

CITY OF CAMAS MAYOR

APPROVED BY: *[Signature]* 1-30-14
MAYOR - CITY OF CAMAS DATE

COUNTY ASSESSOR

THIS PLAN MEETS THE REQUIREMENTS OF R.C.W. NO. 58.11.070, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS: BRECKENRIDGE

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

Peter Van Nieuwenhuyse by Joe Utterback
COUNTY ASSESSOR DATE

COUNTY AUDITOR

FILED FOR RECORD THIS 30th day of Jan 2014
IN BOOK 311 OF PLATS AT PAGE 715 AT THE REQUEST OF
LENNAR NORTHWEST, INC.

AUDITOR'S FILE NO. 5048596

ATTENDED BY: *[Signature]* 1-29-14
COUNTY AUDITOR DATE

COMMUNITY DEVELOPMENT DEPT.

APPROVED BY: *[Signature]* 1-29-14
CITY OF CAMAS COMMUNITY DEV. DIRECTOR OR DESIGNEE DATE

FIRE DEPARTMENT

APPROVED BY: *[Signature]* 1-29-14
CITY OF CAMAS FIRE CHIEF OR DESIGNEE DATE

PUBLIC WORKS DEPARTMENT

CERTIFICATION THAT THE DEVELOPER HAS COMPLIED WITH THE FOLLOWING:

- ALL IMPROVEMENTS HAVE BEEN INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS TITLE AND WITH THE PRELIMINARY PLAT APPROVAL.
- ALL IMPROVEMENTS MEET CURRENT PUBLIC WORKS DRAWING STANDARDS FOR PAVEMENT, 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 FOR CITY RECORDS.

APPROVED BY: *[Signature]* 1-29-14
CITY OF CAMAS PUBLIC WORKS DIRECTOR OR DESIGNEE DATE

CITY FINANCE DIRECTOR

THERE ARE NO OUTSTANDING SPECIAL ASSESSMENTS, ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY THAT IS DESIGNATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE HAVE BEEN PAID IN FULL

APPROVED BY: *[Signature]* 1-29-14
CITY OF CAMAS FINANCE DIRECTOR DATE



LAND SURVEYOR'S CERTIFICATION

ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, I CERTIFY TO THE 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 CLATSOP COUNTY, I FIND THAT THIS PLAT, AS SHOWN, IS A TRUE RETURN FROM THE FIELD AND THAT THE DECLARATION IS CORRECT.

APPROVED BY: *[Signature]* 1-29-14
DATE

BUILDING SETBACKS

	SINGLE-FAMILY LOTS 1-11, 13-12	SINGLE-FAMILY LOTS 4-10	SINGLE-FAMILY LOTS 13, 14
MINIMUM LOT WIDTH	60'	60'	60'
MINIMUM LOT DEPTH	80'	80'	80'
MINIMUM BUILDING HEIGHT	35'	35'	35'
MINIMUM BUILDING COVERAGE	40%	40%	40%

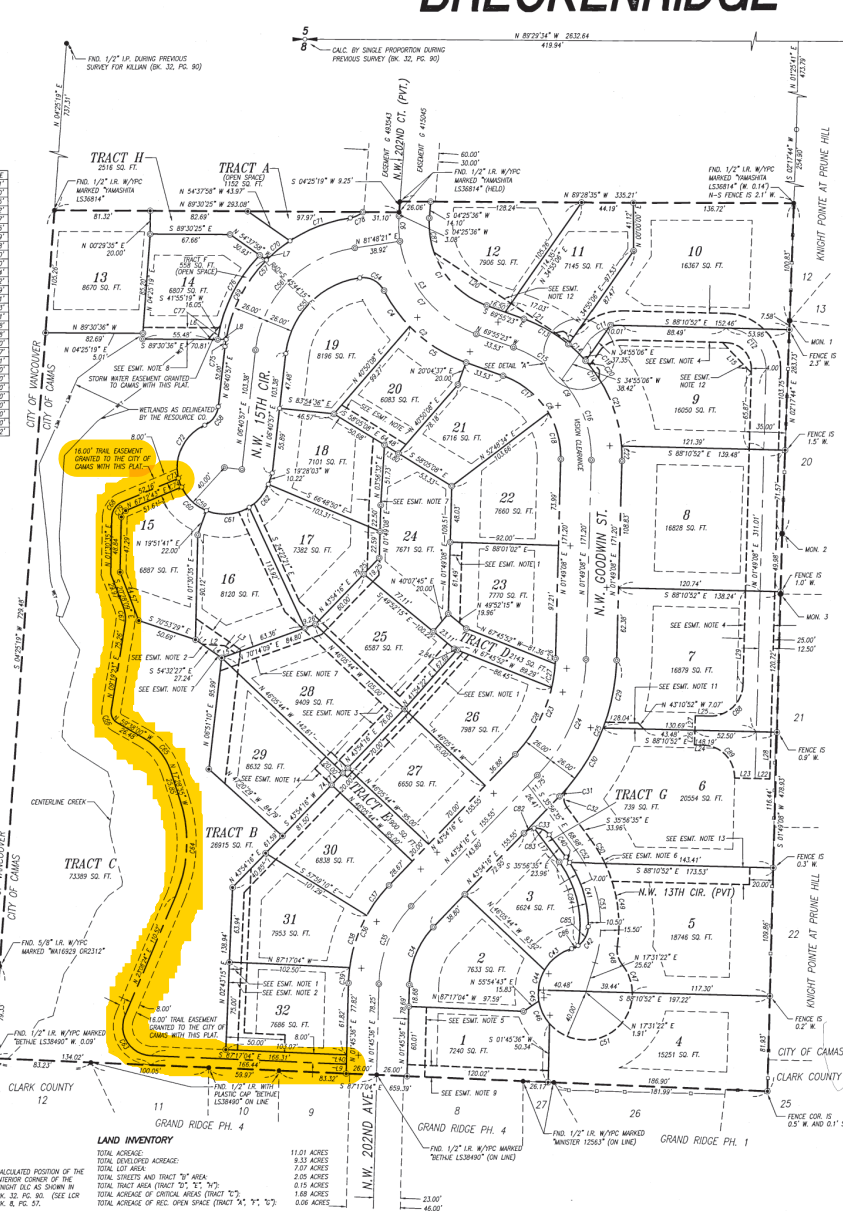
MINIMUM SETBACKS

	20'	30'	10'
FRONT YARD SETBACK (PUBLIC UTILITY EASEMENT)			
SIDE YARD			
REAR YARD			

CORNER LOTS

	20'	30'	10'
CORNER LOT FRONT YARD			
CORNER LOT STREET SIDE YARD			
CORNER LOT REAR & SIDE YARD			

BRECKENRIDGE



PLAT 1/2" L.P. DURING PREVIOUS SURVEY (BK. 7, PG. 186) SEE LOT BK. 4, PG. 14.

CURVE TABLE

CURVE	BEARING	CHORD	ARC LENGTH
C1	S 74°30'00" E	24.00	10.37
C2	S 74°30'00" E	126.00	55.41
C3	S 74°30'00" E	100.00	45.36
C4	S 74°30'00" E	126.00	55.41
C5	S 74°30'00" E	100.00	45.36
C6	S 74°30'00" E	126.00	55.41
C7	S 74°30'00" E	100.00	45.36
C8	S 74°30'00" E	126.00	55.41
C9	S 74°30'00" E	100.00	45.36
C10	S 74°30'00" E	126.00	55.41
C11	S 74°30'00" E	100.00	45.36
C12	S 74°30'00" E	126.00	55.41
C13	S 74°30'00" E	100.00	45.36
C14	S 74°30'00" E	126.00	55.41
C15	S 74°30'00" E	100.00	45.36
C16	S 74°30'00" E	126.00	55.41
C17	S 74°30'00" E	100.00	45.36
C18	S 74°30'00" E	126.00	55.41
C19	S 74°30'00" E	100.00	45.36
C20	S 74°30'00" E	126.00	55.41
C21	S 74°30'00" E	100.00	45.36
C22	S 74°30'00" E	126.00	55.41
C23	S 74°30'00" E	100.00	45.36
C24	S 74°30'00" E	126.00	55.41
C25	S 74°30'00" E	100.00	45.36
C26	S 74°30'00" E	126.00	55.41
C27	S 74°30'00" E	100.00	45.36
C28	S 74°30'00" E	126.00	55.41
C29	S 74°30'00" E	100.00	45.36
C30	S 74°30'00" E	126.00	55.41
C31	S 74°30'00" E	100.00	45.36
C32	S 74°30'00" E	126.00	55.41
C33	S 74°30'00" E	100.00	45.36
C34	S 74°30'00" E	126.00	55.41
C35	S 74°30'00" E	100.00	45.36
C36	S 74°30'00" E	126.00	55.41
C37	S 74°30'00" E	100.00	45.36
C38	S 74°30'00" E	126.00	55.41
C39	S 74°30'00" E	100.00	45.36
C40	S 74°30'00" E	126.00	55.41
C41	S 74°30'00" E	100.00	45.36
C42	S 74°30'00" E	126.00	55.41
C43	S 74°30'00" E	100.00	45.36
C44	S 74°30'00" E	126.00	55.41
C45	S 74°30'00" E	100.00	45.36
C46	S 74°30'00" E	126.00	55.41
C47	S 74°30'00" E	100.00	45.36
C48	S 74°30'00" E	126.00	55.41
C49	S 74°30'00" E	100.00	45.36
C50	S 74°30'00" E	126.00	55.41
C51	S 74°30'00" E	100.00	45.36
C52	S 74°30'00" E	126.00	55.41
C53	S 74°30'00" E	100.00	45.36
C54	S 74°30'00" E	126.00	55.41
C55	S 74°30'00" E	100.00	45.36
C56	S 74°30'00" E	126.00	55.41
C57	S 74°30'00" E	100.00	45.36
C58	S 74°30'00" E	126.00	55.41
C59	S 74°30'00" E	100.00	45.36
C60	S 74°30'00" E	126.00	55.41
C61	S 74°30'00" E	100.00	45.36
C62	S 74°30'00" E	126.00	55.41
C63	S 74°30'00" E	100.00	45.36
C64	S 74°30'00" E	126.00	55.41
C65	S 74°30'00" E	100.00	45.36
C66	S 74°30'00" E	126.00	55.41
C67	S 74°30'00" E	100.00	45.36
C68	S 74°30'00" E	126.00	55.41
C69	S 74°30'00" E	100.00	45.36
C70	S 74°30'00" E	126.00	55.41
C71	S 74°30'00" E	100.00	45.36
C72	S 74°30'00" E	126.00	55.41
C73	S 74°30'00" E	100.00	45.36
C74	S 74°30'00" E	126.00	55.41
C75	S 74°30'00" E	100.00	45.36
C76	S 74°30'00" E	126.00	55.41
C77	S 74°30'00" E	100.00	45.36
C78	S 74°30'00" E	126.00	55.41
C79	S 74°30'00" E	100.00	45.36
C80	S 74°30'00" E	126.00	55.41
C81	S 74°30'00" E	100.00	45.36
C82	S 74°30'00" E	126.00	55.41
C83	S 74°30'00" E	100.00	45.36
C84	S 74°30'00" E	126.00	55.41
C85	S 74°30'00" E	100.00	45.36
C86	S 74°30'00" E	126.00	55.41
C87	S 74°30'00" E	100.00	45.36
C88	S 74°30'00" E	126.00	55.41
C89	S 74°30'00" E	100.00	45.36
C90	S 74°30'00" E	126.00	55.41
C91	S 74°30'00" E	100.00	45.36
C92	S 74°30'00" E	126.00	55.41
C93	S 74°30'00" E	100.00	45.36
C94	S 74°30'00" E	126.00	55.41
C95	S 74°30'00" E	100.00	45.36
C96	S 74°30'00" E	126.00	55.41
C97	S 74°30'00" E	100.00	45.36
C98	S 74°30'00" E	126.00	55.41
C99	S 74°30'00" E	100.00	45.36
C100	S 74°30'00" E	126.00	55.41

CURVE TABLE (CONT.)

CURVE	BEARING	CHORD	ARC LENGTH
C101	S 74°30'00" E	24.00	10.37
C102	S 74°30'00" E	126.00	55.41
C103	S 74°30'00" E	100.00	45.36
C104	S 74°30'00" E	126.00	55.41
C105	S 74°30'00" E	100.00	45.36
C106	S 74°30'00" E	126.00	55.41
C107	S 74°30'00" E	100.00	45.36
C108	S 74°30'00" E	126.00	55.41
C109	S 74°30'00" E	100.00	45.36
C110	S 74°30'00" E	126.00	55.41
C111	S 74°30'00" E	100.00	45.36
C112	S 74°30'00" E	126.00	55.41
C113	S 74°30'00" E	100.00	45.36
C114	S 74°30'00" E	126.00	55.41
C115	S 74°30'00" E	100.00	45.36
C116	S 74°30'00" E	126.00	55.41
C117	S 74°30'00" E	100.00	45.36
C118	S 74°30'00" E	126.00	55.41
C119	S 74°30'00" E	100.00	45.36
C120	S 74°30'00" E	126.00	55.41
C121	S 74°30'00" E	100.00	45.36
C122	S 74°30'00" E	126.00	55.41
C123	S 74°30'00" E	100.00	45.36
C124	S 74°30'00" E	126.00	55.41
C125	S 74°30'00" E	100.00	45.36
C126	S 74°30'00" E	126.00	55.41
C127	S 74°30'00" E	100.00	45.36
C128	S 74°30'00" E	126.00	55.41
C129	S 74°30'00" E	100.00	45.36
C130	S 74°30'00" E	126.00	55.41
C131	S 74°30'00" E	100.00	45.36
C132	S 74°30'00" E	126.00	55.41
C133	S 74°30'00" E	100.00	45.36
C134	S 74°30'00" E	126.00	55.41
C135	S 74°30'00" E	100.00	45.36
C136	S 74°30'00" E	126.00	55.41
C137	S 74°30'00" E	100.00	45.36
C138	S 74°30'00" E	126.00	55.41
C139	S 74°30'00" E	100.00	45.36
C140	S 74°30'00" E	126.00	55.41
C141	S 74°30'00" E	100.00	45.36
C142	S 74°30'00" E	126.00	55.41
C143	S 74°30'00" E	100.00	45.36
C144	S 74°30'00" E	126.00	55.41
C145	S 74°30'00" E	100.00	45.36
C146	S 74°30'00" E	126.00	55.41
C147	S 74°30'00" E	100.00	45.36
C148	S 74°30'00" E	126.00	55.41
C149	S 74°30'00" E	100.00	45.36
C150	S 74°30'00" E	126.00	55.41
C151	S 74°30'00" E	100.00	45.36
C152	S 74°30'00" E	126.00	55.41
C153	S 74°30'00" E	100.00	45.36
C154	S 74°30'00" E	126.00	55.41
C155	S 74°30'00" E	100.00	45.36
C156	S 74°30'00" E	126.00	55.41
C157	S 74°30'00" E	100.00	45.36
C158	S 74°30'00" E	126.00	55.41
C159	S 74°30'00" E	100.00	45.36
C160	S 74°30'00" E	126.00	55.41
C161	S 74°30'00" E	100.00	45.36
C162	S 74°30'00" E	126.00	55.41
C163	S 74°30'00" E	100.00	45.36
C164	S 74°30'00" E	126.00	55.41
C165	S 74°30'00" E	100.00	45.36
C166	S 74°30'00" E	126.00	55.41
C167	S 74°30'00" E	100.00	45.36
C168	S 74°30'00" E	126.00	55.41
C169	S 74°30'00" E	100.00	45.36
C170	S 74°30'00" E	126.00	55.41
C171	S 74°30'00" E	100.00	45.36
C172	S 74°30'00" E	126.00	55.41
C173	S 74°30'00" E	100.00	45.36
C174	S 74°30'00" E	126.00	55.41
C175	S 74°30'00" E	100.00	45.36
C176	S 74°30'00" E	126.00	55.41
C177	S 74°30'00" E	100.00	45.36
C178	S 74°30'00" E	126.00	55.41
C179	S 74°30'00" E	100.00	45.36
C180	S 74°30'00" E	126.00	55.41
C181	S 74°30'00" E	100.00	45.36
C182	S 74°30'00" E	126.00	55.41
C183	S 74°30'00" E	100.00	45.36
C184	S 74°30'00" E	126.00	55.41
C185	S 74°30'00" E	100.00	45.36
C186	S 74°30'00" E	126.00	55.41
C187	S 74°30'00" E	100.00	45.36
C188	S 74°30'00" E	126.00	55.41
C189	S 74°30'00" E	100.00	45.36
C190	S 74°30'00" E	126.00	55.41
C191	S 74°30'00" E	100.00	45.36
C192	S 74°30'00" E	126.00	55.41
C193	S 74°30'00" E	100.00	45.36
C194	S 74°30'00" E	126.00	55.41
C195	S 74°30'00" E	100.00	45.36
C196	S 74°30'00" E	126.00	55.41
C197	S 74°30'00" E	100.00	45.36
C198	S 74°30'00" E	126.00	55.41
C199	S 74°30'00" E	100.00	45.36
C200	S 74°30'00" E	126.00	55.41

SEE EXHIBIT NO. 102