SURVEY REFERENCES

SURVEY BY LAWSON LAND SURVEYING FOR RECORD OF SURVEY (BK. 16, PG. 79)

SURVEY BY LAWSON LAND SURVEYING FOR RECORD OF SURVEY (BK. 24, PG. 49)

SURVEY BY LAWSON LAND SURVEYING FOR RECORD OF SURVEY (BK. 28, PG. 105)

PLAT OF MOUNTAIN GLEN BY OLSON ENGINEERING, INC. (BK. J, PG. 199)

SURVEY BY OLSON ENGINEERING, INC. FOR RECORD OF SURVEY (BK. 51, PG. 161)

WARMAN SHORT PLAT BY BESEDA LAND SURVEYING, LLC (BK. 3, PG. 963)

PLAT OF GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1E (BK. 311, PG. 883)

PLAT OF GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1D (BK. 311, PG. 884)

PLAT OF GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1 (SOUTH) (BK. 311, PG. 885)

DEED REFERENCES

GRANTOR: GREEN MOUNTAIN LAND, LLC GRANTEE: LENNAR NORTHWEST, INC AF#: 5489817 D DATE: 02/23/2018

PROCEDURE

FIELD TRAVERSES WERE PERFORMED WITH A TRIMBLE S6 TOTAL STATION (3") AND ADJUSTED BY LEAST SQUARES. THE FIELD TRAVERSÈS MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090.

DEDICATION NOTE

ALL STREETS AND AVENUES AS DEPICTED ON THIS PLAT ARE HEREBY DEDICATED TO THE CITY OF CAMAS WITH THIS PLAT. ALL TRACTS AND PRIVATE ROADS AS DEPICTED ON THIS PLAT ARE HEREBY DEDICATED TO, AND TO BE MAINTAINED BY, THE

UTILITY EASEMENT

A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON ALL OF TRACTS "II", "JJ", THE EXTERIOR 6.00 FEET OF LOT 123, LOT 126, LOTS 136 THROUGH 137 LYING PARALLEL WITH AND ADJACENT TO TRACTS "II", "JJ", AND THE EXTERIOR 6.00 FEET OF ALL LOTS AND TRACTS LYING PARALLEL WITH AND ADJACENT TO ALL PUBLIC ROADS FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING AND MAINTAINING OF BUT NOT LIMITED TO ELECTRIC. TELEPHONE, TV, CABLE, WATER, GAS, SANITARY SEWER, AND STORM WATER, AND SHALL HAVE RIGHT OF ACCESS FOR SUCH USE. FOLLOWING SUCH USE THE EASEMENT AREA SHALL BE RESTORED TO IT'S PRIOR CONDITION AS NEAR AS POSSIBLE. ALL LOTS CONTAINING PAD MOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM WORKING CLEARANCES AS DEFINED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS. ALL PROPOSED BUILDING DESIGNS ON THESE LOTS MUST PROVIDE ADEQUATE CLEARANCE FOR ALL COMBUSTIBLE MATERIALS. ALSO, A SIDEWALK EASEMENT IS RESERVED, AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS, UPON THE EXTERIOR SIX (6) FEET OF ALL LOTS AND TRACTS PARALLEL WITH AND ADJACENT TO THE PUBLIC ROAD FRONTAGES.

CITY OF CAMAS REQUIRED NOTES

A HOMEOWNERS ASSOCIATION (HOA) WILL BE REQUIRED FOR THIS DEVELOPMENT. COPIES OF THE FINAL C.C.&R'S SHALL BE SUBMITTED AND ON FILE WITH THE CITY OF CAMAS. IF AT ANY TIME THE C.C.&R'S ARE REVISED, A REVISED COPY SHALL BE SUBMITTED TO THE CITY OF CAMAS.

EACH PHASE OF THE SUBDIVISION PLATS SHALL CONTAIN THE APPROVED DENSITY AND DIMENSIONAL STANDARDS TABLE AS APPROVED WITH THIS DEVELOPMENT.

BUILDING PERMITS WILL NOT BE ISSUED BY THE BUILDING DEPARTMENT UNTIL ALL SUBDIVISION IMPROVEMENTS ARE COMPLETED AND THE FINAL ACCEPTANCE HAS BEEN ISSUED BY THE CITY.

AUTOMATIC LIFE SAFETY RESIDENTIAL FIRE SPRINKLER SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 13D IS 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.

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 OR FRONT YARD OF EACH LOT, AS SPECIFIED ON THE PLAT. REQUIRED TREES SHALL BE MAINTAINED IN GOOD HEALTH, AND DAMAGED OR DYING TREES SHALL BE PROMPTLY REPLACED (WITHIN SIX MONTHS) BY THE HOMEOWNER

PRIOR TO THE BUILDING DEPARTMENT ISSUING A CERTIFICATE OF OCCUPANCY, EACH LOT ABUTTING A CRITICAL AREA TRACT SHALL HAVE A CONTINUOUS 6' BARRIER FENCE INSTALLED ALONG THE APPROPRIATE PROPERTY

THE HOMEOWNERS ASSOCIATION IN IT'S ENTIRETY IS RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER FACILITY LOCATED ON TRACT "R", PHASE 1 I OF THE GREEN MOUNTAIN MIXED USE P.R.D. THE CITY OF CAMAS SHALL HAVE RIGHT OF ENTRY AT ALL TIMES FOR INSPECTION OF THE STORMWATER FACILITY LOCATED ON TRACT "R". PHASE 1 I OF THE GREEN MOUNTAIN MIXED USE P.R.D.

CITY OF CAMAS MAYOR

CITY OF CAMAS FINANCE DIRECTOR

THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS, AND THAT 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

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

CITY OF CAMAS COMMUNITY DEVELOPMENT

CITY OF CAMAS COMMUNITY DEVELOPMENT DIRECTOR DATE

CAMAS-WASHOUGAL FIRE DEPARTMENT

CAMAS-WASHOUGAL FIRE CHIEF OR DESIGNEE

CLARK COUNTY ASSESSOR

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. NO.

58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS GREEN MOUNTAIN MIXED USE P.R.D. PHASE 2 E

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

CLARK COUNTY ASSESSOR

GREEN MOUNTAIN MIXED USE P.R.D. PHASE 2 E

ORIGINALLY APPROVED AS GREEN MOUNTAIN MIXED USE P.R.D. PHASE 2A, PHASE 2C AND PHASE 2E 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 #SUB16-02

OCTOBER, 2019

S 88'40'59" E 2637.14'

CALCULATED POSITION OF NE-

CORNER GOVERNMENT LOT 5

GOVERNMENT LOT 5

CALCULATED POSITION OF SE-

- S 88°42'01" E 484.78'

BPA TOWER -

L=298.52'/

R=330.00' ∆=51°49'51" BRG=N 83°01'06" E

CH=288.45'

NE GOODWIN ROAD (ROAD NO. 116) -

CALCULATED FROM CLARK COUNTY ROAD

PROJECT 56-48 (ROAD BIN NO. 365),

ESTABLISHED IN ROAD BK. 1, PG.

370-371, SEPTEMBER 13, 1877.

LINE 1, MILE 6, TOWER 6

CALCULATED POSITION OF SW

N 88°43'02" W (2627.40')

CORNER GOVERNMENT LOT 4

CALCULATED POSITION OF SE-

CORNER GOVERNMENT LOT 4

100 FOOT TRANSMI\$SION LINE-EASEMENT GRANTED TO U.S.A.

108.63

\ =4°40'18"—

BRG=S 88°56'49" W

R=955.00'

L=77.87'

AF# E59925.

N 01'37'31"

CORNER GOVERNMENT LOT 5

SEE DETAIL

(180.00')

16 FOUND AND HELD 1" IRON PIPE WITH 2-1/2"

(SEE L.C.R. BK. 11, PG. 1). TIED 02/15.

STAMPED "LAWSON 11989".

20 4 21

BRASS CAP STAMPED "LAWSON 11989-1986".

-FOUND AND HELD 2-1/2" BRASS CAP

(SEE L.C.R. BK. 14, PG. 132). TIED 04/14.

FOUND 1/2" IRON PIPE. HELD FOR EASTING OF

EAST LINE T.J. FLETCHER D.L.C. NO1°13'25"E, 8.50'

BPA TOWER

88'42'01" E 831.36

LINE 1, MILE 1, TOWER 17

GREEN MOUNTAIN

MIXED USE P.R.D.

PHASE 1D

BK. 311, PG. 884

- CALCULATED POSITION OF 1/2"

(SEE L.C.R. BK. 5, PG. 145)

CLARK COUNTY AUDITOR

ATTESTED BY _____CLARK COUNTY AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____, 2019.

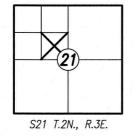
AUDITORS FILE NO. ______ BOOK OF PLATS _____, AT PAGE _____.

IRON BAR IN CONCRETE MONUMENT

AS SHOWN IN R.O.S. BK. 28, PG. 4.

FROM DEED CORNER. (N-S) BARBED WIRE FENCE

LINE IS S88'40'59"E, 1.3' FROM DEED CORNER.



FOUND AND HELD 3" BRASS CAP STAMPED ---

FOUND 3/4" IRON PIPE.

S88°28'24"W, 0.67' FROM

CALCULATED POSITION.

NE. 28TH AVE ESTABLISHED AS

PG. 381-383. 60.00' R/W.

- CHAIN LINK FENCE LINE IS

WIRE FENCE LINE IS NORTH,

S01°17'59"W, 1.5' FROM

DEED CORNER. BARBED

6.0' OF DEED CORNER.

H.J. FERRIN ROAD IN ROAD BK. 5,

"WASHINGTON DEPT. NATURAL RESOURCES

(SEE L.C.R. BK. 12, PG. 2). TIED 03/14.

1973" IN 4"X4" CONCRETE POST.

100 00' 100 FOOT EASEMENT GRANTED TO

PP&L (PACIFICORP) AF# G234933.

-FOUND AND HELD 1/2" IRON ROD

WITH YPC STAMPED "OLSON ENG

17686" AS SET IN PREVIOUS OLSON

ENGINEERING R.O.S. BK. 51, PG. 161. STA: 1902+88.34, 50.00' RT.

-FOUND 1/2" IRON ROD WITH YPC

IN PREVIOUS OLSON ENGINEERING R.O.S. BK. 51, PG. 161. STA:

N 88'42'01" W 1620.91'

N.E. 28TH STREET

- ANGLE POINT OF CHAIN LINK FENCE IS NO1*13'25"E, 7.0'

DEED CORNER

TIED 04/14.

S 88°42'01" E

ANGLE POINT OF CHAIN LINK

FENCE IS S88°42'01"E. 4.7'

DEED CORNER

AND S01°17'59"W, 1.0' FROM

AND N88'46'35"W, 0.9' FROM

NO SCALE

STAMPED "OLSON ENG 17686" AS SET

1902+87.73, 50.00' LT. TIED 01/17.

961 20'





BASIS OF BEARINGS

BEARINGS ARE BASED ON THE WASHINGTON STATE COORDINATE SYSTEM (SOUTH ZONE - 4602) U.S. SURVEY FEET, BASED ON TRAVERSES BY OLSON ENGINEERING. INC. PERFORMED DURING PREVIOUS SURVEY RECORDED IN BK. 51, PG. 161. DISTANCES SHOWN HEREON ARE GROUND AND HAVE BEEN SCALED BY A COMBINED GRID TO GROUND SCALE FACTOR OF 0.999982076.

LEGEND

- SET 1/2" X 24" REBAR WITH PLASTIC CAP STAMPED (OLSON ENG PLS 46624) DURING THIS SURVEY
- SET 1/2" X 24" REBAR WITH PLASTIC CAP STAMPED (OLSON) ENG PLS 46624) TO BE SET AFTER RECORDING OF THIS PLAT
- + SET BRASS SCREW WITH WASHER STAMPED (OLSON ENG PLS 46624) IN CURB ON AN 11.75' PROJECTION OF THE LOT LINE, UNLESS NOTED OTHERWISE
- ◆ SET 1/2" X 24" REBAR WITH PLASTIC CAP STAMPED (OLSON ENG PLS 42667)
- DURING PREVIOUS SURVEY OF GREEN MOUNTAIN MIXED USE P.R.D. PH. 1, (BK. 311, PG. 885)
- FOUND MONUMENT AS NOTED CALCULATED POSITION (NOTHING SET)
- () RECORD DISTANCE / ANGLE
- — — — BUILDING SETBACK LINES
- — PLAT PERIMETER
- PROPOSED LOT LINES
- --- EASEMENT LINE AS NOTED
 - H.O.A. HOME OWNERS ASSOCIATION

LAND INVENTORY

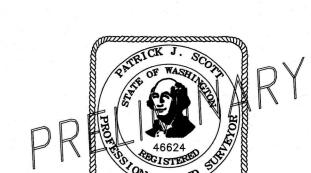
TOTAL DEVELOPED ACREAGE: * INCLUDES LOTS AND ALL TRACTS, EXCEPT OPEN SPACE & CRITICAL AREA TRACTS TOTAL LOT AREA: 2.85 AC. TOTAL INFRASTRUCTURE AREA (ROADS ONLY): 0.86 AC. TOTAL TRACT AREA: 0.14 AC. TOTAL ACREAGE OF CRITICAL AREAS: 0.00 AC. TOTAL ACREAGE OPEN SPACES AND CRITICAL AREAS:

DEVELOPMENT STANDARDS	SINGLE FAMILY LOTS ("D" PODS) LOTS 1-7, 100-120, 146-202	SINGLE FAMILY LOTS ("E" PODS) LOTS 121–145
MINIMUM LOT AREA	3500 S.F. (SEE NOTE 1)	4200 S.F.
MAXIMUM LOT AREA	7600 S.F.	9000 S.F.
MINIMUM LOT WIDTH	40'	50'
MINIMUM LOT DEPTH	80'	80'
MINIMUM LOT WIDTH ON A CURVE OR CUL-DE-SAC	25'	30'
MAXIMUM BUILDING HEIGHT (SEE NOTE)	2) 35'	35'
MAXIMUM BUILDING COVERAGE	45%	40%

MINIMUM SETBACKS

7,500 SF TO 5,000 SF TO SINGLE FAMILY LOTS UP TO 4,999 SF 7,499 SF 14,999 SF (SEE NOTE 4) FRONT YARD (INCLUDES (PUBLIC UTILITY EASEMENT, 20' GARAGE SETBACK FROM R.O.W. SIDE YARD & CORNER LOT REAR YARD CORNER LOT STREET SIDE YARD 15' 20' 20' REAR YARD (SEE NOTE 3) MINIMUM LOT WIDTH ON A CURVE OR CUL-DE-SAC

- SINGLE-FAMILY DETACHED HOMES PERMITTED.
- MAXIMUM BUILDING HEIGHT: THREE STORIES AND A BASEMENT BUT NOT TO EXCEED MAXIMUM BUILDING HEIGHT. 10 FOOT REAR YARD FOR FRONT ACCESS GARAGE.
- SETBACKS BASED ON LOT SIZE. LOT SIZES ARE NOT SUBJECT TO LOT SIZE AVERAGING. WHERE SHOWN, SETBACKS MAY BE AFFECTED BY EASEMENT. NO BUILDING MAY ENCROACH INTO THE EASEMENT.



LAND SURVEYOR'S CERTIFICATION

ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, I CERTIFY TO CITY OF CAMAS THAT AS A RESULT OF A SURVEY MADE ON THE GROUND TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN CLARK COUNTY, I FIND THAT THIS PLAT, AS SHOWN, IS A TRUE RETURN FROM THE FIELD AND

PATRICK J. SCOTT PROFESSIONAL LAND SURVEYOR NO. 46624

LAND SURVEYORS ENGINEERING INC. 222 E. EVERGREEN BLVD, VANCOUVER, WA 98660



PG. 1 OF 2 JOB# 8938.02.04 COPYRIGHT 2019, OLSON ENGINEERING, INC. FILE: J:DATA/8000/8900/8930/8938/SURVEY/PLAT/8938.S.PLAT.PH2E_PG1.dwg

FOUND AND HELD CLARK COUNTY

BRASS CAP IN CASE WITH COVER.

(SEE L.C.R. BK. 15, PG. 42).

CONCRETE MONUMENT WITH 3-1/4"

N 88°43'06" W

2627.85' (2627.89')

CENTER OF SECTION 21 BASED ON USE

AND REPUTATION. TIED 03/14.