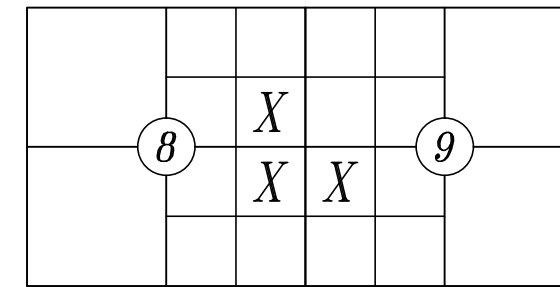
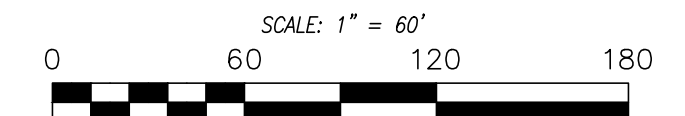


DAWSON RIDGE PHASE 1

A SUBDIVISION IN THE LAFAYETTE DUGAN 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. DUGAN
D.L.C. BETWEEN THE MONUMENTS FOUND IN PLACE AT THE NW
CORNER OF THE L. DUGAN D.L.C. AND THE 1/2" REBAR #1/PC
"OLSON ENG 9025".



CURB SCREW TABLE

LOT LINE 1 & TRACT D	11.20'
LOT 1 - LOT 6	9.75'
LOT LINE 6 & 7	7.20'
LOT LINE 7 & 8	7.20'
LOT LINE 11 & TRACT G	7.20'
LOT LINE 11 & 12	10.00'
LOT 12 - LOT 15	9.75'
LOT LINE 16 & 23	9.75'
LOT 16 - LOT 19	9.75'
LOT LINE 19 & 20	9.50'
LOT LINE 20 & 21	9.25'
LOT LINE 21 & 22	9.75'
LOT LINE 22 & 23	9.75'
LOT LINE 24 & 25	9.75'
LOT LINE 25 & 26	10.05'
LOT LINE 26 & TRACT A	9.60'
LOT LINE 24 & 27	9.75'
LOT 27 - LOT 29	10.00'
LOT LINE 29 & 30	9.75'
LOT LINE 31 & TRACT I	10.25'
LOT LINE 31 & 32	14.30'
LOT LINE 32 & 33	9.75'

LAND INVENTORY

TOTAL ACREAGE:	17.60 AC.
TOTAL DEVELOPED ACREAGE:	11.92 AC.
TOTAL LOT AREA:	8.70 AC.
TOTAL INFRASTRUCTURE AREA:	3.79 AC.
TOTAL TRACT AREA:	1.99 AC.
TOTAL CRITICAL AREA:	2.46 AC.
TOTAL RECREATIONAL OPEN SPACE:	0.61 AC.

LEGEND

- SET 1/2" REBAR WITH YELLOW PLASTIC CAP (OLSON ENG PLS 46624) DURING THIS SURVEY
- + CURB 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/PC "OLSON ENG PLS 17686" AS SET IN R.O.S. (BK. 60, PG. 112)
- 1/2" REBAR W/PC "OLSON ENG PLS 17686" AS SET IN HIDDEN LEAF 1 (BK. 311, PG. 54)
- ⊙ 1/2" REBAR W/PC "OLSON ENG PLS 28352" AS SET IN BRADY WOODS (J-545)
- △ EASEMENT PROVISIONS
- H.O.A. HOMEOWNER'S ASSOCIATION
- P.V.T. 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
- RIPARIAN BUFFER
- WETLAND BUFFER

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH
C1	120.19°	880.00'	20.56'
C2	127.05°	131.00'	61.93'
C3	61.08°	88.99'	94.95'
C4	40.43°	110.00'	78.18'
C5	22.28°	50.00'	23.95'
C6	12.51°	72.00'	16.15'
C7	23.06°	131.42'	53.01'
C8	17.04°	148.14'	44.45'
C9	27.11°	325.00'	154.41'
C10	23.02°	325.00'	130.67'
C11	41.11°	325.00'	23.75'
C12	9.00°	800.00'	123.88'
C13	8.51°	800.00'	94.92'
C14	13.48°	250.00'	60.29'
C15	22.20°	250.00'	97.51'
C16	18.30°	450.00'	143.35'
C17	34.46°	150.00'	91.05'
C18	2.49°	180.00'	8.85'
C19	18.30°	420.00'	135.66'
C20	7.48°	220.00'	35.50'
C21	90.00°	46.00'	72.26'
C22	90.00°	70.00'	109.96'
C23	52.55°	94.00'	86.84'
C24	91.00°	94.00'	15.04'
C25	80.71°	70.00'	97.98'
C26	9.48°	70.00'	11.98'
C27	65.51°	16.00'	18.67'
C28	73.22°	20.00'	25.61'
C29	16.57°	300.00'	88.77'
C30	55.27°	270.00'	267.17'
C31	55.41°	225.00'	244.55'
C32	24.58°	502.00'	218.82'
C33	24.59°	526.00'	229.40'
C34	85.09°	76.00'	112.86'
C35	84.33°	52.00'	76.75'
C36	31.14°	100.00'	54.54'
C37	89.59°	25.00'	25.13'
C38	89.59°	16.00'	25.13'
C39	89.59°	16.00'	25.13'
C40	52.56°	51.00'	47.12'
C41	52.56°	75.00'	69.29'
C42	52.56°	99.00'	91.47'
C43	89.59°	51.00'	80.11'
C44	90.00°	25.00'	17.81'
C45	90.00°	25.00'	17.81'
C46	89.59°	16.00'	25.13'
C47	89.42°	94.00'	147.17'
C48	89.42°	94.00'	109.60'
C49	89.42°	94.00'	72.05'
C50	15.11°	124.00'	32.88'
C51	26.31°	100.00'	46.36'
C52	43.12°	75.00'	53.61'
C53	62.25°	20.00'	21.79'
C54	26.16°	43.00'	202.09'
C55	37.48°	20.00'	13.20'
C56	43.12°	300.00'	25.54'
C57	43.45°	94.00'	71.80'
C58	12.04°	99.00'	20.86'
C59	41.21°	99.00'	71.45'
C60	36.34°	99.00'	63.20'
C61	NOT USED		
C62	16.26°	43.00'	12.34'
C63	12.43°	99.00'	21.96'
C64	40.12°	99.00'	69.48'
C65	49.45°	124.00'	8.81'
C66	65.53°	49.45°	32.43'
C67	27.40°	43.00'	20.77'
C68	52.58°	43.00'	39.76'
C69	63.03°	43.00'	47.33'
C70	43.12°	43.00'	32.43'
C71	11.07°	124.00'	24.06'
C72	13.10°	94.00'	21.62'
C73	42.45°	94.00'	70.16'
C74	42.45°	94.00'	54.93'
C75	0.16°	94.00'	0.06'
C76	0.42°	409.60'	5.06'
C77	3.18°	365.00'	21.02'
C78	3.40°	326.00'	20.94'
C79	2.11°	326.00'	12.49'
C80	35.00°	45.00'	27.50'
C81	31.46°	70.00'	39.82'
C82	28.15°	95.00'	46.85'
C83	62.74°	93.00'	10.50'
C84	21.35°	95.00'	36.15'
C85	33.49°	45.00'	26.56'
C86	11.10°	45.00'	0.93'
C87	33.22°	80.86'	47.11'
C88	12.16°	80.86'	12.79'
C89	45.59°	80.86'	64.90'
C90	50.20°	100.00'	87.85'
C91	52.37°	120.88'	111.04'
C92	45.14°	15.00'	11.81'
C93	61.44°	45.00'	48.49'
C94	33.02°	100.00'	57.68'
C95	39.57°	15.00'	10.46'
C96	11.70°	45.00'	92.03'
C97	54.16°	15.00'	14.21'
C98	43.32°	15.00'	11.40'
C99	38.00°	126.00'	84.67'
C100	45.01°	100.00'	78.58'
C101	30.14°	74.00'	39.06'
C102	92.47°	20.00'	32.39'
C103	10.00°	337.00'	58.88'
C104	18.25°	325.00'	104.56'
C105	81.37°	20.00'	28.49'
C106	49.02°	5.00'	4.28'
C107	19.08°	5.00'	1.67'
C108	16.48°	15.00'	4.40'
C109	23.08°	15.00'	6.08'
C110	14.52°	45.00'	11.89'
C111	22.07°	230.00'	88.81'
C112	7.55°	820.00'	113.37'
C113	7.12°	630.00'	104.65'
C114	23.30°	355.00'	145.65'
C115	15.44°	837.00'	229.86'
C116	34.28°	213.00'	128.19'
C117	46.20°	45.00'	36.40'
C118	70.50°	45.00'	55.63'
C119	94.28°	45.00'	74.20'
C120	39.36°	88.99'	61.53'
C121	94.28°	45.00'	74.20'
C122	14.46°	150.00'	38.67'
C123	20.00°	150.00'	52.38'
C124	3.25°	45.00'	24.24'
C125	17.21°	131.00'	39.70'

EASEMENT PROVISIONS

- △ IS A 10.00' WIDE P.V.T. STORM ESMT. AND IS GRANTED TO THE H.O.A. WITH THIS PLAT.
- △ IS A 48.00' WIDE P.V.T. ACCESS AND UTILITY ESMT. AND IS GRANTED TO THE H.O.A. WITH THIS PLAT. IT IS ALSO AN ACCESS EASEMENT GRANTED TO THE CITY OF CAMAS FOR INSPECTION PURPOSES.
- △ IS A VARIABLE WIDTH P.V.T. STORM ESMT. AND IS GRANTED TO THE H.O.A. WITH THIS PLAT.
- △ IS A 15.00' WIDE STORM ESMT. GRANTED TO THE H.O.A. WITH THIS PLAT. IT IS ALSO AN ACCESS AND INSPECTION ESMT. GRANTED TO THE CITY OF CAMAS.
- △ IS A 8.50' WIDE P.V.T. WALL MAINTENANCE ESMT. RESERVED FOR AND GRANTED TO THE ADJACENT PROPERTY OWNER ON WHOSE LOT THE WALL IS LOCATED.
- △ IS A 12.35' WIDE P.V.T. STORM ESMT. AND IS GRANTED TO THE H.O.A. WITH THIS PLAT.
- △ IS A 20.00' WIDE P.V.T. STORM AND SANITARY ESMT. AND IS GRANTED TO THE H.O.A. WITH THIS PLAT. IT IS ALSO AN ACCESS AND INSPECTION ESMT. GRANTED TO THE CITY OF CAMAS.
- △ IS A 20.00' WIDE PUBLIC TRAIL SYSTEM AND IS TO BE OWNED, SHARED AND MAINTAINED BY THE H.O.A. WITH THIS PLAT.
- △ IS A 10.00' WIDE PUBLIC TRAIL SYSTEM AND IS TO BE OWNED, SHARED AND MAINTAINED BY THE H.O.A. WITH THIS PLAT.

TRACT NOTES

- TRACT A IS FOR OPEN SPACE, WETLANDS, STREAM AND BUFFER AND IS TO BE OWNED, SHARED AND MAINTAINED BY THE H.O.A. WITH THIS PLAT. A RIGHT OF ACCESS SHALL BE GRANTED TO THE PUBLIC FOR ACCESS TO THE TRAIL SYSTEM. SEE PLAT NOTE 7 ON PAGE 1.
- TRACT B CONTAINS A P.V.T. STORMWATER FACILITY AND IS TO BE OWNED AND MAINTAINED BY THE H.O.A. WITH THIS PLAT. AN ACCESS EASEMENT IS GRANTED TO THE CITY OF CAMAS FOR INSPECTION PURPOSES.
- TRACT C IS FOR OPEN SPACE AND SIGNAGE AND IS TO BE OWNED, SHARED AND MAINTAINED BY THE H.O.A. WITH THIS PLAT.
- TRACT D IS FOR LANDSCAPED OPEN SPACE AND IS TO BE OWNED, SHARED AND MAINTAINED BY THE H.O.A. WITH THIS PLAT.
- TRACT E CONTAINS A P.V.T. ROAD AND IS TO BE OWNED AND MAINTAINED BY THE H.O.A. (114,001 S.F.). SEE EASEMENT PROVISION #2.
- TRACT F IS TO BE OWNED AND MAINTAINED BY THE H.O.A. WITH THIS PLAT. A PUBLIC INGRESS AND EGRESS ACCESS IS GRANTED OVER TRACT F, FOR ACCESS TO THE TRAIL SYSTEM.
- TRACT G CONTAINS A JOINT DRIVEWAY AND A UTILITY EASEMENT AND IS TO BE OWNED AND MAINTAINED BY THE H.O.A. WITH THIS PLAT. AN ACCESS EASEMENT GRANTED TO THE CITY OF CAMAS FOR INSPECTION PURPOSES.
- TRACT H IS A GEOHAZARD AREA AND OPEN SPACE AND IS TO BE OWNED, SHARED AND MAINTAINED BY THE H.O.A.
- TRACT I IS AN ACCESS TRACT AND GEOHAZARD AREA TO BE RETAINED BY THE LAND OWNER.
- TRACT J IS A GEOHAZARD AREA AND OPEN SPACE AND IS TO BE OWNED, SHARED AND MAINTAINED BY THE H.O.A. WITH THIS PLAT.

RADIAL BEARING TABLE

R.B.(1)	N 29°24'56" E FROM PCC TO 526' RADIUS
R.B.(2)	N 51°57'39" E FROM PCC TO 276' RADIUS
R.B.(3)	N 52°03'34" E FROM PCC TO 276' RADIUS
R.B.(4)	N 29°21'29" E FROM PCC TO 550' RADIUS
R.B.(5)	N 29°29'16" E FROM PCC TO 502' RADIUS
R.B.(6)	N 51°50'45" E FROM PCC TO 232' RADIUS
R.B.(7)	N 76°09'12" W FROM PCC TO 120.88' RADIUS
R.B.(8)	N 76°15'56" W FROM PCC TO 80.86' RADIUS
R.B.(9)	N 27°16'47" W FROM PCC TO 100' RADIUS
R.B.(10)	S 57°58'43" W FROM PCC TO 365' RADIUS
R.B.(11)	S 77°07'21" W FROM PCC TO 409.6' RADIUS