THE HILLS AT ROUND LAKE
PHASE 5

A SUBDIVISION IN THE NW 1/4 OF THE NW 1/4 SEC. 1, T1N, R3E, W.M.,
CITY OF CAMAS, CLARK COUNTY, WASHINGTON
CITY OF CAMAS FINAL ORDER #SUB11-01 (POD 'C' OF THE HILLS AT ROUND LAKE PRD)
JULY 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

THE HILLS AT ROUND LAKE PHASE 5

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

BRUCE D. TOWLE · STATE OF WASHINGTON · 17686 · REGISTERED PROFESSIONAL LAND SURVEYOR

PRELIMINARY

07/26/2016

CLARK COUNTY AUDITOR

ATTESTED BY _____
CLARK COUNTY AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____, 2016.

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

CITY OF CAMAS REQUIRED NOTES

1) A HOMEOWNER'S ASSOCIATION (H.O.A.) WILL BE REQUIRED FOR THIS DEVELOPMENT. COPIES OF THE CC&R'S SHALL BE SUBMITTED AND ON FILE WITH THE CITY OF CAMAS. THE H.O.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM POND FACILITY LOCATED WITHIN TRACT A OF THE HILLS AT ROUND LAKE PHASE 4 (BK. 311, PG. 770).
2) THE HOMEOWNERS ASSOCIATION SHALL ESTABLISH ENFORCEMENT PROCEDURES FOR NO-PARKING ON PRIVATE STREETS TO MAINTAIN A CLEAR PATH OF TRAVEL FOR EMERGENCY RESPONDERS.
3) A FINAL OCCUPANCY PERMIT WILL NOT BE ISSUED BY THE BUILDING DEPARTMENT UNTIL ALL SUBDIVISION IMPROVEMENTS ARE COMPLETED AND ACCEPTED BY THE CITY.
4) THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO TRAFFIC IMPACT FEES, SCHOOL IMPACT FEES, FIRE IMPACT FEES, AND PARK/OPEN SPACE IMPACT FEES. EACH NEW DWELLING WILL BE SUBJECT TO THE PAYMENT OF APPROPRIATE IMPACT FEES AT THE TIME OF BUILDING PERMIT ISSUANCE.
5) AUTOMATIC FIRE SPRINKLER SYSTEMS DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 13D SHALL BE REQUIRED FOR ALL NEW HOMES.
6) 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 COMMUNITY DEVELOPMENT DEPARTMENT AND DAHP.
7) THE HOMEOWNER CC&R'S SHALL PROVIDE ENFORCEMENT MECHANISMS FOR ILLEGAL DUMPING OF YARD DEBRIS OR OTHER WASTE INTO COMMON AREAS AND BE RESPONSIBLE FOR MAINTENANCE.
8) NECESSARY SIGHT DISTANCE EASEMENTS AND VEGETATION MANAGEMENT AREAS AS NOTED ON THIS PLAT ARE REQUIRED TO ENSURE THAT ADEQUATE SIGHT DISTANCE WILL BE MAINTAINED BY THE HOA OR INDIVIDUAL LANDOWNER ON THESE CURVES.
9) NEWLY CREATED LOTS SHALL COMPLY WITH THE DEVELOPMENT STANDARDS TABLE SHOWN HEREON.
10) RESIDENTIAL DWELLING UNITS MEETING THE STANDARDS OF THE DEVELOPMENT STANDARDS TABLE MAY BE ATTACHED OR DETACHED.
11) NO FURTHER SHORT PLATTING OR SUBDIVISION OF ANY LOT SHALL BE ALLOWED.

UTILITY & SIDEWALK EASEMENTS

A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED OVER, UNDER, AND UPON A 6.00 FOOT WIDE STRIP LYING PARALLEL WITH AND ADJACENT TO THE PUBLIC ROAD FRONTAGES OF ALL LOTS AND TRACTS, AND THE EXTERIOR 6.00 FEET ALONG THE FRONT BOUNDARY LINES OF LOTS 107, 108, AND 118 THROUGH 124, AND OVER ALL OF TRACT D FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING AND MAINTAINING OF ELECTRIC, TELEPHONE, TV, CABLE, WATER, SANITARY SEWER, AND OTHER UTILITIES AS NOTED. ALSO, A SIDEWALK EASEMENT IS RESERVED, AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS, UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS ADJACENT TO THE PUBLIC AND PRIVATE STREETS.

EASEMENT PROVISIONS

1) A PUBLIC SEWER EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CAMAS OVER, UNDER, AND UPON ALL OF TRACTS A, C, AND D.
2) A PUBLIC WATER EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CAMAS OVER, UNDER, AND UPON ALL OF TRACTS C AND D, AND POSITIONS OF LOTS 118 THROUGH 124 AS SHOWN HEREON (5'X5' AREAS).
3) A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON ALL OF TRACT A, TRACT C, AND TRACT D FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING AND MAINTAINING OF ELECTRIC, TELEPHONE, TV, CABLE, WATER, SANITARY SEWER, AND OTHER UTILITIES AS NEEDED.
4) A PUBLIC PEDESTRIAN TRAIL EASEMENT IS RESERVED FOR AND GRANTED TO THE CITY OF CAMAS OVER, UNDER, AND UPON ALL OF TRACT D. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRAIL.
5) A PRIVATE STORM DRAIN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 100 THROUGH 106 AND 118 THROUGH 124 OVER, UNDER, AND UPON ALL OF TRACTS C AND D, AND A PORTION OF LOT 118 AS SHOWN HEREON. THE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE STORM DRAIN FACILITY THEY HAVE BENEFIT OF USE.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 60°55'12" E	6.67'
L2	N 31°04'07" W	10.01'
L3	N 29°04'48" W	15.19'
L4	N 60°55'12" E	3.85'
L5	N 60°55'12" E	9.76'
L6	N 17°47'01" W	10.74'
L7	N 79°26'30" E	30.04'
L8	N 62°47'01" W	9.57'
L9	N 79°15'13" W	15.29'
L10	N 40°47'21" E	4.00'
L11	N 49°12'39" W	3.16'
L12	N 30°38'26" E	20.76'
L13	N 29°04'48" W	3.04'
L14	N 29°04'48" W	5.71'
L15	N 31°04'07" W	10.01'
L16	N 60°55'12" E	5.77'
L17	N 60°55'12" E	7.58'
L18	N 30°38'26" E	16.46'
L19	N 17°37'53" E	32.39'
L20	N 29°04'06" E	2.23'
L21	N 27°12'59" E	5.00'
L22	N 17°47'01" W	21.70'
L23	N 17°47'01" W	10.95'

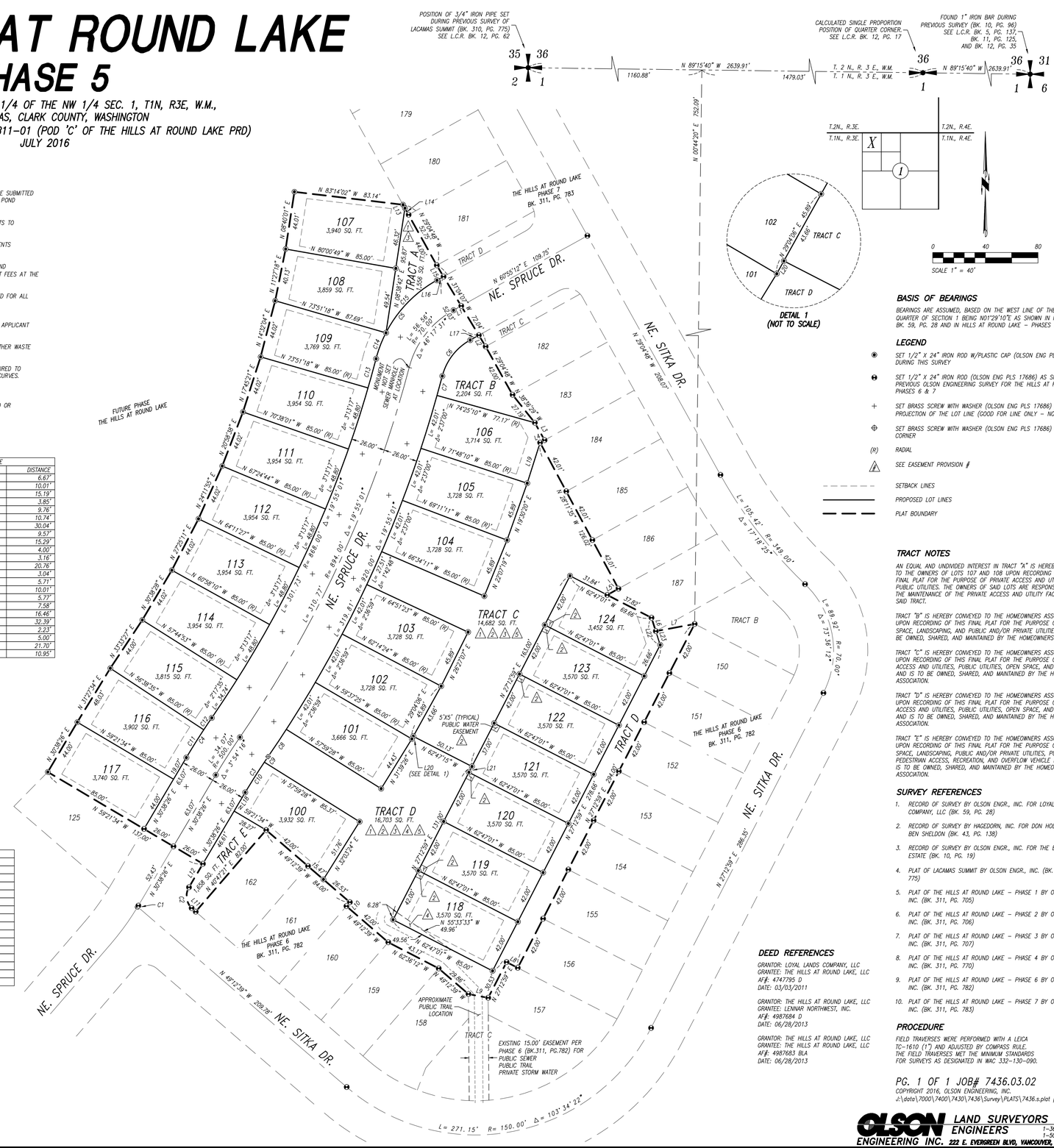
DEVELOPMENT STANDARDS TABLE	
THE HILLS AT ROUND LAKE DENSITY AND DIMENSIONS FOR PRD LOT DEVELOPMENT	DETACHED/ ATTACHED LOTS
MAXIMUM LOT SIZE	3,999'
MINIMUM LOT WIDTH	25'
MINIMUM LOT DEPTH	65'
MINIMUM FRONTAGE ON A CURVE OR CUL-DE-SAC	25'
MAXIMUM BUILDING HEIGHT	45'
MAXIMUM BUILDING COVERAGE	65%
MINIMUM SETBACKS	
FRONT YARD (INCLUDES 6' PUBLIC UTILITY EASEMENT)	10'
GARAGE SETBACK FROM R.O.W.	18'
SIDE YARD	0' OR 4' ON UNATTACHED SIDE
REAR YARD	10'
CORNER LOT FRONT YARD	12'
CORNER LOT STREET SIDE YARD	10'
CORNER LOT REAR YARD	5'

CURVE TABLE			
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH
C1	0°16'31"	200.00'	0.96'
C2	79°51'04"	13.00'	18.12'
C3	3°54'16"	474.00'	32.30'
C4	3°54'16"	526.00'	35.84'
C5	46°17'31"	96.00'	77.56'
C6	46°17'31"	44.00'	35.55'
C7	0°57'09"	920.00'	15.30'
C8	1°33'08"	920.00'	24.93'
C9	0°36'55"	474.00'	5.09'
C10	3°17'21"	474.00'	27.21'
C11	2°43'00"	526.00'	24.94'
C12	1°11'16"	526.00'	10.91'
C13	1°31'01"	868.00'	22.98'
C14	12°36'54"	96.00'	21.14'
C15	33°40'38"	96.00'	56.43'

LAND INVENTORY

TOTAL ACREAGE:	3.56 AC.
TOTAL DEVELOPED ACREAGE:	3.56 AC.
TOTAL LOT AREA:	2.16 AC.
TOTAL INFRASTRUCTURE AREA**:	0.56 AC.
(EXCLUSIVE OF OFFSITE STORM POND)	
TOTAL TRACT AREA:	0.84 AC.
TOTAL RECREATIONAL OPEN SPACE:	0.00 AC.

**TRACT A OF PHASE 4 (BK.311, PG.770) INCLUDES THE OFFSITE STORM POND INFRASTRUCTURE
TOTAL TRACT A OF PHASE 4: 7.02 AC.



BASIS OF BEARINGS

BEARINGS ARE ASSUMED, BASED ON THE WEST LINE OF THE NW QUARTER OF SECTION 1, BEING N01°29'10"E AS SHOWN IN R.O.S. BK. 59, PG. 28 AND IN HILLS AT ROUND LAKE - PHASES 1 & 2.

LEGEND

- SET 1/2" X 24" IRON ROD W/PLASTIC CAP (OLSON ENG PLS 17686) DURING THIS SURVEY
- SET 1/2" X 24" IRON ROD (OLSON ENG PLS 17686) AS SHOWN IN PREVIOUS OLSON ENGINEERING SURVEY FOR THE HILLS AT ROUND LAKE - PHASES 6 & 7
- SET BRASS SCREW WITH WASHER (OLSON ENG PLS 17686) IN CURB ON A PROJECTION OF THE LOT LINE (GOOD FOR LINE ONLY - NOT DISTANCE)
- SET BRASS SCREW WITH WASHER (OLSON ENG PLS 17686) AT PROPERTY CORNER
- (R) RADIAL
- SEE EASEMENT PROVISION #
- SETBACK LINES
- PROPOSED LOT LINES
- PLAT BOUNDARY

TRACT NOTES

AN EQUAL AND UNDIVIDED INTEREST IN TRACT "A" IS HEREBY CONVEYED TO THE OWNERS OF LOTS 107 AND 108 UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF PRIVATE ACCESS AND UTILITIES, AND PUBLIC UTILITIES. THE OWNERS OF SAID LOTS ARE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE ACCESS AND UTILITY FACILITIES WITHIN SAID TRACT.

TRACT "B" IS HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF OPEN SPACE, LANDSCAPING, AND PUBLIC AND/OR PRIVATE UTILITIES, AND IS TO BE OWNED, SHARED, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

TRACT "C" IS HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF PRIVATE ACCESS AND UTILITIES, PUBLIC UTILITIES, OPEN SPACE, AND LANDSCAPING, AND IS TO BE OWNED, SHARED, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

TRACT "D" IS HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF PRIVATE ACCESS AND UTILITIES, PUBLIC UTILITIES, OPEN SPACE, AND LANDSCAPING, AND IS TO BE OWNED, SHARED, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

TRACT "E" IS HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF OPEN SPACE, LANDSCAPING, PUBLIC AND/OR PRIVATE UTILITIES, PUBLIC PEDESTRIAN ACCESS, RECREATION, AND OVERFLOW VEHICLE PARKING, AND IS TO BE OWNED, SHARED, AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

SURVEY REFERENCES

1. RECORD OF SURVEY BY OLSON ENGR., INC. FOR LOYAL LAND COMPANY, LLC (BK. 59, PG. 28)
2. RECORD OF SURVEY BY HAGEDORN, INC. FOR DON HOLSINGER AND BEN SHELDON (BK. 43, PG. 138)
3. RECORD OF SURVEY BY OLSON ENGR., INC. FOR THE ED FARRELL ESTATE (BK. 10, PG. 19)
4. PLAT OF LACAMAS SUMMIT BY OLSON ENGR., INC. (BK. 310, PAGE 775)
5. PLAT OF THE HILLS AT ROUND LAKE - PHASE 1 BY OLSON ENGR., INC. (BK. 311, PG. 705)
6. PLAT OF THE HILLS AT ROUND LAKE - PHASE 2 BY OLSON ENGR., INC. (BK. 311, PG. 706)
7. PLAT OF THE HILLS AT ROUND LAKE - PHASE 3 BY OLSON ENGR., INC. (BK. 311, PG. 707)
8. PLAT OF THE HILLS AT ROUND LAKE - PHASE 4 BY OLSON ENGR., INC. (BK. 311, PG. 770)
9. PLAT OF THE HILLS AT ROUND LAKE - PHASE 6 BY OLSON ENGR., INC. (BK. 311, PG. 782)
10. PLAT OF THE HILLS AT ROUND LAKE - PHASE 7 BY OLSON ENGR., INC. (BK. 311, PG. 783)

DEED REFERENCES

GRANTOR: LOYAL LANDS COMPANY, LLC
GRANTEE: THE HILLS AT ROUND LAKE, LLC
AF#: 4747795 D
DATE: 03/03/2011

GRANTOR: THE HILLS AT ROUND LAKE, LLC
GRANTEE: LENNAR NORTHWEST, INC.
AF#: 4987684 D
DATE: 06/28/2013

GRANTOR: THE HILLS AT ROUND LAKE, LLC
GRANTEE: THE HILLS AT ROUND LAKE, LLC
AF#: 4987683 BLA
DATE: 06/28/2013

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 1 JOB# 7436.03.02

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