BELZ PLACE PUBLIC UTILITY EASEMENT PUBLIC SIDEWALK EASEMENT EASEMENT PROVISIONS A PUBLIC SIDEWALK EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON THE EXTERIOR A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON ALL OF TRACT D, 1. A PUBLIC TRAIL EASEMENT OVER, UNDER, AND UPON ALL OF TRACT "D", AND PORTIONS OF LOTS 85, 103, AND TRACT "F" AS SHOWN THE FLAG PORTION OF LOT 85 AND THE EXTERIOR 6.00 FEET OF LOT 85 LYING PARALLEL WITH 6.00 FEET OF ALL LOTS AND TRACTS PARALLEL WITH AND ADJACENT TO THE PUBLIC ROADS AS HEREON IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CAMAS FOR THE PURPOSE OF PUBLIC PEDESTRIAN ACCESS. THE AND ADJACENT TO THE WESTERLY END OF THE FLAG PORTION OF LOT 85. THE FLAG PORTION NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS. HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, OR REPLACEMENT OF THE PUBLIC TRAIL OF LOT 98 AND THE EXTERIOR 6.00 FEET OF LOT 98 LYING PARALLEL WITH AND ADJACENT TO PHASE 2 IMPROVEMENTS WITHIN THE EASEMENT AREA. THE SOUTHERLY END OF THE FLAG PORTION OF LOT 98, AND THE EXTERIOR 6.00 FEET OF ALL LOTS AND TRACTS LYING PARALLEL WITH AND ADJACENT TO ALL PUBLIC ROADS AND TRACT D 2. A PUBLIC UTILITY EASEMENT OVER, UNDER AND UPON ALL OF TRACT "D" AND PORTIONS OF LOT 103 AND TRACT "F" AS SHOWN FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING AND MAINTAINING OF HEREON IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CAMAS. THE CITY OF CAMAS SHALL BE RESPONSIBLE FOR THE LAND INVENTORY ELECTRIC, TELEPHONE, TV, CABLE, WATER, SANITARY SEWER, AND OTHER UTILITIES AS NOTED. ALL MAINTENANCE, REPAIR, OR REPLACEMENT OF THE SANITARY SEWER AND STORM DRAIN SYSTEMS WITHIN SAID EASEMENT AREA. FOLLOWING LOTS CONTAINING PAD MOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM WORKING SUCH MAINTÉNANCE, REPAIR, OR REPLACEMENT THE CITY OF CAMAS SHALL RETURN THE EASEMENT AREA AS NEARLY AS POSSIBLE TO CLEARANCES AS DEFINED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS. ALL PROPOSED TOTAL ACREAGE: 18.19 AC. BUILDING DESIGNS ON THESE LOTS MUST PROVIDE ADEQUATE CLEARANCE FOR ALL COMBUSTIBLE TOTAL DEVELOPED ACREAGE: 11.92 AC. A SUBDIVISION IN THE SE 1/4 OF THE SW 1/4 SEC. 3, T1N, R3E, W.M., CITY OF CAMAS, CLARK COUNTY, WASHINGTON 3. A PRIVATE ACCESS EASEMENT OVER ALL OF TRACT "D" AND PORTIONS OF LOT 103 AND TRACT "F" AS SHOWN HEREON IS HEREBY TOTAL LOT AREA: 10.21 AC. RESERVED FOR AND GRANTED TO THE OWNER OF CLARK COUNTY TAX LOT 74/76, TAX ACCOUNT NO. 124784000, AS SHOWN HEREON, TOTAL INFRASTRUCTURE AREA (INCLUDES ALL R/W, TRACT D, PUBLIC UTILITY EASEMENT OVER LOT 103 & TRACT F): 1.76 AC. FOR THE PURPOSE OF INGRESS AND EGRESS. SAID OWNER SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGES TO THE EASEMENT CENTERLINE NOTE BELZ PLACE SUBDIVISION FINAL ORDER #SUB05-14 TOTAL CRITICAL AREA (TRACT F): AREA INCURRED BY SAID OWNER'S USE OF THE EASEMENT AREA. 6.35 AC. TOTAL RECREATIONAL OPEN SPACE (INCLUDES TRAIL EASEMENT OVER LOT 85): 0.04 AC. MARCH 2018 THE MONUMENTED NW. ROLLING HILLS DR. CENTERLINE SHOWN WITHIN THE EXISTING PUBLIC RIGHT-OF-WAY AF# 5295774 IS A 30.00 FOOT OFFSET FROM THE SOUTH LINE OF SAID RIGHT-OF-WAY AS ESTABLISHED BY THIS PLAT. FOUND 5/8" I.R. & Y.P.C. "LAWSON 11989" NW. 23rd CIR. - 0.10' N OF BOUNDARY LINEWOOD FENCE CORNER 0.4' N & 0.3' W FOUND 5/8" I.R. & Y.P.C. "LAWSON 11989" - SEVERELY BENT TO NORTHWEST AT BEND: 0.07' N OF BOUNDARY LINE TRACT B `88°48'14" E 519.17' *85.67*' NORTH LINE OF THE SE1/4 OF THE SW 1/4 N 88°48'14" W 647.29' CALCULATED TRACT NOTES LEGEND1/16 CORNER -1. TRACT "F" IS HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION WITH THE RECORDING OF 9,044 S.F. FOUND MONUMENT AS DESCRIBED 7,089 S.F. 8,738 S.F. THIS FINAL PLAT FOR THE PURPOSE OF NATURAL OPEN SPACE, PUBLIC TRAIL, AND PUBLIC 9,044 S.F. LINE BEARING DISTANCE L3 N 88'48'14" W 10.00' L4 N 88'48'14" W 14.00' UTILITY EASEMENT, AND IS TO BE OWNED, SHARED, AND MAINTAINED BY THE HOMEOWNER'S ● 1/2" X 24" IRON ROD & YELLOW PLASTIC CAP STAMPED ASSOCIATION. (SEE CITY OF CAMAS REQUIRED NOTE #10 ON PAGE 1) CURB SCREW TABLE (OLSON ENG PLS 17686) SET DURING PREVIOUS SURVEY OF BELZ PLACE PHASE 1 (SEE REFERENCE# 9) 2. TRACT "D" IS HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION (HOA) WITH THE L5 N 88°48'14" W 14.00' RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF ACCESS AND UTILITIES. THE HOA SHALL + SET BRASS SCREW AND WASHER STAMPED "OLSON ENG. 46624" L6 (R) N 30°15'04" E 10.66' N 88°48'14" W 88.67' .26' 54.41' BE RESPONSIBLE FOR THE MAINTENANCE OF THE ACCESS IMPROVEMENTS LOCATED THEREIN. NO IN CONCRETE CURB ON A PROJECTION OF THE LOT LINE AT A DISTANCE OF 11.75' FROM THE FRONT LOT CORNER UNLESS PARKING IS ALLOWED WITHIN TRACT "D" PER CMC 17.19.040. REFER TO THE CC&R'S RECORDED NOTED OTHERWISE IN THE CURB SCREW TABLE (THIS PAGE) WITH THIS FINAL PLAT FOR ADDITIONAL PROVISIONS. (SEE PAGE 3) N 01°11'46" E N 88°48'14" W 519.17' ● SET 1/2" X 24" REBAR & YELLOW PLASTIC CAP STAMPED VARIABLE RIGHT-OF-WAY "OLSON ENG. 46624" DURING THIS SURVEY NW. ROLLING HILLS DR. P.T.E. PUBLIC TRAIL EASEMENT N 88°48'14" W 80.12' EXISTING PUBLIC N 88°48'14" W 571.98' _ RIGHT-OF-WAY # REFERENCE EASEMENT PROVISION NOTE AF# 5295774 F FRONT YARD SETBACK SS STREET SIDE YARD SETBACK S 88°48'14" E 571.98' 60.00**'** 46.00' (R) RADIUS OR RADIAL — — — PLAT BOUNDARY C27 16°28'25" 120.00' 34.50' C28 17'10'23" 120.00' 35.97' C29 90'00'00" 20.00' 31.42' _ RIGHT-OF-WAY — — — — — — — — — EXISTING TAX LOT LINE AF# 5295774 CENTERLINE RIGHT-OF-WAY LOT LINE AND RIGHT-OF-WAY MARGIN 7,014 S.F. EXISTING RIGHT-OF-WAY MARGIN 8,735 S.F. 8,764 S.F. SEE NOTE# 9 62 10,346 S.F. _____ EASEMENT (AS NOTED) SEE NOTE# 9 PAGE 1 ---- BUILDING SET BACK LINE 1.00' OFFSET ⁻ N 85°20'08" w — (SEE DETAIL A) N 88°48'14" W 250.00' — N 88°48'14" W 137.00' **64** 7,019 S.F. **82** 9,258 S.F. 8,678 S.F. --*75.00*' 7,000 S.F. ⁻ N 88°48'14" W 150.00' —— 1.00' OFFSETS ---N 88°48'14" W 137.00'---(SEE DETAIL B) **66** 7,000 S.F. DETAIL A NOT TO SCALE 8,065 S.F. 8,104 S.F. **84** 7,588 S.F. MINIMUM **77** 7,057 S.F. BUILDING SETBACKS 7,000 S.F. (UNLESS NOTED OTHERWISE) _14.00' FRONT YARD (F) 1) 10.00' P.T.E ┌ 18.00' GARAGE SETBACK N 88°48'14" W 180.59 **76** 7,000 S.F. 7,000 S.F. N 88°48'14" W 180.59 N 88°48'14" W 180.59' 5.00' SIDE YARD 5.00' SIDE YARD 7,000 S.F. (18.00' STREET SIDE YARD (SS)) (18.00' STREET SIDE YARD (SS)) 14.00'(R) -EXISTING 10' P.T.E. MONUMENT NOT SET **86** 9,037 S.F. BELZ PLACE PHASE 1 – FALLS IN VERTICAL FACE — BK. 311, PG. 828 OF RETAINING WALL 10,141 S.F. **89** 8,161 S.F. 8,139 S.F. 9,162 S.F. 17.50' REAR YARD (5.00' REAR YARD CORNER LOT) **90** 7,237 S.F. 87.80' N 88°48'08" W 166.91' N 89°52'44" E 111.78' SCALE: 1" = 40'TRACT F72 7,000 S.F. 276,745 S.F. WETLAND BASIS OF BEARINGS MATCH LINE SEE PAGE 3 OF 3 RECORD OF SURVEY BY OLSON ENGINEERING, INC (40-172) PG. 2 OF 3 JOB# 6382.07.01 WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE FROM CLARK COUNTY GPS CONTROL NETWORK POINTS #0055 COPYRIGHT 2018, OLSON ENGINEERING, INC. ENGINEERING INC. 222 E. EVERGREEN BLVD, VANCOUVER, WA 98660 AND #0076. FILE: J:\DATA\6000\6300\6380\6382\SURVEY\PLAT\6382.S.FPLAT-PH2_PG2.DWG