

KATE'S COVE

A SUBDIVISION IN THE H.M. KNAPP D.L.C. #38 IN THE W1/2 OF THE SW 1/4 SEC. 4, T1N, R3E, W.M.,
CITY OF CAMAS, CLARK COUNTY, WASHINGTON
PRELIMINARILY APPROVED AS BRADY ROAD UNDER CITY OF CAMAS FINAL ORDER #SUB06-07
APRIL 2016

CITY OF CAMAS MAYOR

APPROVED BY _____ MAYOR _____ DATE _____

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.

CITY OF CAMAS FINANCE DIRECTOR _____ DATE _____

CITY OF CAMAS PUBLIC WORKS DEPARTMENT

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

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

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 _____

CITY OF CAMAS COMMUNITY DEVELOPMENT

APPROVED BY _____ CITY OF CAMAS COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE _____ DATE _____

CAMAS-WASHOUGAL FIRE DEPARTMENT

APPROVED BY _____ CAMAS-WASHOUGAL FIRE CHIEF OR DESIGNEE _____ DATE _____

CLARK COUNTY ASSESSOR

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. NO. 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS

KATE'S COVE

SUBDIVISION PLAT NO. _____ IN THE COUNTY OF CLARK, STATE OF WASHINGTON

CLARK COUNTY ASSESSOR _____

LAND SURVEYOR'S CERTIFICATION

ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, I CERTIFY TO CITY OF CAMAS THAT AS A RESULT OF A SURVEY MADE ON THE GROUND TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN CLARK COUNTY, I FIND THAT THIS PLAT, AS SHOWN, IS A TRUE RETURN FROM THE FIELD AND THAT THE DELINEATION IS CORRECT.

BRUCE D. TOWLE _____ DATE _____
PROFESSIONAL LAND SURVEYOR NO. 17686



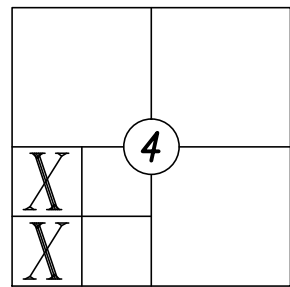
04/12/2016

CLARK COUNTY AUDITOR

ATTESTED BY _____ CLARK COUNTY AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____, 2016.

AUDITORS FILE NO. _____ BOOK OF PLATS _____, AT PAGE _____.



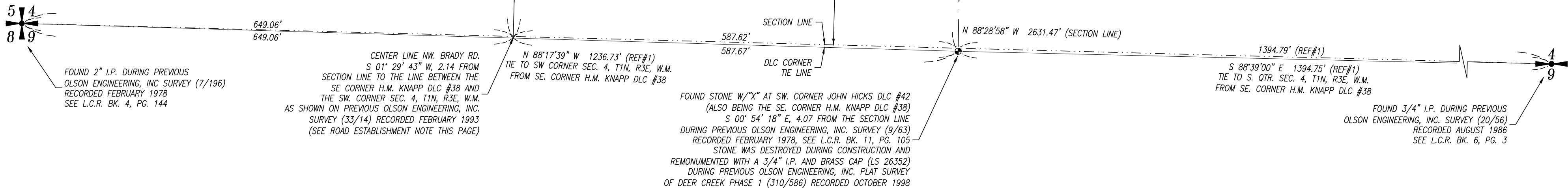
T.1N., R.3E., W.M.

LEGEND

- FOUND MONUMENT AS DESCRIBED
- FOUND P.L.S.S. SECTION CORNER MONUMENT (AS NOTED)
- FOUND P.L.S.S. QUARTER SECTION CORNER MONUMENT (AS NOTED)
- FOUND D.L.C. CORNER MONUMENT (AS NOTED)
- PLAT BOUNDARY
- EXISTING TAX LOT
- DONATION LAND CLAIM LINE
- P.L.S.S. SECTION LINE
- LOT LINE AND RIGHT-OF-WAY MARGIN
- EXISTING RIGHT-OF-WAY MARGIN

NW BRADY RD. ESTABLISHMENT NOTE

THE ALIGNMENT OF NW BRADY RD. AS SHOWN HEREON (PER REF#3) WAS ESTABLISHED IN CLARK COUNTY ROAD BOOK 9, PAGES 433-439 KNOWN AS THE "RELOCATION OF THE PRUNE HILL ROAD". THE DESCRIPTION STARTS AT A POINT 649' EAST AND 670.4' SOUTH OF THE SW CORNER OF SECTION 4, T1N, R3E, W.M. REVIEW OF THE INCLUDED MAP (BOOK 9, PAGE 438) CONCLUDES THAT THE SOUTH LINE OF SECTION 4 WAS ESTABLISHED USING THE SW CORNER OF SAID SECTION 4 AND THE SE CORNER OF THE H.M. KNAPP D.L.C. DURING THE ORIGINAL SURVEY; THEREFORE, THE ROAD ESTABLISHMENT DIMENSIONS HAVE BEEN APPLIED TO SAID LINE AS IT EXISTS TODAY.



CITY OF CAMAS REQUIRED NOTES

- THE ESTABLISHMENT OF A HOMEOWNERS ASSOCIATION (H.O.A.) IS REQUIRED FOR THIS SUBDIVISION AND SUBJECT TO COVENANTS, CONDITIONS & RESTRICTIONS (C.C. & R'S) ON FILE WITH THE CITY OF CAMAS.
- A SEPTIC TANK EFFLUENT FILTER SYSTEM (S.T.E.F.) IS REQUIRED FOR INDIVIDUAL LOTS OF THIS SUBDIVISION AND ALL COSTS ASSOCIATED WITH THE INSTALLATION OF THE S.T.E.F. SYSTEMS IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.
- NO FURTHER SHORT PLATTING OR SUBDIVIDING OF ANY LOT OR TRACT OF THIS SUBDIVISION WILL BE PERMITTED WITHIN FIVE YEARS OF THE RECORDING OF THIS PLAT.
- ALL SUBDIVISION IMPROVEMENTS ARE TO BE COMPLETED AND ACCEPTED BY THE CITY OF CAMAS PRIOR TO ISSUANCE OF FINAL OCCUPANCY PERMITS BY THE BUILDING DEPARTMENT.
- EACH LOT IN THIS SUBDIVISION IS SUBJECT TO PAYMENT OF CITY OF CAMAS TRAFFIC IMPACT FEES, SCHOOL IMPACT FEES, AND PARK/OPEN SPACE IMPACT FEES AT THE TIME OF BUILDING PERMIT ISSUANCE.
- 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 ACTIVITIES SHALL IMMEDIATELY CEASE AND THE APPLICANT SHALL NOTIFY THE CITY OF CAMAS PUBLIC WORKS DEPARTMENT AND THE WASHINGTON STATE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION (D.A.H.P.) AND ADHERE TO THE PROCEDURES SPECIFIED UNDER CITY OF CAMAS MUNICIPAL CODE 16.31.150.
- NO STRUCTURES, TO INCLUDE BUT NOT LIMITED TO SIGNAGE OR FENCING, MAY BE ERECTED IN WETLAND/OPEN SPACE TRACTS E, G, H, J AND K OF THIS SUBDIVISION. ONGOING MAINTENANCE AND MITIGATION OF THE ENVIRONMENTALLY SENSITIVE AREAS WITHIN TRACTS E, G, H, J AND K SHALL BE IN ACCORDANCE WITH THE "CRITICAL AREAS REPORT AND DETAILED CONCEPTUAL WETLAND MITIGATION PLAN" DATED OCTOBER 3, 2005 ON FILE WITH THE CITY OF CAMAS. MODIFICATIONS TO THIS PLAN MUST BE PREPARED BY A QUALIFIED WETLAND BIOLOGIST AND SUBMITTED TO THE CITY OF CAMAS FOR APPROVAL.
- AUTOMATIC FIRE SPRINKLER SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 130 IS REQUIRED IN ALL DWELLING STRUCTURES.
- PERMANENT AND CONTINUOUS FENCING, IN ACCORDANCE WITH CITY OF CAMAS REQUIRED SPECIFICATIONS FOR WETLAND AREAS, SHALL BE INSTALLED ALONG THE BOUNDARIES OF TRACTS E, G, H, K, J ABUTTING ALL LOTS AND TRACTS.

SURVEY REFERENCES

- RECORD OF SURVEY BY OLSON ENGINEERING, INC. (33/14) RECORDED FEBRUARY 1993.
- PLAT OF DEER CREEK PHASE 1 BY OLSON ENGINEERING, INC. (310/586) RECORDED DECEMBER 1998.
- PLAT OF THOMAS ESTATES BY OLSON ENGINEERING, INC. (311/060) RECORDED MARCH 2003.
- RECORD OF SURVEY BY OLSON ENGINEERING, INC. (9/63) RECORDED NOVEMBER 1978.
- RECORD OF SURVEY BY OLSON ENGINEERING, INC. (20/56) RECORDED AUGUST 1986.
- RECORD OF SURVEY BY OLSON ENGINEERING, INC. (7/196) RECORDED FEBRUARY 1978.
- CLARK COUNTY ROAD BOOK 9, PAGES 432 THROUGH 439 INCLUSIVE.

DEED REFERENCES

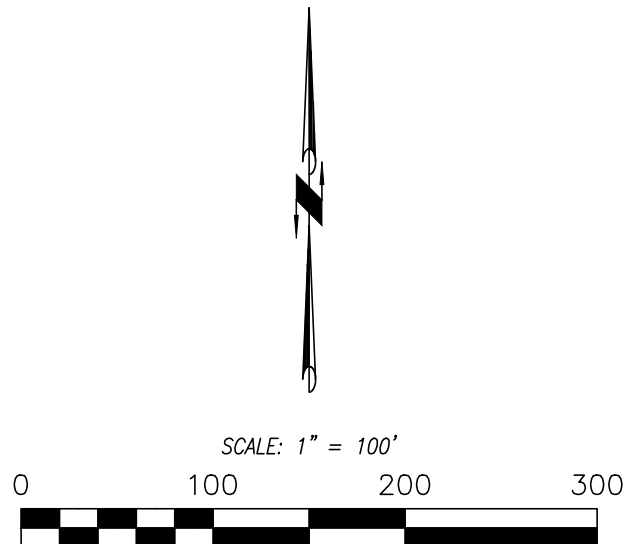
GRANTOR: MACKAY FAMILY CLARK COUNTY PROPERTIES, LLC
GRANTEE: KATE'S CLOSE LLC
A.F. #: 5208291 D
DATE: AUGUST 27, 2015

GRANTOR: PACIFIC REALTY ADVISORS LLC
GRANTEE: KATE'S CLOSE LLC
A.F. #: 5208292 D
DATE: AUGUST 27, 2015

GRANTOR: DENNIS W. DALEY
GRANTEE: KATE'S CLOSE LLC
A.F. #: 5208293 D
DATE: AUGUST 27, 2015

PROCEDURE

FIELD TRAVERSES WERE PERFORMED WITH A TRIMBLE SE TOTAL STATION (3") AND ADJUSTED BY LEAST SQUARES. THE FIELD TRAVERSES MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090.



BASIS OF BEARINGS

ASSUMED BASED ON TRAVERSES BY OLSON ENGINEERING FOR PROPERTY RESERVE, INC. (33/14) RECORDED FEBRUARY 1993

PG. 1 OF 2 JOB# 9270.01.01

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OLSON LAND SURVEYORS
ENGINEERS
ENGINEERING INC. 222 E. EVERGREEN BLVD, VANCOUVER, WA 98660
1-360-685-1385
1-800-288-8938