

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 SUB#16-02
OCTOBER, 2019

NOTES

1. A PRIVATE STORM SEWER EASEMENT (P.S.S.E.) OVER, UNDER, AND UPON PORTIONS OF LOTS 121 THROUGH 125 INCLUSIVE, 129 THROUGH 133 INCLUSIVE, 135 THROUGH 144 INCLUSIVE, TOGETHER WITH INCLUSIVE FACILITIES OVER TRACTS "II" AND "JJ" AS SHOWN HEREON IS HEREBY RESERVED FOR AND GRANTED TO THE H.O.A. AND ITS ASSIGNS, WITH THE RECORDING OF THIS PLAT FOR THE PURPOSE OF STORM WATER CONVEYANCE. THE H.O.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE STORM WATER CONVEYANCE IMPROVEMENTS WITHIN THE EASEMENT AREA, AND SHALL HAVE RIGHT OF ACCESS ACROSS SAID LOTS TO PERFORM SUCH RESPONSIBILITIES, AND FOLLOWING SUCH USE SHALL RETURN THE EASEMENT AREA TO ITS PRIOR CONDITION, AS NEAR AS POSSIBLE.
2. A PUBLIC UTILITY EASEMENT (P.U.E.) OVER, UNDER AND UPON PORTIONS OF LOTS 124, 125, 135 IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CAMAS, ITS SUCCESSORS AND ASSIGNS, FOR SANITARY SEWER, WATER, AS SHOWN HEREON UPON THE RECORDING OF THIS PLAT. THE CITY OF CAMAS SHALL BE RESPONSIBLE FOR THE PUBLIC SANITARY SEWER AND WATER FACILITIES WITHIN THE DESIGNATED EASEMENT AREAS. THE H.O.A. RESERVES THE RIGHT FOR ACCESS, MAINTENANCE AND REPAIR OF PRIVATE STORM FACILITIES OVER, UNDER, AND UPON PORTIONS OF SAID LOTS. WITHIN SAID EASEMENT AND FOLLOWING SUCH USE, ANY DISTURBED AREAS SHALL BE RESTORED TO ITS PRIOR CONDITION, AS NEAR AS POSSIBLE.
3. ANY WALL OR PORTION OF A WALL THAT IS CONSTRUCTED ON A SPECIFIC LOT IS TO BE OWNED AND MAINTAINED BY THAT LOT OWNER. ANY WALL OR PORTION OF A WALL THAT IS CONSTRUCTED IN A TRACT IS TO BE OWNED AND MAINTAINED BY THE H.O.A.

TRACT NOTES

TRACT "II" IS AN ACCESS TO LOTS 124-125 GRANTED TO THE H.O.A. WITH THIS PLAT AND IS TO BE OWNED AND MAINTAINED BY THE H.O.A.

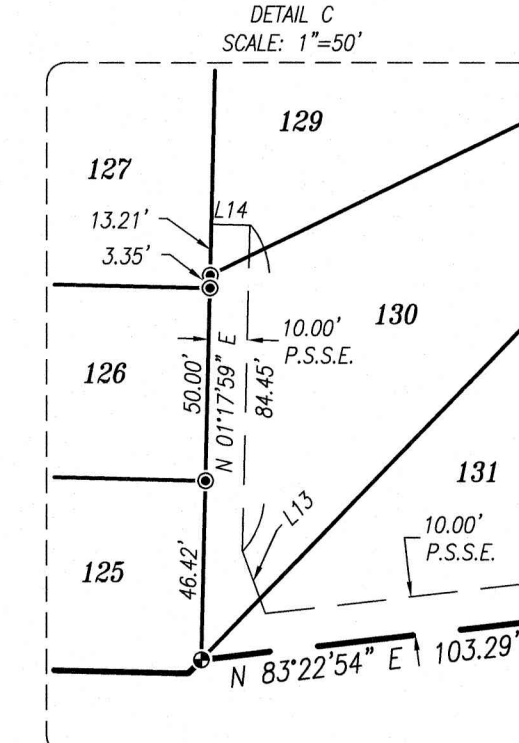
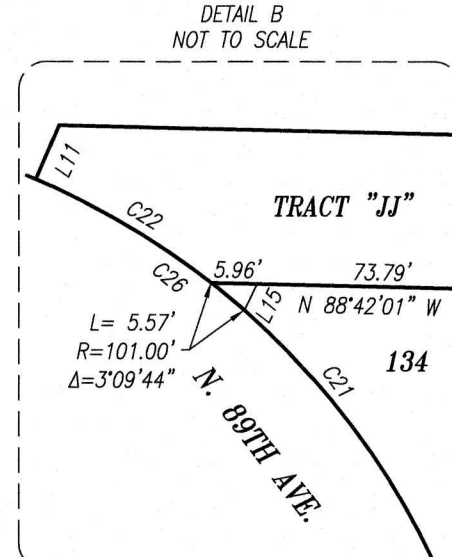
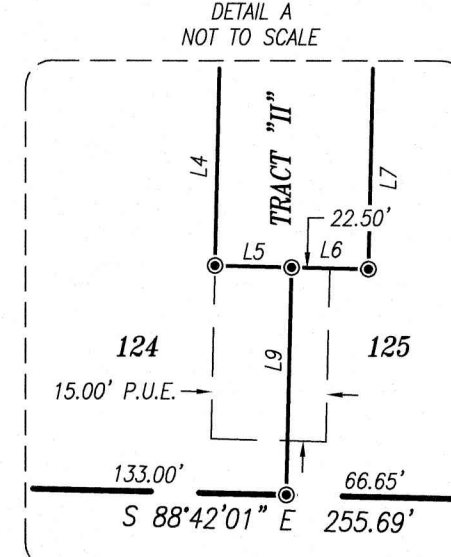
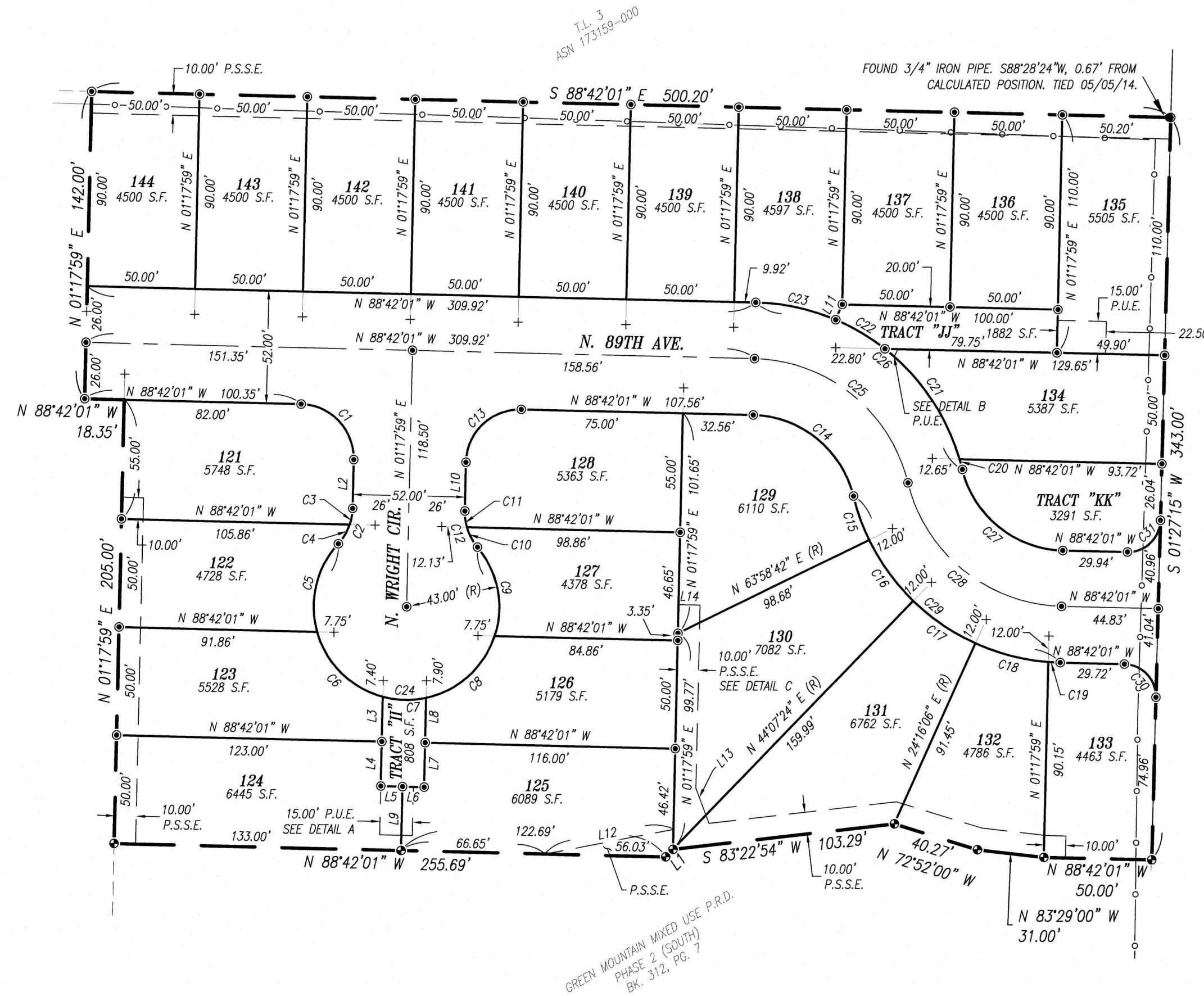
TRACT "JJ" IS AN ACCESS TO LOTS 135-137 GRANTED TO THE H.O.A. WITH THIS PLAT AND IS TO BE OWNED AND MAINTAINED BY THE H.O.A.

TRACT "KK" IS A PARKING AND LANDSCAPE AREA GRANTED TO THE H.O.A. WITH THIS PLAT AND IS TO BE OWNED, SHARED AND MAINTAINED BY THE H.O.A.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 44°07'24" W	4.88'
L2	N 01°17'59" E	22.52'
L3	N 01°17'59" E	20.68'
L4	N 01°17'59" E	20.50'
L5	N 88°42'01" W	10.00'
L6	N 88°42'01" W	10.00'
L7	N 01°17'59" E	20.50'
L8	N 01°17'59" E	20.68'
L9	N 01°17'59" E	29.50'
L10	N 01°17'59" E	22.32'
L11	N 22°56'43" E (R)	7.66'
L12	N 79°10'59" E	60.70'
L13	N 20°18'32" W	17.37'
L14	N 88°42'01" W	10.00'
L15	N 25°55'38" E	3.80'

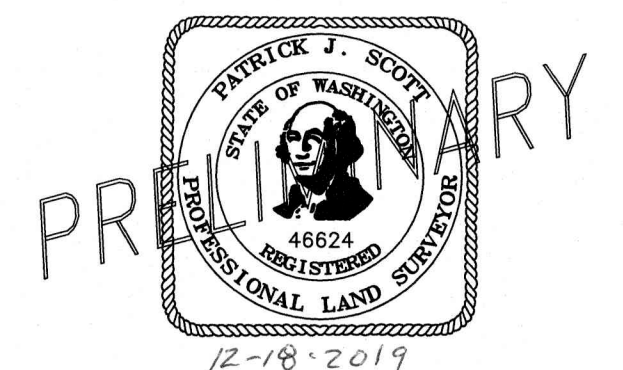
CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	BEARING
C1	90°00'00"	25.00'	39.27'	N 43°42'01" W 35.36'
C2	41°24'35"	25.00'	18.07'	N 22°00'17" E 17.68'
C3	17°24'15"	25.00'	7.59'	N 10°00'07" E 7.56'
C4	24°00'19"	25.00'	10.47'	N 30°42'24" E 10.40'
C5	58°18'34"	43.00'	43.76'	N 13°33'17" E 41.90'
C6	59°39'09"	43.00'	44.77'	N 45°25'34" W 42.77'
C7	26°53'44"	43.00'	20.18'	N 88°42'01" W 20.00'
C8	59°39'09"	43.00'	44.77'	N 48°01'33" E 42.77'
C9	58°18'34"	43.00'	43.76'	N 10°57'18" W 41.90'
C10	24°00'19"	25.00'	10.47'	N 28°06'25" W 10.40'
C11	17°24'15"	25.00'	7.59'	N 07°24'08" W 7.56'
C12	41°24'35"	25.00'	18.07'	N 19°24'18" W 17.68'
C13	90°00'00"	25.00'	39.27'	N 46°17'59" E 35.36'
C14	74°55'48"	49.00'	64.08'	N 51°14'07" W 59.61'
C15	12°15'05"	101.00'	21.60'	N 19°33'45" W 21.56'
C16	19°51'18"	101.00'	35.00'	N 39°56'57" W 34.83'
C17	19°51'18"	101.00'	35.00'	N 55°48'15" W 34.83'
C18	19°51'18"	101.00'	35.00'	N 75°39'33" W 34.83'
C19	3°06'49"	101.00'	5.49'	N 87°08'36" W 5.49'
C20	2°48'15"	101.00'	4.94'	N 15°10'20" W 4.94'
C21	35°26'43"	101.00'	62.48'	N 34°17'50" W 61.49'
C22	15°02'06"	101.00'	26.50'	N 59°32'14" W 26.43'
C23	21°38'44"	101.00'	38.16'	N 77°52'39" W 37.93'
C24	26°24'09"	43.00'	19.724'	N 88°42'01" W 64.50'
C25	74°55'48"	75.00'	98.08'	N 51°14'07" W 91.24'
C26	74°55'48"	101.00'	132.09'	N 51°14'07" W 122.87'
C27	74°55'48"	49.00'	64.08'	N 51°14'07" W 59.61'
C28	74°55'48"	75.00'	98.08'	N 51°14'07" W 91.24'
C29	74°55'48"	101.00'	132.09'	N 51°14'07" W 122.87'
C30	90°09'16"	15.00'	23.60'	N 43°37'23" W 21.24'
C31	89°50'44"	15.00'	23.52'	N 46°22'37" E 21.18'

GREEN MOUNTAIN MIXED USE P.R.D.
FUTURE PHASE 2C



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 A 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).
- CALCULATED POSITION (NOTHING SET).
- BUILDING SETBACK LINES
- - - EASEMENT LINE AS NOTED
- PROPOSED LOT LINES
- DIMENSIONAL TIE LINE (NOT A LINE OF OWNERSHIP)
- PLAT PERIMETER
- H.O.A. HOME OWNERS ASSOCIATION
- P.S.S.E. PRIVATE STORM SEWER EASEMENT (NOTE 1, PAGE 2)
- P.U.E. PUBLIC UTILITY EASEMENT (NOTE 2, PAGE 2)



PG. 2 OF 2 JOB# 8938.02.04
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