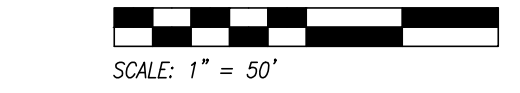


GREEN MOUNTAIN MIXED USE P.R.D.

PHASE 2 (SOUTH)

ORIGINALLY APPROVED AS GREEN MOUNTAIN MIXED USE P.R.D.
PHASE 2B, PHASE 2D AND PHASE 2F
A SUBDIVISION IN A PORTION OF THE SE 1/4 OF THE NW 1/4
SECTION 21 T. 2 N., R. 3 E., W.M.,
CITY OF CAMAS, CLARK COUNTY, WASHINGTON
CITY OF CAMAS FINAL ORDER SUB#16-02
NOVEMBER, 2018



LEGEND

- SET 1/2" X 24" REBAR WITH PLASTIC CAP STAMPED (OLSON ENG PLS 42667) DURING THIS SURVEY
 - ⊙ SET 1/2" X 24" REBAR WITH PLASTIC CAP STAMPED (OLSON ENG PLS 42667) TO BE SET AFTER RECORDING OF THIS PLAT
 - + SET BRASS SCREW WITH WASHER STAMPED (OLSON ENG PLS 42667) IN CURB ON A 11.75' PROJECTION OF THE LOT LINE, UNLESS NOTED OTHERWISE.
 - FOUND MONUMENT AS NOTED
 - CALCULATED POSITION (NOTHING SET)
 - () RECORD DISTANCE / ANGLE
 - BUILDING SETBACK LINES
 - EASEMENT LINE AS NOTED
 - PROPOSED LOT LINES
 - DIMENSIONAL LINE (NOT A LINE OF OWNERSHIP)
 - PLAT PERIMETER
- H.O.A. HOME OWNERS ASSOCIATION

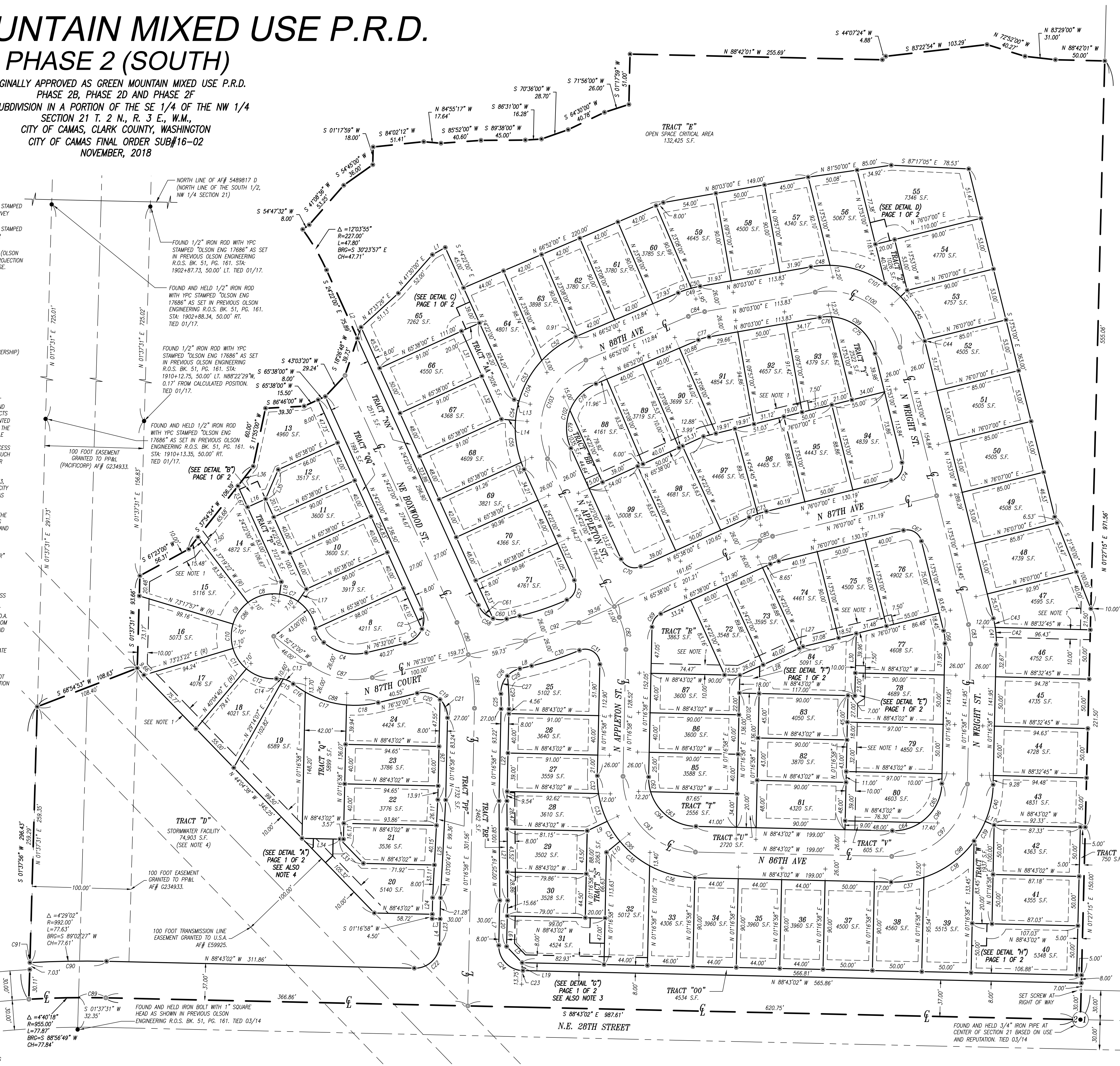
NOTES

- A PRIVATE STORM SEWER EASEMENT OVER, UNDER, AND UPON PORTIONS OF LOTS 14 THROUGH 20 INCLUSIVE, 46 & 47 INCLUSIVE, 72 THROUGH 80, AND 88 THROUGH 93 INCLUSIVE, TOGETHER WITH INCLUSIVE FACILITIES OVER TRACTS "BB", "N", "W" AND "Y" AS SHOWN HEREON IS HEREBY RESERVED FOR AND GRANTED TO THE H.O.A., AND ITS ASSIGNS, WITH THE RECORDING OF THIS PLAT FOR THE PURPOSE OF STORM WATER CONVEYANCE. THE H.O.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE STORM WATER CONVEYANCE IMPROVEMENTS WITHIN THE EASEMENT AREA, AND SHALL HAVE RIGHT OF ACCESS ACROSS SAID LOTS TO PERFORM SUCH RESPONSIBILITIES, AND FOLLOWING SUCH USE SHALL RETURN THE EASEMENT AREA TO ITS PRIOR CONDITION, AS NEAR AS POSSIBLE.
- A PUBLIC UTILITY EASEMENT OVER, UNDER AND UPON PORTIONS OF LOTS 13, 31, 40, 55, 65 AND 84 IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CAMAS, ITS SUCCESSORS AND ASSIGNS, FOR SANITARY SEWER, WATER, AS SHOWN HEREON UPON THE RECORDING OF THIS PLAT. THE CITY OF CAMAS SHALL BE RESPONSIBLE FOR THE PUBLIC SANITARY SEWER AND WATER FACILITIES WITHIN THE DESIGNATED EASEMENT AREAS. THE H.O.A. RESERVES THE RIGHT FOR ACCESS, MAINTENANCE AND REPAIR OF PRIVATE STORM FACILITIES OVER, UNDER, AND UPON PORTIONS OF SAID LOTS. WITHIN SAID EASEMENT AND FOLLOWING SUCH USE, ANY DISTURBED AREAS SHALL BE RESTORED TO ITS PRIOR CONDITION, AS NEAR AS POSSIBLE.
- RETAINING WALLS LOCATED ADJACENT TO LOTS 28 THROUGH 39, "OO" & "RR" TO BE OWNED AND MAINTAINED BY THE H.O.A.
- AN ACCESS AND INSPECTION EASEMENT AND WATER LINE EASEMENT OVER A PORTION OF LOT 20 AS SHOWN HEREON IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CAMAS, ITS SUCCESSORS AND ASSIGNS UPON THE RECORDING OF THIS PLAT. THE CITY OF CAMAS SHALL HAVE 24 HOUR ACCESS TO THE EASEMENT AREA FOR THE PURPOSE OF INSPECTION OF THE STORMWATER FACILITY LOCATED IN TRACT "D". INGRESS AND EGRESS TO THE DWELLING LOCATED ON LOT 20 MAY NOT BE IMPERD AT ANY TIME. THE H.O.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ACCESS TO AND FROM TRACT "D" AS WELL AS THE STORMWATER FACILITY IMPROVEMENTS WITHIN SAID EASEMENT. FOLLOWING ANY SUCH USE, ANY DISTURBED AREAS SHALL BE RESTORED TO ITS PRIOR CONDITION, AS NEAR AS POSSIBLE. THE H.O.A. RESERVES THE RIGHT FOR ACCESS, MAINTENANCE AND REPAIR OF ANY PRIVATE STORM FACILITIES CROSSING OVER, UNDER, AND UPON PORTIONS OF SAID EASEMENTS WITHIN LOT 20.
- ANY WALL OR PORTION OF A WALL THAT IS CONSTRUCTED ON A SPECIFIC LOT IS TO BE OWNED AND MAINTAINED BY THAT LOT OWNER. ANY WALL OR PORTION OF A WALL THAT IS CONSTRUCTED IN A TRACT IS TO BE OWNED AND MAINTAINED BY THE H.O.A.

TRACT NOTES

- TRACT "D" IS A STORM FACILITY AREA GRANTED TO THE H.O.A. WITH THIS PLAT AND IS TO BE OWNED, SHARED AND MAINTAINED BY THE H.O.A.
- TRACT "E" IS AN OPEN SPACE AND CRITICAL AREA GRANTED TO THE H.O.A. WITH THIS PLAT AND IS TO BE OWNED, SHARED AND MAINTAINED BY THE H.O.A.
- TRACT "P" IS AN ACCESS TO LOTS 10-13 GRANTED TO THE H.O.A. WITH THIS PLAT AND IS TO BE OWNED AND MAINTAINED BY THE H.O.A.
- TRACT "Q" IS AN ACCESS TO LOTS 20-24 GRANTED TO THE H.O.A. WITH THIS PLAT AND IS TO BE OWNED AND MAINTAINED BY THE H.O.A.
- TRACT "R" IS A PARKING AND LANDSCAPE AREA GRANTED TO THE H.O.A. WITH THIS PLAT AND IS TO BE OWNED, SHARED AND MAINTAINED BY THE H.O.A.
- TRACT "S" IS AN ACCESS TO LOTS 29-31 GRANTED TO THE H.O.A. WITH THIS PLAT AND IS TO BE OWNED AND MAINTAINED BY THE H.O.A.
- TRACT "T" IS A PARKING AND LANDSCAPE AREA GRANTED TO THE H.O.A. WITH THIS PLAT AND IS TO BE OWNED, SHARED AND MAINTAINED BY THE H.O.A.
- TRACT "U" IS AN ACCESS TO LOTS 81-84 GRANTED TO THE H.O.A. WITH THIS PLAT AND IS TO BE OWNED AND MAINTAINED BY THE H.O.A.
- TRACT "V" IS A LANDSCAPE AREA GRANTED TO THE H.O.A. WITH THIS PLAT AND IS TO BE OWNED, SHARED AND MAINTAINED BY THE H.O.A.
- TRACT "W" IS AN ACCESS TO LOTS 40-42 GRANTED TO THE H.O.A. WITH THIS PLAT AND IS TO BE OWNED AND MAINTAINED BY THE H.O.A.
- TRACT "Y" IS A LANDSCAPE AREA GRANTED TO THE H.O.A. WITH THIS PLAT AND IS TO BE OWNED, SHARED AND MAINTAINED BY THE H.O.A.
- TRACT "Y" IS A PARKING AND LANDSCAPE AREA GRANTED TO THE H.O.A. WITH THIS PLAT AND IS TO BE OWNED, SHARED AND MAINTAINED BY THE H.O.A.
- TRACT "Z" IS AN ACCESS TO LOTS 54-55 GRANTED TO THE H.O.A. WITH THIS PLAT AND IS TO BE OWNED AND MAINTAINED BY THE H.O.A.
- TRACT "AA" IS AN ACCESS TO LOTS 65-67 GRANTED TO THE H.O.A. WITH THIS PLAT AND IS TO BE OWNED AND MAINTAINED BY THE H.O.A.
- TRACT "BB", "NN", "OO", "PP", "QQ" AND "RR" ARE LANDSCAPE AREAS GRANTED TO THE H.O.A. WITH THIS PLAT AND ARE TO BE OWNED, SHARED AND MAINTAINED BY THE H.O.A.

PG. 2 OF 2 JOB# 8938.04.01
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LINE TABLE

LINE	BEARING	DISTANCE
L1	N 60°00'00\"	15.00'
L2	N 18°26'48\"	11.77'
L3	N 88°43'02\"	8.00'
L4	N 01°16'58\"	25.50'
L5	N 43°30'00\"	22.73'
L6	N 01°16'58\"	30.83'
L7	N 01°16'58\"	45.54'
L8	N 76°32'00\"	12.23'
L9	N 64°18'09\"	22.43'
L10	N 30°35'58\"	17.68'
L11	N 67°00'42\"	9.86'
L12	N 46°37'52\"	9.28'
L13	N 74°05'50\"	5.10'
L14	N 85°26'34\"	14.35'
L15	N 76°32'00\"	13.56'
L16	N 65°38'00\"	20.00'
L17	N 34°37'48\"	15.10'
L18	N 07°58'51\"	12.70'
L19	N 01°16'58\"	7.98'
L20	N 01°16'58\"	46.59'
L21	N 00°25'19\"	100.85'
L22	N 01°16'58\"	93.10'
L23	N 01°16'58\"	46.78'
L24	N 01°16'58\"	16.90'
L25	N 03°00'47\"	99.36'
L26	N 01°16'58\"	101.45'
L27	N 43°30'00\"	28.01'
L28	N 65°38'00\"	70.25'
L29	N 76°07'00\"	55.60'
L30	N 01°16'58\"	62.96'
L31	N 24°22'00\"	50.00'
L32	N 24°22'00\"	48.00'
L33	N 44°04'38\"	34.16'
L34	N 88°43'02\"	38.43'
L35	N 23°17'17\"	32.47'
L36	S 37°54'54\"	29.23'
L37	N 88°43'02\"	10.00'
L38	N 01°16'58\"	27.00'
L39	S 88°43'02\"	7.00'
L40	N 01°16'58\"	23.00'
L41	S 88°43'02\"	10.00'
L42	S 88°43'02\"	25.57'
L43	S 01°16'58\"	6.60'
L44	S 01°16'58\"	19.43'
L45	S 88°43'02\"	15.00'
L46	S 01°16'58\"	25.50'
L47	N 88°43'02\"	15.00'
L48	N 01°16'58\"	25.50'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	100°54'00"	25.00'	44.03'	N 26°05'00"	E 38.55'
C2	47°09'23"	25.00'	20.58'	N 00°47'18"	W 20.00'
C3	53°44'37"	25.00'	23.45'	N 49°39'42"	E 22.60'
C4	55°46'12"	49.00'	45.98'	N 76°34'54"	E 44.32'
C5	38°52'38"	25.00'	16.96'	N 30°15'29"	W 16.64'
C6	44°33'02"	43.00'	33.43'	N 33°05'41"	W 32.60'
C7	26°38'57"	43.00'	20.00'	N 68°41'40"	W 19.82'
C8	45°18'13"	43.00'	34.00'	N 75°19'45"	E 33.12'
C9	35°58'35"	43.00'	27.00'	N 34°41'21"	W 26.56'
C10	33°18'41"	43.00'	25.00'	N 00°02'42"	E 24.65'
C11	33°18'41"	43.00'	28.00'	N 33°15'50"	E 24.65'
C12	43°41'53"	43.00'	32.79'	N 71°46'06"	W 32.00'
C13	41°52'39"	25.00'	18.27"	N 72°40'33"	W 17.87'
C14	16°02'34"	25.00'	7.00'	N 85°35'36"	E 6.98'
C15	26°38'57"	43.00'	20.00'	N 68°41'40"	W 19.82'
C16	8°22'22"	101.00'	14.76'	N 55°55'25"	W 14.75'
C17	24°59'51"	101.00'	44.07'	N 72°36'31"	W 43.72'
C18	18°21'33"	101.00'	32.36'	N 88°42'47"	E 32.22'
C19	104°44'58"	25.00'	45.71'	N 51°05'31"	W 39.60'
C20	53°44'37"	25.00'	23.45'	N 49°39'42"	W 22.60'
C21	47°09'23"	25.00'	20.58'	N 22°17'45"	W 20.00'
C22	90°00'00"	25.00'	29.27'	N 46°16'58"	W 0.93'
C23	2°04'46"	25.00'	0.93"	N 87°39'09"	W 0.93'
C24	87°52'14"	25.00'	38.34"	N 42°39'09"	W 34.69'
C25	35°32'15"	227.00'	34.34"	N 06°39'09"	W 15.33'
C26	11°34'28"	101.00'	19.57'	N 53°34'16"	W 19.15'
C27	42°50'08"	25.00'	19.65'	N 19°55'47"	E 19.65'
C28	34°05'09"	25.00'	14.87"	N 59°29'26"	E 14.15'
C29	81°11'15"	235.00'	33.58'	N 02°48'40"	W 33.55'
C30	87°53'31"	378.00'	50.97'	N 72°03'15"	E 50.92'
C31	11°34'28"	101.00'	19.57'	N 53°34'16"	W 19.15'
C32	10°15'27"	101.00'	18.10"	N 03°10'00"	W 18.07'
C33	16°42'51"	101.00'	29.46"	N 17°20'25"	W 29.36'
C34	13°42'11"	101.00'	24.16"	N 32°52'56"	W 24.10'
C35	22°13'23"	101.00'	39.17"	N 50°30'44"	W 38.93'
C36	23°05'37"	101.00'	47.76"	N 75°10'14"	W 47.32'
C37	11°34'28"	101.00'	19.54"	N 85°35'25"	W 19.51'
C38	36°11'35"	101.00'	63.80"	N 54°06'56"	E 62.74'
C39	13°01'51"	101.00'	22.97"	N 29°30'13"	W 22.92'
C40	21°42'20"	101.00'	38.26"	N 12°08'08"	E 38.03'
C41	15°09'58"	101.00'	26.73"	N 06°18'01"	W 26.66'
C42	9°57'27"	101.00'	17.42"	N 01°58'20"	W 17.40'
C43	51°70'11"	101.00'	9.31"	N 11°14'30"	W 9.11'
C44	04°43'58"	101.00'	1.28"	N 14°14'49"	W 1.28'
C45	28°45'29"	101.00'	50.69"	N 28°59'23"	W 50.16'
C46	11°42'33"	101.00'	20.64"	N 49°13'24"	W 20.60'
C47	33°47'19"	101.00'	59.56"	N 75°58'20"	W 58.70'
C48	11°34'28"	101.00'	19.54"	N 85°35'25"	W 19.51'
C49	13°11'00"	101.00'	23.24"	N 73°27'50"	E 23.19'
C50	51°20'29"	101.00'	9.12"	N 72°27'45"	E 9.12'
C51	80°03'31"	101.00'	14.12"	N 70°52'15"	E 14.01'
C52	240°21'01"	101.00'	42.32"	N 54°51'48"	E 42.01'
C53	26°38'57"	101.00'	20.00'	N 68°41'40"	W 19.82'
C54	11°20'45"	101.00'	20.00'	N 101°34'48"	W 19.97'
C55	24°30'06"	101.00'	43.19"	N 07°41'38"	W 42.86'
C56	42°15'29"	101.00'	7.79"	N 22°09'20"	W 7.77'
C57	90°19'05"	15.00'	23.65"	N 20°47'33"	E 21.27'
C58	58°06'00"	25.00'	51.71"	N 63°50'00"	W 51.84'
C59	10°16'53"	74.00'	50.60"	N 71°14'31"	W 50.53'
C60	31°56'37"	25.00'	13.94"	N 87°29'41"	W 13.76'
C61	47°09'23"	25.00'	20.58"	N 47°56'41"	W 20.00'
C62	17°49'33"	49.00'	15.24"	N 07°37'48"	W 15.18'
C63	72°10'27"	49.00'	61.72"	N 52°32'48"	W 57.72'
C64	35°16'53"	49.00'	9.31"	N 11°14'30"	W 29.70'
C65	54°03'47"	49.00'	46.80"	N 28°38'32"	W 45.04'
C66	15°09'58"	49.00'	12.97"	N 06°18'01"	W 12.93'
C67	90°00'00"	15.00'	23.56"	N 58°53'00"	W 21.21'
C68	02°09'00"	49.00'	8.97"	N 70°52'30"	E 8.98'
C69	64°21'02"	15.00'	16.85"	N 33°27'29"	E 15.95'
C70	90°00'00"	15.00'	23.56"	N 69°22'00"	W 21.21'
C71	10°29'00"	101.00'	18.48"	N 70°52'30"	E 18.45'
C72	51°34'30"	101.00'	9.24"	N 88°15'15"	E 9.24'
C73	51°34'30"	101.00'	9.24"	N 73°29'45"	E 9.24'
C74	90°00'00"	15.00'	23.56"	N 51°07'00"	W 21.21'
C75	21°02'21"	49.00'	61.72"	N 49°58'41"	W 57.72'
C76	13°53'33"	49.00'	11.88"	N 86°59'46"	E 11.85'
C77	13°11'00"	49.00'	11.22"	N 73°27'30"	E 11.25'
C78	45°10'16"	49.00'	38.63"	N 44°16'52"	W 37.64'
C79	46°03'44"	49.00'	39.39"	N 01°20'08"	W 38.34'
C80	94°54'11"	200.00'	34.61"	N 19°24'38"	W 34.56'
C81	25°58'58"	75.00'	33.57"	N 06°35'05"	W 34.75'
C82	154°46'06"	75.00'	33.57"	N 11°32'31"	W 33.30'
C83	15°09'58"	75.00'	19.85"	N 06°18'01"	W 19.79'
C84	13°11'00"	75.00'	17.26"	N 73°27'30"	W 17.22'
C85	10°29'00"	15.00'	17.72"	N 70°52'30"	W 13.70'
C86	26°47'43"	43.00'	19.23"	N 37°46'59"	W 64.51'
C87	01°16'58"	75.00'	67.11"	N 77°50'00"	W 64.89'
C88	51°43'46"	101.00'	91.19"	N 77°36'07"	W 88.12'
C89	13°04'44"	855.00'	27.52'	N 89°32'34"	E 27.52'
C90	42°81'12"	992.00'	77.39"	N 89°02'50"	W 77.37'
C91	02°00'50"	992.00'	0.24"	N 86°48'21"	W 0.24'
C92	10°54'00"	57.00'	3.57"	N 71°05'00"	W 56.99'
C93	90°00'00"	75.00'	117.81"	N 43°43'02"	W 106.07'
C94	90°00'00"	49.00'	76.97"	N 43°43'02"	W 69.30'
C95	90°00'00"	101.00'	158.65'	N 43°43'02"	W 142.84'
C96	90°00'00"	49.00'	76.97"	N 46°16'58"	W 69.30'
C97	90°00'00"	75.00'	117.81"	N 46°16'58"	W 106.07'
C98	86°04'00"	49.00'	73.61"	N 56°55'00"	W 66.88'
C99	86°04'00"	75.00'	112.68"	N 56°55'00"	W 102.36'
C100	86°04'00"	101.00'	151.72"	N 56°55'00"	W 131.85'
C101	91°14'00"	49.00'	78.02"	N 21°15'00"	W 70.04'
C102	91°14'00"	75.00'	119.42"	N 21°15'00"	W 107.20'
C103	91°14'00"	101.00'	168.82"	N 21°15'00"	W 138.88'