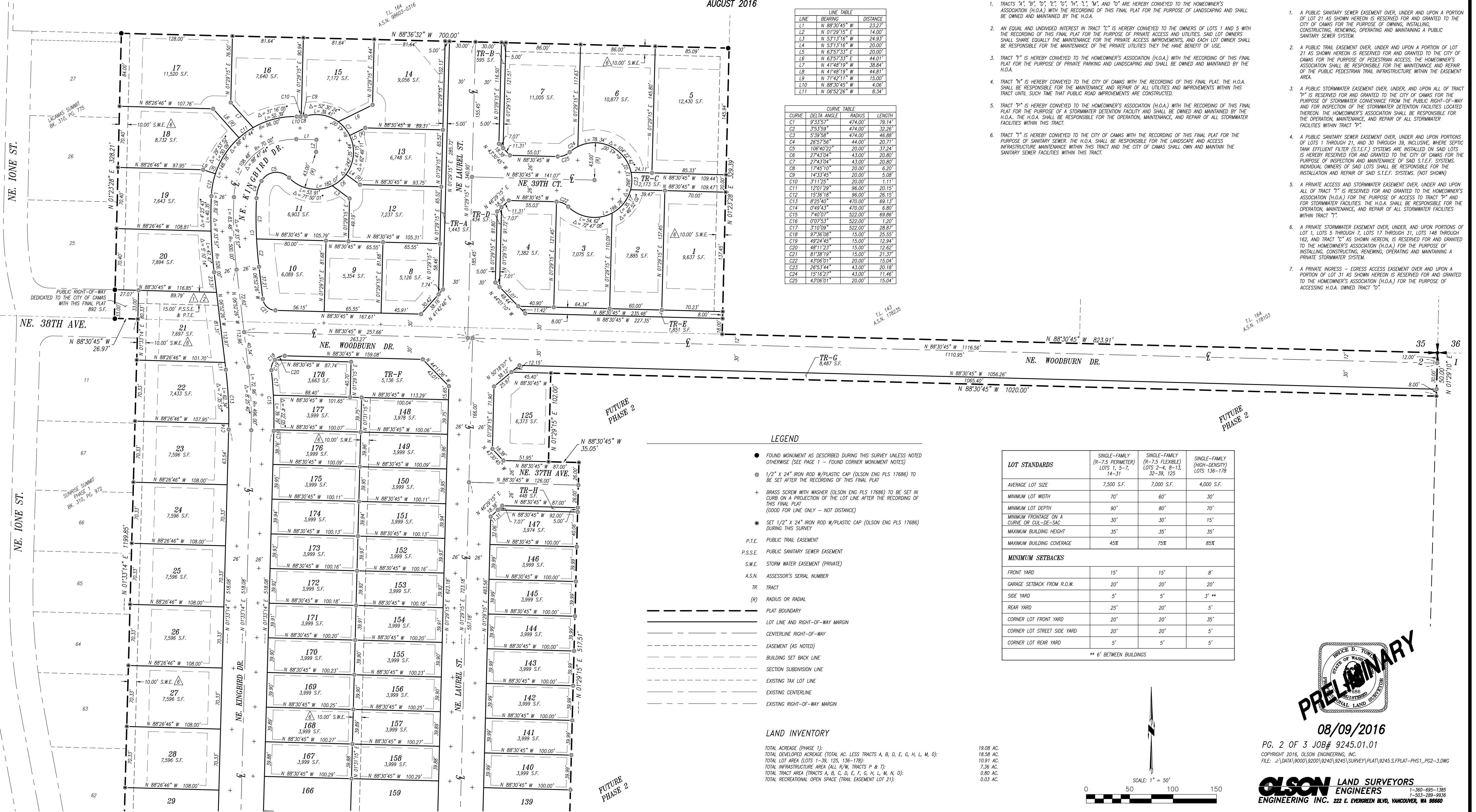


WINDUST MEADOWS P.R.D. PHASE 1

A SUBDIVISION IN THE
NE 1/4 AND NW 1/4 OF THE NE 1/4 OF SEC. 2, TWP. 1 N., RGE. 3 E., W.M.,
AND THE SW 1/4 AND SE 1/4 OF THE SE 1/4 OF SEC. 35, TWP. 2 N., RGE. 3 E., W.M.,
CITY OF CAMAS, CLARK COUNTY, WASHINGTON
APPROVED UNDER CITY OF CAMAS FINAL DECISION FOR WINDUST MEADOWS P.R.D. FILE NO. SUB#06-02,
AND MINOR MODIFICATION FILE NO. MINMOD15-03, AND MINOR MODIFICATION FILE NO. MINMOD16-06
AUGUST 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 A 6.00 FOOT WIDE STRIP LYING PARALLEL WITH AND ADJACENT TO THE PUBLIC AND PRIVATE ROAD AND/OR EASEMENT FRONTS OF ALL LOTS AND TRACTS WITHIN THIS PLAT. 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 FRONTS OF ALL LOTS AND TRACTS WITHIN THIS PLAT FOR THE PURPOSE OF NECESSARY COMPLIANCE WITH ADA SLOPE REQUIREMENTS.

EASEMENT PROVISIONS

- A PUBLIC SANITARY SEWER EASEMENT OVER, UNDER AND UPON A PORTION OF LOT 21 AS SHOWN HEREON IS RESERVED FOR AND GRANTED TO THE CITY OF CAMAS FOR THE PURPOSE OF OWNING, INSTALLING, CONSTRUCTING, RENEWING, OPERATING AND MAINTAINING A PUBLIC SANITARY SEWER SYSTEM.
- A PUBLIC TRAIL EASEMENT OVER, UNDER AND UPON A PORTION OF LOT 21 AS SHOWN HEREON IS RESERVED FOR AND GRANTED TO THE CITY OF CAMAS FOR THE PURPOSE OF PEDESTRIAN ACCESS. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE PUBLIC PEDESTRIAN TRAIL INFRASTRUCTURE WITHIN THE EASEMENT AREA.
- A PUBLIC STORMWATER EASEMENT OVER, UNDER AND UPON ALL OF TRACT "P" IS RESERVED FOR AND GRANTED TO THE CITY OF CAMAS FOR THE PURPOSE OF STORMWATER CONVEYANCE FROM THE PUBLIC RIGHT-OF-WAY AND FOR INSPECTION OF THE STORMWATER DETENTION FACILITIES LOCATED THEREON. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION, MAINTENANCE, AND REPAIR OF ALL STORMWATER FACILITIES WITHIN TRACT "P".
- A PUBLIC SANITARY SEWER EASEMENT OVER, UNDER AND UPON PORTIONS OF LOTS 1 THROUGH 21, AND 30 THROUGH 39, INCLUSIVE, WHERE SEPTIC TANK EFFLUENT FILTER (S.T.E.F.) SYSTEMS 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. INDIVIDUAL OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE INSTALLATION AND REPAIR OF SAID S.T.E.F. SYSTEMS. (NOT SHOWN)
- A PRIVATE ACCESS AND STORMWATER EASEMENT OVER, UNDER AND UPON ALL OF TRACT "T" IS RESERVED FOR AND GRANTED TO THE HOMEOWNER'S ASSOCIATION (H.O.A.) FOR THE PURPOSE OF ACCESS TO TRACT "P" AND FOR STORMWATER FACILITIES. THE H.O.A. SHALL BE RESPONSIBLE FOR THE OPERATION, MAINTENANCE, AND REPAIR OF ALL STORMWATER FACILITIES WITHIN TRACT "T".
- A PRIVATE STORMWATER EASEMENT OVER, UNDER AND UPON PORTIONS OF LOT 1, LOTS 9 THROUGH 12, LOTS 17 THROUGH 31, LOTS 148 THROUGH 162, AND TRACT "C" AS SHOWN HEREON, IS RESERVED FOR AND GRANTED TO THE HOMEOWNER'S ASSOCIATION (H.O.A.) FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING AND MAINTAINING A PRIVATE STORMWATER SYSTEM.
- A PRIVATE INGRESS - EGRESS ACCESS EASEMENT OVER AND UPON A PORTION OF LOT 31 AS SHOWN HEREON IS RESERVED FOR AND GRANTED TO THE HOMEOWNER'S ASSOCIATION (H.O.A.) FOR THE PURPOSE OF ACCESSING H.O.A. OWNED TRACT "O".



08/09/2016

PG. 2 OF 3 JOB# 9245.01.01
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