

PLAT NOTES:

- A HOMEOWNER'S ASSOCIATION (H.O.A.) WILL BE REQUIRED FOR THIS DEVELOPMENT. THE DECLARATION (CC&R'S) OF THE LARKSPUR SUBDIVISION WAS RECORDED UNDER CLARK COUNTY RECORDING NUMBER _____.
- THE HOMEOWNER'S ASSOCIATION IS RESPONSIBLE FOR MAINTAINING ALL PRIVATE ROADS AND ASSOCIATED INFRASTRUCTURE IN THIS SUBDIVISION, INCLUDING BUT NOT LIMITED TO THE PAVEMENT, CURBS, SIDEWALKS, TRAIL, FENCING, LANDSCAPING, STREET LIGHTS AND STORM DRAINAGE UTILITIES.
- ALL COSTS ASSOCIATED WITH THE INSTALLATION OF THE STEP TANK 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 INDIVIDUAL STEP TANKS LOCATED ON THE LOTS WITHIN THE PLAT.

FRONT YARD: 20- FEET
SIDE YARD: 5- FEET
REAR YARD: 25- FEET
WITH THE EXCEPTION OF LOTS 1-4 SHALL HAVE A REAR YARD OF 20- FEET.
- THE FOLLOWING SETBACKS SHALL APPLY:

FRONT YARD: 20- FEET
SIDE YARD: 5- FEET
REAR YARD: 25- FEET
WITH THE EXCEPTION OF LOTS 1-4 SHALL HAVE A REAR YARD OF 20- FEET.
- NO FURTHER SHORT PLATTING OR SUBDIVIDING WILL BE PERMITTED ONCE THE FINAL PLAT HAS BEEN RECORDED.
- BUILDING PERMITS WILL NOT BE ISSUED BY THE BUILDING DEPARTMENT UNTIL ALL SUBDIVISION IMPROVEMENTS ARE COMPLETED AND ACCEPTED BY THE CITY.
- THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO TRAFFIC IMPACT FEES, SCHOOL IMPACT FEES, AND PARK/OPEN SPACE FEE IMPACTS. 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 AS SPECIFIED ON THE PLAT. SPECIFIED TREES SHALL BE MAINTAINED IN GOOD HEALTH, AND DAMAGED OR DYING TREES SHALL BE PROMPTLY REPLACED (WITHIN SIX MONTHS) BY THE HOMEOWNER.
- AUTOMATIC FIRE SPRINKLER SYSTEMS DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 13D ARE REQUIRED IN ALL STRUCTURES.
- 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 OR ARCHAEOLOGY AND HISTORIC PRESERVATION (360-586-3065), 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 HISTORIC PRESERVATION (360-586-3534), THE CITY PLANNING OFFICE, AND THE AFFECTED TRIBE(S) SHOULD BE CONTACTED IMMEDIATELY. COMPLIANCE WITH ALL APPLICABLE LAWS PERTAINING TO ARCHAEOLOGY 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.
- ALL IRRIGATION METERS OWNED AND MAINTAINED BY HOA SHALL PROVIDE ACCEPTABLE BACK FLOW PREVENTION TESTING REPORTS ON YEARLY BASIS.
- ALL IRRIGATION METERS LOCATED ON INDIVIDUAL LOTS SHALL BE OWNED AND MAINTAINED BY THE INDIVIDUAL PROPERTY OWNER AND SHALL PROVIDE ACCEPTABLE BACK FLOW PREVENTION TESTING REPORTS ON A YEARLY BASIS.
- THE STORMWATER SYSTEM, WHICH INCLUDES THE PERIMETER FRENCH DRAIN SYSTEM, THE STORMWATER TREATMENT STRUCTURE, AND THE MANHOLES LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY ARE TO BE OWNED AND MAINTAINED BY THE HOA. THE CITY SHALL BE GRANTED A RIGHT OF ENTRY FOR PURPOSES OF INSPECTIONS.
- 10.00 FOOT PRIVATE STORM EASEMENT ALONG PORTIONS OF LOTS 1 AND 10 AS SHOWN HEREON IS GRANTED TO THE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF STORMWATER CONVEYANCE. THE (H.O.A.) SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE STORMWATER CONVEYANCE IMPROVEMENTS WITHIN THE EASEMENT AREA.
- 15.00 FOOT PRIVATE STORM EASEMENT ALONG PORTIONS OF LOT 1 AND LOT 10 AS SHOWN HEREON IS GRANTED TO THE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF STORMWATER CONVEYANCE. THE (H.O.A.) SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE STORMWATER CONVEYANCE IMPROVEMENTS WITHIN THE EASEMENT AREA. THE CITY OF CAMAS SHALL BE GRANTED RIGHT OF ENTRY OVER SAID EASEMENT AREA FOR INSPECTION PURPOSES.
- A TEN-FOOT (10.00') PUBLIC PEDESTRIAN TRAIL EASEMENT IS GRANTED AND CONVEYED OVER LOT 1 TO THE PUBLIC AND THE (H.O.A.) IS RESPONSIBLE FOR THE MAINTENANCE OF THE TRAIL FACILITIES WITHIN THE EASEMENT.
- TRACT "A" IS A LANDSCAPE TRACT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION WITH AN EASEMENT GRANTED TO THE CITY OF CAMAS FOR INSPECTION AND MAINTENANCE AS NECESSARY.

PERIMETER DESCRIPTION:

A PARCEL OF LAND LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER;

THENCE NORTH 01°19'49" EAST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 1335.02 FEET;

THENCE NORTH 88°55'53" WEST, 673.29 FEET, TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO CITY OF CAMAS, BY DEED RECORDED UNDER AUDITORS FILE NO. 5514563 RECORDS OF CLARK COUNTY, WASHINGTON, SAID BEING ON THE NORTH LINE OF THAT CERTAIN DEED CONVEYED TO PROVENCE, LLC BY DEED RECORDED UNDER AUDITORS FILE NO. 5478681 RECORDS OF CLARK COUNTY, WASHINGTON, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 88°55'53" WEST, ALONG THE NORTH LINE OF SAID PROVENCE PARCEL, AND ALONG THE SOUTH LINE OF "THE VILLAGE AT CAMAS MEADOWS PHASE 1" ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 312 OF PLATS AT PAGE 001 RECORDS OF CLARK COUNTY, WASHINGTON 264.59 FEET, TO THE NORTHWEST CORNER OF SAID PROVENCE, LLC;

THENCE SOUTH 01°26'27" WEST, ALONG THE WEST LINE OF SAID PROVENCE, LLC PARCEL 344.28 FEET, TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 88°55'33" EAST, ALONG THE SOUTH LINE OF SAID PROVENCE, LLC PARCEL, 265.17 FEET TO THE SOUTHWEST CORNER OF SAID CITY OF CAMAS PARCEL;

THENCE NORTH 01°20'42" EAST, ALONG THE WEST LINE OF SAID CITY OF CAMAS PARCEL, 344.30 FEET, TO THE TRUE POINT OF BEGINNING.

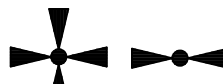

CONTAINING 2.093 ACRES MORE OR LESS.

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS APPARENT OR OF RECORD.

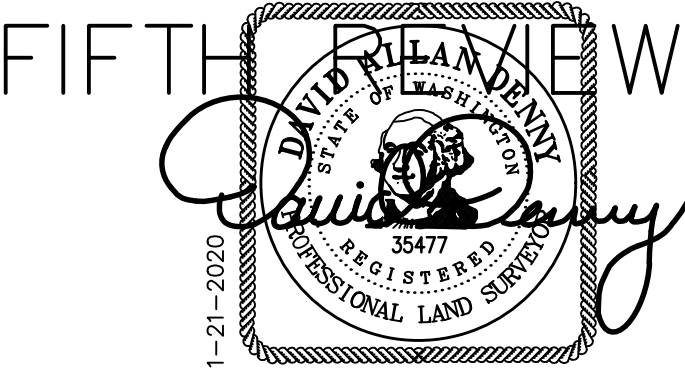
LAND INVENTORY:

A) TOTAL ACREAGE	2.09 AC
B) TOTAL DEVELOPED ACREAGE (PUBLIC ROADS)	0.31 AC
C) TOTAL LOT AREA	1.71 AC
D) TOTAL INFRASTRUCTURE ACREAGE (PRIVATE DRIVEWAYS)	0.00 AC
E) TOTAL TRACT AREA FOR TRACT A	0.08 AC
F) TOTAL ACREAGE OF CRITICAL AREAS	0.00 AC
G) TOTAL ACREAGE OF RECREATIONAL OPEN SPACES (TRACT "A")	0.00 AC

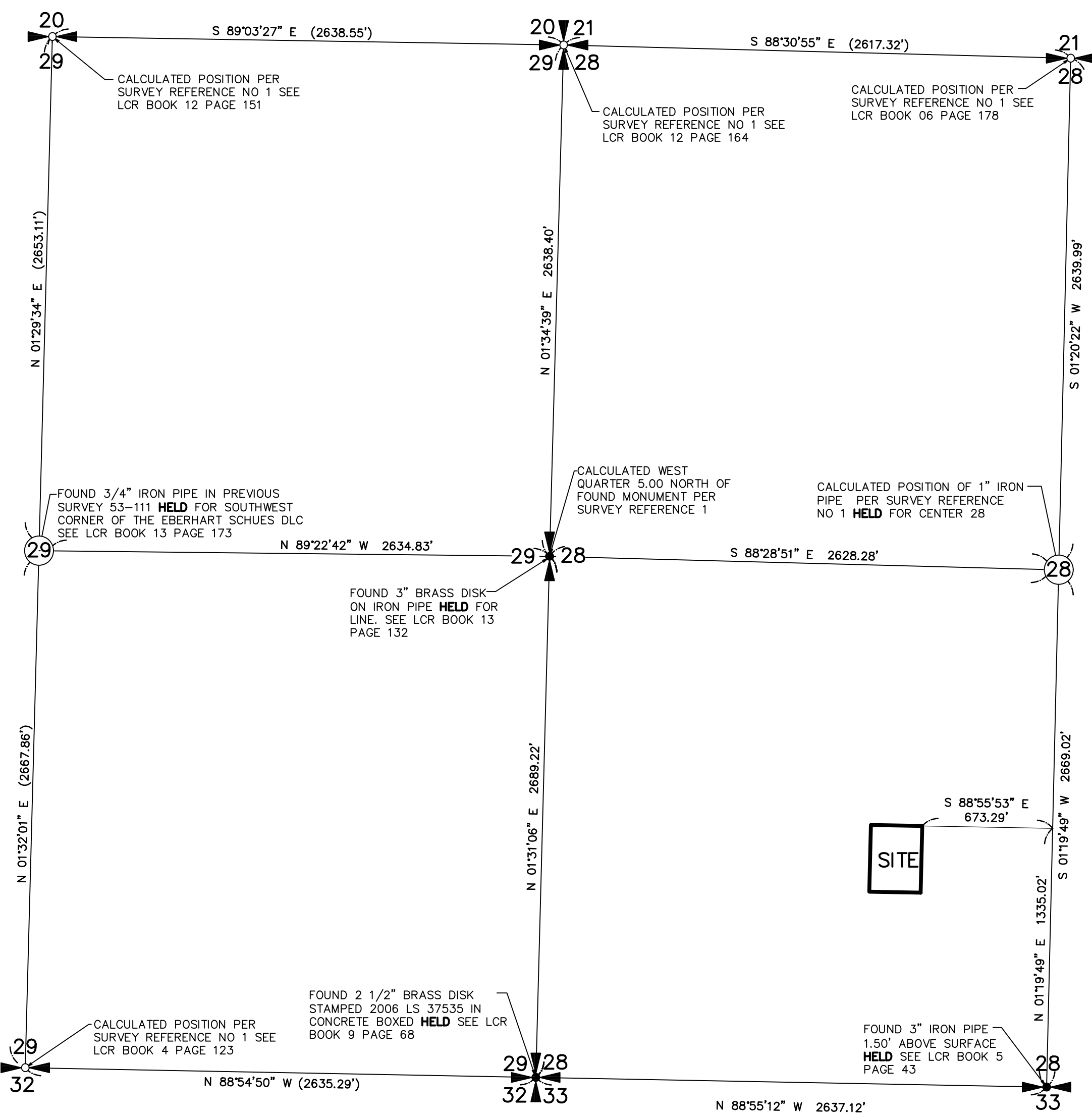
LEGEND:

-  INDICATES MONUMENT FOUND AS NOTED
-  INDICATES CALCULATED POSITION

- () INDICATES RECORD DISTANCE PER SURVEY REFERENCE NUMBER 15



THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS;



ACKNOWLEDGMENT:

STATE OF WASHINGTON
COUNTY OF CLARK

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 20____
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED

TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE DECLARANT
DECLARATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE
SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND
PURPOSES THEREIN MENTIONED.

IN WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST WRITTEN
ABOVE

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING IN _____

MY COMMISSION EXPIRES _____

DECLARANT DECLARATION:

THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN REAL ESTATE
DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR
A COMMON INTEREST COMMUNITY NAMED AS "LARKSPUR SUBDIVISION", A
SINGLE FAMILY COMMUNITY AS THAT TERM IS DEFINED IN THE WASHINGTON
UNIFORM COMMON INTEREST OWNERSHIP ACT, SOLELY TO MEET THE
REQUIREMENTS OF WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT
AND NOT FOR ANY PUBLIC PURPOSE. THIS MAP AND ANY PORTION THEREOF IS
RESTRICTED BY LAW AND THE DECLARATION FOR THE "LARKSPUR SUBDIVISION"
RECORDED UNDER CLARK COUNTY RECORDING NUMBER.

OWNER:

SIGNED

DATE

LARKSPUR SUBDIVISION

IN A PORTION OF
SE 1/4, SW 1/4 OF SECTION 28
T. 2 N., R 3 E., W.M
CITY OF CAMAS
CLARK COUNTY, WASHINGTON
SHEET 1 OF 2

CITY OF CAMAS MAYOR:

APPROVED: _____ DATE _____
CITY OF CAMAS MAYOR

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.

ATTESTED BY: _____ DATE _____
CITY OF CAMAS FINANCE DIRECTOR

CITY OF CAMAS COMMUNITY DEVELOPMENT
DEPARTMENT:

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

CITY OF CAMAS PUBLIC WORKS DEPARTMENT:

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 OR FINANCIALLY SECURED FOR CITY RECORDS.

APPROVED: _____ DATE _____
CITY OF CAMAS ENGINEER

CAMAS-WASHOUGAL FIRE DEPARTMENT:

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

CLARK COUNTY ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W 58.17.170, LAWS OF
WASHINGTON, TO BE KNOWN AS THE LARKSPUR SUBDIVISION
PLAT NO. _____ IN THE COUNTY OF CLARK, STATE OF WASHINGTON.

COUNTY ASSESSOR _____ DATE _____

CLARK COUNTY AUDITOR:

FILED FOR RECORD THIS _____ DAY OF _____, 2020
IN BOOK _____ OF PLATS, AT PAGE _____
AT THE REQUEST OF _____ PROVENCE LLC
AUDITOR'S RECEIVING NO. _____

DEPUTY/COUNTY AUDITOR

SURVEYOR'S CERTIFICATE:

I, DAVID A. DENNY, A PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT
THE PLAT OF "LARKSPUR SUBDIVISION" IS BASED UPON AN ACTUAL SURVEY
AND SUBDIVISION OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 3 EAST,
WILLAMETTE MERIDIAN; THAT THE DISTANCES, COURSES, AND ANGLES ARE
SHOWN THEREON CORRECTLY AND THAT MONUMENTS AND LOT CORNERS HAVE
BEEN SET ON THE GROUND AS SHOWN ON THE PLAT.

DAVID ALLAN DENNY, PROFESSIONAL LAND SURVEYOR, _____ 1-07-2020
PLS NO. 35477 DATE _____

UTILITY AND SIDEWALK EASEMENT:

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

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 02-01-18.