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

NOTES:

- 1) THIS PLAT IS SUBJECT TO CONDITIONS SET FORTH IN THE CITY OF CAMAS DECISIONS FOR THIS SUBDIVISION (CITY FILE: SUB 12-01 LAKE HILLS)
- 2) NO BUILDING PERMITS SHALL BE ISSUED UNTIL THIS SUBDIVISION IS GRANTED FINAL ACCEPTANCE IN ACCORDANCE WITH CMC 17.21.070.
- 3) 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.
- 4) A RIGHT OF ENTRY IS HEREBY GRANTED TO THE CITY OF CAMAS FOR THE REPAIR AND MAINTENANCE OF THE STEF AND STEP SEWER SYSTEMS.
- 5) 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.
- 6) NO FURTHER SHORT PLATTING OR SUBDIVIDING WILL BE PERMITTED ONCE THE FINAL PLAT HAS BEEN RECORDED.
- 7) 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.
- 8) AUTOMATIC FIRE SPRINKLER SYSTEMS DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 13D ARE REQUIRED IN ALL DWELLINGS.
- 9) IN THE EVENT THAT ANY ITEM OF ARCHAEOLOGICAL INTEREST IS UNCOVERED DURING THE COURSE OF A PERMITTED GROUND DISTURBING ACTIVITY, ALL GROUND DISTURBING ACTIVITY SHALL IMMEDIATELY CEASE AND THE APPLICANT SHALL NOTIFY THE PUBLIC WORKS DEPARTMENT AND DAHP.
- 10) MAXIMUM BUILDING LOT COVERAGE IS 35%.
- 11) TRACT "A" IS DEDICATED TO THE H.O.A. AS A STORMWATER FACILITY TO BE MAINTAINED BY THE H.O.A.
- 12) 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.
- 13) TRACT "C" IS DEDICATED TO THE H.O.A. AS A LANDSCAPE AREA TO BE MAINTAINED BY THE H.O.A.
- 14) 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
- 15) 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

EASEMENT OVER TRACT "D".

SURVEY REFERENCES:

- 1) LDC SURVEY BOOK 54 PAGE 153
- 2) LACAMAS WOODS BOOK 311 PAGE 017
- 3) FOREST GLEN BOOK 311 PAGE 3894) LACAMAS SHORES PHASE 6D BOOK "J" PAGE 559
- 5) LACAMAS SHORES PHASE 6B BOOK "J" PAGE 157
- 6) LACAMAS SHORES PHASE 2 BOOK "H" PAGE 417 7) COONEY SURVEY BOOK 49 PAGE 186
- 8) RENTON SURVEY BOOK 55 PAGE 130
 9) SPOSITO SHORT PLAT BOOK 2 PAGE 424
- 10) 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:

PROVED: _______

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: _____

CITY OF CAMAS FINANCE DIRECTOR

RECTOR DATE

CITY OF CAMAS COMMUNITY DEVELOPMENT DEPARTMENT:

APPROVED:

CITY OF CAMAS COMMUNITY DEVELOPMENT DIRECTOR, DATE 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:

CITY OF CAMAS ENGINEER

DATE

DATE

FIRE CHIEF:

APPROVED: __

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

DEPUTY/COUNTY AUDITOR

AUDITOR'S RECEIVING NO.

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 PLS NO. 35477

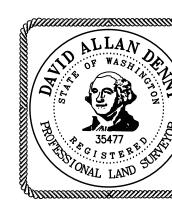
DATE

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.

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 13

SCALE 1 INCH = 80 FEET



MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS

A FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE

FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN

OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, ETC.

PREPARED BY: LAKE HILLS SUBDIVISION MINISTER AND GLAESER SURVEYING, INC. FOUND 5/8" IRON ROD WITH 2200 E. EVERGREEN BLVD. A SUBDIVISION OF A PORTION OF THE LDC CAP PLS 21326 (HELD) FOR_ VANCOUVER, WA. 98661 CENTERLINE OF NW HOOD (360) 694-3313 SE 1/4 AND SW 1/4 OF THE SE 1/4 FOUND 5/8" IRON ROD WITH LDC OF SECTION 28 AND THE NE 1/4 AND THE NW 1/4 CAP PLS 21326 (HELD) FOR SOUTH LINE SOUTH OF FOREST GLEN OF THE NE 1/4 OF SECTION 33 LACAMAS FOUND 5/8" IRON ROD WITH LDC CAP PLS T. 2 N., R. 3 E., W.M. FOUND 1/2" IRON ROD WITH WOODS 21326 (HELD) FOR SOUTH LINE SOUTH _YAMASHITA CAP (HELD) FOR LINE TRACT "B" (311-017)SOUTHEAST CORNER OF LOT 9 CITY OF CAMAS FOUND 5/8" IRON ROD WITH SPOSITO CAP FOREST LACAMAS WOODS 311-017 FOUND 5/8" IRON ROD WITH SPOSITO CAP PLS FOUND 5/8" IRON ROD WITH NO PLS 13935 (HELD) FOR SOUTH LINE GLEN CLARK COUNTY, WASHINGTON _13935 (HELD) FOR SOUTH LINE LACAMAS SHORES 6D J-559 AND SOUTH LINE TRACT "A" CAP (HELD) FOR SOUTHEAST_ LACAMAS SHORES 6D J-559 AND SOUTH CORNER OF LACAMAS WOODS (311 - 389)LINE TRACT "B" | ACAMAS GLEN JOB NO: 06-586 JANUARY 7, 2015 FOUND 5/8" IRON ROD WITH SPOSITO SHORES /LOT 10 LOT 11 CAP PLS 13935 (HELD) FOR WEST LINE LACAMAS SHORES 6B J-157 AND SOUTH LINE TRACT "A" (311 - 389)TRACT A SHEET 2 OF 5 PHASE 6D TRACT B7 HELD ROCK SEE DETAIL TRACT C (J-559)RETAINNING— _S 88°32'4̀7" Ε NW MICHAELBROOK LANE S 88°57'30" E S 88°52'42" E-↑ 74.38' S 89°00'00" E 292.41' FOUND 3" IRON PIPE WITH 108.49' S 88°55'22" E 240.79' PK NAIL IN CONCRETE SEE LCR BOOK 5 PAGE 43 LOT 32 S 88°28'30" E 340.00' FOUND 1/2" IRON ROD WITH S 88°28'30" E 2619.03' –c32 ഗ YAMASHITA CAP ON LINE (HELD) FOR_ SOUTHEAST CORNER OF LOT 8 1227.92' 24 LACAMAS WOODS 311-017 LACAMAS 395.46 S 82°23'40" W - SHORES FOUND 1/2" IRON ROD WITH NW HOOD LOOP & YAMASHITA CAP (HELD) FOR PHASE 6B CALCULATED POSITION PER SOUTHEAST CORNER OF LACAMAS COONEY SURVEY BOOK 49 / (J-157)WOODS 311-017 AND NORTH LINE PAGE 186 SEE LCR BOOK OF SECTION. FOUND 5/8" IRON ROD WITH SPOSITO CAP PLS 5 PAGE 43 HELD WEST LINE OF OQUIST SURVEY (54-153)_ 33 👯 PER BOUNDARY LINE AGREEMENT AUDITORS FILE NUMBER 5088566 ភ្នំ S 88°55'37" S 88'39'26" S 88°55'37" E ੴ 90.00' 89.74 FOUND 5/8" IRON ROD WITH TAX LOT 4 SPOSITO CAP PLS 13935 0.40 EAST OF LINE. TRACT "B" LOT 34 FOUND 1/2" REBAR WITH YELLOW SEE NOTE 12 PLASTIC CAP INSCRIBED "RENTON_/ 37535" FOUND AND (HELD) FOR FOUND 5/8" IRON ROD WITH SPOSITO CAP PLS 13935 (HELD) FOR WEST LINE CENTERLINE OF NW LAKE ROAD. LACAMAS SHORES 6B J-157 AND LACAMAS SHORES PHASE 2 H-417 LEGEND: LOT 15 FORÈST HILLS SUBDIVISION (H-898) INDICATES CALCULATED POSITION LOT SQUARE FOOTAGE TABLE LACAMAS INDICATES FOUND MONUMENT AS NOTED SHORES SEE NOTE 12 PHASE 2 8741.27 INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "D.DENNY 35477" SET. 7840.17**'** (H-417)7847.09**'** 7853.84**'** INDICATES ROCK NAIL WITH BRASS WASHER FOUND 5/8" IRON ROD WITH SPOSITO-92+31.38, 0.00' LT. 8133.03' CAP PLS 13935 (HELD) FOR WEST LINE "PLS 35477" SET. FOUND 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP LACAMAS SHORES PHASE 2 H-417 10709.55' LOT 16 INDICATES 1.00' WITNESS CORNER SET S'0235'29"E FROM SET IN STEEL CASE WITH LID FOR CONSTRUCTION 8035.09 CALCULATED POSITION, 1/2" x 24" REBAR WITH YELLOW CENTERLINE OF NW LAKE ROAD. (HELD) 8003.02 PLASTIC CAP INSCRIBED "D.DENNY 35477" SET. 9610.76**'** FOUND 1/2" REBAR WITH YELLOW 11469.27**'** PLASTIC CAP INSCRIBED "RENTON_ INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED 37535" FOUND AND (HELD) FOR 11642.47 "35477" SET AT THE EXTENSION OF LOT LINE IN THE CENTERLINE OF NW LAKE ROAD. CURB FOR THE PURPOSE OF LINE NOT DISTANCE 8874.32**'** 9783.84 9589.11**'** 8239.53 FOREST HILLS 8188.36**'** CITY OF CAMAS LOT 16 10091.20 SUBDIVISION (H-898)PARCEL 10018.46 AF # 499448 D 10794.16 7637.92**'** 11846.78**'** 11047.17**'** 9708.90' 11705.69 8007.77 FOUND 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP 8936.71**'** INSCRIBED "RENTON 37535", 9141.22' SET IN STEEL CASE WITH LID FOR CONSTRUCTION LOT 37 <u>8484.74'</u> CENTERLINE OF NW LAKE ROAD. (HELD) 8799.81**'** 9702.49' 9660.00 9569.98' 8224.88 8927.72**'** 9645.11 DETAIL "E" 8366.17**'** 8041.85 9016.99' CALCULATED CENTERLINE PER FOUND MONUMENTS AND FOREST-8390.08**'** HILLS H-898 AND SPOSITO SHORT PLAT 2-424 7734.84 9087.18**'** FOREST HILLS 11972.13 11943.30' SUBDIVISION (H-898)11965.76**'** TL 28 11922.72' 11961.99**'** FOUND 1/2" REBAR WITH YELLOW FOUND 5/8" IRON ROD 11989.08' PLASTIC CAP INSCRIBED "RENTON_ WITH LDC CAP (HELD) FOR LACAMAS SHORES 11999.43 37535" FOUND AND (HELD) FOR NORTHWEST CORNER OF PHASE 2 BAFUS TRACT PER ROS 11999.29' CENTERLINE OF NW LAKE ROAD. 11998.97 11999.10 CALCULATED CONSTRUCTION CENTERLINE -TRACT "B" 11997.73**'** PER FOUND MONUMENTS-AND RENTON SURVEY PLAT 55-130 OQUIST SURVEY SPOSITO SHORT PLAT (54-153)TRACT SQUARE 2 - 424FOOTAGE TABLE LOT SCALE 1 INCH = 80 FEET FOUND 5/8" IRON ROD WITH LDC CAP (HELD)FOR WEST LINE OF BAFUS TRACT PER ROS 54-153 44,078 116,392' FOUND 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP 5,164 FOUND 1/2" REBAR WITH YELLOW INSCRIBED "RENTON 37535", PLASTIC CAP INSCRIBED "RENTON SET IN STEEL CASE WITH LID FOR CONSTRUCTION 37535" FOUND AND (HELD) FOR CENTERLINE OF NW LAKE ROAD. (HELD) CENTERLINE OF NW LAKE ROAD.

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 3 OF 5

LEGEND:	
0	INDICATES CALCULATED POSITION

INDICATES FOUND MONUMENT AS NOTED

INDICATES ROCK NAIL WITH BRASS WASHER "PLS 35477" SET.

	PLASTIC CAP INSCRIBED "D.D
+	INDICATES ROCK NAIL WITH E "35477" SET AT THE EXTENS CURB FOR THE PURPOSE OF
	130
	PAGE .
	55
	~

0	INDICATES	CALCULATED	PO
	INDICATES	EOLIND MONI	ILAEN

INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "D.DENNY 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.

TH BRASS WASHER INSCRIBED FENSION OF LOT LINE IN THE OF LINE NOT DISTANCE

LOT	SQUARE
	AGE TABLE
LOT	
	S.F. 8741.27'
1	
2	7840.17'
3	7847.09'
<u>4</u> 5	7853.84'
<u> </u>	8133.03'
	10709.55' 10946.37'
	8035.09'
<u>8</u> 9	8003.02'
<u>9</u> 10	9610.76
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	10031.20
20	10794.16
21	7637.92
22	11846.78'
23	11047.17
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
<u> </u>	8366.17'
	8041.85
<u> 39</u>	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'
	11998.97'
52	11999.10'
53	11997.73'

TRACT SQUARE FOOTAGE TABLE

44,078' 116,392' 5,164' 13,361'

TRACT S.F.

	LINE T	ABLE
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	NO7-37-30 W
L7	10.97	N87°37'56"W
L8	7.16	N18*45'28"W
		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 * 56'31"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°47'07"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	5/2 22 03 E
L29	14.05	S72°22'04"E
L30		N27*22'04"W
L30	14.14	S62*37'56"W
L32	65.01	N72°22'04"W
	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
L39	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	
L59	9.15	S46°11'15"W
		S46'11'15"W
	1517	C 4 7 0 7 7 4 0 " \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
L60	45.47	S43°03'16"W
L60 L61	5.64	S43°03'16"W
L60		S43'03'16"W S43'03'16"W S43'03'16"W S43'03'16"W

		(CURVE 7	ΓABLE	
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*57'46"	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°26'27"	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*26'33"	96.14	N38°03'50"E	89.69
C11 C12	75.00 43.00	90'16'11"	118.16 196.86	N43°47'32"W	106.32 64.75
C12	25.00	26218'27"	17.00	S09°37'31"E	16.67
C14	101.00	38°57'03" 34°12'11"	60.29	S77*56'49"E N80*19'15"W	59.40
C15	25.00	66°07'26"	28.85	N83°43'07"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	226.00	32°50'49"	129.56	S88°47'29"E	127.80
C22	101.00	73°26'27"	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	901611"	77.20	N43°47'32"W	69.46
C28	49.00	73*26'33"	62.81	N38°03'50"E	58.60
C29	174.00	32*50'49"	99.75	S88*47'29"E	98.39
C30 C31	49.00 43.00	73°26'27"	62.81 40.92	S35°38'51"E	58.60 39.40
C32	43.00	54°31'41" 25°47'48"	19.36	S68°28'04"W	
C33	101.00	20°09'17"	35.53	N71°22'11"W N87°20'42"W	35.35
C34	101.00	14°02'53"	24.76	N70°14'37"W	24.70
C35	101.00	4°13'57"	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	N06°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 C51	101.00 43.00	10°49'47"	19.09	S04°20'31"E	19.06 9.55
C53	43.00	12°44'58" 66°15'51"	9.57 49.73	N45°35'44"E	9.55 47.01
C54	43.00	51°31'03"	38.66	N85°06'09"E 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*18'12"E	63.73

			CURVE		
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	281833	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	317'22"	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

E) TOTAL TRACT AREA

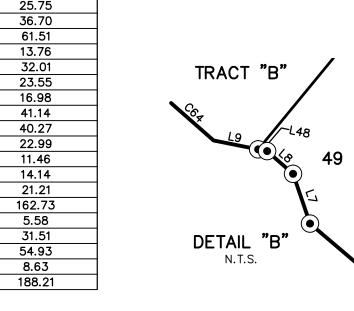
C) TOTAL LOT AREA

B) TOTAL DEVELOPED ACREAGE

D) TOTAL INFRASTRUCTURE ACREAGE

F) TOTAL ACREAGE OF CRITICAL AREAS

G) TOTAL ACREAGE OF RECREATIONAL OPEN SPACES 2.67 AC



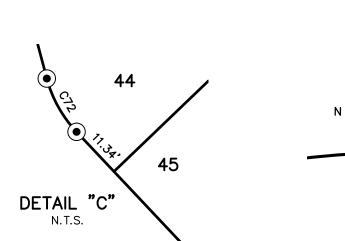
18.30 AC 15.63 AC

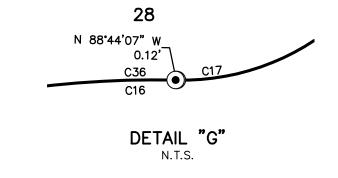
11.93 AC

3.58 AC 3.10 AC

NONE

DETAIL "A"



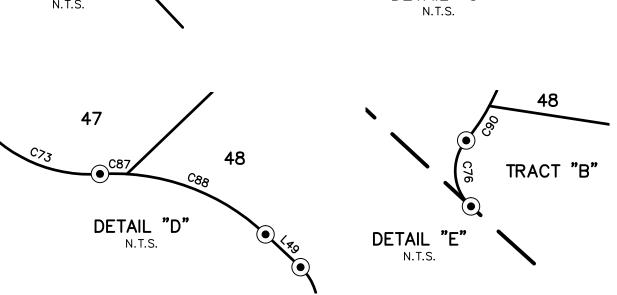


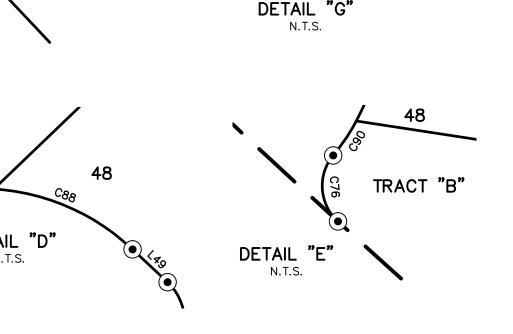
DETAIL "H"

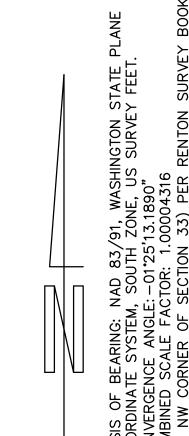
HELD ROCK RETAINNING

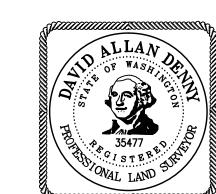
25

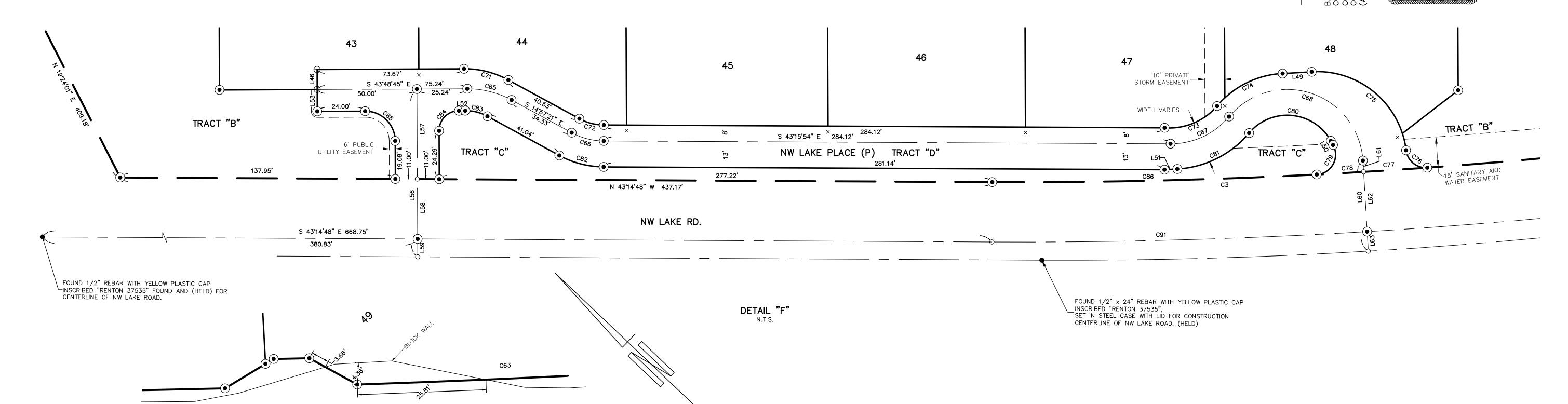
S 88°32'47" E 74.38'

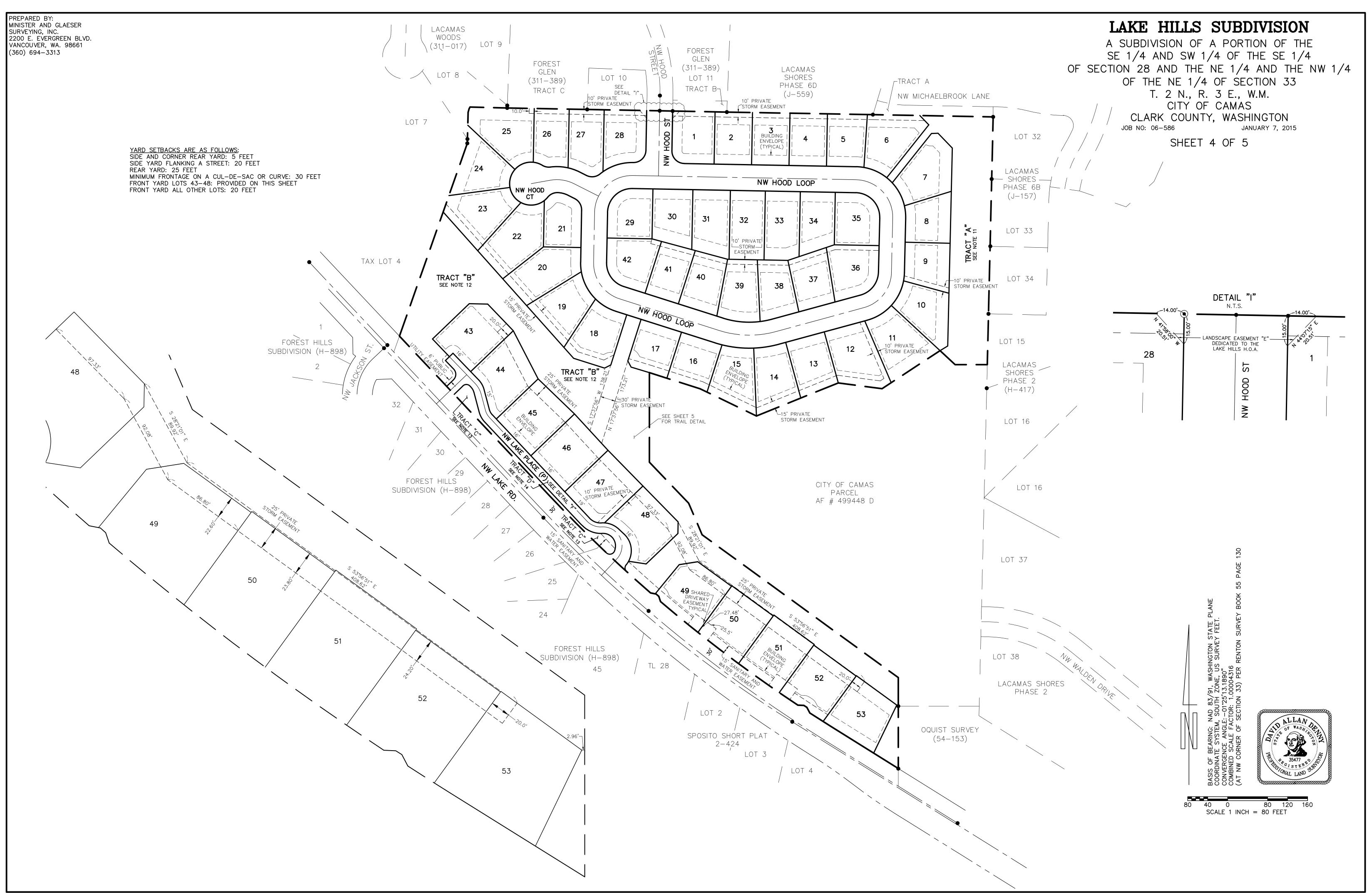












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SURVEYING, INC.
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(360) 694-3313

LAKE HILLS SUBDIVISION

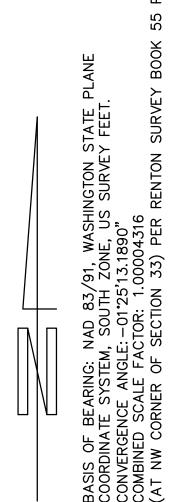
A SUBDIVISION OF A PORTION OF THE SE 1/4 AND SW 1/4 OF THE SE 1/4
OF SECTION 28 AND THE NE 1/4 AND THE NW 1/4
OF THE NE 1/4 OF SECTION 33
T. 2 N., R. 3 E., W.M.
CITY OF CAMAS
CLARK COUNTY, WASHINGTON
JOB NO: 06-586
JANUARY 7, 2015

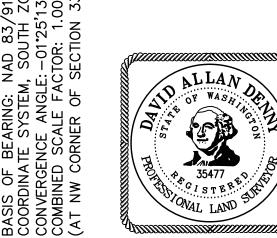
SHEET 5 OF 5

	LINE TABI	_E
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 8916'49" 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 5619'29" 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 TABL	.E
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 2215'54" W	34.13'
L91	N 7913'10" 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	9613'07"	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'	





30 15 0 30 45 SCALE 1 INCH = 30 FEET

