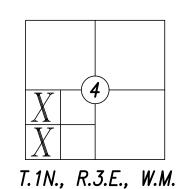
KATE'S COVE

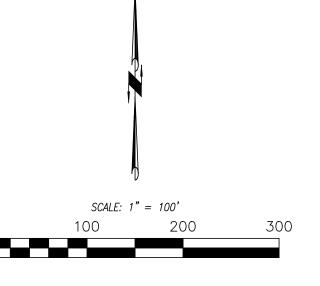
A SUBDIVISION IN THE H.M. KNAPP D.L.C. #38 IN THE W1/2 OF THE SW 1/4 SEC. 4, T1N, R3E, W.
CITY OF CAMAS, CLARK COUNTY, WASHINGTON
PRELIMINARILY APPROVED AS BRADY ROAD UNDER CITY OF CAMAS FINAL ORDER #SUB06-07
APRIL 2016



P	RELIMINARILY APPROVED AS BRADY I	ROAD UNDER CITY OF CAMAS FINAL APRIL 2016	ORDER #SUB06-07		
		AFRIL 2010	NW. CORNER JOHN HICKS DLC #42 SET R.R. SPIKE DURING PREVIOUS OLSON SURVEY (9/63) RECORDED NOVEMBER 197 SEE L.C.R. BK. 12, PG. 162 HELD FOR EAST LINE OF THE H.M. KNAPP	78	
			FOUND 1/2" I.R. & Y.P.C., CAP IS ILLEGIBLE AT THE CALCULATED POSITION OF THE N. LI. PLAT OF THOMAS ESTATES AT THE EAST LINE	 E	CITY OF CAMAS REQUIRED NO 1. THE ESTABLISHMENT OF A HOMEOWNERS ASSOCIATION AND SUBJECT TO COVENANTS, CONDITIONS & INCOMPASS.
			FOUND 1/2" I.R. & Y.P.C., CAP IS ILLEGIBLE AT THE CALCULATED BOUNDARY CORNER FOUND 1/2" I.R. & Y.P.C., CAP IS ILLEGIBLE N 75° 19' 47" W 0.03' FROM CALCULATED OF NW. 24TH AVE & THE EAST LINE OF THE H.M. KNAPP DLC #38	E E INTERSECTION	 A SEPTIC TANK EFFLUENT FILTER SYSTEM (S.T. SUBDIVISION AND ALL COSTS ASSOCIATED WITH RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER NO FURTHER SHORT PLATTING OR SUBDIVIDING PERMITTED WITHIN FIVE YEARS OF THE RECORD ALL SUBDIVISION IMPROVEMENTS ARE TO BE C PRIOR TO ISSUANCE OF FINAL OCCUPANCY PEI EACH LOT IN THIS SUBDIVISION IS SUBJECT TO SCHOOL IMPACT FEES, AND PARK/OPEN SPACE
			\$0.00. RW AVE.		ISSUANCE. 6. IN THE EVENT THAT ANY ITEM OF ARCHAEOLOG OF A PERMITTED GROUND DISTURBING ACTION SHALL IMMEDIATELY CEASE AND THE APPLICANT DEPARTMENT AND THE WASHINGTON STATE DEP PRESERVATION (D.A.H.P.) AND ADHERE TO THE MUNICIPAL CODE 16.31.150.
LEGEND ◆ FOUND MONUMENT AS DESCRIBED ▼			TRACT ATATES THOMAS ESTATES BK. 311, PG.		7. NO STRUCTURES, TO INCLUDE BUT NOT LIMITED WETLAND/OPEN SPACE TRACTS E, G, H, J AND MITIGATION OF THE ENVIRONMENTALLY SENSITIVE ACCORDANCE WITH THE "CRITICAL AREAS REPORTED PLAN" DATED OCTOBER 3, 2005 ON FILE WITH MUST BE PREPARED BY A QUALIFIED WETLAND FOR APPROVAL.
FOUND P.L.S.S. SECTION CORNER MONUMENT (AS NOTE	ED)		552.63		8. AUTOMATIC FIRE SPRINKLER SYSTEM DESIGNED PROTECTION ASSOCIATION (NFPA) 13D IS REQU
FOUND P.L.S.S. QUARTER SECTION CORNER MONUMENT FOUND D.L.C. CORNER MONUMENT (AS NOTED)		TRACT "H"			9. PERMANENT AND CONTINUOUS FENCING, IN ACC SPECIFICATIONS FOR WETLAND AREAS, SHALL B H, K, J ABUTTING ALL LOTS AND TRACTS.
PLAT BOUNDARY		NIN DI			SURVEY REFERENCES
— · · · — · · · — DONATION LAND CLAIM LINE		TRACT "F"			 RECORD OF SURVEY BY OLSON ENGINEERING, FEBRUARY 1993. PLAT OF DEER CREEK PHASE 1 BY OLSON EN
P.L.S.S. SECTION LINE LOT LINE AND RIGHT-OF-WAY MARGIN		16 FOUND 1/2" I.R. & Y.P.I.			2. PLAT OF DEER CREEK PHASE I BY OLSON EN RECORDED DECEMBER 1998. 3. PLAT OF THOMAS ESTATES BY OLSON ENGINEER
——— — ————————————————————————————————		17 STAMPED "OLSON 9025 N 58° 06' 24" E 0.07 FROM CALCULATE	7' \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		RECORDED MARCH 2003.
	18	15 ADJOINER CORNE			4. RECORD OF SURVEY BY OLSON ENGINEERING, NOVEMBER 1978.
	19	TRACT "I" TRACT "C" TRACT "C"	N 00.54'		5. RECORD OF SURVEY BY OLSON ENGINEERING, AUGUST 1986.
	20	13	.c. #38		 RECORD OF SURVEY BY OLSON ENGINEERING, FEBRUARY 1978. CLARK COUNTY ROAD BOOK 9, PAGES 432 TH.
		12	77 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		
	TRACT "G" 22	24 11 10	363.12 TINE H.M. KNAP 2000 1.7. 1.2 P.S.W. 1.5 P.S.W.		DEED REFERENCES GRANTOR: MACKAY FAMILY CLARK COUNTY PROPERT GRANTEE: KATE'S CLOSE LLC A.F. #: 5208291 D DATE: AUGUST 27, 2015
	60.00' R/W SEE RD. ESTABLISHMENT	26 HLO2 9			GRANTOR: PACIFIC REALTY ADVISORS LLC GRANTEE: KATE'S CLOSE LLC A.F. #: 5208292 D
	NOTE THIS PAGE 30.00' R/W 29	28 27	FOUND 1/2" I.R. & Y.P.C STAMPED "OLSON 9025"		DATE: AUGUST 27, 2015 GRANTOR: DENNIS W. DALEY
NIN DRABY DR. FOTABLIQUIVENT NOTE		*	S 21° 24′ 36″ E 0.05′ FROM THE CALCULATED ADJOINER CORNER		GRANTEE: KATE'S CLOSE LLC A.F. #: 5208293 D DATE: AUGUST 27, 2015
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 KNOW AS THE "RELOCATION OF THE PRUNE HILL ROAD".		7			PROCEDURE
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	wer#3)	4	.82.28		FIELD TRAVERSES WERE PERFORMED WITH A TRIMBL S6 TOTAL STATION (3") AND ADJUSTED BY LEAST S
AND THE SE CORNER OF THE H.M. KNAPP DLC DURING THE ORIGINAL SURVEY; THEREFORE, THE ROAD ESTABLISHMENT DIMENSIONS HAVE BEEN APPLIED TO SAID LINE AS IT EXISTS TODAY.	445.21′(1 2 5	FOUND 1/2" I.R. & Y.P.C. STAMPED "OLSON 9025"		THE FIELD TRAVERSÈS MET THE MINIMUM STANDARD FOR SURVEYS AS DESIGNATED IN WAC 332-130-09
	RANCE N 80	8'28'58" W 581.91'	S 56° 47' 51" W 0.08' FROM THE CALCULATED SE. BOUNDARY CORNER		
	FOUND 1/2" I.R. & Y.P.C., CAP IS II. 30.94' EAST OF THE SW. BOUNDARY	CORNER FROM CALCULATED	_/ '		
	30.94 EAST OF THE SW. BOUNDARY D 2 2 8 0.23' SOUTH OF THE BOUNDARY D 35.00' R/W - 155 - 35.00' R/W (REF#2)		7.L. 53 CAMAS 000 CITY 125018 000		
	TRACLY PHY 586 OF TRACLY PROPERTY SECTION OF THE S	TRACT B PHASE 1 8 1 8 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	559. 7		
	Bu.	By.			
4 - 649.06' 649.06'		SECTION LINE —	N 88°28'58" W 2631.47' (SECTION LINE)		
CENTER LINE NW. BRADY RD	TIE TO SW CORNER SEC. 4. TIN RIF WM			1394.79' (REF#1) S 88°39'00" E 1394.75' (REF#1)	4
FOUND 2 I.P. DURING PREVIOUS OLSON ENGINEERING, INC SURVEY (7/196) RECORDED FEBRUARY 1978 THE SW. CORNER SEC. 4, T1N, R3E, W.M	FRUM SE. CORNER H.M. KNAPP DLC #38 FOUND	TIE LINE TIE LINE STONE W/"X" AT SW. CORNER JOHN HICKS DLC #42		TIE TO S. QTR. SEC. 4, T1N, R3E, W.M. FROM SE. CORNER H.M. KNAPP DLC #38	
SEE L.C.R. BK. 4, PG. 144 AS SHOWN ON PREVIOUS OLSON ENGINEERING, INC SURVEY (33/14) RECORDED FEBRUARY 1993 (SEE ROAD ESTABLISHMENT NOTE THIS PAGE)		ALSO BEING THE SE. CORNER H.M. KNAPP DLC #38) S 00° 54' 18" E, 4.07 FROM THE SECTION LINE PREVIOUS OLSON ENGINEERING, INC. SURVEY (9/63)	/		FOUND 3/4" I.P. DURING PREVIOUS ENGINEERING, INC. SURVEY (20/56) _/ RECORDED AUGUST 1986
(SEE TIONS ESPECIALISMENT NOTE THIS PAGE)	RECO	ORDED FEBRUARY 1978, SEE L.C.R. BK. 11, PG. 105— STONE WAS DESTROYED DURING CONSTRUCTION AND NIFD WITH A 3/4" I.P. AND BRASS CAP (I.S. 26352)			SEE L.C.R. BK. 6, PG. 3

- OCIATION (H.O.A.) IS REQUIRED FOR THIS SUBDIVISION RESTRICTIONS (C.C. & R'S) ON FILE WITH THE CITY OF
- T.E.F.) IS REQUIRED FOR INDIVIDUAL LOTS OF THIS H THE INSTALLATION OF THE S.T.E.F. SYSTEMS IS THE
- G OF ANY LOT OR TRACT OF THIS SUBDIVISION WILL BE RDING OF THIS PLAT.
- COMPLETED AND ACCEPTED BY THE CITY OF CAMAS ERMITS BY THE BUILDING DEPARTMENT.
- PAYMENT OF CITY OF CAMAS TRAFFIC IMPACT FEES, E IMPACT FEES AT THE TIME OF BUILDING PERMIT
- GICAL INTEREST IS UNCOVERED DURING THE COURSE OR ACTIVITY, ALL GROUND DISTURBING ACTIVITIES T SHALL NOTIFY THE CITY OF CAMAS PUBLIC WORKS PARTMENT OF ARCHAEOLOGY AND HISTORIC PROCEDURES SPECIFIED UNDER CITY OF CAMAS
- ED TO SIGNAGE OR FENCING, MAY BE ERECTED IN D K OF THIS SUBDIVISION. ONGOING MAINTENANCE AND E AREAS WITHIN TRACTS E, G, H, AND K SHALL BE IN ORT AND DETAILED CONCEPTUAL WETLAND MITIGATION H THE CITY OF CAMAS. MODIFICATIONS TO THIS PLAN D BIOLOGIST AND SUBMITTED TO THE CITY OF CAMAS
- D AND INSTALLED IN ACCORDANCE WITH NATIONAL FIRE DUIRED IN ALL DWELLING STRUCTURES.
- CCORDANCE WITH CITY OF CAMAS REQUIRED BE INSTALLED ALONG THE BOUNDARIES OF TRACTS E, G,
- INC. (33/14) RECORDED
- NGINEERING, INC (310/586)
- ERING, INC (311/060)
- INC. (9/63) RECORDED
- INC. (20/56) RECORDED
- INC. (7/196) RECORDED
- HROUGH 439 INCLUSIVE.

RTIES, LLC



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 COPYRIGHT 2015, OLSON ENGINEERING, INC. FILE: J:\DATA\9000\9200\9270\9270\SURVEY\PLAT\9270.S.FPLAT.DWG



CITY OF CAMAS MAYOR

APPROVED BY _____

MAYOR

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

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

CITY OF CAMAS COMMUNITY DEVELOPMENT DIRECTOR DATE OR DESIGNEE

CAMAS-WASHOUGAL FIRE DEPARTMENT

CAMAS-WASHOUGAL FIRE CHIEF OR DESIGNEE

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. _ CLARK, STATE OF WASHINGTON

__ IN THE COUNTY OF

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

PROFESSIONAL LAND SURVEYOR NO. 17686



CLARK COUNTY AUDITOR

ATTESTED BY _____ CLARK COUNTY AUDITOR FILED FOR RECORD THIS ______, 2016.

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

OF DEER CREEK PHASE 1 (310/586) RECORDED OCTOBER 1998

DURING PREVIOUS OLSON ENGINEERING, INC. PLAT SURVEY