

CITY OF CAMAS MAYOR

APPROVED BY _____ MAYOR

CITY OF CAMAS FINANCE DIRECTOR

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.

CITY OF CAMAS FINANCE DIRECTOR _____ DATE _____

CITY OF CAMAS PUBLIC WORKS DEPARTMENT

ALL IMPROVEMENTS HAVE BEEN INSTALLED OR FINANCIALLY SECURED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS TITLE AND WITH THE PRELIMINARY PLAT APPROVAL.

ALL IMPROVEMENTS CAN OR WILL MEET CURRENT PUBLIC WORKS DRAWINGS STANDARDS FOR ROAD, UTILITY AND DRAINAGE CONSTRUCTION PLANS;

ORIGINAL AND REPRODUCIBLE MYLAR OR ELECTRONIC RECORDS IN A FORMAT APPROVED BY THE PUBLIC WORKS DIRECTOR OR DESIGNEE AND CERTIFIED BY THE DESIGNING ENGINEER AS BEING "AS CONSTRUCTED" HAVE BEEN SUBMITTED OR FINANCIALLY SECURED FOR CITY RECORDS.

APPROVED BY _____ PUBLIC WORKS DIRECTOR _____ DATE _____

CITY OF CAMAS COMMUNITY DEVELOPMENT

APPROVED BY _____ CITY OF CAMAS COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE _____ DATE _____

CAMAS-WASHOUGAL FIRE DEPARTMENT

APPROVED BY _____ CAMS-WASHOUGAL FIRE CHIEF OR DESIGNEE _____ DATE _____

CLARK COUNTY ASSESSOR

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. 58.17.170 LAWS OF WASHINGTON TO BE KNOWN AS **PROVINCE ESTATES SUBDIVISION**

SUBDIVISION PLAT NO. _____ IN THE COUNTY OF CLARK, STATE OF WASHINGTON.

CLARK COUNTY ASSESSOR _____ DATE _____

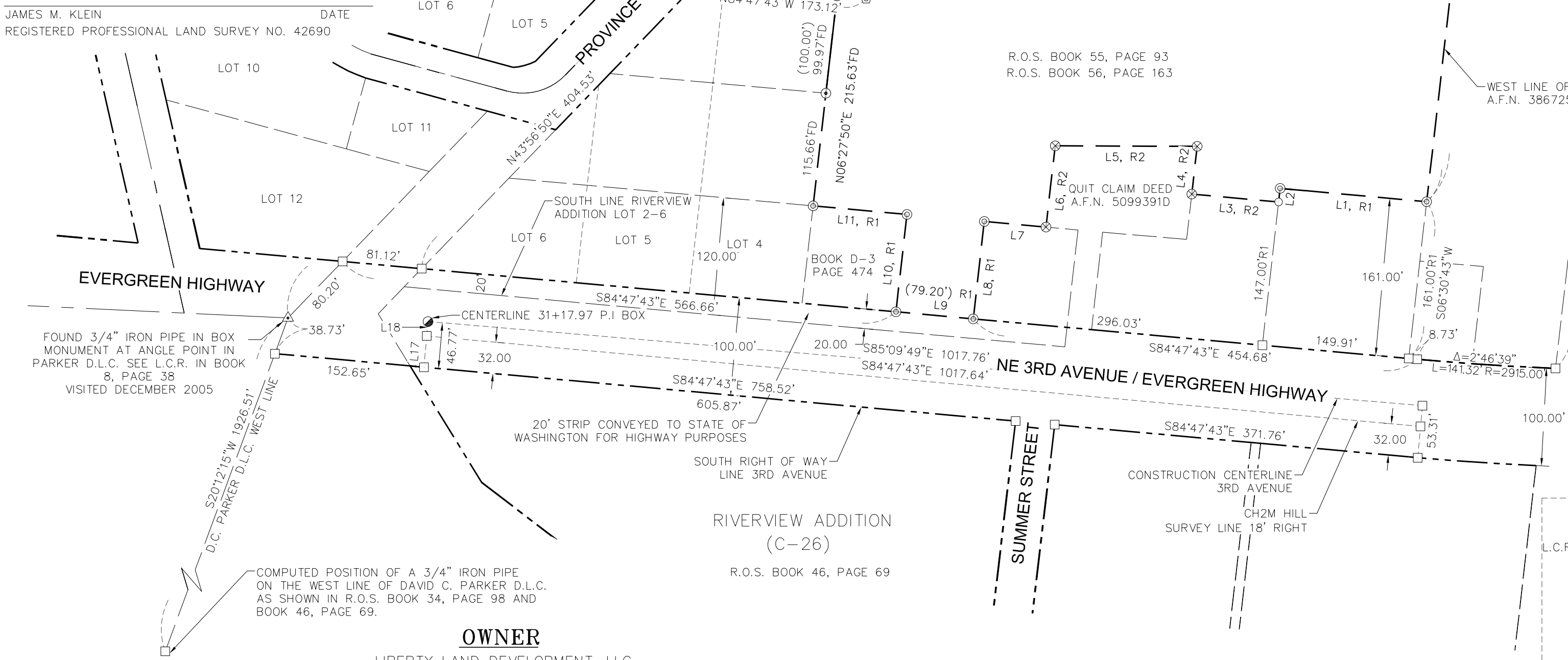
CLARK COUNTY AUDITOR

ATTESTED BY _____ CLARK COUNTY AUDITOR
FILED FOR RECORD THIS _____ DAY OF _____, 2018 IN,
AUDITOR'S FILE NO. _____
BOOK _____ OF PLATS _____, AT PAGE _____

SURVEYOR'S CERTIFICATE:

ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, I CERTIFY TO CITY OF CAMAS THAT AS A RESULT 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 THAT THE DELINEATION IS CORRECT.

JAMES M. KLEIN
REGISTERED PROFESSIONAL LAND SURVEY NO. 42690



OWNER

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

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, ACQUIESCENCE.

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, 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

BASIS OF BEARINGS

SURVEY PERFORMED BY KLEIN & ASSOCIATES, INC.,
RECORDED IN BOOK 55, PAGE 93.

DETAIL A

RIVERVIEW TERRACE
PAHSE I

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'	

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	11.93'	13.00'	52°33'53"	S70°13'46"W	11.51'

PROCEDURES

A CLOSED LOOP TRAVERSE WAS PERFORMED AROUND THE EXTERIOR BOUNDARY USING A TRIMBLE S7 TOTAL STATION AND A TRIMBLE TC53 DATA COLLECTOR. A LEAST SQUARE ADJUSTMENT WAS MADE, MEETS MINIMUM STANDARDS AS DESIGNATED IN WAC 332-130-090

NE 3RD AVE. NOTE

IN RECORD OF SURVEY BOOK 55, PAGE 93, WE ESTABLISHED NE 3RD AVENUE, RIGHT-OF-WAY BY UTILIZING CH2M HILL IMPROVEMENT PLANS FOR 3RD AVENUE. THE CONSTRUCTION CENTERLINE WAS MONUMENTED (BOX MONUMENTS AT THE P.I.'S). THE RIGHT-OF-WAY FOR 3RD AVENUE WAS ORIGINALLY ACQUIRED FOR STATE ROAD NO.8 (W.S.DOT). CH2M HILL ESTABLISHED A SURVEY LINE ON AN OFFSET FROM THE STATE HIGHWAY CENTERLINE. KLEIN & ASSOCIATE, INC. UTILIZED THIS INFORMATION TO DETERMINE THE CENTERLINE OF N.E. 3RD AVENUE.

DETAIL A

1" = 10'

DETAIL B

1" = 20'

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO LOCATE THE EXTERIOR BOUNDARY OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN SUBDIVISION GUARANTEE REPORT, PREPARED BY CASCADE TITLE COMPANY, ORDER CTV2986 PREPARED FOR LIBERTY LAND DEVELOPMENT, LLC, DATED SEPTEMBER 6, 2016 AND SUBDIVIDE SAID TRACT INTO 40 LOTS AS SHOWN. WE CALCULATED A MATHEMATICAL MODEL FROM PREVIOUS SURVEYS PERFORMED BY OUR FIRM RECORDED AS BOOK 55, PAGE 93, BOOK 56 PAGE 163, BOOK 57 PAGE 12 AND BOOK 57 PAGE 13. A CLOSED LOOP TRAVERSE WAS THEN RAN AROUND THE SITE AND ORIENTED THE CONTROL TO THE WEST LINE OF THE D.C. PARKER DONATION LAND CLAIM AS SHOWN. RADIAL TIES WERE THEN MADE TO OTHER MONUMENTS SHOWN AS FOUND. NEW CORNERS MONUMENTS WERE PLACED BY RADIAL TAKEOUT.

CONCRETE MONUMENT WITH HOLE ON TOP (BROKEN) HELD FOR NORTH LINE OF D.L.C. PARKER SEE L.C.R. RECORDED BOOK 8, PAGE 19 (VISITED JANUARY 2006)

TITLE REPORT SPECIAL EXCEPTION:

THE FOLLOWING EXCEPTIONS WERE LISTED ON THE SUBDIVISION GUARANTEE REPORT, PREPARED BY CASCADE TITLE COMPANY, ORDER CTV2986 PREPARED FOR LIBERTY LAND DEVELOPMENT, LLC, DATED SEPTEMBER 6, 2016. EXCEPTIONS:

- EASEMENTS AND TERMS AND CONDITIONS THEREOF:
GRANTEE: CLARK PUBLIC UTILITY DISTRICT 1
PURPOSE: ELECTRICAL TRANSMISSION AND DISTRIBUTION
RECORDED: OCTOBER 19, 1934
AUDITOR'S FILE: D36825
- EASEMENT AND TERMS AND CONDITIONS THEREOF:
GRANTEE: WILLARD ROWLEY AND ELIZABETH ROWLEY.
PURPOSE: DRIVEWAY
RECORDED: MARCH 05, 1951
AUDITOR'S FILE: G 71321
- EASEMENTS AND TERMS AND CONDITIONS THEREOF:
GRANTEE: DEFENCE PLANT CORP.
PURPOSE: TRANSMISSION LINES
RECORDED: NOVEMBER 4, 1942
AUDITOR'S FILE: E 76774; BOOK 328, PAGE 26
- EASEMENTS AND TERMS AND CONDITIONS THEREOF:
GRANTEE: PUBLIC UTILITY DISTRICT NO. 1 OF CLARK COUNTY
PURPOSE: ELECTRICAL TRANSMISSION AND DISTRIBUTION
RECORDED: APRIL 15, 1965
AUDITOR'S FILE: G 413255
- MATTER DISCLOSED BY SURVEY RECORDED UNDER FILE NO. BOOK 55, PAGE 93, WHICH INCLUDE A GAP BETWEEN PARCEL 1 AND 5.
- MATTER DISCLOSED BY SURVEY RECORDED UNDER FILE NO. BOOK 57, PAGE 13

REFERENCED SURVEYS

- SURVEY PERFORMED BY KLEIN & ASSOCIATES, INC., FOR JASON THOMPSON, RECORDED JANUARY 10, 2006 IN BOOK 55, PAGE 93
- BOUNDARY LINE ADJUSTMENT PERFORMED BY KLEIN & ASSOCIATES, INC., FOR JASON THOMPSON, RECORDED NOVEMBER 3, 2006 IN BOOK 56, PAGE 163
- BOUNDARY LINE ADJUSTMENT PERFORMED BY KLEIN & ASSOCIATES, INC., FOR JASON AND CHERA THOMPSON & LIBERTY LAND DEVELOPMENT, LLC., RECORDED JANUARY 2, 2007 IN BOOK 57, PAGE 12
- BOUNDARY LINE ADJUSTMENT PERFORMED BY KLEIN & ASSOCIATES, INC., FOR JASON AND CHERA THOMPSON & LIBERTY LAND DEVELOPMENT, LLC., RECORDED JANUARY 2, 2007 IN BOOK 57, PAGE 13
- PERRYWOOD SUBDIVISION PERFORMED BY MINISTER AND GLAESER SURVEYING INC., RECORDED AUGUST 15, 2000 IN BOOK 310, PAGE 15
- BOUNDARY LINE ADJUSTMENT PERFORMED BY MINISTER-GLAESER SURVEYING INC., RECORDED JANUARY 23, 2004 IN BOOK 52, PAGE 49
- PROVINCE TERRACE SUBDIVISION (E-87)
- SURVEY PERFORMED BY DENNIS L. WALLACE, FOR ROBERT PERRY, RECORDED MARCH 6, 1974 IN BOOK 1, PAGE 152.
- RIVERVIEW ADDITION TO CAMAS FOR C. M. KEEP, RECORDED MAY 7, 1909 IN BOOK 310, PAGE 15
- RIVERVIEW TERRACE PHASE I PERFORMED BY HAGEDORN INC., RECORDED SEPTEMBER 28, 2004 IN BOOK 311, PAGE 198
- SURVEY PERFORMED BY OLSON ENGINEERING INC., RECORDED MARCH 15, 2000 IN BOOK 46, PAGE 69

LEGEND

- SET 5/8" X 24" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KA OR59002 WA42690)
- SET 5/8" X 24" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KA OR59002 WA42690) TO BE SET WITHIN NINETY (90) DAYS OF ACCEPTANCE OF CONSTRUCTION BY THE CITY OF CAMAS
- ☒ SET 5/8" X 24" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KA OR59002 WA42690) TO BE SET WITHIN NINETY (90) DAYS OF ACCEPTANCE OF CONSTRUCTION BY THE CITY OF CAMAS
- ⊙ FOUND 5/8" REBAR W/YELLOW PLASTIC CAP (KLEIN & ASSOCIATES OR 932 WA 22098) BOOK 55, PAGE 93. (VISITED SEPTEMBER 2017)
- ⊙ FOUND 1" IRON PIPE. (VISITED SEPTEMBER 2017)
- ⊙ FOUND 5/8" REBAR W/YELLOW PLASTIC CAP (KLEIN & ASSOCIATES OR 932 WA 22098) BOOK 56, PAGE 163 VISITED SEPTEMBER 2017
- ⊙ FOUND 5/8" REBAR W/YELLOW PLASTIC CAP (KLEIN & ASSOCIATES OR 932 WA 22098) BOOK 57, PAGE 12 (VISITED SEPTEMBER 2017)
- ⊙ FOUND 5/8" REBAR W/RED PLASTIC CAP (KLEIN AND ASSOCIATES WA 42690) PER R.O.S. BOOK 57, PAGE 12 (VISITED SEPTEMBER 2017)
- ⊙ FOUND 5/8" REBAR W/RED PLASTIC CAP (KLEIN AND ASSOCIATES WA 42690) PER R.O.S. BOOK 57, PAGE 13 (VISITED SEPTEMBER 2017)
- FOUND 3/4" IRON PIPE IN BOX MONUMENT (VISITED 2005)
- COMPUTED POSITION, NOT MONUMENTED
- R1 KLEIN & ASSOCIATES, BOOK 55, PAGE 93
- R2 KLEIN & ASSOCIATES, BOOK 56, PAGE 163
- R3 KLEIN & ASSOCIATES, BOOK 57, PAGE 12
- R4 KLEIN & ASSOCIATES, BOOK 57, PAGE 13

(XX.XX) RECORDED DISTANCE
A.F.N. AUDITORS FILE NO
R.O.S. RECORD OF SURVEY
L.C.R. LAND CORNER RECORDED
RM REFERENCE MONUMENT
FD FOUND DATA
S.F. SQUARE FEET
----- EASEMENT LINE
----- SETBACK LINE
----- PROPOSED LOT LINES
- - - - - PLAT BOUNDARY

CITY OF CAMAS REQUIRED NOTES

- A HOMEOWNER'S ASSOCIATION (H.O.A.) WILL BE REQUIRED FOR THIS DEVELOPMENT. COPIES OF THE CC&R'S SHALL BE SUBMITTED AND ON FILE WITH THE CITY OF CAMAS. THE H.O.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORM POND FACILITY LOCATED WITHIN TRACT "A" AND STORM SYSTEM LOCATED IN TRACT "E" OF THE PROVINCE ESTATES SUBDIVISION.
- NO FURTHER SHORT PLATTING OR SUBDIVIDING WILL BE PERMITTED ONCE THE FINAL PLAT HAS BEEN RECORDED.
- A FINAL OCCUPANCY PERMIT WILL NOT BE ISSUED BY THE BUILDING DEPARTMENT UNTIL ALL SUBDIVISION IMPROVEMENTS ARE COMPLETED AND ACCEPTED BY THE CITY.
- THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO TRAFFIC IMPACT FEES, SCHOOL IMPACT FEES, AND PARK/OPEN SPACE IMPACT FEES. EACH NEW DWELLING WILL BE SUBJECT TO THE PAYMENT OF APPROPRIATE IMPACT FEES AT THE TIME OF BUILDING PERMIT ISSUANCE.
- LOTS 1, 21, 22, AND 23 SHALL HAVE 35-FOOT REAR, 30-FOOT FRONT YARD, AND 15-FOOT SIDE YARD SETBACKS.
- LOTS 1-9 WILL REQUIRE INDIVIDUAL SEWER GRINDER PUMPS INSTALLED DURING INDIVIDUAL CONSTRUCTION BASED ON LAYOUT OF PROPOSED HOME.
- TRACTS B AND C ARE TO SET ASIDE OPEN SPACE, AND SHALL REMAIN IN THEIR NATURAL STATE, UNLESS OTHERWISE APPROVED BY THE CITY. THESE TRACTS SHALL BE OWNED AND MAINTAINED BY THE HOA OF THIS DEVELOPMENT. NO EARTH DISTURBING ACTIVITIES (INCLUDING, BUT NOT LIMITED TO, VEGETATION REMOVAL, GRADING, OR CONSTRUCTION) SHALL OCCUR WITHIN THE TRACTS WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE CITY OF CAMAS. TRACTS HAVE BEEN SET ASIDE AND ARE CLEARLY DEMARKED ON FINAL PLAT.

REFERENCED DEEDS

REAL ESTATE CONTRACT, A.F.N. 7710190149
STATUTORY WARRANTY DEED, A.F.N. 7901080073
REAL ESTATE CONTRACT, A.F.N. 1219155
WARRANTY DEED, A.F.N. 3867252
STATUTORY WARRANTY DEED, A.F.N. 4015436
STATUTORY WARRANTY DEED, A.F.N. 4015433
STATUTORY WARRANTY DEED, A.F.N. 3436970
STATUTORY WARRANTY DEED, A.F.N. 3852725
REAL ESTATE CONTRACT, A.F.N. G553314-749273
WARRANTY DEED, A.F.N. 0669797
WARRANTY FULFILLMENT DEED, A.F.N. 8808220049
MORTGAGE (STATUTORY FORM) A.F.N. 891562-0647647
PERSONAL REPRESENTATIVE DEED, A.F.N. 9403240125
STATUTORY WARRANTY DEED, A.F.N. 8608250017
STATUTORY WARRANTY DEED, A.F.N. 4015432
AUDITORS FILE NO. 4015432
AUDITORS FILE NO. 5065482D
AUDITORS FILE NO. 5068229D
AUDITORS FILE NO. 5099391D
AUDITORS FILE NO. G71351
AUDITORS FILE NO. E27861
AUDITORS FILE NO. VOL. 315 OG. 492 - G-71321



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TEL: 360-687-0500 • FAX: 541-386-2515



SHEET 1 OF 2
WILLAMETTE MERIDIAN
CLARK COUNTY, WASHINGTON

1/4	SEC	T.	R.
☒	12	1N.	3E.
☐			