

PLAT NOTES:

- A HOMEOWNER'S ASSOCIATION (H.O.A.) IS REQUIRED FOR THIS DEVELOPMENT. COPIES OF THE CC&R'S ARE ON FILE WITH THE CITY OF CAMAS.
- ALL COSTS ASSOCIATED WITH THE INSTALLATION OF THE STEP SYSTEMS FOR INDIVIDUAL LOTS WILL BE THE RESPONSIBILITY OF SAID INDIVIDUAL LOT OWNERS.
- A RIGHT OF ENTRY IS HEREBY GRANTED TO THE CITY OF CAMAS FOR THE REPAIR AND MAINTENANCE OF THE STEP SEWER SYSTEM.
- TRACTS "C AND D" TO BE RETAINED BY THE DEVELOPER FOR FUTURE DEVELOPMENT.
- SIGHT DISTANCE EASEMENTS ARE LOCATED ON LOT 32 AND 77 AND THEREFORE ARE SUBJECT TO PARKING AND PLANTING RESTRICTIONS.
- THE FOLLOWING SETBACKS SHALL APPLY:
FRONT YARD: 10- FEET AND 18- FEET AT GARAGE FRONT.
SIDE YARD 3- FEET OR 0- FEET FOR ATTACHED UNITS.
REAR YARD: 10- FEET.
THE MINIMUM SIDE YARD FLANKING A STREET IS 15- FEET
- NO FURTHER SHORT PLATTING OR SUBDIVIDING OF THE LOTS CONTAINED WITHIN THIS SUBDIVISION WILL BE PERMITTED.
- THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO TRAFFIC IMPACT FEES, SCHOOL IMPACT FEES, FIRE IMPACT FEES, AND PARK/OPEN SPACE IMPACT FEES. EACH NEW DWELLING UNIT WILL BE SUBJECT TO THE PAYMENT OF APPROPRIATE IMPACT FEES AT THE TIME OF BUILDING PERMIT ISSUANCE OR AS OTHERWISE PROVIDED BY THE CITY.
- PRIOR TO THE BUILDING DEPARTMENT ISSUING A CERTIFICATE OF OCCUPANCY, EACH LOT SHALL INSTALL A MINIMUM OF ONE 2" CALIPER TREE TO BE LOCATED IN THE PLANTER STRIP OR FRONT YARD OF EACH LOT. SPECIFIED TREES SHALL BE MAINTAINED IN GOOD HEALTH, AND DAMAGED OR DYING TREES SHALL BE REPLACED WITHIN SIX MONTHS BY THE HOMEOWNER.
- AUTOMATIC FIRE SPRINKLER SYSTEMS DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 13D ARE REQUIRED IN ALL RESIDENCES.
- ILLEGALLY PARKED VEHICLES MAY BE SUBJECT TO TOWING OR OTHER PRIVATE PARKING ENFORCEMENT MEASURES IN ACCORDANCE WITH THE PROVISIONS OUTLINED IN THE H.O.A. DOCUMENTS.
- SHOULD ARCHAEOLOGICAL MATERIALS (E.G. CONES, SHELL, STONE TOOLS, BEADS, CERAMICS, OLD BOTTLES, HEARTH, ETC.) BE OBSERVED DURING PROJECT ACTIVITIES, ALL WORK IN THE IMMEDIATE VICINITY SHOULD STOP AND THE STATE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION (360-586-3534), THE CITY PLANNING OFFICE, AND THE AFFECTED TRIBE(S) SHOULD BE CONTACTED IMMEDIATELY. IF ANY HUMAN REMAINS ARE OBSERVED, ALL WORK SHOULD CEASE AND THE IMMEDIATE AREA SECURED. LOCAL LAW ENFORCEMENT, THE COUNTY MEDICAL EXAMINER (360-397-8405), STATE PHYSICAL ANTHROPOLOGIST, DEPARTMENT OF ARCHAEOLOGY AND AFFECTED TRIBE(S) SHOULD BE CONTACTED IMMEDIATELY. COMPLIANCE WITH ALL APPLICABLE LAWS PERTAINING TO ARCHAEOLOGICAL RESOURCES (RCW 27.53, 27.44 AND WAC 25-48) AND HUMAN REMAINS (RCW 68.50) IS REQUIRED. FAILURE TO COMPLY WITH THIS REQUIREMENT COULD CONSTITUTE A CLASS C FELONY.
- 10.00 FOOT PRIVATE STORM EASEMENT TO BE MAINTAINED BY THE INDIVIDUALS LOT OWNERS AND EASEMENT GRANTED TO THE HOMEOWNERS ASSOCIATION FOR INSPECTION AND MAINTENANCE AS NECESSARY.
- 20' FOOT PRIVATE DRIVEWAY ACCESS FOR LOTS 40, 41, 43, 44 59, 60, 65, 66, 68 AND 69 TO BE BE OWNED AND MAINTAINED BY SAID PROPERTY OWNERS. WITH A PUBLIC UTILITY EASEMENT GRANTED TO THE CITY OF CAMAS WITH THIS PLAT.
- 10' FOOT WATER METER EASEMENT GRANTED TO THE CITY OF CAMAS WITH THIS PLAT.
- 52.00' FOOT RIGHT-OF-WAY DEDICATED TO THE CITY OF CAMAS WITH THIS PLAT.
- TRACT "A" PRIVATE ROAD TO BE RETAINED BY THE DEVELOPER.
- TRACT "B" PRIVATE ROAD TO BE RETAINED BY THE DEVELOPER.

PERIMETER DESCRIPTION:

A PARCEL OF LAND LOCATED IN A PORTION OF THE EAST HALF AND THE WEST HALF OF THE SOUTHWEST OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER;

THENCE SOUTH 88°55'12"EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 990.00 FEET;

THENCE NORTH 01°31'08"EAST, TO AND ALONG THE EAST LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO COUNTY PROPERTIES EAST, LLC, BY DEED RECORDED UNDER AUDITOR'S FILE NO 4182258, RECORDS OF CLARK COUNTY, WASHINGTON, 640.01 FEET, TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO CHLOE INVESTMENT, LLC, BY DEED RECORDED UNDER AUDITORS FILE NO. 5097844 RECORDS OF CLARK COUNTY, WASHINGTON, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 01°31'08"EAST, ALONG THE WEST LINE OF SAID CHLOE PARCEL, 1429.54 FEET, TO THE NORTHWEST CORNER THEREOF, BEING ON THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO THE CITY OF CAMAS A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON, BY DEED RECORDED UNDER AUDITOR'S FILE NO. 5044375, RECORDS OF CLARK COUNTY, WASHINGTON BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF NW CAMAS MEADOWS DRIVE;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES.

THENCE ALONG THE ARC OF A 1237.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 18°00'07"FOR AN ARC DISTANCE OF 388.66 FEET, THE LONG CHORD WHICH BEARS SOUTH 65°06'42"EAST, 387.06 FEET;

THENCE SOUTH 74°06'45"EAST, ALONG SAID SOUTHERLY LINE 309.10 FEET;

THENCE ALONG THE ARC OF A 413.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 75°30'00"FOR AN ARC DISTANCE OF 544.22 FEET, THE LONG CHORD WHICH BEARS SOUTH 36°21'45"EAST, 505.69 FEET;

THENCE SOUTH 01°23'15"WEST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID NW CAMAS MEADOWS DRIVE, 97.90 FEET;

THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 88°55'53"WEST, ALONG THE SOUTH LINE OF SAID CHLOE PARCEL, 529.41 FEET, TO THE EAST LINE THEREOF;

THENCE SOUTH 01°26'27"WEST, ALONG SAID EAST LINE, 620.76 FEET, TO AN ANGLE POINT THEREIN;

THENCE SOUTH 88°55'12"EAST, ALONG SAID EAST LINE, 60.10 FEET, TO AN ANGLE POINT THEREIN;

THENCE SOUTH 01°26'53"WEST, ALONG SAID EAST LINE, 670.00 FEET, TO THE NORTHERLY RIGHT-OF-WAY LINE OF NW LAKE ROAD BEING THE SOUTHEAST CORNER OF SAID CHLOE PARCEL;

THENCE NORTH 88°55'12"WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 59.53 FEET TO THE SOUTHWEST CORNER OF SAID CHLOE PARCEL;

THENCE NORTH 01°24'12"EAST, ALONG THE WEST LINE OF SAID CHLOE PARCEL, 596.00 FEET, TO AN ANGLE POINT THEREIN;

THENCE NORTH 88°55'12"WEST, ALONG THE SOUTH LINE OF SAID CHLOE PARCEL, 437.13 FEET, TO THE TRUE POINT OF BEGINNING.

CONTAINING 19.67 ACRES MORE OR LESS.

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS APPARENT OR OF RECORD.

UTILITY AND SIDEWALK EASEMENT:

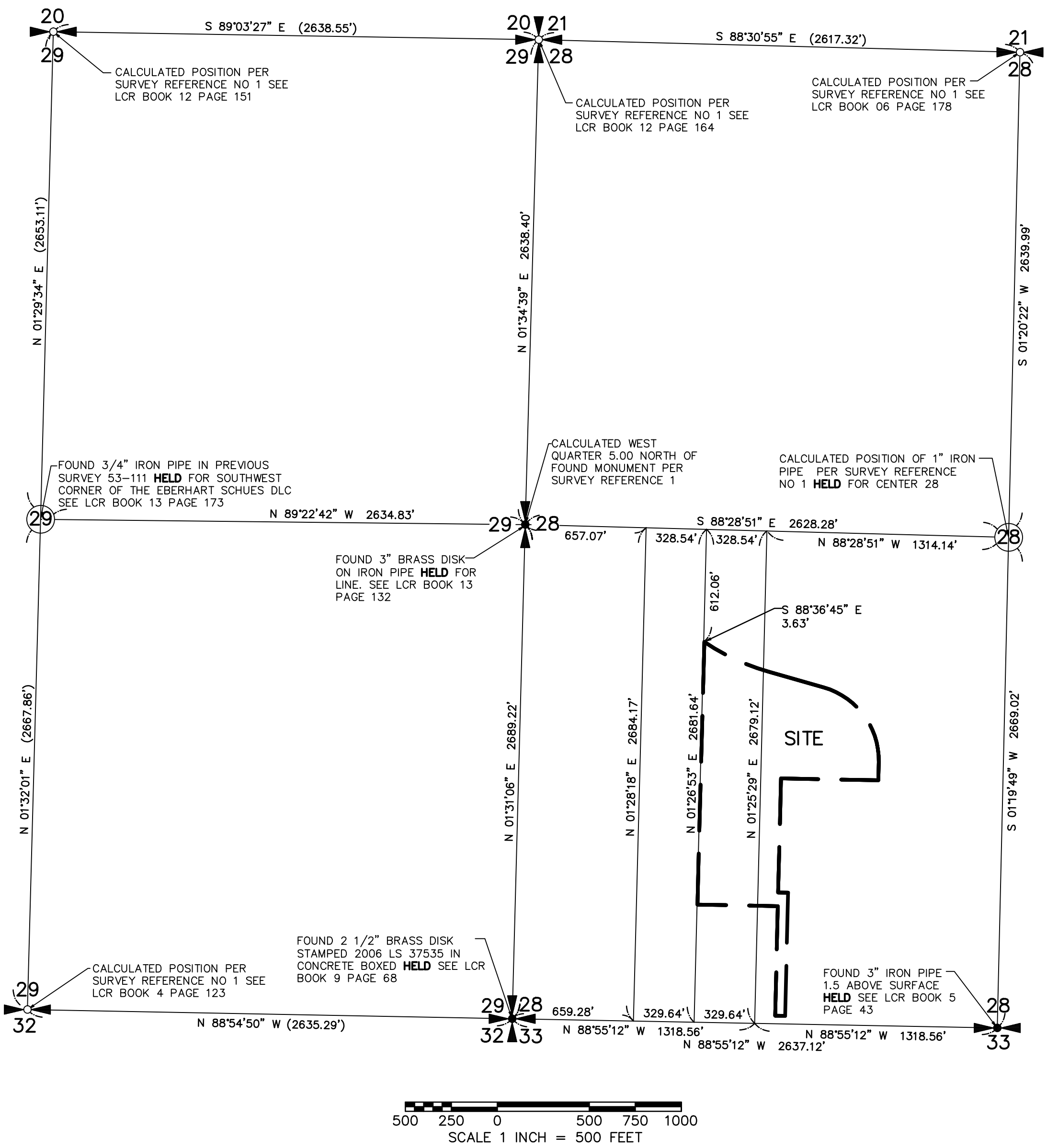
AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET OF ALL BOUNDARY LINES OF THE LOTS AND TRACTS ADJACENT TO PUBLIC AND/OR PRIVATE ROADS FOR THE INSTALLATION, CONSTRUCTION, RENEWING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALL LOTS CONTAINING PADMOUNT TRANSFORMERS ARE SUBJECT TO MINIMUM CLEARANCES AS DEFINED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS. ALSO, A SIDEWALK EASEMENT, AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS, SHALL BE RESERVED UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC STREETS.

LAND INVENTORY:

A) TOTAL ACREAGE	19.67 AC
B) TOTAL DEVELOPED ACREAGE	2.52 AC
C) TOTAL LOT AREA	5.69 AC
D) TOTAL INFRASTRUCTURE ACREAGE (PRIVATE ROAD)	0.0849 AC
E) TOTAL TRACT AREA	11.45 AC
F) TOTAL ACREAGE OF CRITICAL AREAS	0
G) TOTAL ACREAGE OF RECREATIONAL OPEN SPACES (TRACT "")	0.0 AC

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, ETC.

A FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED 12-05-14.



LEGEND:

- INDICATES MONUMENT FOUND AS NOTED
- INDICATES CALCULATED POSITION
- () INDICATES RECORD DISTANCE PER SURVEY REFERENCE NUMBER 1

SURVEY REFERENCES:

- MACKAY SURVEY BOOK 49 PAGE 186
- DENNY SURVEY BOOK 53 PAGE 111
- RENTON SURVEY BOOK 55 PAGE 130
- OLSON SURVEY BOOK 51 PAGE 161
- MACKAY SURVEY BOOK 34 PAGE 99
- LARKSPUR ESTATES P-2 BOOK 311 PAGE 401
- LARKSPUR ESTATES P-1 BOOK 311 PAGE 358
- LDC SURVEY BOOK 55 PAGE 09
- UNRECORDED SURVEY BOOK AA-46
- LACAMAS ESTATES BOOK 311 PAGE 414
- FEEDER SURVEY BOOK 62 PAGE 111
- OLSON SURVEY BOOK 41 PAGE 002
- ESTATES AT THE ARCHERY BOOK 311 PAGE 924

DEED REFERENCE:

GRANTOR: CHINOOK LAND OWNERS GROUP
GRANTEE: CHOLE INVESTMENT, LLC
AFN: 5097844 D
DATED: 8-20-14

THE VILLAGE AT CAMAS MEADOWS PHASE 2

IN A PORTION OF THE NE 1/4, SE 1/4, SW 1/4 AND NW 1/4 OF THE SW 1/4 OF SECTION 28 T. 2 N., R 3 E., W.M CITY OF CAMAS CLARK COUNTY, WASHINGTON SHEET 1 OF 6

CITY OF CAMAS MAYOR:

APPROVED: CITY OF CAMAS MAYOR DATE

ATTESTED BY: CITY OF CAMAS FINANCE DIRECTOR DATE

CITY OF CAMAS COMMUNITY DEVELOPMENT DEPARTMENT:

APPROVED: CITY OF CAMAS COMMUNITY DEVELOPMENT DIRECTOR, OR DESIGNEE DATE

CITY OF CAMAS CITY ENGINEER:

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

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

C) 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 FOR OR FINANCIALLY SECURED CITY RECORDS.

APPROVED: CITY ENGINEER DATE

FIRE CHIEF:

APPROVED: FIRE CHIEF, OR DESIGNEE DATE

CITY OF CAMAS FINANCE DIRECTOR:

APPROVED: FINANCE DIRECTOR DATE

CLARK COUNTY ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W 58.17.170, LAWS OF WASHINGTON, TO BE KNOWN AS THE VILLAGE AT CAMAS MEADOWS PHASE 2, PLAT NO. IN THE COUNTY OF CLARK, STATE OF WASHINGTON.

COUNTY ASSESSOR DATE

CLARK COUNTY AUDITOR:

FILED FOR RECORD THIS DAY OF 2018 IN BOOK OF PLATS, AT PAGE AT THE REQUEST OF CHLOE INVESTMENT LLC AUDITOR'S RECEIVING NO.

DEPUTY/COUNTY AUDITOR

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT AS SHOWN IS A TRUE RETURN FROM THE FIELD AND THAT THE DELINEATION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID ALLAN DENNY, PROFESSIONAL LAND SURVEYOR DATE PLS NO. 35477

	MINISTER-GLAESER SURVEYING INC. 2200 E. EVERGREEN BLVD. VANCOUVER, WA 98661 (360) 694-3313	JOB NO. 14-390 DATE: 7-11-18 CALC BY: DED DRAWN BY: DED CHECKED BY: DED FILE:14390PH2.DWG
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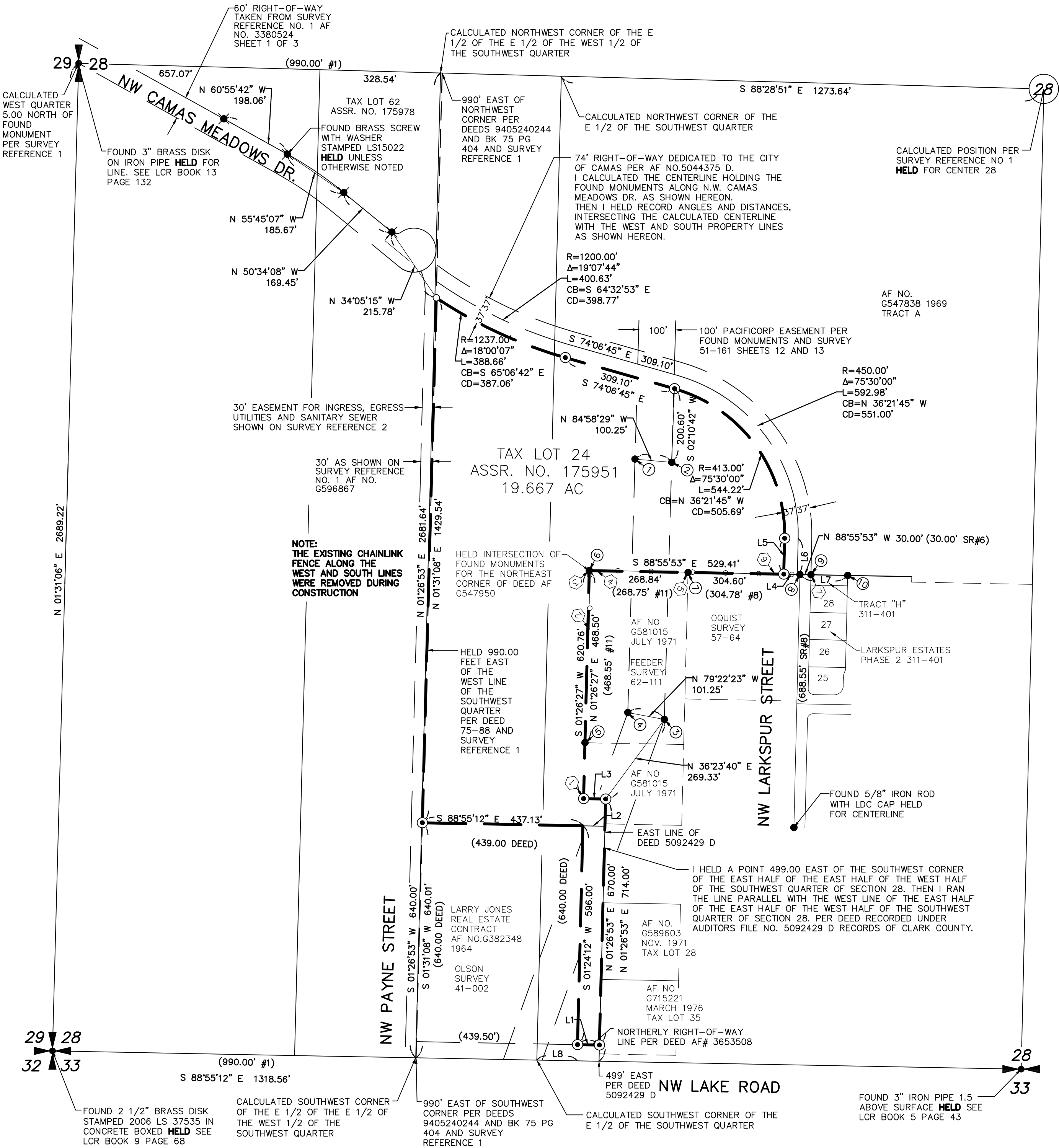
THE VILLAGE AT CAMAS MEADOWS PHASE 2

IN A PORTION OF THE NE 1/4,
SE 1/4, SW 1/4 AND NW 1/4 OF
THE SW 1/4 OF SECTION 28
T. 2 N., R 3 E., W.M
CITY OF CAMAS
CLARK COUNTY, WASHINGTON
SHEET 2 OF 6

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 88°55'12" E	59.53'
L2	S 88°55'12" E	60.00'
L3	S 88°55'12" E	60.10'
L4	N 88°55'53" W	37.03'
L5	S 01°23'15" W	97.90'
L6	S 01°23'15" W	97.69'
L7	N 88°55'53" W	130.05'
L8	N 88°55'12" W	109.86'

- FOUND MONUMENTS:**
- ① FOUND 1/2" IRON ROD WITH OLSON CAP **HELD**
 - ② FOUND 1/2" IRON ROD WITH OLSON CAP **HELD**
 - ③ FOUND 1/2" IRON ROD WITH OLSON CAP **HELD**
 - ④ FOUND 1/2" IRON ROD WITH NO CAP BENT TIED SPIN HOLE S 02°07'24" W 0.09 FROM CALCULATED POSITION
 - ⑤ FOUND 1/2" IRON ROD WITH FEEDER CAP **HELD** FOR EASTING
 - ⑥ FOUND 1/2" IRON ROD WITH FEEDER CAP **HELD** FOR EASTING N 01°26'27" E 0.26 FROM CALCULATED POSITION
 - ⑦ FOUND 1/2" IRON ROD WITH BARBIERI CAP **HELD** FOR NORTHING
 - ⑧ FOUND 5/8" IRON ROD WITH LDC CAP ON NORTH LINE **HELD** FOR CENTERLINE
 - ⑨ FOUND 5/8" IRON ROD WITH PARATI CAP PLS 21326 ON NORTH LINE
 - ⑩ FOUND 5/8" IRON ROD WITH PARATI CAP PLS 21326 **HELD** FOR NORTHING

- EXISTING FENCE:**
- ① 3 STRAND BARBWIRE 4.80 N.O.L. ON LINE EAST AND WEST
 - ② 3 STRAND BARBWIRE 4.80 E.O.L.
 - ③ 3 STRAND BARBWIRE FENCE CORNER 0.10 N.O.L. ON LINE EAST AND WEST
 - ④ 3 STRAND BARBWIRE ATTACHED TO 8' CHAINLINK WITH 3 STRAND BARBWIRE FENCE 1.4 N.O.L.
 - ⑤ 8' CHAINLINK WITH 3 STRAND BARBWIRE 0.70 N.O.L.
 - ⑥ 8' CHAINLINK WITH 3 STRAND BARBWIRE ON LINE
 - ⑦ 8' CHAINLINK WITH 3 STRAND BARBWIRE 0.50 S.O.L.



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE BOUNDARY OF THE CERTAIN TRACT OF LAND CONVEYED TO CHLOE INVESTMENT, LLC BY DEED RECORDED UNDER AUDITORS FILE NO. 5097844. AFTER READING THE DEED I FOUND AMBIGUOUS CALLS AND DISTANCES, I LOCATED THE DEED LINES BASED ON THE ORIGINAL CONVEYANCES FROM HARRY FRIBERG AND OTHER DEEDS.

THERE WAS AN OVERLAP OF THE DEEDS CONVEYED FROM JAMISON TO PARKER BOOK 75 PAGE 88 DATED FEBRUARY 1909 STATING THE EAST 990.00 FEET OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE DEED CONVEYED TO PHILIP FRIBERG BOOK 75 PAGE 404 DATED APRIL 1909 STATING THE EAST HALF OF THE SOUTHWEST QUARTER AND THE EAST HALF OF THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 28. THERE HAVE BEEN SEVERAL SURVEYS DONE IN THE SOUTHWEST QUARTER OF SECTION 28. MOST OF THE SURVEY HAVE CALCULATED THE CENTER OF SECTION 28, MACKAY & SPOSITO FOUND AND HELD A 1" IRON PIPE FOR THE CENTER OF SECTION 28 AND SHOW THE IRON PIPE BEING N 10°30'49 W 3.54 FEET FROM THE CALCULATED CENTER. I AGREE WITH MACKAY & SPOSITO AND HELD THE POSITION OF THE 1" IRON PIPE FOR THIS SURVEY. I CALCULATED THE DEEDS CONVEYED BY HARRY FRIBERG USING THE CALCULATED WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 28.

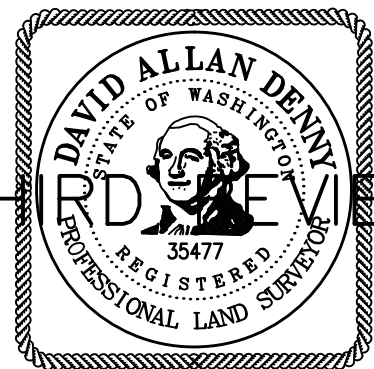
I ESTABLISHED THE MOST SOUTHERLY LINE BY HOLDING THE CALL TO THE NORTHWEST CORNER OF THAT CERTAIN DEED CONVEYED TO LARRY JONES BY DEED RECORDED UNDER AUDITORS FILE NO. G382348 DATED APRIL 1964 THIS WAS THE FIRST DEED CONVEYED BY HARRY FRIBERG.

THEN HARRY FRIBERG CONVEYED TO CHINOOK ARCHERY BY DEED RECORDED UNDER AUDITORS FILE NO. G394526 DATED SEPTEMBER 1964, CALLING TO THE NORTHWEST CORNER OF SAID LARRY JONES PARCEL, THENCE ALONG THE NORTH LINE, THEREOF TO THE NORTHEAST CORNER THEREOF BEING 439.00 EAST OF SAID FRACTIONAL LINE. THE DEED TO LARRY JONES CALLS BEING 640.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER AS SHOWN HEREON AND IN OLSON SURVEY BOOK 41 PAGE 002. THE EAST LINE OF SAID JONES PARCEL IS NOT PARALLEL WITH THE FRACTIONAL LINE IT IS 439.50 FEET AT THE SOUTHEAST CORNER AND 439.00 FEET EAST AT THE NORTHEAST CORNER.

I HELD A POINT 499.00 FEET EAST OF SAID FRACTIONAL LINE THEN WENT PARALLEL TO SAID WEST LINE TO ESTABLISH THE EAST LINE OF SAID ROAD EASEMENT PER THAT CERTAIN DEED CONVEYED TO CHINOOK ARCHERY OWNERS GROUP RECORDED UNDER AUDITORS FILE NO. 5092429 D RECORDS OF CLARK COUNTY. THEN I FOUND AND HELD MONUMENTS AS SHOWN HEREON TO ESTABLISH THE BOUNDARY LINES AND PROTECT THE RIGHTS ESTABLISH BY THOSE SURVEYS, AND CLEAR UP ANY AMBIGUITY CREATED BY THE DIFFERENCE IN THE POSITION OF THE CENTER QUARTER OF SECTION 28.

BASE OF BEARING: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28 BETWEEN FOUND MONUMENTS PER SURVEY REFERENCE 1.

200 100 0 200 300 400
SCALE 1 INCH = 200 FEET



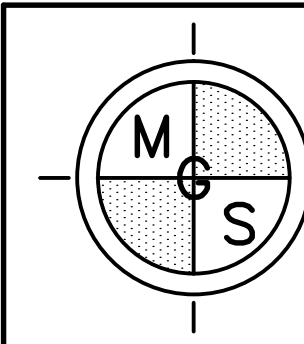
THIRD EDITION

LEGEND:

- INDICATES MONUMENT FOUND AS NOTED
- ⊙ INDICATES 1/2" x 24" REBAR WITH (D,DENNY 35477) CAP SET
- + INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED NO. 35477 SET AT THE EXTENSION OF LOT LINE IN THE CURB FOR THE PURPOSE OF WITNESS CORNER

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A FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED 12-05-14.

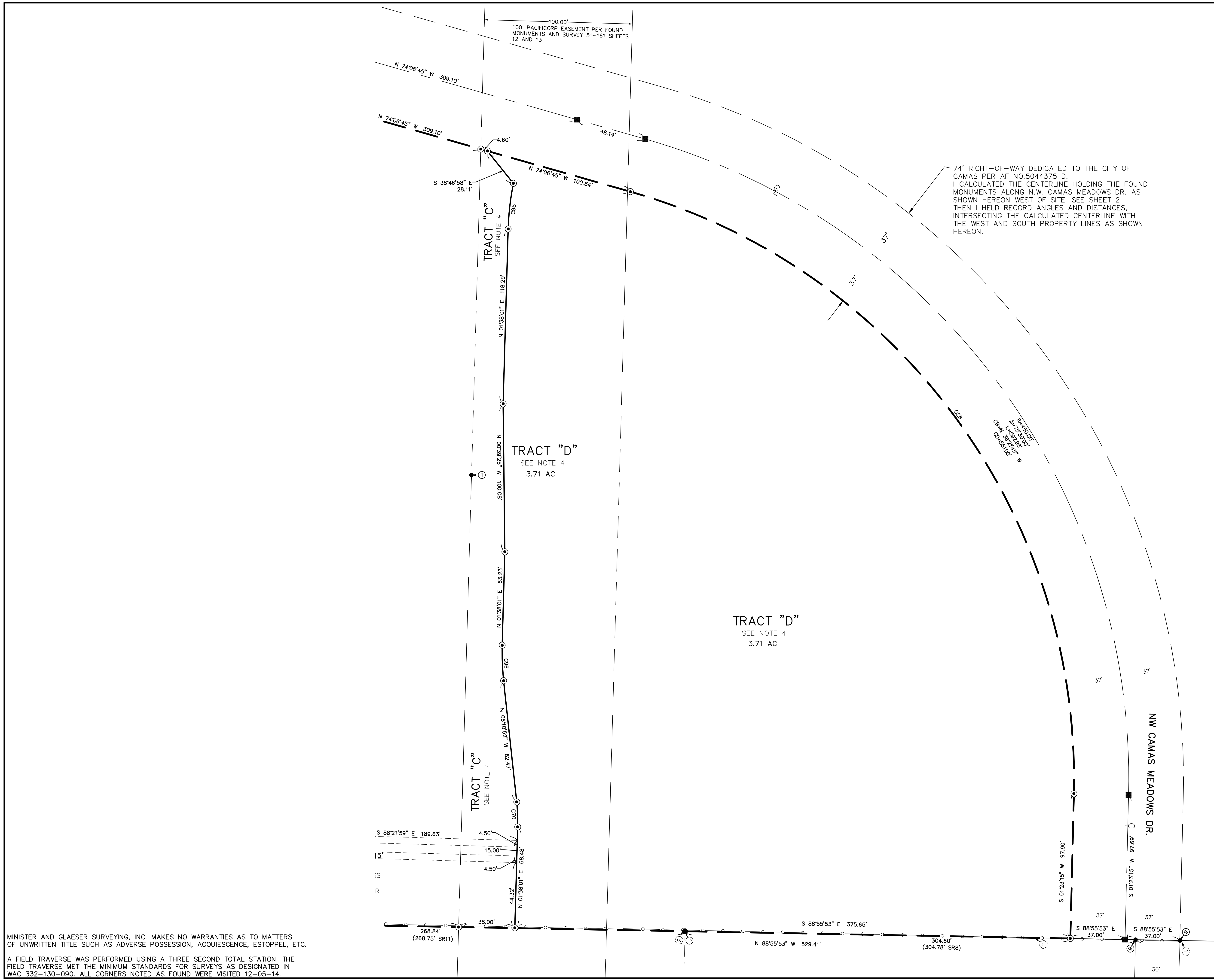


**MINISTER-GLAESER
SURVEYING INC.**
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694-3313

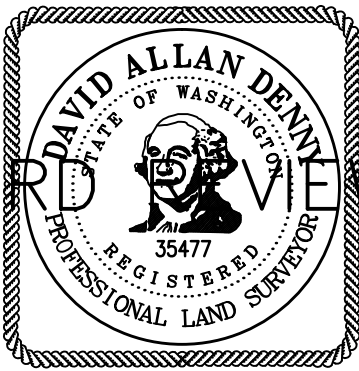
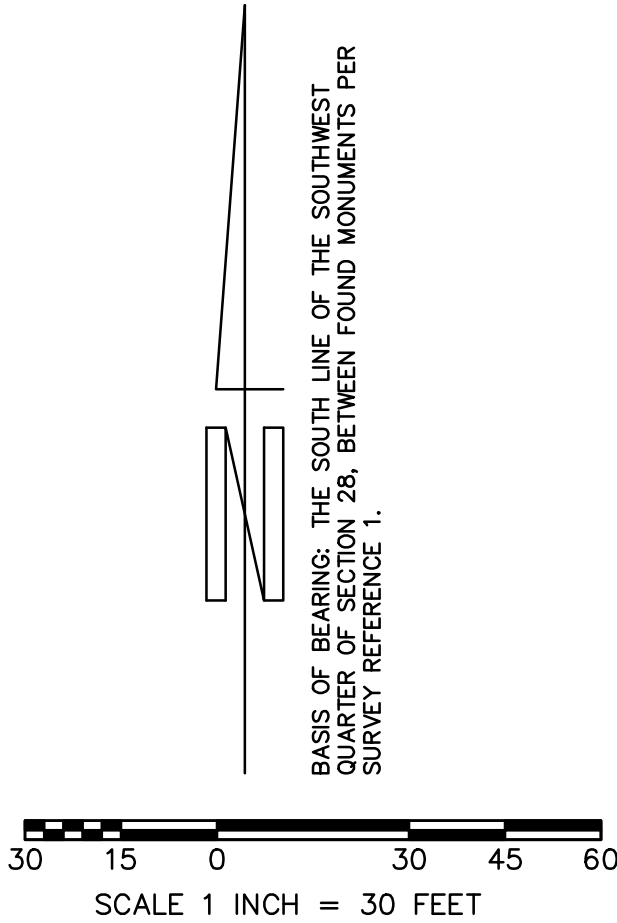
JOB NO. 14-390
DATE: 7-11-18
CALC BY: DAD
DRAWN BY: DED
CHECKED BY: DAD
FILE: 14390PH2.DWG

THE VILLAGE AT
CAMAS MEADOWS
PHASE 2

IN A PORTION OF THE NE 1/4,
SE 1/4, SW 1/4 AND NW 1/4 OF
THE SW 1/4 OF SECTION 28
T. 2 N., R 3 E., W.M
CITY OF CAMAS
CLARK COUNTY, WASHINGTON
SHEET 3 OF 6



- LEGEND:
- INDICATES MONUMENT FOUND AS NOTED
 - ⊙ INDICATES 1/2" x 24" REBAR WITH (D.DENNY 35477) CAP SET
 - ⊕ INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED NO. 35477 SET AT THE EXTENSION OF LOT LINE IN THE CURB FOR THE PURPOSE OF WITNESS CORNER
 - SF INDICATES SQUARE FEET
 - INDICATES CALCULATED POSITION
 - INDICATES FOUND 1/2" IRON ROD WITH RENTON CAP HELD



THIRD REVIEW

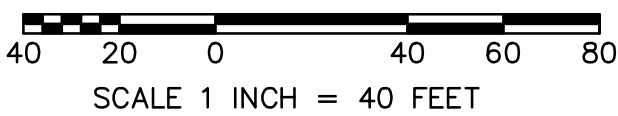
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	MINISTER-GLAESER SURVEYING INC.	JOB NO. <u>14-390</u>
	2200 E. EVERGREEN BLVD.	DATE: <u>7-11-18</u>
	VANCOUVER, WA 98661	CALC BY: <u>DAD</u>
	(360) 694-3313	DRAWN BY: <u>DED</u>
		CHECKED BY: <u>DAD</u>
		FILE: <u>14390PH2.DWG</u>

THE VILLAGE AT
CAMAS MEADOWS
PHASE 2

IN A PORTION OF THE NE 1/4,
SE 1/4, SW 1/4 AND NW 1/4 OF
THE SW 1/4 OF SECTION 28
T. 2 N., R 3 E., W.M
CITY OF CAMAS
CLARK COUNTY, WASHINGTON
SHEET 4 OF 6



BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST
QUARTER OF SECTION 28, BETWEEN FOUND MONUMENTS PER
SURVEY REFERENCE 1.

EXHIBIT "A"

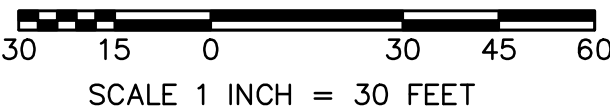
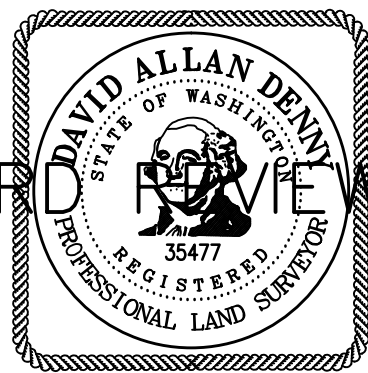
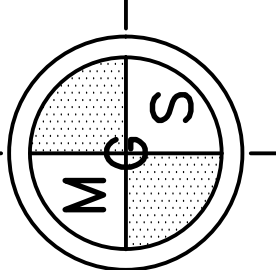
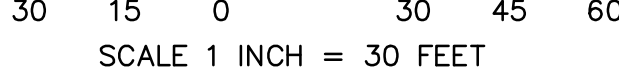


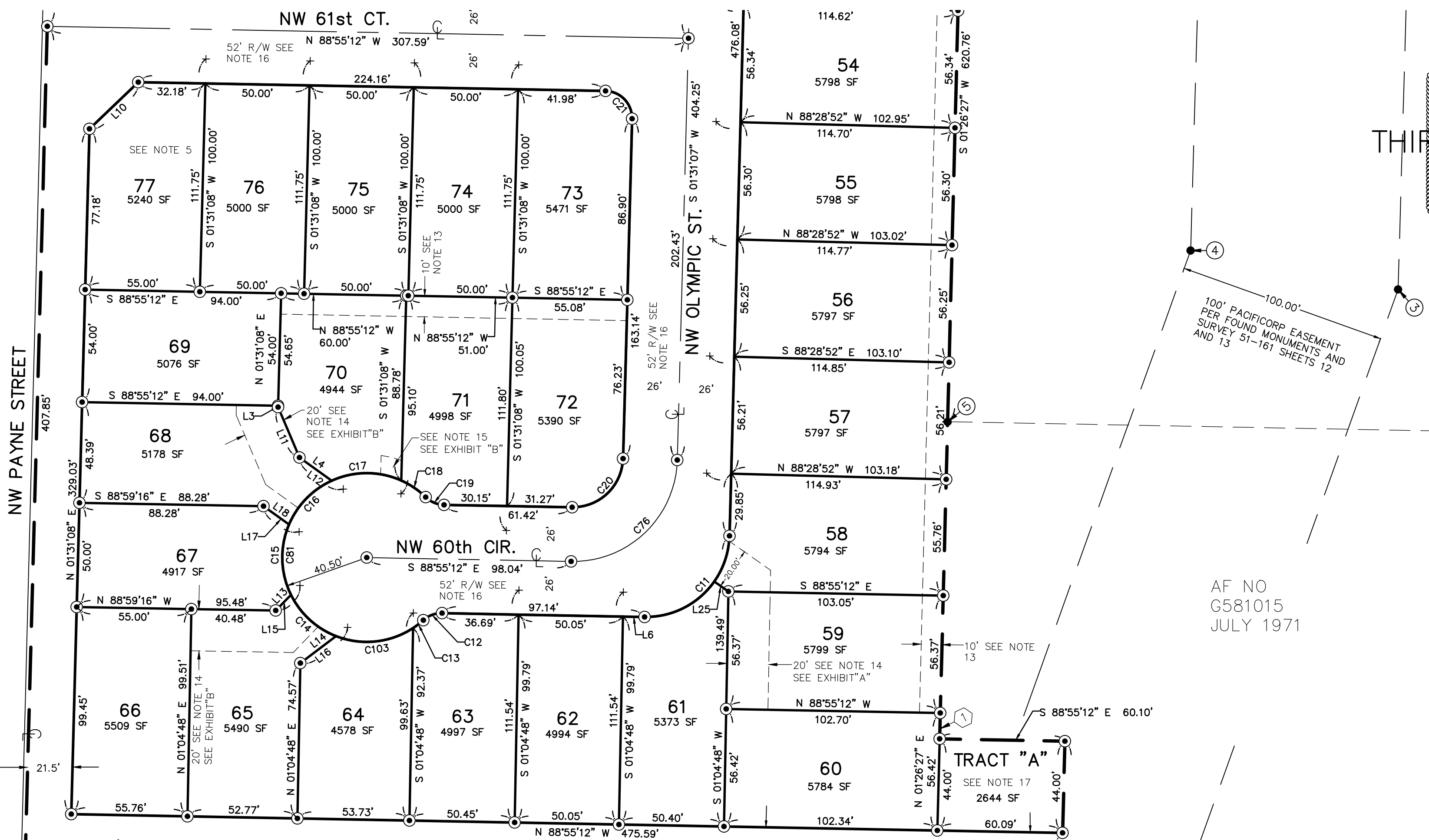
EXHIBIT "B"



THIRD

100' PACIFICORP EASEMENT
PER FOUND MONUMENTS AND
SURVEY 51-161 SHEETS 12
AND 13

AF NO
G581015
JULY 1971



21.50' RIGHT-OF-WAY
DEDICATED TO THE CITY
OF CAMAS WITH THIS
PLAT

30' AS SHOWN ON SURVEY
REFERENCE NO. 1 AF NO.
G596667

30.00' FOOT RIGHT-OF-WAY
DEDICATED TO THE CITY OF
CAMAS WITH THIS PLAT.

TRACT "A"
SEE NOTE 17
2644 SF

TRACT "B"
SEE NOTE 18
33,823 SF

LINE TABLE		
LINE	BEARING	DISTANCE
L3	N 01°31'08" E	0.65'
L4	S 54°11'04" E	19.05'
L6	S 88°55'12" E	10.40'
L9	N 43°30'06" W	32.76'
L10	N 46°17'58" E	32.40'
L11	S 23°00'13" E	26.31'
L12	S 54°11'04" E	25.86'
L13	N 43°57'27" E	16.68'
L14	N 52°51'09" E	28.36'
L15	N 43°57'27" E	10.50'
L16	N 52°51'09" E	21.39'
L17	S 54°11'04" E	21.03'
L18	S 54°11'04" E	15.10'
L19	N 45°02'53" E	21.76'
L20	N 45°02'53" E	14.90'
L21	S 49°48'34" E	16.95'
L22	S 49°48'34" E	22.86'
L23	S 20°22'10" E	17.25'
L24	S 20°22'10" E	23.00'
L25	N 54°53'23" W	8.26'

- LEGEND:
- INDICATES MONUMENT FOUND AS NOTED
 - ⊙ INDICATES 1/2" x 24" REBAR WITH (D.DENNY 35477) CAP SET
 - + INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED NO. 35477 SET AT THE EXTENSION OF LOT LINE IN THE CURB FOR THE PURPOSE OF WITNESS CORNER
 - SF INDICATES SQUARE FEET

LARRY JONES
REAL ESTATE CONTRACT
AF NO.G382348
1964

OLSON
SURVEY
41-002

CALCULATED SOUTHWEST
CORNER OF THE E 1/2 OF
THE E 1/2 OF THE WEST 1/2
OF THE SOUTHWEST QUARTER

990' EAST OF SOUTHWEST
CORNER PER DEEDS 9405240244
AND BOOK 75 PAGE 404 AND
SURVEY REFERENCE 1

NW LAKE ROAD

CALCULATED SOUTHWEST CORNER OF THE E 1/2 OF
THE SOUTHWEST QUARTER

NORTHERLY RIGHT-OF-WAY
LINE PER DEED AF# 3653508

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A FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE
FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN
WAC 359-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED 12-05-14.

JOB NO. 14-390
DATE: 7-11-18
CALC BY: DAD
DRAWN BY: DED
CHECKED BY: DAD
FILE:14390PH2.DWG

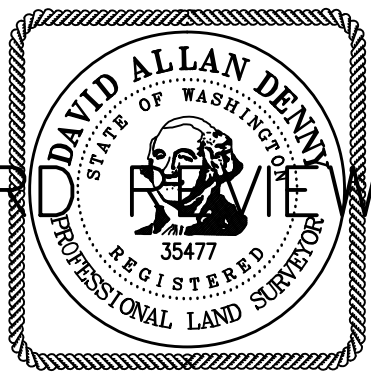
MINISTER-GLAESER
SURVEYING INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694-3313

THE VILLAGE AT
CAMAS MEADOWS
PHASE 2

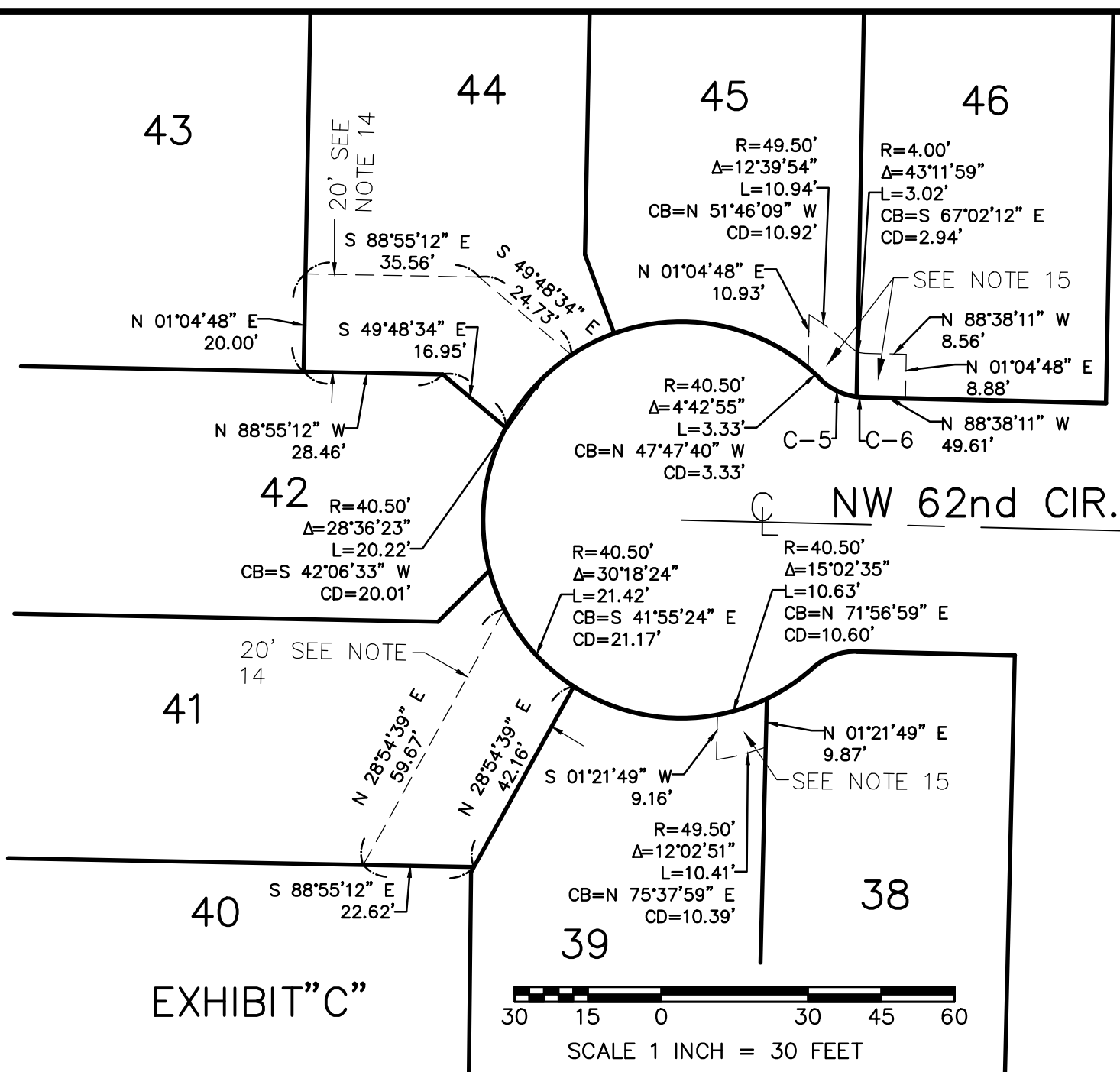
IN A PORTION OF THE NE 1/4,
SE 1/4, SW 1/4 AND NW 1/4 OF
THE SW 1/4 OF SECTION 28
T. 2 N., R. 3 E., W.M
CITY OF CAMAS
CLARK COUNTY, WASHINGTON
SHEET 5 OF 6

SCALE 1 INCH = 40 FEET

- LEGEND:
- INDICATES MONUMENT FOUND AS NOTED
 - ⊙ INDICATES 1/2" x 24" REBAR WITH (D.DENNY 35477) CAP SET
 - + INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED NO. 35477 SET AT THE EXTENSION OF LOT LINE IN THE CURB FOR THE PURPOSE OF WITNESS CORNER
 - SF INDICATES SQUARE FEET
 - AC INDICATES ACRES



THIS



JOB NO. 14-390
DATE: 7-11-18
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WEST LINE OF THE E 1/2
OF THE E 1/2 OF THE
WEST 1/2 OF THE
SOUTHWEST QUARTER

RIGHT-OF-WAY DEDICATED TO
THE CITY OF CAMAS WITH THIS
PLAT WIDTH VARIES

30' EASEMENT FOR INGRESS,
EGRESS UTILITIES AND
SANITARY SEWER SHOWN ON
SURVEY REFERENCE 2

30' AS SHOWN ON SURVEY
REFERENCE NO. 1 AF NO.
G596867

CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	13.00'	89°33'40"	20.32'	N 46°17'58" E	18.31'
C2	24.00'	90°09'19"	37.78'	N 43°33'32" W	33.99'
C3	13.00'	43°11'59"	9.80'	S 69°45'49" W	9.57'
C4	40.50'	286°23'58"	188.31'	S 01°21'49" W	59.05'
C5	13.00'	37°03'12"	8.41'	S 63°57'48" E	8.26'
C6	13.00'	6°08'47"	1.39'	S 85°33'47" E	1.39'
C7	40.00'	1°07'03"	0.78'	N 88°04'40" W	0.78'
C8	40.00'	42°58'10"	30.00'	N 66°02'03" W	29.30'
C9	40.00'	20°56'33"	14.62'	N 12°03'05" W	14.54'
C10	40.00'	3°05'56"	2.16'	N 00°01'50" W	2.16'
C11	40.00'	89°33'40"	62.53'	N 46°17'58" E	56.35'
C12	13.00'	43°11'59"	9.80'	S 69°28'49" W	9.57'
C13	40.50'	8°49'31"	6.24'	N 52°17'35" E	6.23'
C14	40.50'	42°26'29"	30.00'	S 47°23'02" E	29.32'
C15	40.50'	49°12'46"	34.79'	S 01°33'24" E	33.73'
C16	40.50'	42°26'29"	30.00'	S 44°18'14" W	29.32'
C17	40.50'	48°38'25"	34.38'	S 89°48'40" W	33.36'
C18	40.50'	20°08'54"	14.24'	N 55°47'40" W	14.17'
C19	13.00'	43°11'59"	9.80'	S 67°18'13" E	9.57'
C20	24.00'	89°33'40"	37.52'	N 46°17'58" E	33.81'
C21	13.00'	90°26'20"	20.52'	N 43°42'02" W	18.46'
C22	40.50'	58°29'43"	41.35'	S 86°19'27" E	39.58'
C23	40.50'	16°19'51"	11.50'	N 56°17'45" E	11.46'
C24	40.50'	42°26'29"	30.00'	S 35°51'22" E	29.32'
C25	40.50'	42°26'29"	30.00'	S 06°35'07" W	29.32'

CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C26	40.50'	42°26'29"	30.00'	S 49°01'36" W	29.32'
C27	40.50'	64°18'58"	45.45'	N 77°25'41" W	43.11'
C28	413.00'	75°30'00"	544.22'	N 36°21'45" W	505.69'
C29	134.00'	7°48'53"	16.91'	N 02°16'28" W	16.90'
C30	50.00'	89°33'40"	78.16'	N 46°17'58" E	70.44'
C31	50.00'	90°09'19"	78.68'	N 43°33'32" E	70.81'
C32	40.50'	286°23'58"	188.31'	S 01°21'49" W	59.05'
C33	47.50'	117°30'30"	97.42'	S 60°16'23" W	81.22'
C34	1237.00'	18°00'07"	388.66'	S 65°06'42" E	387.06'
C35	180.00'	9°54'18"	31.12'	S 06°35'10" W	31.08'
C36	176.00'	7°48'53"	24.00'	S 02°16'28" E	23.99'
C37	13.00'	43°11'59"	9.80'	S 67°02'12" E	9.57'
C38	40.00'	90°09'19"	62.94'	N 43°33'32" W	56.65'
C39	1237.00'	4°51'44"	104.97'	S 58°32'30" E	104.94'
C40	40.50'	54°41'24"	38.66'	N 84°03'02" E	37.21'
C41	40.00'	22°01'37"	15.38'	N 33°32'10" W	15.28'

TRACT "C"
SEE NOTE 4
6.903 AC

TRACT "D"
SEE NOTE 4
3.71 AC

TRACT "C"
SEE NOTE 4
6.903 AC

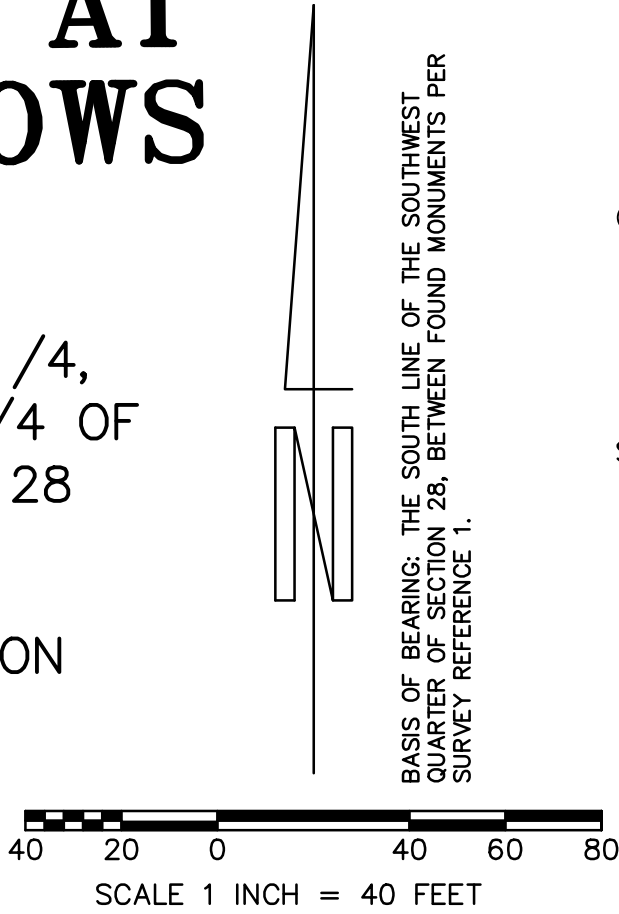
AF NO
G581015
JULY 1971

FEEDER
SURVEY
62-111

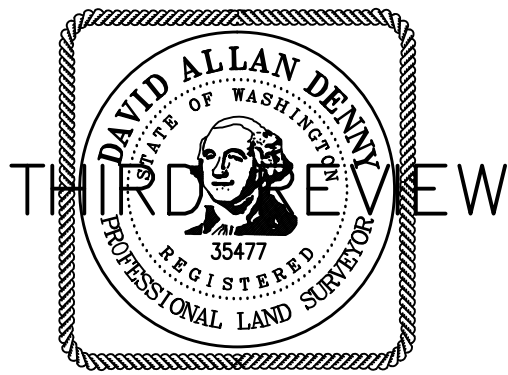
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THE VILLAGE AT
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PHASE 2

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T. 2 N., R 3 E., W.M
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SHEET 6 OF 6



- LEGEND:
- INDICATES MONUMENT FOUND AS NOTED
 - ⊙ INDICATES 1/2" x 24" REBAR WITH (D.DENNY 35477) CAP SET
 - +
 - SF INDICATES SQUARE FEET

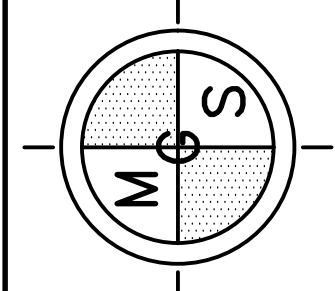


BUILDING SETBACKS:

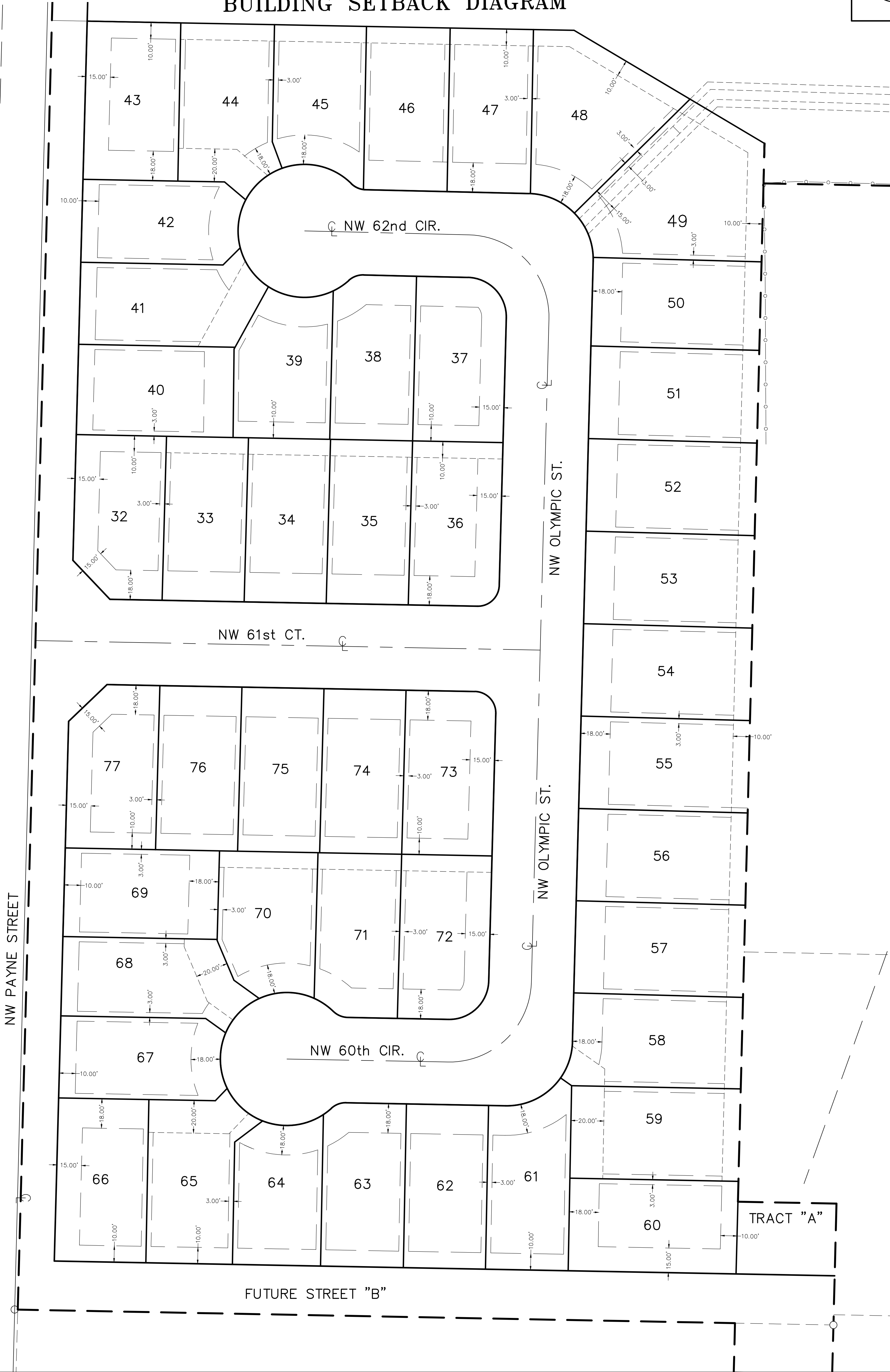
THE FOLLOWING SETBACKS SHALL APPLY:
FRONT YARD: 10- FEET AND 18- FEET AT GARAGE FRONT.
SIDE YARD 3- FEET.
REAR YARD: 10- FEET.
THE MINIMUM SIDE YARD FLANKING A STREET IS 15- FEET

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BUILDING SETBACK DIAGRAM



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