

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.
- THE FOLLOWING SET BACKS SHALL APPLY TO:
FRONT YARD 10- FEET AND 18- FEET AT THE GARAGE FRONT.
SIDE YARD 3- FFET OR 0- FEET FOR ATTACHED UNITS
REAR YARD 10- FEET
THE MINIMUM SIDE YARD FLANKING A STREET IS 15- FFREET
- NO FURTHER SHORT PLATTING OR SUBDIVIDING OF THE LOTS CONTAINED WITHIN THIS SUBDIVISION WILL BE PERMITTED.
- THE LOTS IN THIS SUBDVISION 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 AND INSPECTION AND MAINTENANCE AS NECESSARY.
- 52.00' FOOT RIGHT-OF-WAY DEDICATED TO THE CITY OF CAMAS WITH THIS PLAT.
- 60.00' FOOT RIGHT-OF-WAY DEDICATED TO THE CITY OF CAMAS WITH THIS PLAT.
- TRACT "C" IS A PORTION OF THE VILLAGE AT CAMAS MEADOWS PHASE 2 RECORDED IN BOOK 311 PAGE 972, AREA TO BE RETAINED BY DEVELOPER FOR FUTURE DEVELOPMENT.
- TRACT "E" PARKING AREA AND OPEN SPACE AREA TO OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- TRACT "F" STORMWATER AREA, MONUMENT SIGN AREA, AND OPEN SPACE AREA TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. AN EASEMENT FOR ACCESS AND INSPECTION GRANTED TO THE CITY OF CAMAS WITH THIS PLAT.
- TRACTS "G", "H" AND "I" ARE OPEN SPACES TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 48' FOOT RIGHT-OF-WAY DEDICATED TO THE CITY OF CAMAS WITH THIS PLAT.
- ALL STREET TREES IN FRONT OF LOTS SHALL BE INSTALLED PRIOR TO FINAL OCCUPANCY IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
- THE HOME OWNERS ASSOCIATION (H.O.A) SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE 10.00 FOOT LANDSCAPE AND IRRIGATION EASEMENT LOCATED ALONG NW CAMAS MEADOWS DRIVE BETWEEN THE BACK OF SIDEWALK, TRACT "F" AND LOTS 1 THRU 18.

PERIMETER DESCRIPTION:

TRACT "D" OF THE VILLAGE AT CAMAS MEADOWS PHASE 2 ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK OF PLATS AT PAGE RECORDS OF CLARK COUNTY WASHINGTON.

UTILITY AND SIDEWALK EASEMENT:

AN EASEMENT IS HEREBY RESERVED UNDER AND UPON ALL TRACTS AND THE EXTERIOR SIX (6) FEET ON ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC AND PRIVATE ROADS AND TRACTS FOR THE INSTALLATION, CONSTRUCTION, RENEWING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALL LOTS CONTAINING PARMOUNT 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 RESERVED UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS ADJACENT TO PUBLIC STREETS.

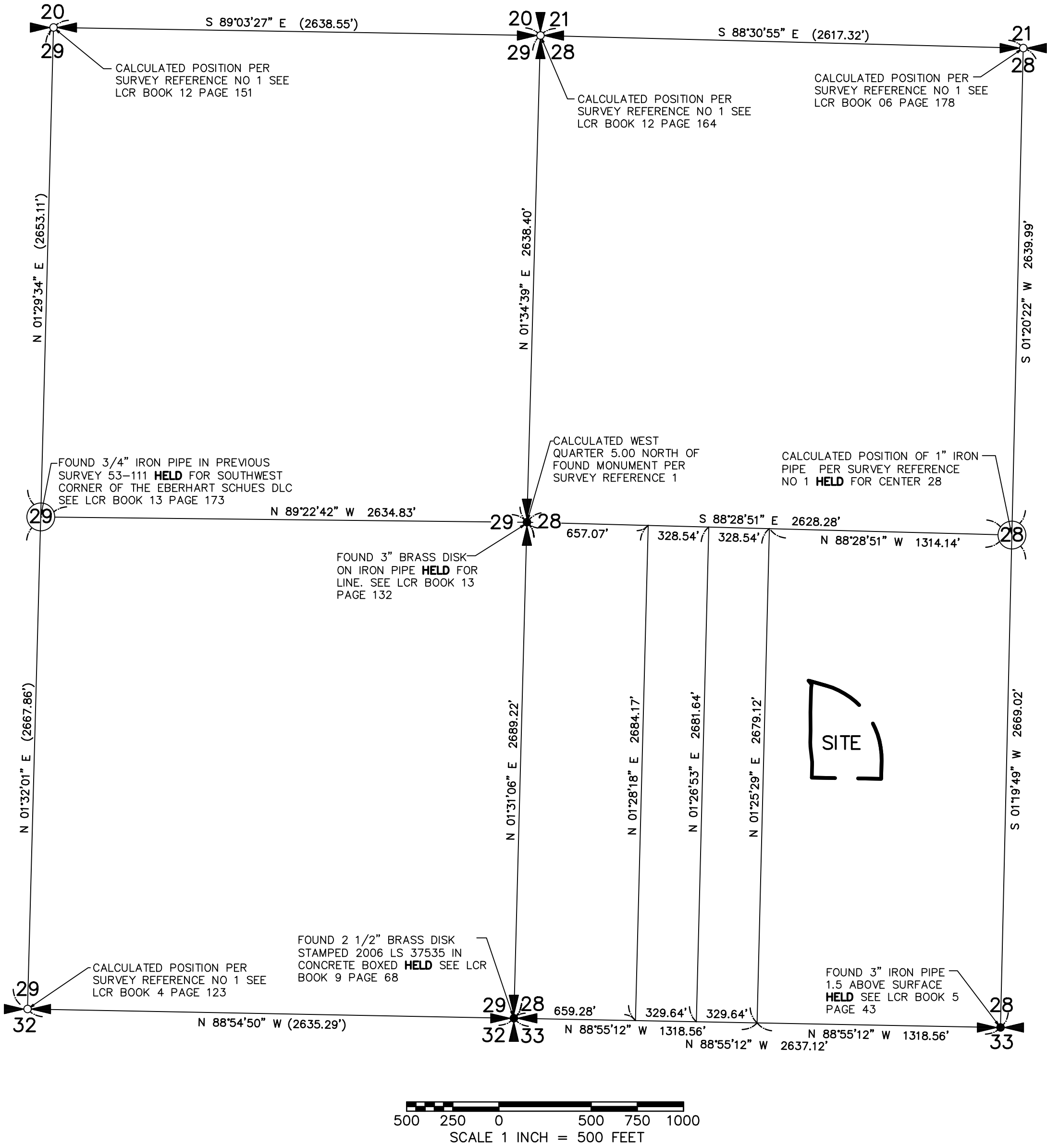
LAND INVENTORY:

A) TOTAL ACREAGE	3.71 AC
B) TOTAL DEVELOPED ACREAGE	1.43 AC
C) TOTAL LOT AREA	1.977 AC
D) TOTAL INFRASTRUCTURE ACREAGE (PRIVATE ROAD)	0 AC
E) TOTAL TRACT AREA	0.31 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.

DWG FILE: 14390P-1-PLAT.DWG DRAWN BY: DED PROJ MGR: DAD



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
- THE VILLAGE AT CAMAS MEADOWS PHASE 2 BOOK 311 PAGE 972

DEED REFERENCE:

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

TRACT "D" OF THE VILLAGE AT CAMAS MEADOWS PHASE 2 ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK OF PLATS AT PAGE RECORDS OF CLARK COUNTY WASHINGTON.

THE VILLAGE AT CAMAS MEADOWS PHASE 1

A SUBDIVISION IN TRACT "D" OF CAMAS MEADOWS PHASE 2 311-972 IN A PORTION OF THE NE 1/4, AND SE 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 3

CITY OF CAMAS MAYOR:

APPROVED: CITY OF CAMAS MAYOR DATE

CITY OF CAMAS FINANCE DIRECTOR:

THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS, AND THAT 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..

ATTESTED BY: CITY OF CAMAS FINANCE DIRECTOR DATE

CITY OF CAMAS COMMUNITY DEVELOPMENT DEPARTMENT:

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

CITY OF CAMAS 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 OF CAMAS ENGINEER DATE

FIRE CHIEF:

APPROVED: 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 THE VILLAGE AT CAMAS MEADOWS PHASE 1, 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: 5-15-18
CALC BY: DAD
DRAWN BY: DED
CHECKED BY: DAD
FILE:14390PH1.DWG