DAWSON RIDGE CITY OF CAMAS MAYOR BASIS OF BEARINGS APPROVED BY _____ S 88°49'37" E ASSUMED ALONG THE NORTH LINE OF L. DURGAN PHASE 1 D.L.C. BETWEEN THE MONUMENTS FOUND IN PLACE AT THE NW CORNER OF THE LAFAYETTE DURGAN D.L.C. AND THE 1/2" REBAR CITY OF CAMAS FINANCE DIRECTOR W/YPC "OLSON ENG 9025". A SUBDIVISION IN THE LAFAYETTE DURGAN D.L.C. #39 THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS. AND ALL SPECIAL 180 ASSESSMENTS ON ANY OF THE PROPERTY THAT IS DEDICATED AS STREETS, IN THE WEST 1/2 SEC. 8 & ALLEYS OR FOR OTHER PUBLIC USE ARE PAID IN FULL AT THE DATE OF IN THE EAST 1/2 SEC. 9, T1N, R3E, W.M., - FND. 2" IP W/ALUM. CAP CITY OF CAMAS, CLARK COUNTY, WASHINGTON DURING PREVIOUS SURVEY OF *LEGEND* BRADY WOODS (J-545). HELD AS CITY OF CAMAS FINANCE DIRECTOR CITY OF CAMAS FINAL ORDER SUB#17-02 NW COR. OF THE LAFÉYETTE DURGAN D.L.C. (SEE L.C.R. 14/36) NOVEMBER 2018 ● SET 1/2" REBAR WITH YELLOW PLASTIC CAP CITY OF CAMAS PUBLIC WORKS DEPARTMENT (OLSON ENG PLS 46624) DURING THIS SURVEY ∠N 60°54'01" W + SET BRASS SCREW WITH WASHER (OLSON ENG PLS 46624) ON CURB. GOOD FOR PROJECTION OF THE SIDELINES, BUT NOT THE ALL IMPROVEMENTS HAVE BEEN INSTALLED OR FINANCIALLY SECURED FOR ACTUAL CORNER. SEE CURB SCREW TABLE FOR DISTANCE FROM 12.42' IN ACCORDANCE WITH THE REQUIREMENTS OF THIS TITLE AND WITH THE PRELIMINARY PLAT APPROVAL: ⊕ 1/2" REBAR W/YPC "OLSON ENG PLS 17686" - FND. 1/2" REBAR W/YPC "OLSON 9025" CALCULATED POSITION OF NE CORNER -AS SET IN R.O.S. (BK. 60, PG. 112) AS SET IN R.O.S. BK. 7, PG. 196 AS SHOWN L. DURGAN D.L.C. AS SHOWN IN HIDDEN ALL IMPROVEMENTS CAN OR WILL MEET CURRENT PUBLIC WORKS DRAWING IN HIDDEN LEAF 1 (BK. 311, PG. 454). (TIED 2006) □ 1/2" REBAR W/YPC "OLSON ENG PLS 17686" LEAF 1 (BK. 311, PG. 454). STANDARDS FOR ROAD, UTILITY AND DRAINAGE CONSTRUCTION PLANS; AS SET IN HIDDEN LEAF 1 (BK. 311, PG. 454) WETLAND BUFFER ◎ 1/2" REBAR W/YPC "OLSON ENG PLS 26352" S 88°51'59" E 1042.14' ORIGINAL AND REPRODUCIBLE MYLAR OR ELECTRONIC RECORDS IN A FORMAT -17.00' ADDITIONAL R/W DEDICATED TO AS SET IN BRADY WOODS (J-545) THE CITY OF CAMAS WITH THIS PLAT. APPROVED BY THE PUBLIC WORKS DIRECTOR OR DESIGNEE AND CERTIFIED BY # EASEMENT PROVISIONS DETAIL F NOT TO SCALE THE DESIGNING ENGINEER AS BEING "AS CONSTRUCTED" HAVE BEEN 40' R/W PER PLAT OF DETAIL E H.O.A. HOMEOWNER'S ASSOCIATION SUBMITTED OR FINANCIALLY SECURED FOR CITY RECORDS. ,GRAND RIDGE PHASE . NOT TO SCALE PVT. PRIVATE (310-854) -WETLAND BUFFER ESMT. EASEMENT APPROVED BY _ R/W RIGHT OF WAY CITY OF CAMAS ENGINEER R.B. RADIAL BEARING (SEE RADIAL BEARING TABLE ON PAGE 2) -∆ =16°43'26" SEE TRACT NOTE 1 — — — BUILDING SETBACK LINES CITY OF CAMAS COMMUNITY DEVELOPMENT R=88.99' L=25.98' N 84°29'12" E APPROVED BY --- EASEMENT LINES 256.98 CITY OF CAMAS COMMUNITY DEVELOPMENT DIRECTOR DATE ----- WET ----- WETLAND BOUNDARY ---- RIPARIAN BUFFER OR DESIGNEE · — · · — WETLAND BUFFER TRACT B $\triangle = 22^{\circ}53'24''$ 24,520 S.F. CAMAS-WASHOUGAL FIRE DEPARTMENT R=88.99' SEE TRACT NOTE 2 L=35.55' N 85°20'21" W-UTILITY EASEMENT APPROVED BY CAMAS-WASHOUGAL FIRE CHIEF OR DESIGNEE AN EASEMENT IS HEREBY RESERVED UNDER AND UPON ALL TRACTS AND THE EXTERIOR SIX (6) FEET OF ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC AND/OR PRIVATE ROADS AND TRACTS FOR THE INSTALLATION, CONSTRUCTION, RENEWING, OPERATING AND MAINTAINING ELECTRIC, TELEPHON CLARK COUNTY ASSESSOR TV, CABLE, WATER AND SANITARY SEWER SERVICES. 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 FOUND AND HELD BRASS CAP IN CONC. LINES OF ALL LOTS ADJACENT TO PUBLIC AND/OR PRIVATE STREETS. THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. NO. AS SHOWN IN PREVIOUS SURVEY OF HIDDEN S 84°24'21" W 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS LEAF 1 (BK. 311, PG. 454). (TIED 2006) DAWSON RIDGE PHASE 1 S 05°35'39" E-WETLAND -CITY OF CAMAS REQUIRED NOTES SUBDIVISION PLAT NO. IN THE COUNTY OF CLARK. STATE OF WASHINGTON ∕ R/W WIDTH VARIES 1. A HOMEOWNERS ASSOCIATION (HOA) WILL BE REQUIRED FOR THIS DEVELOPMENT. COPIES OF THE C.C. & R'S SHALL BE SUBMITTED AND ON FILE WITH THE CITY OF CAMAS. THE C.C. & R'S MUST ALLOW THE DEVELOPMENT OF ACCESSORY DWELLING UNITS (ADUS). CLARK COUNTY ASSESSOR 2. BUILDING PERMITS WILL NOT BE ISSUED BY THE BUILDING DEPARTMENT UNTIL ALL SUBDIVISION IMPROVEMENTS ARE COMPLETED AND THE CITY HAS ISSUED FINAL LAND SURVEYOR'S CERTIFICATION A.P.N. 127174-000 3. FOR LOTS ADJACENT TO STEEP SLOPES, THE GEOTECHNICAL ENGINEER OF RECORD THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN MUST PERFORM A LOT SPECIFIC GEOTECHNICAL EVALUATION, WHICH WILL BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION. CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF MCINTOSH RIDGE PRD, LLC ON OCTOBER 18, 2018. I HEREBY CERTIFY TEMPORARY TURNAROUND ESMT. 4. MAXIMUM BUILDING LOT COVERAGE IS 35% ACCORDING TO THE APPROVAL (FILE# 7.00' ADDITIONAL R/W DEDICATED TO, EASEMENT TO BE GRANTED TO THAT THIS MAP FOR DAWSON RIDGE PHASE 1 IS BASED UPON ON AN ACTUAL SURVEY SUB17-02). UNLESS OTHERWISE MODIFIED AND APPROVED BY THE CITY. S 84°24'21" W - $^{ au}$ THE CITY OF CAMAS WITH THIS PLAT. $^{\prime}$ THE H.O.A. OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE R=43.00' 14.98' CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM L=219.25' 5. LOW FLOW LIFE SAFETY RESIDENTIAL FIRE SPRINKLERS (NFPA 13D) REQUIRED IN ALL COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, (1) TO THE EXTENT DETERMINED BY THE - WETLAND BUFFER 6. THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO TRAFFIC IMPACT FEES, SCHOOL WALLS, FLOORS, OR CEILINGS THEREOF, OR OTHER PHYSICAL MONUMENTS, ARE IMPACT FEES, FIRE IMPACT FEES AND PARK/OPEN SPACE IMPACT FEES, EACH NEW TRACT A DWELLING WILL BE SUBJECT TO THE PAYMENT OF APPROPRIATE IMPACT FEES AT THE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID MAP, OR (2) TO THE EXTENT 202,187 S.F. SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES TIME OF BUILDING PERMIT ISSUANCE. ON PG. 2 SEE TRACT NOTE 1 ARE SHOWN ON THE MAP. WITHIN IDENTIFIED TRACTS, STEEP SLOPED AREAS, WETLANDS, STREAMS AND -S 36°48'40" E ASSOCIATED BUFFERS SHALL BE MAINTAINED IN THEIR NATURAL STATE AS DESCRIBED IN THE FINAL MITIGATION PLANS. **VARIES** $\triangle = 0.3^{\circ}42'44$ TRACT JR=355.00' 8. TREE TOPPING IS NOT PERMITTED, NOR REMOVAL OF MORE THAN 20 PERCENT OF A —10.00' BUFFER PATRICK J. SCOTT 10.748 S.F. 5,379 S.F. L=23.00' TREE'S CANOPY. TREES THAT A LICENSED ARBORIST DETERMINES TO BE HAZARDOUS 2,391 S.F. PROFESSIONAL LAND SURVEYOR NO. 46624 52.00' R/W DEDICATED — MAY BE REMOVED, AFTER APPROVAL BY THE CITY. REMOVAL OF HAZARD TREES, AND SEE TRACT NOTE 10 SEE TRACT TO THE CITY OF CAMAS REQUIRED STREET TREES SHALL BE PROMPTLY REPLACED AND MAINTAINED. NOTE 3 % 28 WITH THIS PLAT. 9. IN THE EVENT THAT ANY ITEM OF ARCHAEOLOGICAL INTEREST IS UNCOVERED DURING THE 12,793 S.F. 11,013 S.F. 11,393 S.F. COURSE OF A PERMITTED GROUND-DISTURBING ACTION OR ACTIVITY, ALL GROUND GROUND DISTURBING ACTIVITIES SHALL IMMEDIATELY CEASE AND THE APPLICANT SHALL - 54.00' R/W DEDICATED TO THE NOTIFY THE PUBLIC WORKS DEPARTMENT OR DAHP. CITY OF CAMAS WITH THIS PLAT. ON THIS PAGE |SEE DETAIL A ! 10. ILLEGALLY PARKED VEHICLES MAY BE SUBJECT TO TOWING OR OTHER PRIVATE PARKING S 59°02'11" ENFORCEMENT MEASURES IN ACCORDANCE WITH THE PROVISIONS OUTLINED IN THE H.O.A. 34.37' DOCUMENTS AND C.C.&R'S. 11. GEOTECHNICAL MANAGEMENT SETBACK AREAS ARE RESTRICTED TO FENCING, LANDSCAPING 13,467 S.F. AND PATIOS. THESE RESTRICTIONS CAN BE MODIFIED WITH ADDITIONAL GEOTECHNICAL BUILDING SETBACKS 11,047 S.F. - GEOTECHNICAL MANAGEMENT SETBACK AREA FRONT YARD **ACKNOWLEDGMENT** 5.00' CORNER LOT REAR YARD 13,965 S.F. SIDE STREET YARD 20.00' *∕*-∆ =20°00'45" *25.00*′ |R=252.00' R=300.00' SURVEY REFERENCES LOT FRONTAGE ON A *30.00*′ CUL-DE-SAC OR CURVE — TRACT D SIGNED OR ATTESTED BEFORE ME ON _ BY PATRICK J. SCOTT. ,−N 87°31′35" E 10,570 S.F. 7.26' 2.989 S.F. 1. SURVEY BY OLSON ENGINEERING, INC. FOR HIDDEN LEAF 1 (BK. 311, PG. 454) RECORDED: 12/2006. SEE TRACT NOTE 4 N 87°31'35" E 116.57'-2. SURVEY BY OLSON ENGINEERING, INC. FOR RECORD OF SURVEY (BK. 33, PG. 14) RECORDED: 02/1993. 12,005 S.F. 7,399 S.F. SEE DETAIL C ON PAGE 2 3. SURVEY BY OLSON ENGINEERING, INC. FOR RECORD OF SURVEY (BK. 32, PG. 90) RECORDED: 11/1992. — SEE DETAIL B ON PG. 2 11,639 S.F. 4. SURVEY BY ROBERT MURSELL FOR SHORT PLAT (BK. 2, PG. 307) RECORDED: 12/1988. ✓ △ =26°20'00" 12,397 S.F. $/-\Delta$ =20°20'21" 5. SURVEY BY THOMAS BICKFORD FOR RECORD OF SURVEY (BK. 22, PG. 84) RECORDED: 01/1988. $\triangle = 35^{\circ}50'00" -$ NOTARY PUBLIC IN AND FOR THE STATE OF ____ R=252.00' 10.00' R=300.00' R=326.00° L=115.82' L=187.62' MY COMMISSION EXPIRES _____ A.P.N. 986042-990 MATCH LINE SEE CLARK COUNTY AUDITOR MATCH LINE-SEE PAGE 2 $\triangle = 14^{\circ}27'46"$ R=326.00' ATTESTED BY _ CLARK COUNTY AUDITOR DEED REFERENCES \bigcirc FOUND AND HELD 1-1/4" IRON PIPE FOR POINT ON THE EAST LINE OF THE JOEL KNIGHT D.L.C. AS SHOWN FILED FOR RECORD THIS DAY OF PG. 1 OF 2 JOB# 7972.00.01 GRANTOR: MCINTOSH RIDGE PRD, LLC IN PREVIOUS SURVEY BK. 32, PG. 90 (TIED 2006). FIELD TRAVERSES WERE PERFORMED WITH A TRIMBLE GRANTEE: MCINTOSH RIDGE PRD, LLC SEE L.C.R. BK. 8, PG. 54. S6 TOTAL STATION (3") AND ADJUSTED BY LEAST SQUARES. COPYRIGHT 2018, OLSON ENGINEERING, INC. AUDITORS FILE NO. ______ BOOK OF PLATS _____, AT PAGE _____. A.F. #: 5428623 BLA THE FIELD TRAVERSES MET THE MINIMUM STANDARDS FILE: J:\DATA\7000\7900\7970\7972\SURVEY\PLAT\7972.S.FINAL.PLAT.DWG ENGINEERING INC. 222 E. EVERGREEN BLVD, VANCOUVER, WA 98660 DATE: 08/01/2017 FOR SURVEYS AS DESIGNATED IN WAC 332-130-090.