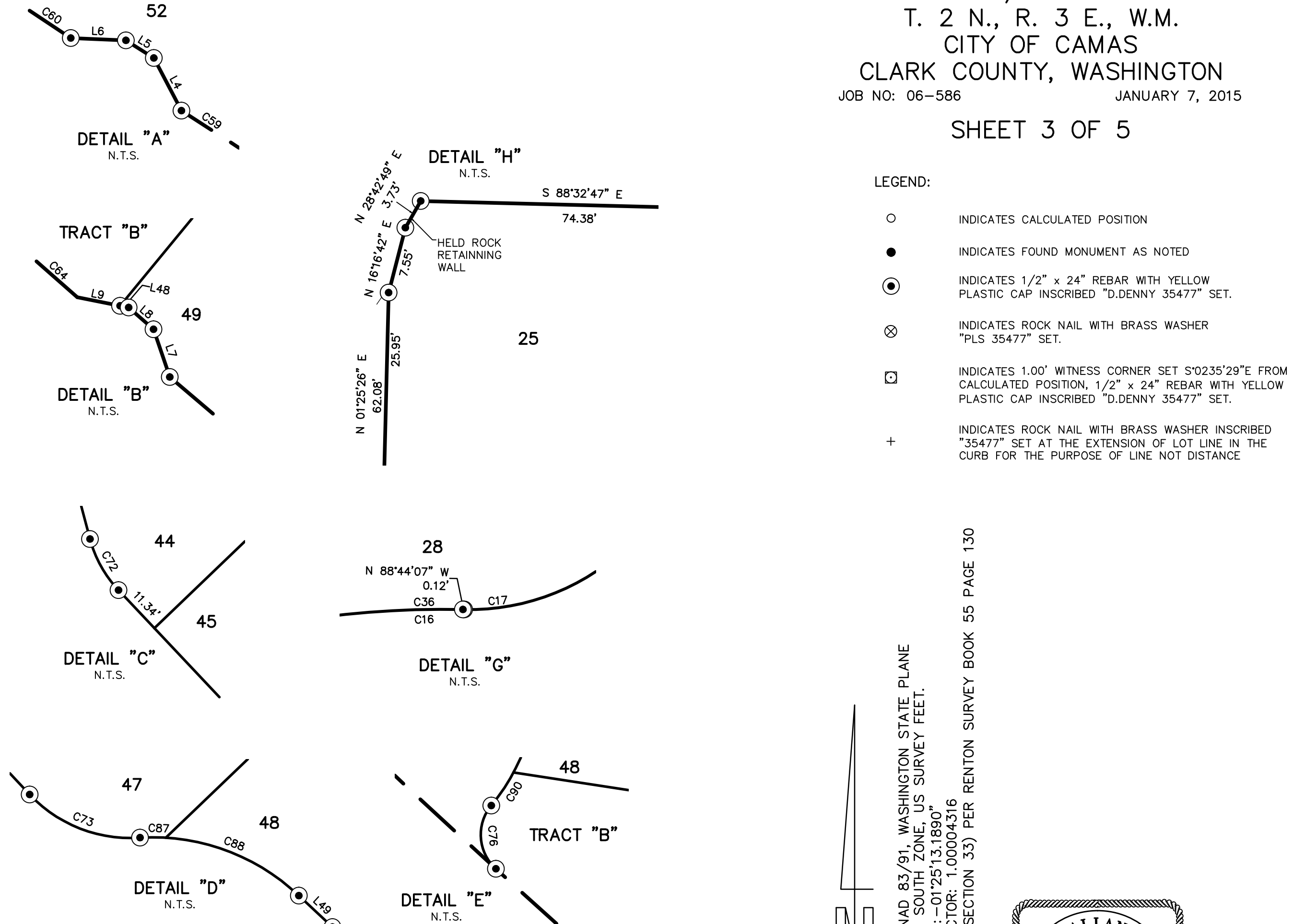
LINE	LENGTH	BEARING
L1	64.35	N89°59'00"W
L2	41.21	N47°14'47"W
L3	57.16	S00°01'16"E
L4	12.90	N27°37'56"W
L5	7.16	N57°37'56"W
L6	12.00	N87°37'56"W
L7	10.97	N48°45'28"W
L8	7.16	N48°45'28"W
L9	11.39	N78°45'28"W
L10	55.41	S63°13'10"E
L11	39.35	N79°57'02"E
L12	15.20	N63°13'10"W
L13	15.13	S63°13'10"E
L14	35.99	S88°53'31"E
L15	34.01	S88°57'30"E
L16	26.00	S88°57'30"E
L17	26.00	S88°57'30"E
L18	23.59	S88°52'42"E
L19	25.91	S43°55'37"E
L20	13.18	N87°17'43"E
L21	41.33	S43°55'37"E
L22	5.25	S74°17'02"W
L23	17.97	N58°43'12"E
L24	21.85	S56°45'13"W
L25	15.22	N64°13'04"W
L26	38.30	N73°14'00"W
L27	36.76	S72°22'03"E
L28	30.00	S72°22'04"E
L29	14.05	N27°22'04"W
L30	14.14	S62°37'56"W
L31	65.01	N72°22'04"W
L32	29.27	N41°43'36"W
L33	23.03	S72°22'04"E
L34	75.00	N88°55'37"W
L35	29.39	S01°04'23"W
L36	34.71	N19°24'01"E
L40	19.66	S74°53'27"E
L41	23.74	N71°24'38"E
L42	36.93	S88°48'45"E
L43	23.16	S01°06'01"W
L44	35.39	N81°19'30"W
L45	49.00	N43°48'45"W
L46	10.00	S46°11'15"W
L47	37.72	N81°03'09"E
L48	1.91	S78°45'28"E
L49	14.59	N46°55'02"W
L50	2.32	S17°18'20"W
L51	6.46	S46°32'20"E
L52	3.18	S43°48'45"E
L53	11.00	N46°11'15"E
L54	51.00	S43°48'45"E
L55	22.67	S43°48'45"E
L56	84.33	S46°11'15"W
L57	45.18	S46°11'15"W
L58	30.00	S46°11'15"W
L59	9.15	S46°11'15"W
L60	45.47	S43°03'16"W
L61	5.64	S43°03'16"W
L62	30.00	S43°03'16"W
L63	9.83	S43°03'16"W

CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	2834.79	1°01'10"	50.44	S57°32'13"E	50.44
C2	2834.79	6°57'48"	344.50	S52°57'54"E	344.29
C3	2834.79	5°42'02"	282.05	S46°05'50"E	281.93
C4	75.00	90°00'00"	117.81	S46°04'23"W	106.07
C5	75.00	64°17'33"	84.16	S58°55'36"W	79.81
C6	75.00	25°42'27"	33.65	S13°55'36"W	33.37
C7	75.00	36°49'48"	48.21	N81°38'04"W	47.38
C8	75.00	73°28'27"	96.13	S35°38'51"E	89.69
C9	200.00	32°50'49"	114.66	S88°47'29"E	113.09
C10	75.00	73°28'33"	96.14	N38°03'50"E	89.69
C11	75.00	90°16'11"	118.16	N43°47'32"W	106.32
C12	43.00	262°18'27"	196.86	S09°37'31"E	64.75
C13	25.00	38°57'03"	17.00	S77°56'49"E	16.67
C14	101.00	34°12'11"	60.29	N80°19'15"W	59.40
C15	25.00	66°07'28"	28.85	N63°43'09"E	27.28
C16	101.00	40°36'29"	71.58	S70°57'39"W	70.09
C17	25.00	90°11'30"	39.35	N46°10'08"E	35.41
C18	25.00	90°00'00"	39.27	S43°55'37"E	35.36
C19	101.00	90°16'11"	159.13	N43°47'32"W	143.17
C20	101.00	73°26'33"	129.46	N38°03'50"E	120.78
C21	228.00	32°50'49"	129.56	S88°47'29"E	127.80
C22	101.00	73°26'33"	129.46	S35°38'51"E	120.78
C23	25.00	64°17'33"	28.05	N31°04'24"W	26.60
C24	49.00	24°45'49"	21.18	N75°36'05"W	21.01
C25	25.00	52°47'45"	23.04	S65°37'08"W	22.23
C26	49.00	90°00'00"	76.97	S46°04'23"W	69.30
C27	49.00	90°16'11"	77.20	N43°47'32"W	69.46
C28	49.00	73°28'33"	62.81	N38°03'50"E	58.60
C29	174.00	32°50'49"	99.75	S88°47'29"E	98.39
C30	49.00	73°26'27"	62.81	S35°38'51"E	58.60
C31	43.00	54°31'41"	40.92	S68°28'04"W	39.40
C32	43.00	25°47'48"	19.36	N71°22'11"W	19.20
C33	101.00	20°09'17"	35.53	N87°20'42"W	35.35
C34	101.00	14°02'53"	24.76	N70°14'37"W	24.70
C35	101.00	41°3'57"	7.46	S52°46'23"W	7.46
C36	101.00	36°22'32"	64.12	S73°04'37"W	63.05
C37	101.00	8°46'57"	15.48	N84°32'09"W	15.47
C38	101.00	28°39'44"	50.53	N65°48'48"W	50.00
C39	101.00	8°32'27"	15.06	N47°12'43"W	15.04
C40	101.00	29°53'52"	52.70	N27°59'33"W	52.11
C41	101.00	14°23'11"	25.36	N05°51'02"W	25.29
C42	101.00	9°20'55"	16.48	N08°01'01"E	16.46
C43	101.00	31°38'12"	55.77	N26°30'34"E	55.06
C44	101.00	32°27'26"	57.22	N58°33'24"E	56.45
C45	226.00	12°59'51"	51.27	N81°17'02"E	51.16
C46	226.00	16°12'06"	63.91	S84°06'59"E	63.69
C47	226.00	3°38'52"	14.39	S74°11'30"E	14.39
C48	101.00	27°08'41"	47.85	S58°47'44"E	47.40
C49	101.00	35°27'59"	62.52	S27°29'24"E	61.53
C50	101.00	10°48'47"	19.09	S04°20'31"E	19.06
C51	43.00	12°44'58"	9.57	N45°35'44"E	9.55
C53	43.00	66°15'51"	49.73	N85°06'09"E	47.01
C54	43.00	51°31'03"	38.66	S36°00'24"E	37.37
C55	43.00	51°27'06"	38.61	S15°28'40"W	37.33
C56	174.00	8°07'09"	24.66	N78°50'41"E	24.64
C57	174.00	24°43'40"	75.09	S84°43'54"E	74.51
C58	2834.79	0°23'05"	19.03	S57°51'16"E	19.03
C59	2834.79	0°38'06"	31.41	S57°20'41"E	31.41
C60	2834.79	0°54'32"	44.97	S55°59'31"E	44.97
C61	2834.79	2°01'17"	100.01	S54°31'37"E	100.01
C62	2834.79	2°04'21"	102.54	S52°28'48"E	102.53
C63	2834.79	1°57'36"	96.98	S50°27'49"E	96.97
C64	2834.79	1°17'17"	63.73	S48°16'12"E	63.73

CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C65	46.00	28°51'24"	23.17	N29°23'03"W	22.92
C66	34.00	28°18'33"	16.80	S29°06'38"E	16.63
C67	38.00	50°25'30"	33.44	S68°28'39"E	32.37
C68	38.00	136°44'40"	90.69	N25°19'04"W	70.65
C69	2864.79	14°48'00"	740.00	S50°38'48"E	737.94
C70	2500.00	14°48'13"	645.93	S50°38'45"E	644.14
C71	46.00	28°51'24"	23.17	N29°23'03"W	22.92
C72	26.00	28°18'33"	12.85	S29°06'38"E	12.72
C73	30.01	50°48'49"	26.61	S68°40'28"E	25.75
C74	46.00	47°01'03"	37.75	N69°55'16"W	36.70
C75	45.00	86°14'07"	67.73	N03°47'59"W	61.51
C76	10.00	86°58'38"	15.18	S04°10'14"E	13.76
C77	2834.79	0°38'49"	32.01	S47°20'09"E	32.01
C78	2834.79	0°28'34"	23.55	S46°46'27"E	23.55
C79	10.00	116°09'30"	20.27	N75°23'05"E	16.98
C80	25.00	110°44'08"	48.32	N38°03'44"W	41.14
C81	51.00	46°30'46"	41.40	S70°10'25"E	40.27
C82	47.00	28°18'33"	23.22	S29°06'38"E	22.99
C83	23.00	28°51'24"	11.58	N29°23'03"W	11.46
C84	10.00	90°00'00"	15.71	N88°48'45"W	14.14
C85	15.00	90°00'00"	23.56	N01°11'15"E	21.21
C86	2834.79	31°7'22"	162.75	S44°53'29"E	162.73
C87	46.00	6°57'11"	5.58	N89°57'12"W	5.58
C88	46.00	40°03'52"	32.17	N66°26'41"W	31.51
C89	45.00	75°13'36"	59.08	N09°18'14"W	54.93
C90	45.00	11°00'31"	8.65	N33°48'49"E	8.63
C91	2864.79	3°45'53"	188.24	S45°07'45"E	188.21

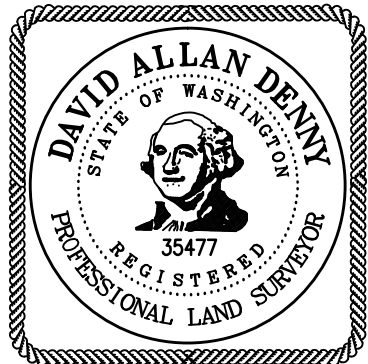
LAND INVENTORY:

A) TOTAL ACREAGE	18.30 AC
B) TOTAL DEVELOPED ACREAGE	15.63 AC
C) TOTAL LOT AREA	11.93 AC
D) TOTAL INFRASTRUCTURE ACREAGE	3.58 AC
E) TOTAL TRACT AREA	3.10 AC
F) TOTAL ACREAGE OF CRITICAL AREAS	NONE
G) TOTAL ACREAGE OF RECREATIONAL OPEN SPACES	2.67 AC



- LEGEND:
- INDICATES CALCULATED POSITION
 - INDICATES FOUND MONUMENT AS NOTED
 - ⊙ INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "D.DENNY 35477" SET.
 - ⊗ INDICATES ROCK NAIL WITH BRASS WASHER "PLS 35477" SET.
 - ⊠ INDICATES 1.00" WITNESS CORNER SET S'0235'29"E FROM CALCULATED POSITION, 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "D.DENNY 35477" SET.
 - + INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "35477" SET AT THE EXTENSION OF LOT LINE IN THE CURB FOR THE PURPOSE OF LINE NOT DISTANCE

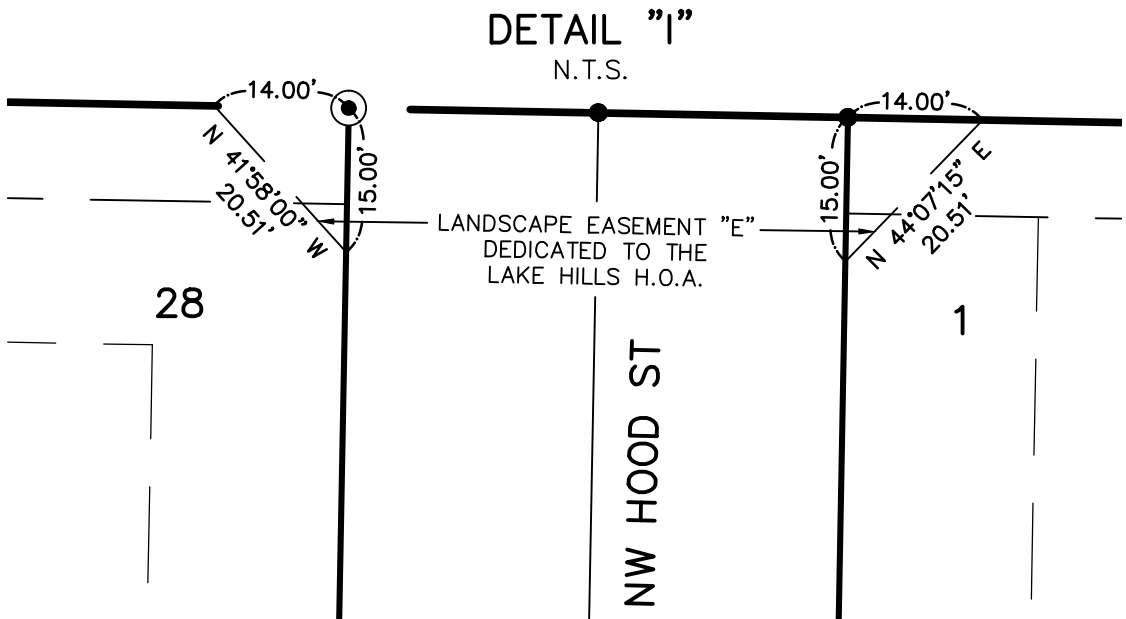
BASIS OF BEARING: NAD 83/91, WASHINGTON STATE PLANE
COORDINATE SYSTEM, SOUTH ZONE, US SURVEY FEET.
CONVERGENCE ANGLE: 1°25'13.1890"
COMBINED SCALE FACTOR: 1.000006
(AT NW CORNER OF SECTION 33) PER RENTON SURVEY BOOK 55 PAGE 130



PREPARED BY:
MINISTER AND GLAESER
SURVEYING, INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA. 98661
(360) 694-3313

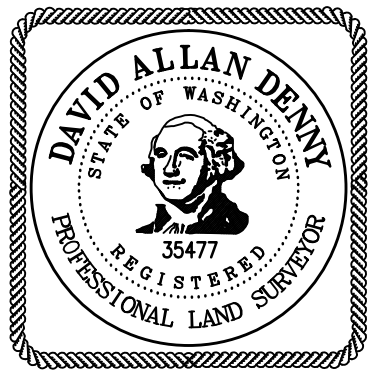
YARD SETBACKS ARE AS FOLLOWS:
SIDE AND CORNER REAR YARD: 5 FEET
SIDE YARD FLANKING A STREET: 20 FEET
REAR YARD: 25 FEET
MINIMUM FRONTAGE ON A CUL-DE-SAC OR CURVE: 30 FEET
FRONT YARD LOTS 43-48: PROVIDED ON THIS SHEET
FRONT YARD ALL OTHER LOTS: 20 FEET

LAKE HILLS SUBDIVISION
A SUBDIVISION OF A PORTION OF THE
SE 1/4 AND SW 1/4 OF THE SE 1/4
OF SECTION 28 AND THE NE 1/4 AND THE NW 1/4
OF THE NE 1/4 OF SECTION 33
T. 2 N., R. 3 E., W.M.
CITY OF CAMAS
CLARK COUNTY, WASHINGTON
JOB NO: 06-586 JANUARY 7, 2015
SHEET 4 OF 5



BASIS OF BEARING: NAD 83/91, WASHINGTON STATE PLANE
COORDINATE SYSTEM, SOUTH ZONE, US SURVEY FEET.
CONVERGENCE ANGLE: 25'13.1889"
CONVERGENCE ANGLE CORRECTION: 0.0000006
(AT NW CORNER OF SECTION 33) PER RENTON SURVEY BOOK 55 PAGE 130

80 40 0 80 120 160
SCALE 1 INCH = 80 FEET



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SURVEYING, INC.
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VANCOUVER, WA. 98661
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LAKE HILLS SUBDIVISION
A SUBDIVISION OF A PORTION OF THE
SE 1/4 AND SW 1/4 OF THE SE 1/4
OF SECTION 28 AND THE NE 1/4 AND THE NW 1/4
OF THE NE 1/4 OF SECTION 33
T. 2 N., R. 3 E., W.M.
CITY OF CAMAS
CLARK COUNTY, WASHINGTON
JOB NO: 06-586 JANUARY 7, 2015
SHEET 5 OF 5



LINE TABLE		
LINE	BEARING	DISTANCE
L64	S 46°46'09" E	3.15'
L65	S 84°31'28" E	37.96'
L66	S 70°34'11" E	6.14'
L67	S 32°45'24" E	12.60'
L68	N 05°41'30" E	8.09'
L69	N 10°57'28" W	9.73'
L70	S 77°38'06" E	9.97'
L71	N 15°55'49" E	5.08'
L72	S 89°16'49" E	6.28'
L73	N 34°05'04" W	18.85'
L74	S 68°26'54" E	15.89'
L75	N 04°14'40" E	10.62'
L76	N 49°56'44" W	8.44'
L77	N 34°26'20" W	31.44'
L78	N 62°41'59" W	11.49'
L79	N 37°39'21" W	17.95'
L80	N 34°35'43" W	16.01'
L81	N 44°46'51" W	20.16'
L82	N 56°19'29" W	32.96'
L83	N 24°00'10" W	23.76'
L84	N 24°43'15" W	25.78'
L85	N 25°33'08" W	18.27'
L86	N 33°23'02" W	6.40'

LINE TABLE		
LINE	BEARING	DISTANCE
L87	N 18°49'14" W	6.21'
L88	N 63°57'51" W	8.06'
L89	N 32°51'59" W	9.26'
L90	N 22°15'54" W	34.13'
L91	N 79°13'10" E	9.81'
L92	S 61°16'46" E	4.42'
L93	S 68°00'58" E	7.81'
L94	S 51°35'32" E	9.27'
L95	S 61°20'17" E	27.51'
L96	S 89°03'06" E	5.68'
L97	N 25°39'29" W	21.96'
L98	N 36°47'01" W	16.49'
L99	N 30°15'14" W	9.33'
L100	N 34°39'40" E	6.01'
L101	N 28°22'12" E	7.13'
L102	N 02°54'57" E	9.83'
L103	N 06°59'33" E	7.18'
L104	N 53°31'30" E	3.34'
L105	N 65°07'08" E	10.62'
L106	N 16°43'58" E	3.74'
L107	N 06°33'03" E	13.73'
L108	N 16°41'30" E	10.45'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C92	5.66'	129°02'37"	12.74'	S 87°36'56" E	10.22'
C93	6.97'	60°39'38"	7.38'	S 57°41'21" W	7.04'
C94	11.90'	94°55'49"	19.72'	N 61°32'28" E	17.54'
C95	11.76'	88°27'33"	18.16'	S 51°03'03" W	16.41'
C96	4.73'	125°03'07"	10.32'	N 37°45'59" E	8.39'
C97	4.59'	149°24'38"	11.97'	S 37°33'57" W	8.85'
C98	6.68'	103°03'11"	12.02'	N 72°07'19" E	10.46'
C99	25.45'	59°58'26"	26.64'	N 24°32'40" W	25.44'
C100	28.24'	28°41'55"	14.14'	N 36°13'33" W	14.00'
C101	31.50'	17°45'53"	9.77'	S 46°48'53" E	9.73'
C102	56.84'	10°21'06"	10.27'	S 35°02'34" E	10.26'
C103	39.55'	27°46'31"	19.17'	S 75°20'24" E	18.99'
C104	12.46'	58°46'18"	12.78'	N 22°35'13" W	12.22'
C105	44.16'	16°34'37"	12.78'	S 07°23'48" E	12.73'
C106	12.56'	32°53'01"	7.21'	N 46°47'48" W	7.11'
C107	6.52'	42°22'20"	4.82'	S 47°39'57" E	4.71'
C108	16.84'	90°34'38"	26.62'	S 24°49'31" W	23.93'
C109	14.21'	38°01'39"	9.43'	N 77°33'35" W	9.26'
C110	11.40'	35°04'01"	6.97'	S 65°30'50" E	6.87'
C111	6.17'	96°13'07"	10.36'	N 19°16'04" E	9.19'
C112	10.52'	43°06'07"	7.91'	S 12°18'40" E	7.72'
C113	100.66'	4°56'08"	8.67'	N 13°21'12" E	8.67'
C114	9.71'	43°37'11"	7.40'	S 31°28'28" W	7.22'
C115	12.69'	43°43'46"	9.68'	N 45°45'33" E	9.45'
C116	45.00'	10°05'28"	7.93'	N 33°21'17" E	7.92'

N

BASIS OF BEARING: NAD 83/91, WASHINGTON STATE PLANE
COORDINATE SYSTEM, SOUTH ZONE, US SURVEY FEET.
CONVERGENCE ANGLE: 1°25'13.1889"
CONFIDENCE ANGLE: 100%
(AT NW CORNER OF SECTION 33) PER RENTON SURVEY BOOK 55 PAGE 130

30 15 0 30 45 60
SCALE 1 INCH = 30 FEET

