CITY OF CAMAS MAYOR	THE HILLS AT ROUND LAKE	A SUBDIVISION IN THE NW 1/4, OF THE NW 1/4, AND GOVERNMENT LOT 6  SEC. 1, T 1 N, R 3 E, W.M.,  7.2N., R.3E.  7.1N., R.3E. V
APPROVED BY	PHASES 12 & 13	CITY OF CAMAS, CLARK COUNTY, WASHINGTON  CITY OF CAMAS FINAL ORDER SUB#05-16  (POD "A3" OF THE HILLS AT ROUND LAKE PRD)
CITY OF CAMAS FINANCE DIRECTOR  POSITION OF 3/4" IRON PIPE SI SURVEY OF LACAMAS SUMMIT (B	SET DURING PREVIOUS  BK. 310, PG. 775)  CAI CULATED SINGLE	ORIGINALLY APPROVED AS THE HILLS AT ROUND LAKE PHASÉS 12 AND 13  APRIL 2018
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.  SEE L.C.R. BK. 12, PG. 62 SW FENCE CORNER IS ±0.3' NO (VISITED 11/2016)	PROPORTION POSITION OF QUARTER CORNER. SEE L.C.R. BK. 12, PG. 17  CLARK COUNTY N 89°15'40" W 2639.91'  T. 2 N., R. 3 E., W.M.  N 89°15'40" W 2639.91'	3" W 29.97' C3 90'00'00" 13.00' 20.42' C26 25'05'04" 126.00' 55.16' 1. A HOMEOWNER'S ASSOCIATION (HOA) WILL BE REQUIRED FOR THIS DEVELOPMENT.
CITY OF CAMAS FINANCE DIRECTOR DATE	1 FOUND 1" IRON BAR DURING PREVIOUS SURVEY (BK. 10, PG. 96)  1 6 1 1 6 1 1 1 1 1 1 1 1 1 1 1 1 1	W (R)       52.00'         6" W       52.08'       C5       81*17'27"       13.00'       18.44'       C28       22*54'40"       126.00'       50.38'         E (R)       18.00'       C7       26*15'21"       100.00'       45.82'       C30       16*40'11"       126.00'       36.66'         WITHIN TRACT A OF THE HILLS AT ROUND LAKE PHASE 4 (BK. 311, PG. 770).
CITY OF CAMAS PUBLIC WORKS DEPARTMENT	SEE L.C.R. BK. 5, PG. 137,  BK. 11, PG. 125,  AND BK. 12, PG. 35  (NOT VISITED DURING THIS SURVEY)  SEE L.C.R. BK. 5, PG. 137,  L8 N 46'13'45'  L9 N 08'26'32  L10 N 62'15'29  L11 N 53'40'59	19.13   C8   5*11*38"   140.00"   12.69"   C31   13*20*33"   13.00"   3.03"   2. NO FURTHER SHORT PLATTING OR SUBDIVIDING OF ANY LOT OR TRACT WILL BE PERMITTED.   2" W   29.88"   C10   13*20*33"   13.00"   3.03"   C32   76*39*27"   13.00"   17.39"   PERMITTED.   2" F   10.10"   C11   22*54*40"   74.00"   29.59"   C34   9*06*40"   13.00"   2.07"   3. A FINAL OCCUPANCY PERMIT WILL NOT BE ISSUED BY THE BUILDING DEPARTMENT
ALL IMPROVEMENTS HAVE BEEN INSTALLED OR FINANCIALLY SECURED FOR IN ACCORDANCE WITH THE REQUIREMENTS OF THIS TITLE AND WITH THE PRELIMINARY PLAT APPROVAL;	(NOT VISITED DURING THIS SURVEY)  L11 N 35 40 35  L12 N 01'29'10  L13 N 88'30'50  L14 N 88'30'50  L15 N 88'30'50  L15 N 88'30'50	0" E 25.00' C12 25.15'09" 126.00' 55.53' C35 2.37'27" 474.00' 21.71' UNTIL ALL SUBDIVISION IMPROVEMENTS ARE COMPLETED AND ACCEPTED BY THE CITY
ALL IMPROVEMENTS CAN OR WILL MEET CURRENT PUBLIC WORKS DRAWING STANDARDS FOR ROAD, UTILITY, AND DRAINAGE CONSTRUCTION PLANS;	THE HILLS PHASE PG. 908/ THE HILLS PHASE PG. 908/ 1119 N 01'29'10	0" W 10.00'   C16   90'00'00"   20.00'   31.42'   C39   2'43'12"   526.00'   24.97'   0" W 14.50'   C17   21'30'34"   83.00'   31.16'   C40   0'08'42"   526.00'   1.33'   0" W 14.50'   C18   82'10'51"   13.00'   18.65'   0" E   27.00'   C19   29'42'23"   74.00'   38.37'   0" E
ORIGINAL AND REPRODUCIBLE MYLAR OR ELECTRONIC RECORDS IN A FORMAT APPROVED BY THE THE PUBLIC WORKS DIRECTOR OF DESIGNEE AND CERTIFIED BY THE DESIGNING ENGINEER AS BEING "AS CONSTRUCTED" HAVE BEEN	226   L20   N 28°24'35   L21   N 09°54'19   L22   N 40°47'21   L23   N 49°12'39   L24   N 01°29'10	
SUBMITTED OR FINANCIALLY SECURED FOR CITY RECORDS.  APPROVED BY	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	5" E 26.85' 4" W 36.00' 9" E 25.96'  A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON THE EXTERIOR 6.00 EVET OF ALL LOTS AND TRACTS LYING PARALLEL WITH
CITY OF CAMAS COMMUNITY DEVELOPMENT	10 8 8 99 13.49 S.W.E. S.W.E. 129 N 45'02'36	AND ADJACENT TO ALL PUBLIC ROADS FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING AND MAINTAINING OF BUT NOT LIMITED TO ELECTRIC, TELEPHONE, TV, CABLE, WATER, GAS, SANITARY SEWER, AND STORM WATER, ALL LOTS CONTAINING PAD MOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM WORKING CLEARANCES AS DEFINED BY CLARK.  THE HOA SHALL MONITOR AND MAINTAIN THE NATURAL AND SENSITIVE OPEN SPACE AREAS THAT ARE WITHIN THIS DEVELOPMENT AND AT THE INTERFACE OF LOTS THAT ARE DIRECTLY ADJACENT TO LACAMAS LAKE REGIONAL PARK. THE HOA C.C.&R'S SHALL PROVIDE ENFORCEMENT MECHANISMS FOR ILLEGAL DUMPING OF YARD DEBRIS
APPROVED BY	295 10,658 S.F.  CURB SCREW TABLE  P.S.W.E  P.S.W.E  128	PUBLIC UTILITIES CONSTRUCTION STANDARDS. ALL PROPOSED BUILDING DESIGNS ON THESE LOTS MUST PROVIDE ADEQUATE CLEARANCE FOR ALL COMBUSTIBLE MATERIALS.  8. NECESSARY SIGHT DISTANCE EASEMENTS AND VEGETATION MANAGEMENT AREAS AS
OR DESIGNEE  TR-R  CAMAS-WASHOUGAL FIRE DEPARTMENT	TRACT A 121,427 S.F. 121,427 S.F. 12.80'    COT LINE   DISTANCE   312/TRACT "E"   11.65'   316/317, 317/318, 318/319, 319/320   3.85'   320/321   12.80'   310/321   310/321	PUBLIC SIDEWALK EASEMENT  A PUBLIC SIDEWALK EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON THE EXTERIOR 6.00 FEET OF ALL LOTS AND TRACTS PARALLEL WITH AND ADJACENT TO THE PUBLIC ROADS AS NECESSARY TO COMPLY WITH ADA  NOTED ON THIS PLAT ARE REQUIRED TO ENSURE THAT ADEQUATE SIGHT DISTANCE WILL BE MAINTAINED BY THE HOA OR INDIVIDUAL LANDOWNER'S.  9. ALL LOTS SHALL COMPLY WITH DEVELOPMENT STANDARDS AS SPECIFIED BY THE DEVELOPMENT STANDARDS TABLE SHOWN HEREON.
APPROVED BY	121,427 S.F. 323/324 6.80' 324/325 6.60' 325/326 6.75' 326/327, 327/328, 328/329 6.65' 5.5 326/327, 327/328, 328/329 6.65'	SLOPE REQUIREMENTS.  SLOPE REQUIREMENTS.  SURVEY REFERENCES  1. PLAT OF THE HILLS AT ROUND LAKE - PHASE 1 BY OLSON ENGR., INC.  (BK. 311, PG. 705)
CLARK COUNTY ASSESSOR	EXISTING PROTECTED  EXISTING PROTECTED  EXISTING PROTECTED  EXISTING PROTECTED	1. TRACT "A" IS HEREBY CONVEYED TO THE  HOMEOWNER'S ASSOCIATION (HOA) WITH THE  RECORDING OF THIS FINAL PLAT FOR THE  PURPOSE OF NATURAL OPEN SPACE, INCLUDING  132  1. TRACT "A" IS HEREBY CONVEYED TO THE  HOMEOWNER'S ASSOCIATION (HOA) WITH THE  (BK. 311, PG. 706)  PURPOSE OF NATURAL OPEN SPACE, INCLUDING  TO THE HILLS AT ROUND LAKE — PHASE 2 BY OLSON ENGR., INC.  (BK. 311, PG. 706)
THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. NO.	OREGON WHITE OAK TREE  (TYPICAL)  7,367 S.F.	WETLAND AND WETLAND BUFFER AREAS, AND 3. PLAT OF THE HILLS AT ROUND LAKE — PHASE 3 BY OLSON ENGR., INC.  PROTECTED OREGON WHITE OAK TREES, AND  AND IS TO BE OWNED, SHARED, AND  MAINTAINED BY THE HOA AND SHALL REMAIN IN  4. PLAT OF THE HILLS AT ROUND LAKE — PHASE 4 BY OLSON ENGR., INC.
58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS  THE HILLS AT ROUND LAKE — PHASES 12 & 13  FOUND 1/2" I.R. & Y.P.C.  STAMPED "OLSON ENG 26352"  S 79'38'12" E, 0.05' FROM  ON CHILATED CORNER	86 20.00 63.42.01 E 96.81 + C18 73 O 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.	TRACT C (1) / ITS NATURAL STATE UNLESS OTHERWISE (BK. 311, PG. 770)  APPROVED BY THE CITY COUNCIL.  5. PLAT OF THE HILLS AT ROUND LAKE – PHASE 5 BY OLSON ENGR., INC.
SUBDIVISION PLAT NO IN THE COUNTY OF CLARK,  STATE OF WASHINGTON  CALCULATED CORNER DESTROYED DURING CONSTRUCTION  CITY OF CAMAS  CITY OF CAMAS	3 P.S.D.E. 7 P.S.W.E. 96.81 90.00 P.S.W.E. 90.81 90.81 90.81 P.S.W.E. 96.81 90	2. TRACTS "B", "C", "D" AND "E" ARE HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION (HOA) WITH THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF LANDSCAPED OPEN SPACE, AND SHALL BE OWNED AND MAINTAINED  (BK. 311, PG. 838)  6. PLAT OF THE HILLS AT ROUND LAKE – PHASE 6 BY OLSON ENGR., INC. (BK. 311, PG. 782)
CLARK COUNTY ASSESSOR  NORTH LINE GOVERMENT LOTS 5 & 6 CLARK COUNTY  CLA	5,930 S.F. C34  N 88'30'50" W 287.63' NE. SPRUCE LN. (PUBLIC)  N 88'30'50" W 287.63' + + C7  N 88'30'50" W 287.63' + C7  N 88'30" W 287.63' + C	BY THE HOA.  7. PLAT OF THE HILLS AT ROUND LAKE – PHASE 7 BY OLSON ENGR., INC.  (BK. 311, PG. 783)  3. TRACT "F" IS HEREBY CONVEYED TO THE  HOMEOWNER'S ASSOCIATION (HOA) WITH THE  RECORDING OF THIS FINAL PLAT FOR THE  (BK. 311, PG. 925)  6. C.
LAND SURVEYOR'S CERTIFICATION  LAND SURVEYOR'S CERTIFICATION	32.09' C45	PURPOSE OF OPEN SPACE BUFFER, AND SHALL BE OWNED AND MAINTAINED BY THE HOA.  9. PLAT OF THE HILLS AT ROUND LAKE - PHASE 9 BY OLSON ENGR., INC.  (BK. 311, PG. 926)  10. PLAT OF THE HILLS AT ROUND LAKE - PHASE 10 BY OLSON ENGR., INC.
ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND  BELIEF, I CERTIFY TO CITY OF CAMAS THAT AS A RESULT  316  10,092 S.F.  10,092 S.F.	317 6,823 S.F. 50 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	(BK. 311, PG. 908)  305 6,387 S.F.  LEGEND
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	TRACT E 4,225 S.F. 10.50' 7 10	FOUND MONUMENT AS NOTED (I.R. = IRON ROD)  # 1/2" X 24" IRON ROD & YELLOW PLASTIC CAP STAMPED
THAT THE DELINEATION IS CORRECT.	$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$	"OLSON ENG PLS 17686" SET DURING PREVIOUS OLSON ENGINEERING PLAT SURVEY FOR THE HILLS AT ROUND LAKE PHASE 4  DEVELOPMENT STANDARDS TABLE  1/2" X 24" IRON ROD & YELLOW PLASTIC CAP STAMPED
PATRICK J. SCOTT  PROFESSIONAL LAND SURVEYOR NO. 46624  DATE  CLARK COUNTY PAINT  SELECTION OF THE SURVEYOR NO. 46624	8. 324 6.916 S.F. 5. 8. 8. 8. 8. 8. 8. 8. 8. 8. 8. 8. 8. 8.	THE HILLS AT ROUND LAKE DENSITY AND DIMENSIONS FOR PRD LOT DEVELOPMENT  "OLSON ENG PLS 17686" OR BRASS SCREW WITH WASHER STAMPED "OLSON ENG PLS 17686" AS SET DURING PREVIOUS OLSON ENGINEERING PLAT SURVEY FOR THE HILLS AT ROUND LAKE PHASE 6
EASEMENT PROVISIONS  1. DIDLIC STORM WATER EASEMENTS OVER ALL OF TRACT "P" TRACT "C"  326	1,700 3.F. 25 16 15 15 15 15 15 15 15 15 15 15 15 15 15	MINIMUM LOT WIDTH  42'  "OLSON ENG PLS 46624" SET DURING PREVIOUS OLSON ENGINEERING PLAT SURVEY FOR THE HILLS AT ROUND LAKE PHASE 9
1. PUBLIC STORM WATER EASEMENTS OVER ALL OF TRACT "B", TRACT "C", AND PORTIONS OF LOTS 292, 295, 306, AND 315 AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CAMAS FOR THE PURPOSE OF STORM WATER CONVEYANCE. THE CITY OF CAMAS SHALL BE RESPONSIBLE RESPONSIBLE REPORT. AND  PERSONSTRUCTION OF THE CITY OF THE CITY OF CAMAS SHALL BE RESPONSIBLE REPORT. AND	3 P.S.D.E. 3  P.S.	MINIMUM FRONTAGE ON A  CURVE OR CUL-DE-SAC  MAXIMUM BUILDING HEIGHT  35'  MAXIMUM BUILDING COVERAGE  55%  SET 1/2" X 24" REBAR & YELLOW PLASTIC CAP STAMPED  "OLSON ENG PLS 46624" DURING THIS SURVEY  H BRASS SCREW WITH WASHER STAMPED "OLSON ENG PLS 46624"
RECONSTRUCTION OF THE STORM WATER UTILITY.  2. A PUBLIC UTILITY EASEMENT OVER PORTIONS OF LOTS 301 AND 302, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CAMAS FOR THE PURPOSE OF SANITARY SEWER AND STORM	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	IN CURB ON PROJECTION OF THE LOT LINE 11.10' FROM THE FRONT CORNER UNLESS OTHERWISE NOTED IN THE CURB SCREW TABLE, TO BE SET AFTER THE RECORDING OF THIS FINAL PLAT  PUBLIC UTILITY EASEMENT)  IN CURB ON PROJECTION OF THE LOT LINE 11.10' FROM THE FRONT CORNER UNLESS OTHERWISE NOTED IN THE CURB SCREW TABLE, TO BE SET AFTER THE RECORDING OF THIS FINAL PLAT  (SYMBOLS SHOWN ARE NOT TO SCALE)
WATER CONVEYANCE. THE CITY OF CAMAS SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND RECONSTRUCTION OF THE SANITARY SEWER AND STORM WATER UTILITIES.  3. PUBLIC SIGHT DISTANCE EASEMENTS OVER PORTIONS OF LOTS 311, 320,	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	GARAGE SETBACK FROM R.O.W.  18'  SIDE YARD  GARAGE SETBACK FROM R.O.W.  18'  \$\int \frac{1}{2}\text{ X 24" REBAR & YELLOW PLASTIC CAP STAMPED}}{\text{OF THIS FINAL PLAT}}  OF THIS FINAL PLAT
321, AND TRACT "A", AS SHOWN HEREON, ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CAMAS. THE HOMEOWNERS ASSOCIATION OR INDIVIDUAL LOT OWNERS SHALL MAINTAIN THE SIGHT DISTANCE  EASEMENT AREAS PER CITY OF CAMAS REQUIREMENTS (SEE CITY OF CAMAS REQUIRED NOTE 8).	329 50, 85, 105 S.F. 5, 226 S.F. 52, 226 S.F	REAR YARD 10'  CORNER LOT FRONT YARD 12'  CORNER LOT STREET SIDE YARD 10'  REAR YARD 10'  PLAT BOUNDARY  APPROVED PHASE BOUNDARY
4. PRIVATE STORM WATER EASEMENTS OVER PORTIONS OF LOTS 306 THROUGH 311, AND LOTS 321 THROUGH 325, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE HOMEOWNER'S ASSOCIATION (HOA). THE HOA SHALL BE RESPONSIBLE FOR THE 149.39'	FOUND 1/2" I.R.  HAGEDORN 9579  ENGINEERING SUIT	WITH PLASTIC CAP  OF DURING PREVIOUS OLSON  RVEY (BK. 59, PG. 28)  ** FRONT YARD SETBACK FOR LOT 326 = 13.34'  ** FRONT YARD SETBACK FOR LOT 327 = 16.16'  LOT LINE  SECTION LINE  ** CENTER LINE RIGHT-OF-WAY
MAINTENANCE, REPAIR, AND RECONSTRUCTION OF THE STORM WATER  CALCULATED  CALCULATED  CONTINUEST CORNERS	© 60.00' © 60.00' © 60.00' © 60.00' © 60.00' © 76.82' OF CAMAS OF COUNTY PARKS OF SOUTH LINE CONFERNICE AND A 1836 06' SOU	D.L.C. AND THE SOUTHEAST  VERNMENT LOT 5  OR ADDITIONAL CORNER INFORMATION)  IRING THIS SURVEY)  EASEMENT  EASEMENT  BUILDING SETBACK
CLARK COUNTY AUDITOR  ATTESTED BY	LAND INVENTORY  A.S.N. 123625-000  DEED REFERENCES  PROCEDURE	SCALE: 1" = 50' EXISTING TAX LOT  O 50 100 150 EXISTING CENTERLINE RIGHT-OF-WAY  1 SEE EASEMENT P.S.W.E. PUBLIC STORM P.S.D.E. PUBLIC SIGHT
CLARK COUNTY AUDITOR  FILED FOR RECORD THIS DAY OF, 2018.  \$\text{7.1} \text{2018.} \text{7.1} \text{8.} \text{FOUND 1 IRON PIPE W/INSET Y.P.C.} \text{5.} \text{5.} \text{5.} STAMPED "TANDY 21581" DURING PREVIOUS	TOTAL ACREAGE: 11.95 AC. **TRACT A OF PHASE 4 (BK.311, PG.770) GRANTOR: LOYAL LANDS COMPANY, LLC GRANTOR: THE HILLS AT ROUND LAKE, LLC FIELD TRAVERSES WERE PERFOR TOTAL DEVELOPED ACREAGE: 8.72 AC. INCLUDES THE OFFSITE STORM POND GRANTEE: THE HILLS AT ROUND LAKE, LLC GRANTEE: THE HILLS AT ROUND LAKE, LLC STATION (3") AND ADJUSTED BY TOTAL INFRASTRUCTURE AF#: 4747795 D AF#: 4987683 BLA TRAVERSES MET THE MINIMUM S TOTAL INFRASTRUCTURE AREA**: 2.02 AC. TOTAL TRACT A OF PHASE 4: 7.02 AC. DATE: 03/03/2011 DATE: 06/28/2013 DESIGNATED IN WAC 332-130-C (EXCLUSIVE OF OFFSITE STORM POND)	PROVISION # WATER EASEMENT DISTANCE EASEMENT  LEAST SQUARES. THE FIELD  TANDARDS FOR SURVEYS AS  BASIS OF BEARINGS  (R) RADIAL  P.U.E. PUBLIC UTILITY  S.W.E. STORM WATER
AUDITORS FILE NO BOOK OF PLATS, AT PAGE  BOOK OF PLATS, AT PAGE  SURVEY (BK. 49, PG. 125) SEE L.C.R. BK. 13, PG. 24A/24B (NOT VISITED DURING THIS SURVEY)	GRANTOR: THE HILLS AT ROUND LAKE, LLC  (TRACTS B, C, D, E, F)  TOTAL CRITICAL AREA (TRACT A): 2.79 AC.  TOTAL RECREATIONAL OPEN SPACE: 0.00 AC.  GRANTOR: THE HILLS AT ROUND LAKE, LLC  GRANTE: LENNAR NORTHWEST, INC.  DATE: 4987684 D  GRANTOR: THE HILLS AT ROUND LAKE, LLC  GRANTOR: THE HILLS AT ROUND LAKE, LLC  GRANTE: LENNAR NORTHWEST, INC.  COPYRIGHT 2017, OLSON ENGINEERING, INC.  DATE: 06/28/2013  GRANTOR: THE HILLS AT ROUND LAKE, LLC  GRANTE: LENNAR NORTHWEST, INC.  COPYRIGHT 2017, OLSON ENGINEERING, INC.  DATE: 06/28/2013	T. 1 N., R. 3 E., W.M. BETWEEN THE MONUMENTS FOUND IN PLACE AT THE NW CORNER AND THE NE CORNER THEREOF  DO 1 OF 1 LOD W 74.7C O 7 O 2  FNGINEERS 1-360-695-1385