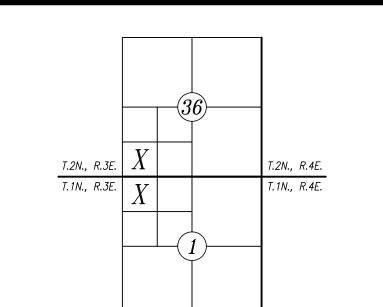
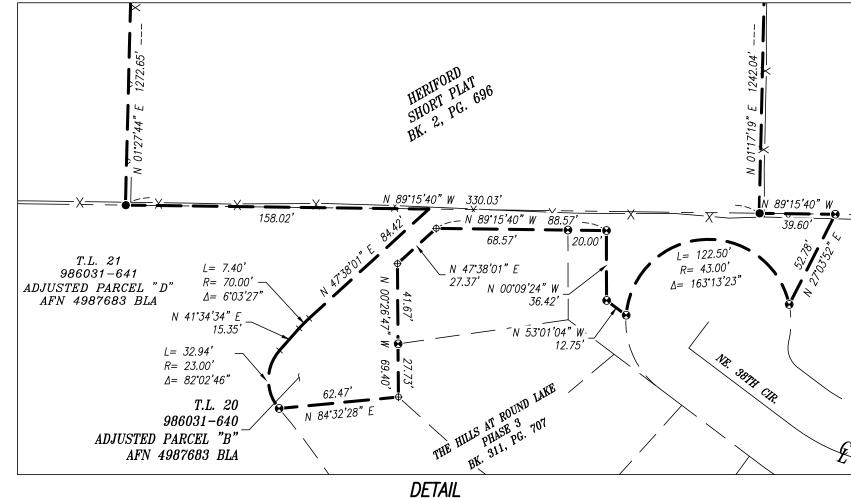
NORTH HILLS CITY OF CAMAS MAYOR A SUBDIVISION IN THE SW 1/4 OF THE SW 1/4 SEC. 36, TWP. 2 N., RGE. 3 E., W.M. AND IN THE NW 1/4 OF THE NW 1/4 SEC. 1, TWP. 1 N., RGE. 3 E., W.M. APPROVED BY _ CITY OF CAMAS, CLARK COUNTY, WASHINGTON DATE MAYOR CITY OF CAMAS FINAL ORDER SUB#10-02 APRIL 2016 CITY OF CAMAS FINANCE DIRECTOR BASIS OF BEARINGS THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS, AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY THAT IS DEDICATED AS STREETS, FOUND 3" X 4" WOOD POST WITH RECORDED IN BK. 311, PG. 705 FOUND 1/2" I.R. & CAP NAIL AND TAX TOKEN DURING PREVIOUS ALLEYS OR FOR OTHER PUBLIC USE ARE PAID IN FULL AT THE DATE OF FOUND 1/2" I.R. & ILLEGIBLE CAP (MINISTER 12563) HELD FOR SURVEY (BK. 56, PG. 53) CERTIFICATION. 0.40' BELOW ROAD SURFACE SEE L.C.R. BK. 13, PG. 6 √N−S 1/16TH LINE HELD FOR P.O.C. CENTERLINE FOUND 1/2" I.R. & NO CAP (S.P. BK. 3, PG. 079) AND NORTHEAST CORNER -0.35' BELOW ROAD SURFACE -CITY OF CAMAS FINANCE DIRECTOR OF SHORT PLAT (BK. 2, PG. 696) HELD FOR P.C. CENTERLINE _N 01°27'44" E (DESTROYED DURING CONSTRUCTION FOUND 1/2" I.R. & Y.P.C. AND REPLACED - SEE PAGE 2) "SWART 16929" NO8'29'28"E, 3.22' CITY OF CAMAS PUBLIC WORKS DEPARTMENT CLARK COUNTY FOUND 1/2" I.R. & CAP FROM CALCULATED P.C. R.O.W. -FOUND 1/2" I.R. & CAP 60' PUBLIC RIGHT-OF-WAY (MINISTER 12563) 0.05' N L= 204.93° NOT ACCEPTED & DESTROYED (MINISTER 12563) HELD FOR SEE CENTERLINE ROAD NOTE THIS PAGE OF E-W 1/16TH LINE R= 900.00' DURING CONSTRUCTION E-W 1/16TH LINE ALL IMPROVEMENTS HAVE BEEN INSTALLED IN ACCORDANCE WITH THE Δ= 13°02'46" N 01°17'19" E (S.P. BK. 3, PG. 079) (S.P. BK. 3, PG. 079) N 89°14'51" W 1322.65' REQUIREMENTS OF THIS TITLE AND WITH THE PRELIMINARY PLAT APPROVAL: N 89°14'51" W 264 09' ROAD CENTERLINE NOTE ALL IMPROVEMENTS MEET CURRENT PUBLIC WORKS DRAWING STANDARDS FOR CALCULATED NORTHEAST CORNER OF THE 60' RIGHT-OF-WAY CENTERLINE FOR SE. 15TH ST. ROAD, UTILITY AND DRAINAGE CONSTRUCTION PLANS; SW 1/4 OF THE SW 1/4 BASED ON TIES & SE. NOURSE RD. IS ESTABLISHED FROM TIES TO FXISTING MONUMENTS ACCEPTED AS SET PER FROM MINISTER & GLAESER SURVEYING, INC 158.02' HERIFORD SHORT PLAT (BK. 2, PG. 696) AND L= 205.38° EXISTING EDGE OF PAVEMENT IRON RODS AS SET IN SHORT PLAT (BK. 3, PG. 79) ORIGINAL AND REPRODUCIBLE MYLAR OR ELECTRONIC RECORDS IN A FORMAT FOUND 3/4" I.P. ± 1.0 ' ABOVE GROUND R= 870.00' VERIFIED WITH THE SURVEYED CENTERLINE AND AT FENCE CORNER N05°43'16"W, 9.73' Δ= 13°31'33" EDGE OF PAVEMENT OF THE EXISTING ROADWAY AS APPROVED BY THE PUBLIC WORKS DIRECTOR OR DESIGNEE AND CERTIFIED BY FROM CALCULATED NW CORNER -BEST AVAILABLE EVIDENCE FOR THE TRUE CITY OF CAMAS THE DESIGNING ENGINEER AS BEING "AS CONSTRUCTED" HAVE BEEN FOUND 1/2" I.R. & Y.P.C. 986031-641 OF SHORT PLAT (BK. 2, PG. 696) LOCATION OF SE. 15TH ST./NOURSE RD. R= 70.00' -SUBMITTED FOR CITY RECORDS. "SWART 16929" DAMAGED/BENT ADJUSTED PARCEL "D" NOT ACCEPTED *Δ*= 6°03'27" - N55°29'46"E, 0.07' FROM CALCULATED POSITION, AFN 4987683 BLA T.L. 48 T.L. 50 EXISTING EASEMENTS NOTE FENCE END IS ±0.7' WEST FROM I.R. N 41°34'34" E APPROVED BY 178427-000 178427-000 178423-000 (DESTROYED DURING CONSTRUCTION AND REPLACED - SEE PAGE 2) CITY OF CAMAS ENGINEER THE EXISTING PUBLIC WATER EASEMENT (AFN L= 32.94' 4924828) AND THE PRIVATE ACCESS AND UTILITY R= 23.00' HELD THE WEST LINE OF THE EAST 330' OF CALCULATED EAST LINE OF SHORT PLAT EASEMENT (AFN 4747798) AS SHOWN HEREON Δ= 82°02'46" THE SW 1/4 OF THE SW 1/4 AS THE -- (BK. 2, PG. 696) AND AS MONUMENTED, LOCATED WITHIN THE BOUNDARIES OF HERIFORD CITY OF CAMAS COMMUNITY DEVELOPMENT WEST LINE OF SHORT PLAT (BK. 2, PG. 696) (SEE BOUNDARY NOTE THIS PAGE) SHORT PLAT (BK. 2, PG. 696) SHALL TERMINATE T.L. 20 30' PRIVATE ROAD AND UTILITY EASEMENT T.L. 2/1 178377-000 WITH THE RECORDING OF THIS FINAL PLAT. PER SHORT PLAT (BK. 2, PG. 676) & ___ 986031-640 30' PRIVATE ACCESS AND UTILITY ADJUSTED PARCEL "B" FOUND 1/2" I.R. & Y.P.C. EASEMENT AFN 4747798 BOUNDARY NOTE AFN 4987683 BLA CITY OF CAMAS COMMUNITY DEVELOPMENT DIRECTOR DATE "SWART 16929" S26°57'08"E, 0.31 FROM CALCULATED CORNER SHORT PLAT LOTS 1 & 2. OR DESIGNEE FENCE LINE IS ±0.7' EAST FROM I.R. THE HERIFORD SHORT PLAT (BK. 2, PG. 696) BOUNDARY IS DESCRIBED AS THE EAST 330' OF FOUND 1/2" I.R. & Y.P.C. SCALE: 1" = 50' FOUND 2-1/2" AUTOMOBILE DRIVELINE THE SW 1/4 OF THE SW 1/4 OF SEC. 36, T.2N., "SWART 16929" N87°48'42"W, 2.98' FROM W/UNIVERSAL JOINT ATTACHED, CAMAS-WASHOUGAL FIRE DEPARTMENT R.3E., W.M. (SEE DEED AFN G726490). A POSSIBLE THE CALCULATED CORNER SHORT PLAT LOTS 1 & 2, -0.11' WEST & 342.80' SOUTH FROM BOUNDARY GAP BETWEEN THE EAST LINE OF SAID FENÇE LINE IS ±2.3' EAST FROM I.R. CALCULATED NORTHEAST SHORT PLAT BOUNDARY LINE, SHORT PLAT AS RECORDED, MONUMENTED, AND FENCE IS ±0.6' EAST FROM DRIVELINE HELD FOR THIS PLAT AND THE CALCULATED EAST LINE OF SAID SW 1/4 OF THE SW 1/4 MAY EXIST. CAMAS-WASHOUGAL FIRE CHIEF OR DESIGNEE ----------------TERRIL M. COFFEY D.L.C. FOUND 1-1/2" I.P. 178423-005 N34°06'13"É. 0.36' FROM CLARK COUNTY ASSESSOR CALCULATED ADJOINER CORNER AT LEGEND THE CALCULATED PLAT BOUNDARY THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. NO. FOUND 1/2" I.R. & Y.P.C. 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS P.L.S.S. SECTION CORNER AS DESCRIBED "SWART 16929" N84*16'30"W, 2.00' FROM THE CALCULATED SHORT PLAT CORNER LOTS 2 & 3, NORTH HILLS FOUND 1/2" I.R. & Y.P.C. FENCE LINE IS \pm 2.2' EAST FROM I.R. P.L.S.S. QUARTER SECTION CORNER AS DESCRIBED SWART 16929" N29°57'38"W. O.15' FROM CALCULATED CORNER SHORT PLAT LOTS 2 & 3, SUBDIVISION PLAT NO. IN THE COUNTY OF AT FENCE LINE FOUND MONUMENT AS DESCRIBED T.L. 3/1. 6/1CLARK, STATE OF WASHINGTON FOUND 1/2" I.R. & Y.P.C. SET 1/2" X 24" IRON ROD AS SHOWN IN PREVIOUS OLSON N 89°03'55" W ENGINEERING SURVEY FOR THE HILLS AT ROUND LAKE - PHASE 3 "SWART 16929" N22°41'26"W, 0.14' FROM CALCULATED CORNER SHORT PLAT LOTS 3 & 4, CLARK COUNTY ASSESSOR SET BRASS SCREW WITH WASHER (OLSON ENG PLS 17686) IN FENCE IS ±0.7' WEST FROM I.R. CONCRETE PILLAR AS SHOWN IN PREVIOUS OLSON ENGINEÉRING FOUND 1/2" I.R. & Y.P.C. SURVEY FOR THE HILLS AT ROUND LAKE - PHASE 3 "SWART 16929" HELD IRON ROD LAND SURVEYOR'S CERTIFICATION YELLOW PLASTIC CAP T.L. 3 178423-010 PLAT BOUNDARY ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND _____ EXISTING TAX LOT BELIEF, I CERTIFY TO CITY OF CAMAS THAT AS A RESULT FOUND 1/2" I.R. & Y.P.C. OF A SURVEY MADE ON THE GROUND TO THE NORMAL P.L.S.S. SECTION SUBDIVISION "SWART 16929" HELD /\ STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS 178413-000 '==x=--------CENTERLINE RIGHT-OF-WAY PRACTICING IN CLARK COUNTY, I FIND THAT THIS PLAT. AS SHOWN, IS A TRUE RETURN FROM THE FIELD AND RIGHT-OF-WAY MARGIN IN 89°10'24" N N89°46'27"W, 1.78' FROM THAT THE DELINEATION IS CORRECT. CALCULATED ADJOINER CORNER, _____ EXISTING EASEMENT (AS NOTED) AT N/S/E 3-WAY FENCE CORNER FOUND 1/2" I.R. & Y.P.C. ____x___x___x___x___ FOUND 1/2" I.R. & Y.P.C. "SWART 16929" S88°50'00"W, 0.73' FROM BRUCE D. TOWLE DATE "SWART 16929" HELD THE CALCULATED SHORT PLAT CORNER LOTS 3 & 4, PROFESSIONAL LAND SURVEYOR NO. 17686 FENCE LINE IS ±2.6' EAST FROM I.R. DEED REFERENCES _ <u>N 89°23′04" W 229.61'</u> _ **** GRANTOR: LOYAL LAND COMPANY, LLC GRANTEE: THE HILLS AT ROUND LAKE, LLC T.L. 4/1SEE EXISTING EASEMENTS A.F. #: 4747795 178377-002 DATE: FEBRUARY 15, 2011 NOTE THIS PAGE GRANTOR: THE HILLS AT ROUND LAKE, LLC GRANTEE: THE HILLS AT ROUND LAKE, LLC T.L. 4 FOUND 1/2" I.R. & Y.P.C. 178423-015 A.F. #: 4987683 DATE: JUNE 28, 2013 "SWART 16929" S83°57'23"E, 0.21' FROM FOUND 1/2" I.R. & Y.P.C. THE CALCULATED SOUTHWEST CORNER OF VARIABLE WIDTH PUBLIC "SWART 16919" N86°02'33"E, 0.21' FROM SHORT PLAT LOT 4 AND THE SOUTHWEST WATER EASEMENT — THE CALCULATED SOUTHEAST CORNER CORNER OF THE EAST 330' OF THE AFN 4924828 -OF SHORT PLAT LOT 4 AND THE SOUTHEAST SW 1/4 OF THE SW 1/4, CORNER OF THE SW 1/4 OF THE SW 1/4, N/E/W 3-WAY FENCE CORNER IS N/E/W 3-WAY FENCE CORNER ± 1.5 ' NORTH & ± 2.5 ' EAST FROM I.R. 30' PRIVATE ACCESS IS ±2.0' SOUTH & ±2.7' EAST FROM I.R. 05/05/2016 CLARK COUNTY 989.93 - AND UTILITY EASEMENTackslash∕330.03' AFN 4747798 CLARK COUNTY T. 2 N. 1319.95 N 89°15'40" W 2639.91' N 89°15'40" W 2639.91' CITY OF CAMAS CITY OF CAMAS T. 1 N. 986032-430¦ 986031-641 ADJUSTED PARCEL "D" FOUND 3/4" IRON PIPE DURING CALCULATED SINGLE PROPORTION T.L. TTJAFN 4987683 BLA PREVIOUS SURVEY FOR LACAMAS SUMMIT - POSITION OF QUARTER CORNER 986032-437 - (BK. 310, PG. 775) AS SET DURING PREVIOUS SEE L.C.R. BK. 12, PG. 17 SURVEY (BK. 10, PG. 96) FOUND 1" IRON BAR DURING SEE L.C.R. BK. 12, PG. 15, AND BK. 12, PG. 62 PREVIOUS SURVEY (BK. 10, PG. CLARK COUNTY AUDITOR 986031-640 96) SEE L.C.R. BK. 5, PG. 137, — ADJUSTED PARCEL "B" BK. 11, PG. 125, AND BK. 12, PG. 35 AFN 4987683 BLA ATTESTED BY (SEE DETAIL) T.L. TTICLARK COUNTY AUDITOR 986032-436 SCALE: 1" = 100' FILED FOR RECORD THIS ______, 2016. 200 _____ _ BOOK OF PLATS _____, AT PAGE _____. AUDITORS FILE NO. _



BEARINGS ARE ASSUMED, BASED ON THE SOUTH LINE OF THE SW QUARTER OF SECTION 36, TWP. 2 N., RGE. 3 E., W.M. AS SHOWN ON THE PLAT OF THE HILLS AT ROUND LAKE - PHASE I



CITY OF CAMAS REQUIRED NOTES

- 1. PRIOR TO THE BUILDING DEPARTMENT ISSUING A CERTIFICATE OF OCCUPANCY, EACH LOT SHALL INSTALL A MINIMUM OF ONE 2" CALIPER TREE IN THE PLANTER STRIP.
- 2. REQUIRED STREET TREES AND MITIGATION TREES (LOCATED IN TRACT "H") SHALL BE MAINTAINED IN GOOD HEALTH, AND DAMAGED OR DYING TREES SHALL BE PROMPTLY REPLACED (WITHIN SIX MONTHS) BY THE LOT OWNER AND/OR HOMEOWNERS ASSOCIATION (HEREIN AFTER
- 3. A PORTION OF TRACT "H" IS RESERVED AS A PRIORITY OAK HABITAT MITIGATION AREA AS SHOWN HEREON (SEE PAGE 2 FOR LOCATION AND TRACT NOTE #8 FOR RESTRICTIONS AND MAINTENANCE RESPONSIBILITIES).
- 4. AUTOMATIC FIRE SPRINKLER SYSTEMS DESIGNED AND INSTALLED IN ACCORDANCE WITH N.F.P.A. 13D OR 13R ARE REQUIRED IN ALL
- 5. ILLEGALLY PARKED VEHICLES MAY BE SUBJECT TO TOWING OR OTHER PRIVATE PARKING ENFORCEMENT MEASURES IN ACCORDANCE WITH THE PROVISIONS OUTLINED IN THE H.O.A. DOCUMENTS.
- 6. ALL COSTS ASSOCIATED WITH THE INSTALLATION OF THE SEPTIC TANK EFFLUENT PUMPING SYSTEMS (S.T.E.P.) FOR LOTS 1, 2, AND 10 THROUGH 16 SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS (SEE PAGE 3, EASEMENT PROVISION #9 FOR MAINTENANCE
- 7. PARKING IS PROHIBITED ON BOTH SIDES OF PRIVATE ACCESS TRACTS A, D, E, AND G.
- 8. LOTS ACCESSED BY PRIVATE ACCESS TRACTS SHALL PLACE THEIR GARBAGE AND RECYCLING AT CURB SIDE ON NE. TACOMA COURT.
- 9. ADDRESS MONUMENTS ACCEPTABLE TO THE FIRE MARSHALL FOR LOTS 2, 3, 4, 12, 13, 29, 30, 31, 36, 37, AND 38 SHALL BE PLACED WHERE EACH PRIVATE ACCESS TRACT SERVING SAID LOTS LEAVE THE PUBLIC RIGHT-OF-WAY AS SHOWN HEREON.

(SEE PAGE 2 FOR TRACT NOTES AND PAGE 3 FOR EASEMENT PROVISIONS)

SURVEY REFERENCES

- 1. HERIFORD SHORT PLAT BY THOMAS P. SWART FOR JAMES HERIFORD (BK. 2, PG. 696)
- 2. SHORT PLAT BY MINISTER AND GLAESER SURVEYING, INC. (BK. 3, PG. 79)
- 3. RECORD OF SURVEY BY OLSON ENGINEERING, INC. FOR CB BYRD
- HOLDINGS, LLC. (BK. 56, PG. 53)
- 4. RECORD OF SURVEY BY OLSON ENGINNERING, INC. FOR KENT ZIEGLER (BK. 10, PG. 96)
- 5. RECORD OF SURVEY BY HAGEDORN, INC. FOR DON HOLSINGER AND BEN SHELDON (B. 43, PG. 138)
- 6. PLAT OF THE HILLS AT ROUND LAKE PHASE 3 BY OLSON ENGINEERING, INC. (BK. 311, PG. 707)

PROCEDURE

FIELD TRAVERSES WERE PERFORMED WITH A LEICA TC-1610 (1") AND ADJUSTED BY COMPASS RULE. THE FIELD TRAVERSES MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090.

PG. 1 OF 3 JOB# 7436.03.02 COPYRIGHT 2016, OLSON ENGINEERING, INC. FILE: J:\data\7000\7400\7430\7436\Survev\PLATS\

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