

PLAT ALTERATION
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

DATE

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
IN FULL.

ATTESTED BY:

CITY FINANCE DIRECTOR

DATE

CITY COMMUNITY DEVELOPMENT DEPARTMENT:

APPROVED BY:

DIRECTOR OR DESIGNEE

DATE

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
BEEN SUBMITTED FOR CITY RECORDS.

APPROVED BY:

CITY OF CAMAS ENGINEER

DATE

FIRE DEPARTMENT

APPROVED BY:

CITY OF CAMAS FIRE CHIEF OR DESIGNEE

DATE

CLARK COUNTY ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.170, LAWS OF WASHINGTON
1961, TO BE KNOWN AS 7TH AVENUE TOWNHOMES

PLAT NO. CLARK COUNTY, WASHINGTON

CLARK COUNTY ASSESSOR

DATE

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

11/23/2015

DATE



PIVOTAL

1101 SE Tech Center Drive
Suite 185
Vancouver, WA 98683
ph. (360) 882-4268
fax (360) 882-4266

NARRATIVE

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 PLATING
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
23.

SURVEY PROCEDURE

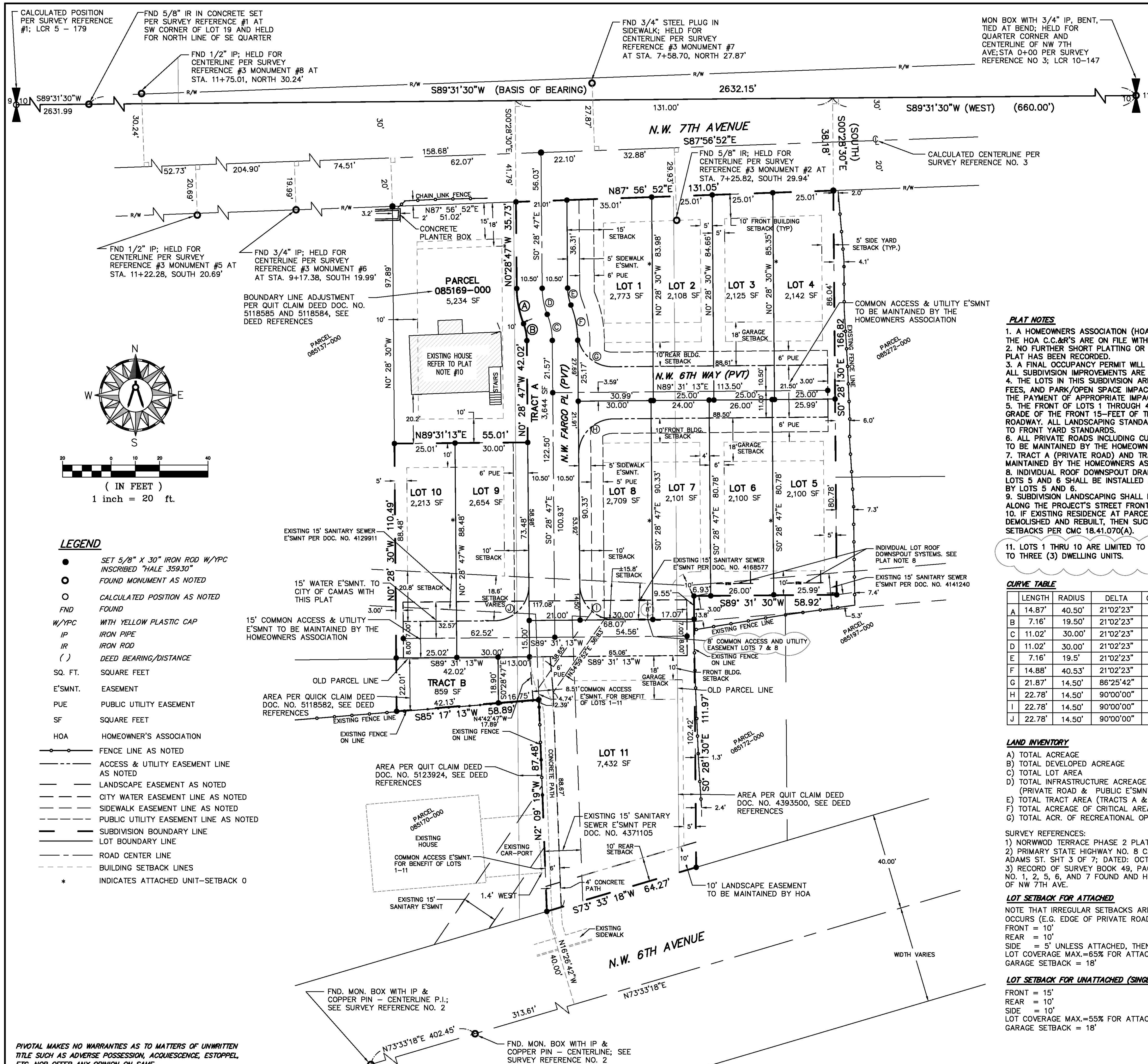
A FIELD TRAVERSE WAS PERFORMED USING A TRIMBLE S6 ROBOTIC TOTAL STATION. THE
CLOSURE WAS EQUAL TO OR EXCEEDED THE REQUIREMENTS OF WAC 332-130-090. ALL
CORNERS NOTED AS FOUND WERE VISITED IN JANUARY 2014.

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



LEGEND

- SET 5/8" X 30" IRON ROD W/YPC INSCRIBED "HALE 35930"
- FOUND MONUMENT AS NOTED
- CALCULATED POSITION AS NOTED
- FND FOUND
- W/YPC WITH YELLOW PLASTIC CAP
- IP IRON PIPE
- IR IRON ROD
- () DEED BEARING/DISTANCE
- SQ. FT. SQUARE FEET
- E'SMNT. EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- SF SQUARE FEET
- HOA HOMEOWNER'S ASSOCIATION
- FENCE LINE AS NOTED
- ACCESS & UTILITY EASEMENT LINE AS NOTED
- LANDSCAPE EASEMENT AS NOTED
- CITY WATER EASEMENT LINE AS NOTED
- SIDEWALK EASEMENT LINE AS NOTED
- PUBLIC UTILITY EASEMENT LINE AS NOTED
- SUBDIVISION BOUNDARY LINE
- LOT BOUNDARY LINE
- ROAD CENTER LINE
- BUILDING SETBACK LINES
- * INDICATES ATTACHED UNIT-SETBACK 0

PIVOTAL MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN
TITLE SUCH AS ADVERSE POSSESSION, ACQUESCENCE, ESTOPPEL,
ETC. NOR OFFER ANY OPINION ON SAME.