

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	11.93'	13.00'	52°33'53"	S70°13'46"W	11.51'
C2	91.74'	100.00'	52°33'53"	S70°13'46"W	88.56'
C3	96.97'	200.00'	27°46'53"	N69°35'51"W	96.03'
C4	26.08'	200.00'	7°28'19"	N59°26'34"W	26.06'
C5	96.97'	200.00'	27°46'53"	S69°35'51"E	96.03'
C6	35.45'	100.00'	20°18'34"	N16°40'00"E	35.26'
C7	54.98'	35.00'	90°00'00"	N38°29'17"W	49.50'
C8	32.09'	35.00'	52°31'40"	S70°14'53"W	30.98'
C9	32.09'	35.00'	52°31'40"	S70°14'53"W	30.98'
C10	37.36'	174.00'	12°18'10"	N77°20'12"W	37.29'
C11	47.01'	174.00'	15°28'43"	N63°26'46"W	46.86'
C12	19.99'	226.00'	5°04'04"	S58°14'27"E	19.98'
C13	64.38'	226.00'	16°19'14"	S68°56'06"E	64.16'
C14	25.22'	226.00'	6°23'34"	S80°17'30"E	25.20'
C15	84.37'	174.00'	27°46'53"	S69°35'51"E	83.54'
C16	3.78'	226.00'	0°57'28"	N56°11'08"W	3.78'
C17	47.45'	30.50'	89°08'11"	N8°22'42"E	42.81'
C18	35.09'	30.50'	65°55'29"	S32°49'07"W	33.19'
C19	4.56'	15.00'	17°24'47"	S15°13'07"W	4.54'
C20	4.16'	15.00'	15°54'21"	S31°52'41"W	4.15'
C21	35.60'	45.00'	45°19'35"	N17°10'04"E	34.68'
C22	35.00'	45.00'	44°33'48"	N27°46'38"W	34.12'
C23	35.00'	45.00'	44°33'48"	N72°20'26"W	34.12'
C24	17.42'	45.00'	22°11'05"	S74°17'07"W	17.32'
C25	8.72'	15.00'	33°19'08"	N79°51'09"E	8.60'
C26	33.15'	54.00'	35°10'41"	S78°55'22"W	32.64'
C27	16.35'	54.00'	17°20'59"	S52°39'32"W	16.29'
C28	14.67'	16.00'	52°31'40"	N70°14'53"E	14.16'
C29	13.57'	15.00'	51°48'59"	S57°34'47"E	13.11'
C30	94.10'	40.00'	134°47'10"	S80°56'07"W	73.85'
C31	34.89'	40.00'	49°58'42"	S11°26'49"E	33.80'
C32	20.22'	40.00'	28°57'25"	S50°54'53"E	20.00'
C33	42.10'	40.00'	60°18'01"	N84°27'24"E	40.18'
C34	6.71'	40.00'	9°36'40"	N49°30'04"E	6.70'
C35	13.57'	15.00'	51°48'59"	S70°36'13"W	13.11'
C36	10.13'	54.00'	10°45'04"	S88°51'49"E	10.12'
C37	39.37'	54.00'	41°46'36"	N64°52'21"E	38.51'
C38	14.67'	16.00'	52°31'40"	S70°14'53"W	14.16'
C39	25.13'	16.00'	90°00'00"	N38°29'17"W	22.63'
C40	51.10'	226.00'	12°57'19"	N77°00'38"W	50.99'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N84°47'47"W	150.05'
L2	S6°27'50"W	13.99'
L3	S84°47'43"E	88.90'
L4	N6°27'50"E	49.04'
L5	S89°46'38"E	144.75'
L6	S6°30'58"W	83.47'
L7	N84°47'43"W	63.14'
L8	S6°27'50"W	100.00'
L9	N84°47'43"W	79.20'
L10	N6°27'50"E	100.00'
L11	N84°47'43"W	96.09'
L12	S84°47'43"E	29.89'
L13	N6°30'43"E	84.83'
L14	N83°29'17"W	98.69'
L15	N43°56'50"E	19.66'
L16	N72°56'10"W	70.91'
L17	N5°12'17"E	32.00'
L18	N4°50'11"E	14.77'
L19	S83°29'17"E	36.94'
L20	N26°49'17"E	25.18'
L21	N6°30'43"E	0.43'
L22	N84°30'16"E	20.00'
L23	S83°29'17"E	2.00'
L24	S49°37'47"E	13.13'
L25	S83°29'17"E	89.88'
L26	N86°18'18"W	30.15'
L27	S83°37'53"E	6.00'
L28	N64°57'51"E	74.39'
L29	N78°13'59"E	43.21'
L30	S63°39'49"E	234.16'
L31	N6°30'43"E	10.63'
L32	N84°47'47"W	25.82'
L33	N6°30'43"E	35.80'
L34	S6°27'50"W	120.29'
L35	S81°17'24"W	76.32'
L36	S6°30'58"W	64.50'

UTILITY & SIDEWALK EASEMENTS

A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED OVER, UNDER, AND UPON A SIX (6) FOOT WIDE STRIP LYING PARALLEL WITH, AND ADJACENT TO THE PUBLIC ROAD FRONTAGE OF ALL LOTS, AND THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES, OF LOTS 1 AND 40 FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING, AND MAINTAINING OF ELECTRIC, TELEPHONE, TV, CABLE, WATER, SANITARY SEWER, AND OTHER UTILITIES AS NOTED. A SIDEWALK EASEMENT IS ALSO HEREBY RESERVED AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS UPON THE EXTERIOR SIX (6) FEET OF ALL LOTS AND TRACTS PARALLEL WITH AND ADJACENT TO THE PUBLIC ROADS FRONTAGES.

THE APPLICANT SHALL INSTALL SIDEWALKS AND RECORD A PUBLIC EASEMENT ALONG THE APPLICANT'S PROPERTY FRONTAGE ALONG NE 3RD AVENUE PER CMC 17.19.020 AND 17.19.040B. THE APPLICANT MAY BE REQUIRED TO INSTALL ADDITIONAL IMPROVEMENTS ALONG NE 3RD AVENUE TO ACCOMMODATE SAID IMPROVEMENTS.

TRACT NOTES

TRACT "A" IS HEREBY CONVEYED TO THE HOMEOWNERS ASSOCIATION UPON RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF A STORM WATER DETENTION POND AND IS TO BE OWNED, SHARED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE CITY OF CAMAS SHALL HAVE RIGHT OF ENTRY FOR INSPECTIONS.

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

TRACT "D" (NE PROVINCE DRIVE) IS HEREBY DEDICATED TO THE CITY OF CAMAS UPON RECORDING OF THIS PLAT FOR ROAD PURPOSES.

TRACT "E" (NE PROVINCE COURT) IS A PRIVATE ROAD AND UTILITY TRACT AND IS GRANTED TO THE HOMEOWNERS ASSOCIATION WITH THIS PLAT AND IS TO BE OWNED, SHARED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION SHALL OWN AND MAINTAIN THE STORMWATER SYSTEM. A PUBLIC UTILITY EASEMENT IS GRANTED TO THE CITY OF CAMAS WITH THIS PLAT, OVER ALL OF THIS TRACT.

EASEMENT PROVISIONS

- A 10.00 FOOT PRIVATE DRAINAGE EASEMENT IS HEREBY GRANTED TO BENEFITING LOTS 25-32 AND IS TO BE OWNED, SHARED, AND MAINTAINED EQUALLY BY OWNERS OF LOTS 25-32
- A 10.00 FOOT PRIVATE DRAINAGE EASEMENT IS HEREBY GRANTED TO BENEFITING LOTS 22-24 AND IS TO BE OWNED, SHARED, AND MAINTAINED EQUALLY BY OWNERS OF LOTS 22-24
- A 10.00 FOOT PRIVATE DRAINAGE EASEMENT IS HEREBY GRANTED TO BENEFITING LOTS 11-16 AND IS TO BE OWNED, SHARED, AND MAINTAINED EQUALLY BY OWNERS OF LOTS 11-16
- A 10.00 FOOT PRIVATE DRAINAGE EASEMENT LOCATED ON LOT 20 AND 21 IS HEREBY GRANTED TO THE HOMEOWNERS ASSOCIATION OF PROVINCE ESTATES
- A 10.00 FOOT PRIVATE DRAINAGE EASEMENT IS HEREBY GRANTED TO BENEFITING LOTS 1-3 AND IS TO BE OWNED, SHARED, AND MAINTAINED EQUALLY BY OWNERS OF LOTS 1-3
- A 10.00 FOOT PRIVATE DRAINAGE EASEMENT IS HEREBY GRANTED TO BENEFITING LOTS 4-10 AND IS TO BE OWNED, SHARED, AND MAINTAINED EQUALLY BY OWNERS OF LOTS 4-10
- A 33.45 BY 37.50 FOOT SANITARY SEWER EASEMENT LOCATED ON LOT 4 IS HEREBY GRANTED TO THE CITY OF CAMAS
- A 15.00 FOOT SANITARY SEWER EASEMENT IS HEREBY GRANTED TO THE CITY OF CAMAS
- A 20.00 FOOT SANITARY SEWER AND STORM WATER EASEMENT SHARED BETWEEN LOTS 3 AND 4 IS HEREBY GRANTED TO HE CITY OF CAMAS AND TO PROVINCE ESTATES HOMEOWNERS ASSOCIATION
- A 10.00 BY 26.16 FOOT PRIVATE DRAINAGE EASEMENT LOCATED ON LOT 4 IS HEREBY GRANTED TO THE HOMEOWNERS ASSOCIATION OF PROVINCE ESTATES AND IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION

SURVEY PERFORMED FOR:
MIKE GREEN
DATE OF MONUMENT: SEPTEMBER 12, 2017
PROJECT: 17-09-02 DRAFT: GJD
FILE: 170902.DWG LAYOUT TAB: WA SP

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF
UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUESCENCE.

PROVINCE ESTATES SUBDIVISION

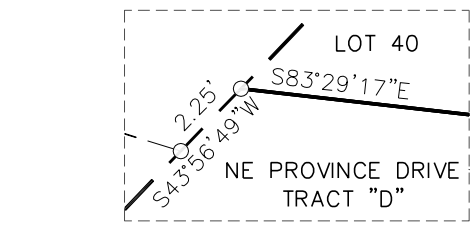
IN THE DAVID C. PARKER D.L.C. IN A PORTION OF LOTS 1, 2, 3, AND
4 OF RIVERVIEW ADDITION TO CAMAS (C-26) LOCATED IN
THE NE 1/4, NW 1/4 AND NW 1/4, NW 1/4
SECTION 12, T. 1 N., R. 3 E., W.M.
CITY OF CAMAS, CLARK COUNTY, WASHINGTON
CITY OF CAMAS FINAL ORDER SUB NO. 06-09 (PROVINCE ESTATES)
MARCH 2018

DEVELOPER CERTIFICATION FOR POST-MONUMENTATION

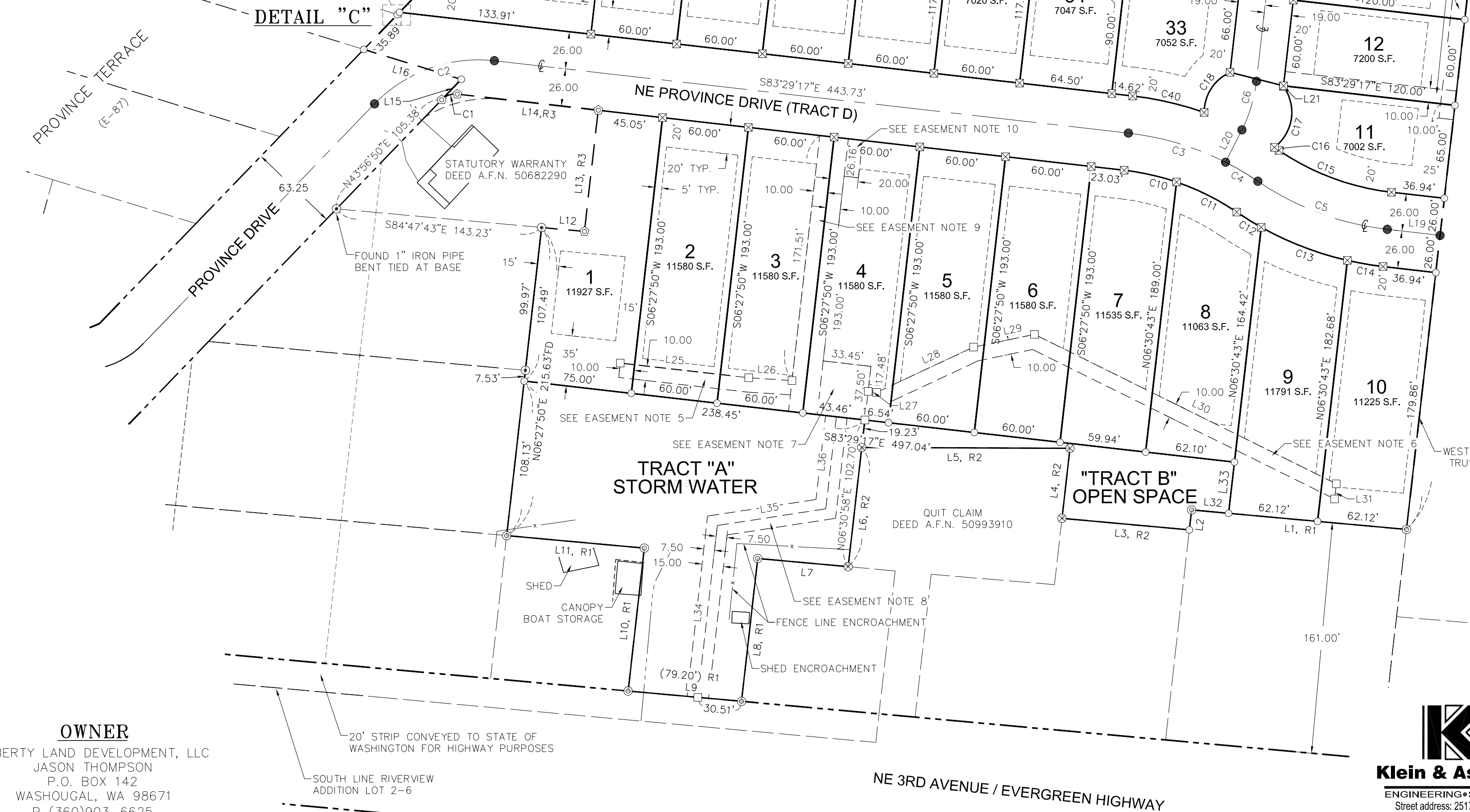
I, _____, THE REPRESENTATIVE OF LIBERTY LAND DEVELOPMENT, LLC, CERTIFY THAT THE
POST MONUMENTATION OF THE INTERIOR MONUMENTS OF THIS PLAT SHALL BE ACCOMPLISHED WITHIN
NINETY (90) DAYS OF INITIAL ACCEPTANCE OF PROVINCE ESTATES SUBDIVISION CONSTRUCTION BY THE
CITY ENGINEER FOR THE CITY OF CAMAS, WASHINGTON.

LAND INVENTORY

TOTAL ACREAGE 11.82 AC
TOTAL DEVELOPED AREA 10.83 AC
TOTAL LOT AREA 8.45 AC
TOTAL INFRASTRUCTURE AREA (TRACTS A, D AND E) 2.37 AC
TOTAL TRACT AREA (TRACTS B AND C) 1.00 AC
TOTAL CRITICAL AREA (TRACTS B AND C) 1.00 AC
TOTAL RECREATIONAL AREA 0.00 AC



DETAIL "C"
N.T.S.



OWNER
LIBERTY LAND DEVELOPMENT, LLC
JASON THOMPSON
P.O. BOX 142
WASHOUGAL, WA 98671
P (360)903-6625
FAX (360) 853-9133

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TEL: 360-687-0500 • FAX: 541-386-2515



SHEET 2 OF 2
WILLAMETTE MERIDIAN
CLARK COUNTY, WASHINGTON
1/4 SEC T. R.
12 1N. 3E.
1 2 3 4 5 6 7 8 9 10 11 12