

7TH AVENUE TOWNHOMES

A SUBDIVISION IN A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 10, T1N, R3E, W. M.

CITY OF CAMAS CLARK COUNTY, WA FINAL ORDER SUB #06-10 DATED DECEMBER 22, 2006

CITY MAYOR: APPROVED AND ACCEPTED BY:

MAYOR, CITY OF CAMAS

CITY FINANCE DIRECTOR:

THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS ON THIS PROPERTY, AND THAT ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY THAT IS DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE ARE PAID

DATE

DATE

DATE

DATE

DATE

DATE

ATTESTED BY: CITY FINANCE DIRETOR

CITY COMMUNITY DEVELOPMENT DEPARTMENT:

APPROVED BY: DIRECTOR OR DESIGNEE

CITY 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

CITY OF CAMAS ENGINEER DATE

FIRE DEPARTMENT APPROVED BY:

CITY OF CAMAS FIRE CHIEF OR DESIGNEE

BEEN SUBMITTED FOR CITY RECORDS.

CLARK COUNTY ASSESSOR: THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON

1961, TO BE KNOWN AS ______ TTH AVENUE TOWNHOMES

____CLARK COUNTY, WASHINGTON

CLARK COUNTY ASSESSOR

CLARK COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20____

CLARK COUNTY AUDITOR

AUDITOR'S FILE NUMBER

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.

STEPHEN C. HALE, PLS # 35930

1101 SE Tech Center Drive Suite 185 Vancouver, WA 98683 ph. (360) 882-4268

fax (360) 882-4266

NARRA TIVE

DELTA

21°02'23"

21°02'23"

21°02'23"

21°02'23"

21°02'23"

21°02'23"

86°25'42"

90'00'00"

90°00'00"

90'00'00"

CHORD BRNG. CHORD DIST.

14.79

7.12

10.95

10.96

7.12

14.80'

19.86

20.51

20.51

20.51

0.803 AC.

0.803 AC.

0.699 AC.

0.277 AC.

0.103 AC.

0.000 AC.

N10°59'58"W

N10°59'58"W

N10°59'58"W

N10°59'58"W

N10°59'58"W

N10°59'58"W

S47°15'56"E

S44°31'13"W

S45°28'47"E

N44°31'13"E

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE TAX PARCELS 085169-000, 085136-000, AND 085140-000 AT THE REQUEST OF THE OWNER DOUGLAS F. CAMPBELL. THIS PLATTING IS TO ESTABLISH A 12-LOT TOWNHOME SUBDIVISION AS APPROVED IN CITY OF CAMAS FINAL ORDER NUMBER SUB #06-10, DATED DECEMBER 22, 2006. THE BOUNDARY LINES WERE ESTABLISHED PER DEEDS AS COMMENCING FROM THE FOUND NE CORNER OF THE SE QUARTER OF SECTION 10 AND ALONG THE NORTH LINE OF SAID SE QUARTER AS SHOWN HEREON. ADDITIONAL BOUNDARIES WHERE TRACED PER RECORDED QUICK CLAIM DEEDS (BOUNDARY LINE ADJUSTMENTS) AS NOTED HEREON. THE PLATTED BOUNDARY AREA = 34,962 SQ. FT.

BASIS OF BEARING

BASIS OF BEARING IS PER THE FOUND AND HELD MONUMENTS AS SHOWN HEREON FOR THE NORTH LINE OF THE SE QUARTER OF SECTION 10 PER RECORD OF SURVEY BOOK 44, PAGE

SURVEY PROCEDURE

A FIELD TRAVERSE WAS PERFORMED USING A TRIMBLE S6 ROBOTIC TOTAL STATION. THE CLOSURE WAS EQUAL TO OR EXCEEDED THE REQUIREMENTS OF WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED IN JANUARY 2014.

DEED REFERENCES

QUICK CLAIM DEEDS: GRANTEE - DOUGLASS F. CAMPBELL, AF NO: 5117230 DATED 10/24/14; AF NO: 4393500, DATED 11/07/07; AF NO: 0589234, DATED 04/07/06; AF NO: 4393500, DATED 11/7/07; AF NO: 5118585, DATED 11/5/14; AF NO: 5118584, DATED 11/5/14; AF NO: 5118582, DATED 10/24/14; GRANTEE - DONALD I. & CANDIE M. ESSEN, AF NO: 5123924, DATED 11/26/14.

SUBDIVISION GUARANTEE/CERTIFICATE: NUMBER 612826271, ISSUED BY: FIDELITY NATIONAL TITLE INSURANCE COMPANY; EFFECTIVE DATE: JUNE 20, 2014 AT 8:00 AM.

SHEET 1 OF 1