

CITY OF CAMAS MAYOR

APPROVED BY _____ MAYOR DATE _____

CITY OF CAMAS FINANCE DIRECTOR

THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS, AND 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.

CITY OF CAMAS FINANCE DIRECTOR DATE _____

CITY OF CAMAS PUBLIC WORKS DEPARTMENT

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

ALL IMPROVEMENTS CAN OR WILL MEET CURRENT PUBLIC WORKS DRAWING STANDARDS FOR ROAD, 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 OR FINANCIALLY SECURED FOR CITY RECORDS.

APPROVED BY _____ CITY OF CAMAS ENGINEER DATE _____

CITY OF CAMAS COMMUNITY DEVELOPMENT

APPROVED BY _____ CITY OF CAMAS COMMUNITY DEVELOPMENT DIRECTOR DATE _____ OR DESIGNEE

CAMAS-WASHOUGAL FIRE DEPARTMENT

APPROVED BY _____ CAMAS-WASHOUGAL FIRE CHIEF OR DESIGNEE DATE _____

CLARK COUNTY ASSESSOR

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. NO. 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS

DAWSON RIDGE PHASE 1

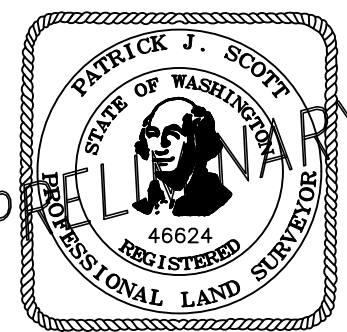
SUBDIVISION PLAT NO. _____ IN THE COUNTY OF CLARK, STATE OF WASHINGTON

CLARK COUNTY ASSESSOR

LAND SURVEYOR'S CERTIFICATION

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF MCINTOSH RIDGE PRO, LLC ON OCTOBER 18, 2018. I HEREBY CERTIFY THAT THIS MAP FOR DAWSON RIDGE PHASE 1 IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, (1) TO THE EXTENT DETERMINED BY THE WALLS, FLOORS, OR CEILINGS THEREOF, OR OTHER PHYSICAL MONUMENTS, ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID MAP, OR (2) TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

PATRICK J. SCOTT DATE _____ PROFESSIONAL LAND SURVEYOR NO. 46624



ACKNOWLEDGMENT

STATE OF _____ SS
COUNTY OF _____
SIGNED OR ATTESTED BEFORE ME ON _____ BY PATRICK J. SCOTT.

NOTARY SIGNATURE _____
DATED: _____, 20____
PRINTED NAME: _____
NOTARY PUBLIC IN AND FOR THE STATE OF _____
MY COMMISSION EXPIRES _____

CLARK COUNTY AUDITOR

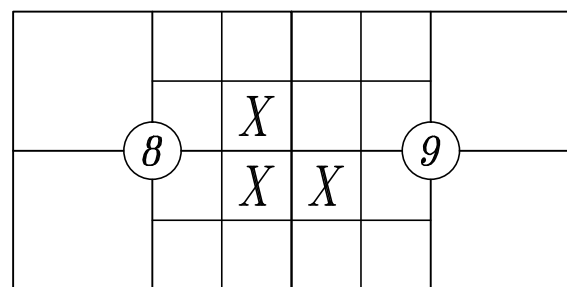
ATTESTED BY _____ CLARK COUNTY AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____, 2018.

AUDITORS FILE NO. _____ BOOK OF PLATS _____, AT PAGE _____.

DAWSON RIDGE
PHASE 1

A SUBDIVISION IN THE LAFAYETTE DURGAN D.L.C. #39
IN THE WEST 1/2 SEC. 8 &
IN THE EAST 1/2 SEC. 9, T1N, R3E, W.M.,
CITY OF CAMAS, CLARK COUNTY, WASHINGTON
CITY OF CAMAS FINAL ORDER SUB#17-02
NOVEMBER 2018



BASIS OF BEARINGS

S 88°49'37" E ASSUMED ALONG THE NORTH LINE OF L. DURGAN 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 W/PG "OLSON ENG 9025".

SCALE: 1" = 60'
0 60 120 180

LEGEND

- SET 1/2" REBAR WITH YELLOW PLASTIC CAP (OLSON ENG PLS 46624) DURING THIS SURVEY
- + SET BRASS SCREW WITH WASHER (OLSON ENG PLS 46624) ON CURB. GOOD FOR PROJECTION OF THE SIDELINES, BUT NOT THE ACTUAL CORNER. SEE CURB SCREW TABLE FOR DISTANCE FROM FRONT LOT CORNER.
- ⊕ 1/2" REBAR W/PG "OLSON ENG PLS 17686" AS SET IN R.O.S. (BK. 60, PG. 112)
- 1/2" REBAR W/PG "OLSON ENG PLS 17686" AS SET IN HIDDEN LEAF 1 (BK. 311, PG. 454)
- ⊙ 1/2" REBAR W/PG "OLSON ENG PLS 26352" AS SET IN BRADY WOODS (J-545)
- △ EASEMENT PROVISIONS
- H.O.A. HOMEOWNER'S ASSOCIATION
- PVT. PRIVATE
- ESMT. EASEMENT
- R/W RIGHT OF WAY
- R.B. RADIAL BEARING (SEE RADIAL BEARING TABLE ON PAGE 2)
- BUILDING SETBACK LINES
- - - PROPOSED LOT LINES
- PLAT BOUNDARY
- EASEMENT LINES
- WETLAND BOUNDARY
- RIPARIAN BUFFER
- WETLAND BUFFER

UTILITY EASEMENT

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, RENOVATING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, 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 LINES OF ALL LOTS ADJACENT TO PUBLIC AND/OR PRIVATE STREETS.

CITY OF CAMAS REQUIRED NOTES

- 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).
- BUILDING PERMITS WILL NOT BE ISSUED BY THE BUILDING DEPARTMENT UNTIL ALL SUBDIVISION IMPROVEMENTS ARE COMPLETED AND THE CITY HAS ISSUED FINAL ACCEPTANCE.
- FOR LOTS ADJACENT TO STEEP SLOPES, THE GEOTECHNICAL ENGINEER OF RECORD MUST PERFORM A LOT SPECIFIC GEOTECHNICAL EVALUATION, WHICH WILL BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION.
- MAXIMUM BUILDING LOT COVERAGE IS 35% ACCORDING TO THE APPROVAL (FILE# SUB17-02), UNLESS OTHERWISE MODIFIED AND APPROVED BY THE CITY.
- LOW FLOW LIFE SAFETY RESIDENTIAL FIRE SPRINKLERS (NFPA 130) REQUIRED IN ALL NEW DWELLINGS.
- 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 WILL BE SUBJECT TO THE PAYMENT OF APPROPRIATE IMPACT FEES AT THE TIME OF BUILDING PERMIT ISSUANCE.
- WITHIN IDENTIFIED TRACTS, STEEP SLOPED AREAS, WETLANDS, STREAMS AND ASSOCIATED BUFFERS SHALL BE MAINTAINED IN THEIR NATURAL STATE AS DESCRIBED IN THE FINAL MITIGATION PLANS.
- TREE TOPPING IS NOT PERMITTED, NOR REMOVAL OF MORE THAN 20 PERCENT OF A TREE'S CANOPY. TREES THAT A LICENSED ARBORIST DETERMINES TO BE HAZARDOUS MAY BE REMOVED AFTER APPROVAL BY THE CITY. REMOVAL OF HAZARDOUS TREES, AND REQUIRED STRIP TREES SHALL BE PROMPTLY REPLACED AND MAINTAINED.
- IN THE EVENT THAT ANY ITEM OF ARCHAEOLOGICAL INTEREST IS UNCOVERED DURING THE COURSE OF A PERMITTED GROUND-DISTURBING ACTION OR ACTIVITY, ALL GROUND DISTURBING ACTIVITIES SHALL IMMEDIATELY CEASE AND THE APPLICANT SHALL NOTIFY THE PUBLIC WORKS DEPARTMENT OR DAHP.
- 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 AND C.C.&R'S.
- GEOTECHNICAL MANAGEMENT SETBACK AREAS ARE RESTRICTED TO FENCING, LANDSCAPING AND PATIOS. THESE RESTRICTIONS CAN BE MODIFIED WITH ADDITIONAL GEOTECHNICAL REVIEW AND WILL REQUIRE CITY APPROVAL.

SURVEY REFERENCES

- SURVEY BY OLSON ENGINEERING, INC. FOR HIDDEN LEAF 1 (BK. 311, PG. 454) RECORDED: 12/2006.
- SURVEY BY OLSON ENGINEERING, INC. FOR RECORD OF SURVEY (BK. 33, PG. 14) RECORDED: 02/1993.
- SURVEY BY OLSON ENGINEERING, INC. FOR RECORD OF SURVEY (BK. 32, PG. 90) RECORDED: 11/1992.
- SURVEY BY ROBERT MURSELL FOR SHORT PLAT (BK. 2, PG. 307) RECORDED: 12/1988.
- SURVEY BY THOMAS BICKFORD FOR RECORD OF SURVEY (BK. 22, PG. 84) RECORDED: 01/1988.

MATCH LINE SEE
PAGE 2

PG. 1 OF 2 JOB# 7972.00.01

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1-509-289-0936

