

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

CURVE TABLE			
CURVE	DELTA ANGLE	RADIUS	LENGTH
C1	13°51'35"	96.00'	20.25'
C2	12°02'28"	96.00'	23.12'
C3	88°41'11"	10.00'	15.49'
C4	47°12'55"	10.00'	8.24'
C6	21°08'50"	43.00'	15.54'
C7	47°12'55"	10.00'	8.24'
C8	10°02'19"	10.00'	2.00'
C9	8°20'38"	43.00'	6.26'
C10	27°43'04"	43.00'	20.80'
C11	27°43'04"	43.00'	20.80'
C12	53°36'15"	43.00'	4.21'
C13	62°35'53"	20.00'	21.85'
C14	52°54'19"	20.00'	17.72'
C15	16°45'50"	20.00'	17.05'
C17	38°45'14"	20.00'	13.53'
C18	44°43'17"	276.00'	22.84'
C19	34°52'17"	20.00'	12.00'
C20	39°54'55"	43.00'	29.73'
C21	10°43'20"	43.00'	8.05'
C22	27°03'42"	43.00'	20.31'
C23	35°58'26"	43.00'	30.00'
C24	32°00'50"	20.00'	17.66'
C25	17°45'10"	6.00'	8.20'
C26	33°33'02"	43.00'	25.18'
C27	26°53'56"	43.00'	19.50'
C28	28°09'21"	43.00'	21.13'
C29	52°02'55"	20.00'	20.76'
C30	43°07'11"	20.00'	15.04'
C31	27°43'04"	43.00'	20.80'
C32	25°59'20"	43.00'	19.50'
C33	43°06'01"	43.00'	21.13'
C34	48°57'44"	13.00'	11.63'
C35	15°25'33"	9.00'	9.69'
C36	13°52'53"	20.00'	4.85'
C37	46°20'23"	22.50'	18.50'
C38	46°20'23"	42.50'	34.37'
C39	92°15'23"	20.00'	32.20'
C40	30°59'22"	20.00'	9.98'
C41	21°51'56"	24.00'	10.96'
C42	60°56'02"	20.00'	21.27'

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 FRONTAGES OF ALL LOTS AND TRACTS WITHIN THIS PLAT. THE EASEMENT IS FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, OPERATING AND REPAIRING ANY AND ALL UTILITIES, INCLUDING 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.

1. A PUBLIC SANITARY SEWER EASEMENT OVER, UNDER AND UPON PORTIONS OF LOTS 40 THROUGH 124, INCLUSIVE, WHERE SEPTIC TANK EFFLUENT FILTER (S.T.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.F. SYSTEMS; INDIVIDUAL OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR THE INSTALLATION AND REPAIR OF SAID S.T.F. SYSTEMS. (NOT SHOWN)
2. A PUBLIC STORMWATER EASEMENT OVER, UNDER, AND UPON ALL OF TRACT "S" 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 HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION, MAINTENANCE, AND REPAIR OF ALL STORMWATER FACILITIES WITHIN TRACT "S".
3. A PRIVATE STORMWATER EASEMENT OVER, UNDER, AND UPON PORTIONS OF LOTS 53 THROUGH 54, LOTS 126 THROUGH 68, LOTS 76 THROUGH 77, AND LOTS 126 THROUGH 135, INCLUSIVE, AS SHOWN HEREIN IS RESERVED FOR AND GRANTED TO THE HOMEOWNERS ASSOCIATION (H.O.A.) FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, OPERATING AND MAINTAINING A PRIVATE STORMWATER SYSTEM.

1. TRACT "H" IS HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION (H.O.A.) WITH THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF LANDSCAPING AND SHALL BE OWNED AND MAINTAINED BY THE H.O.A.
2. TRACTS "I" AND "K" ARE HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION (H.O.A.) WITH THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF PRIVATE PARKING AND LANDSCAPING AND SHALL BE OWNED AND MAINTAINED BY THE H.O.A.
3. TRACT "Q" IS HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION (H.O.A.) WITH THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF RECREATING OPEN SPACE AND UTILITIES AND SHALL BE OWNED AND MAINTAINED BY THE H.O.A. THE H.O.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL RECREATIONAL IMPROVEMENTS INSTALLED WITHIN SAID TRACT.
4. TRACT "J" IS HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION (H.O.A.) WITH THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF RECREATING OPEN SPACE AND UTILITIES AND SHALL BE OWNED AND MAINTAINED BY THE H.O.A. THE H.O.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL RECREATIONAL IMPROVEMENTS INSTALLED WITHIN SAID TRACT.
5. TRACT "K" IS HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION (H.O.A.) WITH THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF NATURAL OPEN SPACE, STORM FACILITIES, AND TRAILS AND SHALL BE OWNED AND MAINTAINED BY THE H.O.A. THE H.O.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF TRAILS INSTALLED WITHIN SAID TRACT.
6. TRACT "S" IS HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION (H.O.A.) WITH THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF A STORMWATER DETENTION FACILITY AND SHALL BE OWNED AND MAINTAINED BY THE H.O.A. THE H.O.A. SHALL BE RESPONSIBLE FOR THE OPERATION, MAINTENANCE, AND REPAIR OF ALL STORMWATER FACILITIES WITHIN THIS TRACT.

BUILDING SETBACK LINES FOR LOTS 87 AND 90 ARE SUBJECT TO PROTECTED OREGON WHITE OAK TREE DRIP LINES, AS SHOWN HEREON.

** 6' BETWEEN BUILDINGS

OLSON LAND SURVEYORS
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08/09/2016

