



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

# 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

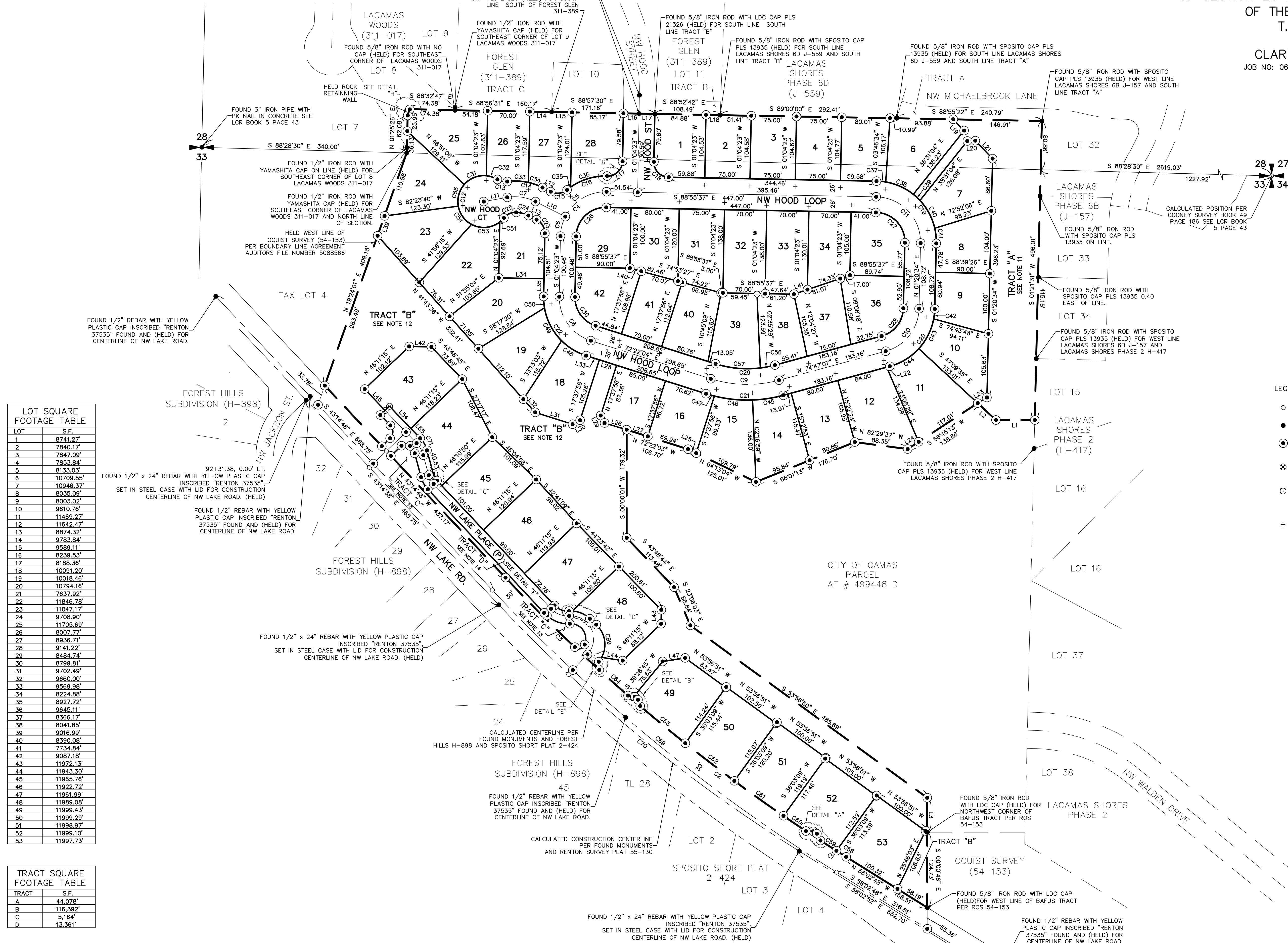
T. 2 N., R. 3 E., W.M.

CITY OF CAMAS  
CLARK COUNTY, WASHINGTON

JOB NO: 06-586

JANUARY 7, 2015

SHEET 2 OF 5

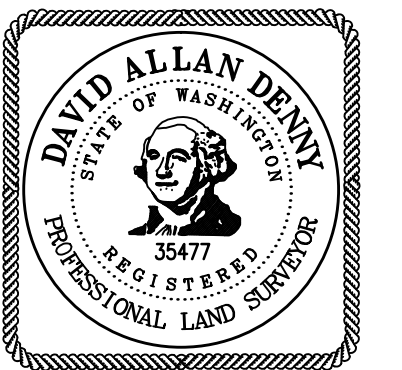


LEGEND:

- 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 S0235529"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: 01°25'13.1800"

COMBINED SCALE FACTOR: 1.00004316  
(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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LOT SQUARE  
FOOTAGE TABLE

LOT	S.F.
1	8741.27'
2	7840.17'
3	7847.09'
4	7853.84'
5	8133.03'
6	10709.55'
7	10946.37'
8	8035.09'
9	8003.02'
10	9610.78'
11	11469.27'
12	11642.47'
13	8874.32'
14	9783.84'
15	9589.11'
16	8239.53'
17	8188.36'
18	10091.20'
19	10018.46'
20	10794.16'
21	7637.92'
22	11846.78'
23	11043.30'
24	9708.90'
25	11705.69'
26	8007.77'
27	8936.71'
28	9141.22'
29	8484.74'
30	8799.81'
31	9702.49'
32	9660.00'
33	9569.98'
34	8224.88'
35	8927.72'
36	9645.11'
37	8368.17'
38	8041.85'
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

TRACT	S.F.
A	44,078'
B	116,392'
C	5,164'
D	15,361'

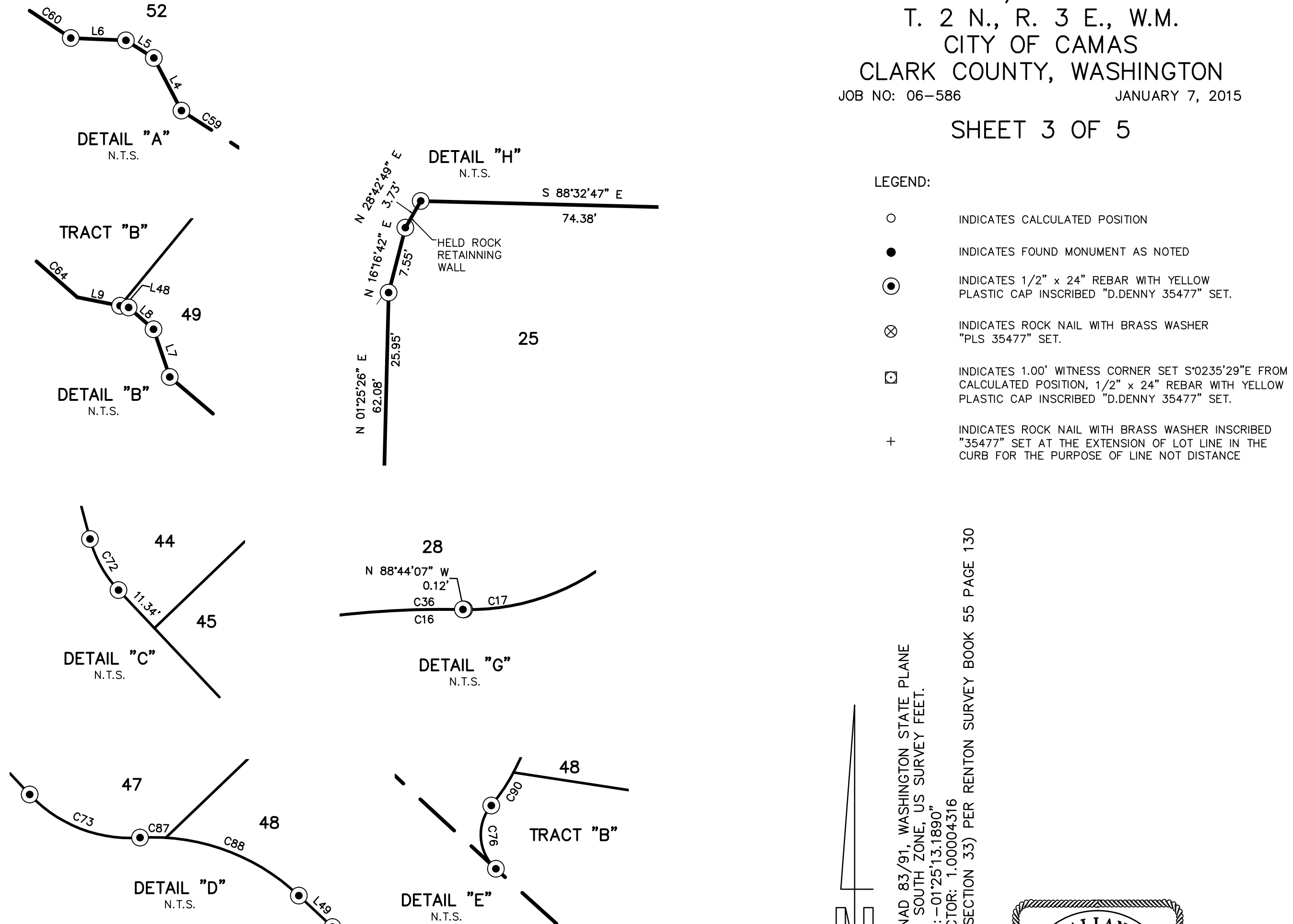
LINE	LENGTH	BEARING
L1	64.35	N89°59'00"W
L2	41.21	N47°14'47"W
L3	57.16	S00°01'16"E
L4	12.90	N27°37'56"W
L5	7.16	N57°37'56"W
L6	12.00	N87°37'56"W
L7	10.97	N49°45'28"W
L8	7.16	N49°45'28"W
L9	11.39	N78°45'28"W
L10	55.41	S63°13'10"E
L11	39.35	N79°57'02"E
L12	15.20	N63°13'10"W
L13	15.13	S63°13'10"E
L14	35.99	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"E
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°07'26"	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

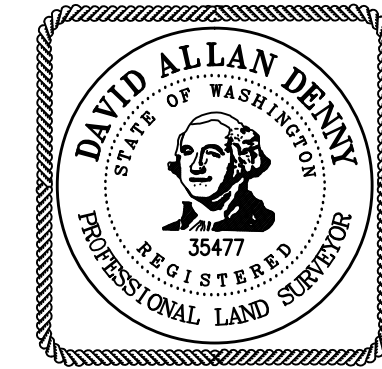
LAND INVENTORY:

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



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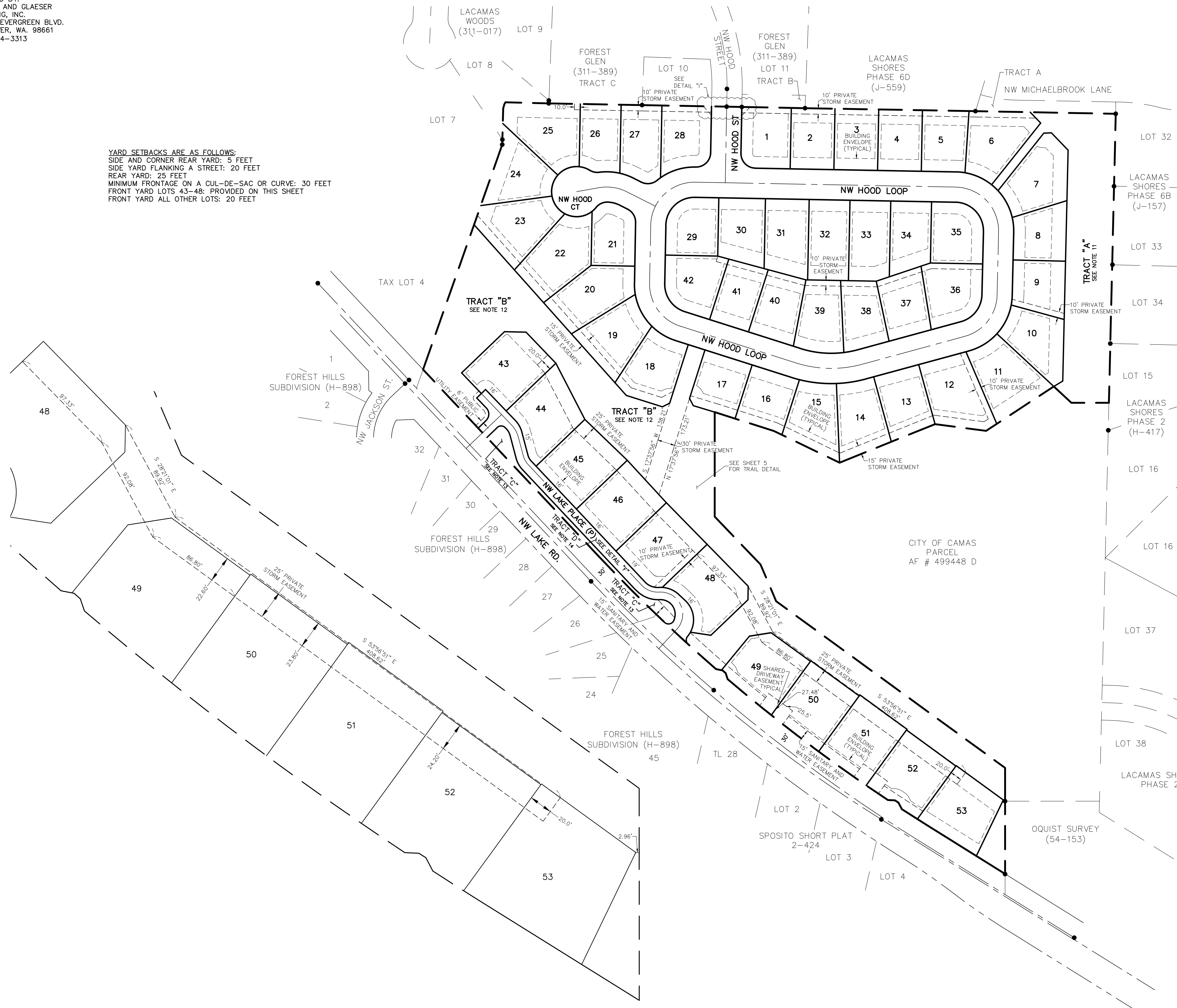
# LAKE HILLS SUBDIVISION

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

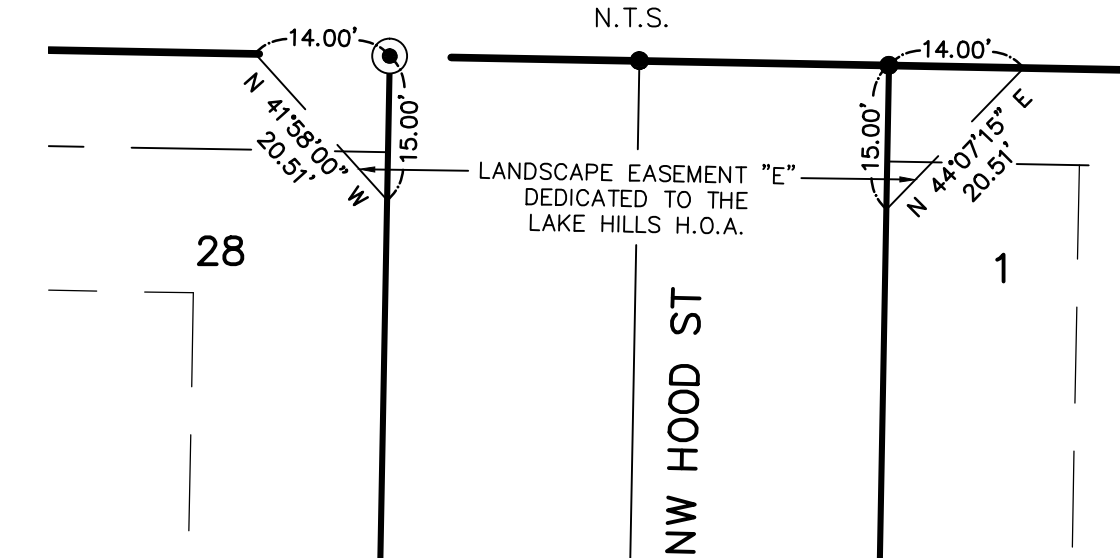
T. 2 N., R. 3 E., W.M.  
CITY OF CAMAS  
CLARK COUNTY, WASHINGTON

SHEET 4 OF 5

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

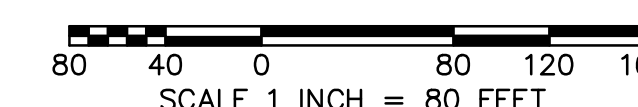
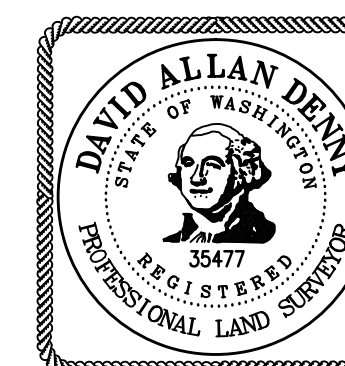


DETAIL "I"  
N.T.S.



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  
(AT NW CORNER OF SECTION 33) PER RENTON SURVEY BOOK 55 PAGE 130



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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.  
CONFERENCE ANGLE: 25°13'18.896"  
CONFERENCE ANGLE: 106°11'00.916"  
(AT NW CORNER OF SECTION 33) PER RENTON SURVEY BOOK 55 PAGE 130

