

KATE'S COVE

A SUBDIVISION IN THE H.M. KNAPP D.L.C. #38 IN THE W 1/2 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

PUBLIC UTILITY & SIDEWALK EASEMENTS

A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON ALL DESIGNATED PRIVATE ROAD TRACTS AND/OR EASEMENTS, AND ALL OF TRACTS A, B, AND D, AND A 6.00 FOOT WIDE STRIP LYING PARALLEL WITH AND ADJACENT TO THE PUBLIC AND PRIVATE ROAD AND/OR EASEMENT FRONTAGES OF ALL LOTS AND TRACTS WITHIN THIS PLAT, AND LOTS 4, 5 AND 6 FRONTAGE TO TRACT A, AND LOTS 12, 13 AND 14 FRONTAGE TO TRACT B, AND LOTS 20, 21 AND 22 FRONTAGE TO TRACT D. THE EASEMENT IS FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING AND MAINTAINING OF, BUT NOT LIMITED TO, ELECTRIC, TELEPHONE, TV, CABLE, WATER, SANITARY SEWER, STORM DRAIN, AND OTHER PUBLIC UTILITIES. ALSO, A PUBLIC SIDEWALK EASEMENT IS RESERVED OVER, UNDER AND UPON A 6.00 FOOT WIDE STRIP LYING PARALLEL WITH AND ADJACENT TO THE PUBLIC AND PRIVATE ROAD AND/OR EASEMENT FRONTAGES OF ALL LOTS AND TRACTS WITHIN THIS PLAT FOR THE PURPOSE OF NECESSARY COMPLIANCE WITH ADA SLOPE REQUIREMENTS.

EASEMENT PROVISIONS

- A PUBLIC TRAIL EASEMENT OVER PORTIONS OF TRACT "C", TRACT "F", TRACT "H", AND TRACT "K" AS SHOWN HEREON, IS RESERVED FOR AND GRANTED TO THE CITY OF CAMAS FOR THE PURPOSE OF PUBLIC PEDESTRIAN USE. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE TRAIL EASEMENT AND INFRASTRUCTURE.
- A PUBLIC SANITARY SEWER EASEMENT OVER, UNDER AND UPON ALL OF TRACT "A", TRACT "B", AND TRACT "D", AND PORTIONS OF TRACT "F", TRACT "H", AND TRACT "K" AS SHOWN HEREON IS RESERVED FOR AND GRANTED TO THE CITY OF CAMAS FOR THE PURPOSE OF CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF A PUBLIC SANITARY SEWER SYSTEM.
- AN ACCESS EASEMENT OVER, UNDER AND UPON ALL OF TRACT "C" AND TRACT "F" IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CAMAS FOR THE PURPOSE OF INSPECTION OF THE STORM WATER FACILITIES AND INFRASTRUCTURE LOCATED WITHIN SAID TRACTS. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE STORM WATER FACILITIES AND INFRASTRUCTURE LOCATED WITHIN SAID TRACTS.
- A PRIVATE STORM WATER EASEMENT OVER, UNDER AND UPON PORTIONS OF LOTS 16, 17, 18, 19, 20, 21, 22, 29, AND TRACT "F" AS SHOWN HEREON IS RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 17, 18, 19, 20, 21, 22, 28, AND 29. SAID LOT OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STORM WATER SYSTEM THEY HAVE THE BENEFIT OF USE.
- AN ACCESS EASEMENT OVER ALL OF TRACT "B" IS RESERVED FOR AND GRANTED TO THE HOMEOWNERS ASSOCIATION AND THE CITY OF CAMAS FOR THE PURPOSE OF ACCESS TO THE STORM WATER FACILITIES LOCATED WITHIN ADJOINING TRACT "F" AND TRACT "C".
- A PUBLIC SANITARY SEWER EASEMENT OVER, UNDER AND UPON PORTIONS OF ALL LOTS WHERE SEPTIC TANK EFFLUENT FILTER SYSTEMS (S.T.E.F.) ARE INSTALLED ON SAID LOTS IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CAMAS FOR THE PURPOSE OF INSPECTION AND MAINTENANCE OF SAID S.T.E.F. SYSTEMS.
- A PRIVATE STORM WATER EASEMENT OVER, UNDER AND UPON ALL OF TRACT "A" AND A PORTION OF LOT 5 AS SHOWN HEREON IS RESERVED FOR AND GRANTED TO THE OWNER OF LOT 4 FOR THE PURPOSE OF A STORM WATER DRAIN SYSTEM. THE OWNERS OF LOTS 4 THROUGH 6 SHALL BE RESPONSIBLE FOR SAID STORM WATER DRAIN SYSTEM THEY HAVE BENEFIT OF USE.
- A PRIVATE STORM WATER EASEMENT OVER, UNDER AND UPON A PORTION OF LOTS 1 AND 2 AS SHOWN HEREON IS RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 2 AND 3 FOR THE PURPOSE OF A STORM WATER DRAIN SYSTEM. THE OWNERS OF LOTS 1 THROUGH 3 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID STORM WATER DRAIN SYSTEM THEY HAVE BENEFIT OF USE.
- A PRIVATE STORM WATER EASEMENT OVER, UNDER AND UPON A PORTION OF LOT 8 AS SHOWN HEREON IS RESERVED FOR AND GRANTED TO THE OWNER OF LOT 7 FOR THE PURPOSE OF A STORM WATER DRAIN SYSTEM. THE OWNER OF LOT 7 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID STORM WATER DRAIN SYSTEM IMPROVEMENTS.

TRACT NOTES

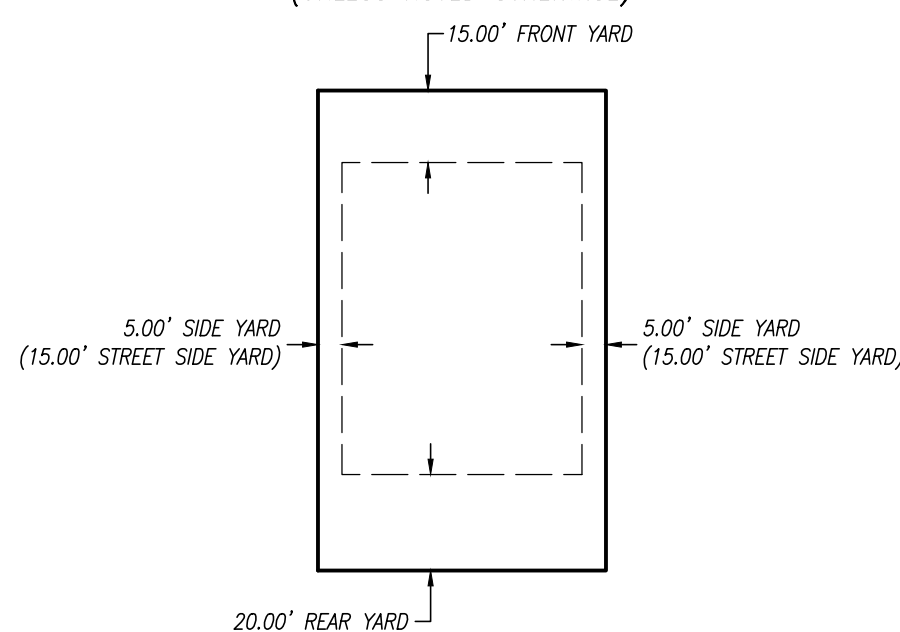
- AN EQUAL AND UNDIVIDED INTEREST IN TRACT "A" IS HEREBY CONVEYED TO THE OWNERS OF LOTS 5 AND 6 UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF PRIVATE ACCESS AND UTILITIES. THE OWNERS OF SAID LOTS ARE TO SHARE EQUALLY THE MAINTENANCE RESPONSIBILITIES FOR THE ACCESS IMPROVEMENTS AND EACH OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE UTILITIES THEY HAVE THE BENEFIT OF USE.
- AN EQUAL AND UNDIVIDED INTEREST IN TRACT "B" IS HEREBY CONVEYED TO THE OWNERS OF LOTS 13 AND 14 UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF PRIVATE ACCESS AND UTILITIES. THE OWNERS OF SAID LOTS ARE TO SHARE EQUALLY THE MAINTENANCE RESPONSIBILITIES FOR THE ACCESS IMPROVEMENTS AND EACH OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE UTILITIES THEY HAVE THE BENEFIT OF USE.
- TRACT "C" IS HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF STORM WATER FACILITIES AND INFRASTRUCTURE, AND OVERFLOW VEHICLE PARKING, AND IS TO BE OWNED, SHARED, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- AN EQUAL AND UNDIVIDED INTEREST IN TRACT "D" IS HEREBY CONVEYED TO THE OWNERS OF LOTS 21 AND 22 UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF PRIVATE ACCESS AND UTILITIES. THE OWNERS OF SAID LOTS ARE TO SHARE EQUALLY THE MAINTENANCE RESPONSIBILITIES FOR THE ACCESS IMPROVEMENTS AND EACH OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE UTILITIES THEY HAVE THE BENEFIT OF USE.
- TRACT "F" IS HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF A STORM WATER POND AND TREATMENT FACILITY AND IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- TRACT "E", TRACT "G", TRACT "H", AND TRACT "K" ARE HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF CRITICAL AREAS OPEN SPACE AND IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ONGOING MAINTENANCE AND MITIGATION OF THE ENVIRONMENTALLY SENSITIVE AREAS WITHIN SAID TRACTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION AND PERFORMED IN ACCORDANCE WITH THE "CRITICAL AREAS REPORT AND DETAILED CONCEPTUAL WETLAND MITIGATION PLAN" PREPARED FOR THIS SUBDIVISION AND ON FILE WITH THE CITY OF CAMAS (SEE PAGE 1, NOTE #7).
- TRACT "J" IS HEREBY CONVEYED TO THE CITY OF CAMAS UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF A PUBLIC TRAIL SYSTEM AND IS TO BE OWNED AND MAINTAINED BY THE CITY OF CAMAS.
- TRACT "J" IS HEREBY CONVEYED TO THE OWNER OF LOT 4 UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF CRITICAL AREAS OPEN SPACE AND IS TO BE OWNED AND MAINTAINED BY SAID LOT OWNER (SEE PAGE 1, NOTE #7).

LINE TABLE			CURVE TABLE			
LINE	BEARING	DISTANCE	CURVE	DELTA ANGLE	RADIUS	ARC LENGTH
L1	N 49°02'55" E	18.00'	C1	1°08'41"	99.00'	19.28'
L2	N 16°14'30" W	15.97'	C2	15°52'56"	99.00'	27.44'
L3	N 20°59'03" W	11.64'	C3	10°21'15"	126.00'	22.77'
L4	N 55°37'36" E	17.97'	C4	9°08'00"	126.00'	20.08'
L5	N 19°03'01" E	7.30'	C5	11°24'56"	126.00'	25.10'
L6	N 56°38'40" W	22.90'	C6	4°56'22"	126.00'	10.88'
L7	N 56°38'40" W	11.18'	C7	5°21'06"	126.00'	11.77'
L8	N 56°38'40" W	11.73'	C8	15°08'24"	44.00'	11.63'
L9	N 89°05'42" W	20.00'	C9	27°02'08"	44.00'	20.76'
L10	N 40°42'19" W	38.13'	C10	33°00'33"	44.00'	25.35'
L11	N 61°15'15" W	15.00'	C11	13°33'54"	44.00'	10.42'
L12	N 64°55'53" E	15.00'	C12	34°19'48"	44.00'	28.36'
L13	N 40°57'05" W	6.51'	C13	33°20'51"	44.00'	25.61'
L14	N 49°02'55" E	34.21'	C14	38°17'13"	44.00'	27.10'
L15	N 49°02'55" E	25.27'	C15	27°25'47"	44.00'	21.06'
L16	N 89°51'35" W	8.31'	C16	23°17'46"	44.00'	17.89'
L17	N 89°05'42" W	32.36'	C17	62°28'22"	23.00'	25.06'
L18	N 17°44'45" W	6.25'	C18	41°51'23"	74.00'	54.06'
L19	N 43°25'50" W	11.30'	C19	14°57'01"	74.00'	19.31'
L20	N 17°06'56" W	27.21'	C20	26°54'22"	74.00'	34.75'
L21	N 17°06'56" W	27.64'	C21	2°34'22"	74.00'	3.32'
L22	N 44°02'53" W	98.74'	C22	10°02'21"	151.00'	28.46'
L23	N 44°02'53" W	96.31'				
L24	N 45°47'43" E	10.00'				
L25	N 67°32'53" W	30.48'				
L26	N 24°03'38" W	21.99'				
L27	N 50°01'41" E	13.25'				
L28	N 50°01'41" E	8.25'				
L29	N 50°01'41" E	5.00'				
L30	N 08°39'09" W	6.69'				
L31	N 49°50'04" W	20.00'				
L32	N 28°29'52" W	26.14'				
L33	N 13°14'54" W	30.70'				
L34	N 00°54'18" E	13.00'				
L35	N 89°05'42" W	9.00'				
L36	N 88°28'58" W	25.66'				
L37	N 00°54'18" E	12.26'				
L38	N 89°05'42" W	142.85'				
L39	N 00°54'18" E	28.24'				
L40	N 86°25'52" E	21.08'				

LEGEND

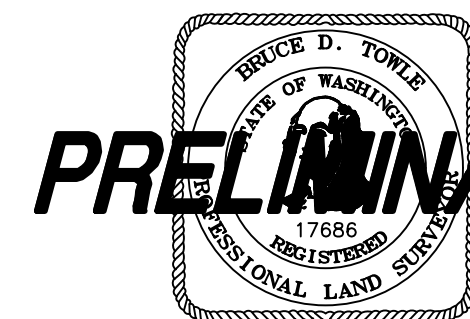
- FOUND MONUMENT AS DESCRIBED
- 1/2" x 24" IRON ROD W/PLASTIC CAP (OLSON ENG PLS 17686) TO BE SET AFTER THE RECORDING OF THIS FINAL PLAT
- BRASS SCREW WITH WASHER (OLSON ENG PLS 17686) TO BE SET IN CURB ON A PROJECTION OF THE LOT LINE AFTER THE RECORDING OF THIS FINAL PLAT (GOOD FOR LINE ONLY - NOT DISTANCE)
- SET 1/2" x 24" IRON ROD W/PLASTIC CAP (OLSON ENG PLS 17686) DURING THIS SURVEY
- P.T.E. PUBLIC TRAIL EASEMENT
- P.S.S.E. PUBLIC SANITARY SEWER EASEMENT
- P.S.W.E. PUBLIC STORM WATER EASEMENT
- S.W.E. STORM WATER EASEMENT (PRIVATE)
- REFERENCE BLANKET EASEMENT PROVISION NOTE
- PLAT BOUNDARY
- EXISTING TAX LOT
- DONATION LAND CLAIM LINE
- CENTERLINE RIGHT-OF-WAY
- LOT LINE AND RIGHT-OF-WAY MARGIN
- EXISTING RIGHT-OF-WAY MARGIN
- EASEMENT (AS NOTED)
- BUILDING SET BACK LINE
- EXISTING WETLAND
- EXITING WETLAND BUFFER (AS NOTED)

MINIMUM BUILDING SETBACKS (UNLESS NOTED OTHERWISE)



LAND INVENTORY

TOTAL ACREAGE: 9.79 AC.
TOTAL DEVELOPED ACREAGE: 6.54 AC.
(INCLUDES LOTS, TRACTS A, B, C, D, F, I, & R/W NW BRADY RD & NW 20TH AVE)
TOTAL LOT AREA: 3.84 AC.
TOTAL INFRASTRUCTURE AREA: 2.73 AC.
(INCLUDES R/W NW BRADY RD & NW 20TH AVE, PUBLIC UTILITY EASEMENTS, TRACTS A, B, C, D, F)
TOTAL RECREATIONAL TRAIL (TRACT I & TRAIL EASEMENTS): 0.12 AC.
TOTAL CRITICAL AREAS TRACT AREA (TRACTS E, G, H, J, K): 3.24 AC.



04/12/2016

BASIS OF BEARINGS

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

PG. 2 OF 2 JOB# 9270.01.01

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