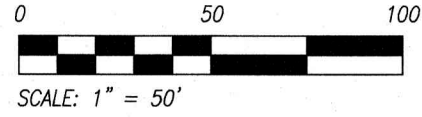


GREEN MOUNTAIN MIXED USE P.R.D. PHASE 2 C

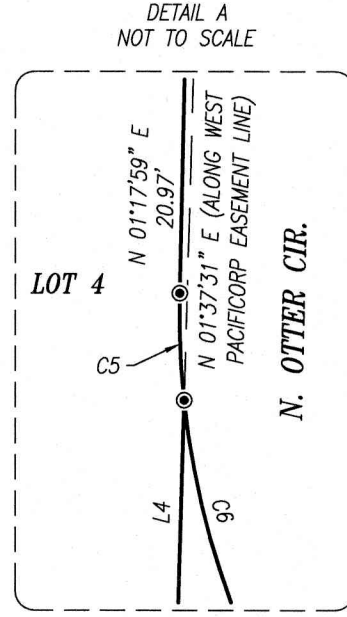
ORIGINALLY APPROVED AS GREEN MOUNTAIN MIXED USE P.R.D. PHASE 2A, PHASE 2C AND PHASE 2E
A SUBDIVISION IN A PORTION OF THE S 1/2 OF THE NW 1/4, SECTION 21 T. 2 N., R. 3 E., W.M.,
CITY OF CAMAS, CLARK COUNTY, WASHINGTON
CITY OF CAMAS FINAL ORDER SUB#16-02
OCTOBER, 2019

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 84°35'17" E	17.64'
L2	N 01°17'59" E	18.00'
L3	N 54°47'32" E	8.00'
L4	N 01°37'31" E	17.08'
L5	N 01°37'31" E	29.87'
L6	N 88°22'29" W	12.51'
L7	N 88°22'29" W	20.00'
L8	N 42°02'13" W	11.00'
L9	N 44°26'57" W (R)	13.48'
L10	N 55°47'42" W (R)	20.49'
L11	N 88°42'01" W	38.67'
L12	N 34°21'59" E (R)	8.24'
L13	N 88°42'01" W	34.67'
L14	N 14°22'52" W (R)	3.90'
L15	N 43°42'01" W	14.14'
L16	N 40°44'09" E	10.00'



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)
- R.W.E. RETAINING WALL EASEMENT (NOTE 3, PAGE 2)



NOTES

- A PRIVATE STORM SEWER EASEMENT (P.S.S.E.) OVER, UNDER, AND UPON PORTIONS OF LOTS 1 THROUGH 7 INCLUSIVE, 103, 110 THROUGH 117 INCLUSIVE, 145 THROUGH 159, INCLUSIVE, TOGETHER WITH INCLUSIVE FACILITIES OVER TRACTS "O", "CC" AND "MM" AS SHOWN HEREON IS HEREBY RESERVED FOR AND GRANTED TO THE H.O.A., AND IT'S 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, ANY DISTURBED AREAS SHALL BE RESTORED TO IT'S PRIOR CONDITION, AS NEAR AS POSSIBLE.
- A PUBLIC UTILITY EASEMENT (P.U.E.) OVER, UNDER AND UPON PORTIONS OF LOTS 103, 113, 117 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 IT'S PRIOR CONDITION, AS NEAR AS POSSIBLE.
- 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.

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	90°00'00"	25.00'	39.27'	S 43°42'01" E 35.36'
C2	90°00'00"	25.00'	39.27'	S 46°17'59" W 35.36'
C3	43°34'58"	25.00'	2.00'	S 55°55'31" E 2.00'
C4	90°00'00"	25.00'	39.27'	N 43°42'01" W 35.36'
C5	72°31'21"	54.00'	6.96'	N 02°23'41" W 6.96'
C6	43°55'37"	54.00'	41.40'	N 28°03'10" W 40.39'
C7	126°42'53"	54.00'	119.43'	N 66°37'34" E 96.53'
C8	32°13'32"	54.00'	30.37'	N 12°50'38" W 29.97'
C9	54°11'24"	54.00'	51.07'	N 56°03'06" W 48.19'
C10	84°28'48"	8.00'	11.79'	N 02°52'41" W 10.78'
C11	90°11'37"	25.00'	39.35'	N 46°23'48" E 35.42'
C12	8°03'04"	173.00'	24.31'	N 84°28'52" W 24.29'
C13	28°02'40"	173.00'	84.68'	N 66°26'00" W 83.84'
C14	20°34'56"	173.00'	62.13'	N 42°07'22" W 61.80'
C15	72°8'04"	173.00'	22.55'	N 28°06'00" W 22.53'
C16	45°54'57"	227.00'	181.91'	N 59°23'22" W 177.08'
C17	6°14'20"	227.00'	24.72'	N 85°28'01" W 24.71'
C18	89°53'11"	25.00'	39.22'	N 43°38'36" W 35.32'
C19	90°00'00"	25.00'	39.27'	N 46°17'59" E 35.36'
C20	12°57'40"	235.00'	53.16'	N 42°52'01" W 53.05'
C21	12°15'48"	235.00'	50.30'	N 55°28'58" W 50.20'
C22	10°31'13"	235.00'	43.15'	N 66°52'29" W 43.09'
C23	10°25'06"	235.00'	42.73'	N 77°20'39" W 42.67'
C24	23°19'51"	101.00'	41.13'	N 79°38'04" E 40.84'
C25	22°25'08"	101.00'	39.52'	N 56°45'58" E 39.27'
C26	11°20'45"	101.00'	20.00'	N 39°52'41" E 19.97'
C27	20°54'17"	101.00'	36.85'	N 23°45'10" E 36.65'
C28	12°00'02"	101.00'	21.15'	N 07°18'00" E 21.12'
C29	19°03'30"	49.00'	16.30'	N 10°49'44" E 16.22'
C30	70°56'30"	49.00'	60.67'	N 55°49'44" E 56.87'
C31	90°00'00"	25.00'	39.27'	N 43°42'01" W 35.36'
C32	41°24'35"	25.00'	18.07'	N 22°00'17" E 17.68'
C33	32°42'55"	43.00'	24.55'	N 26°21'07" E 24.22'
C34	26°59'31"	43.00'	20.26'	N 03°30'07" W 20.07'
C35	38°38'29"	43.00'	29.00'	N 38°19'06" W 28.45'
C36	66°11'21"	43.00'	49.67'	N 88°44'01" W 46.96'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C37	38°34'26"	43.00'	28.95'	N 38°53'05" E 28.41'
C38	26°59'31"	43.00'	20.26'	N 06°06'05" E 20.07'
C39	32°42'55"	43.00'	24.55'	N 23°45'08" W 24.22'
C40	41°24'35"	25.00'	18.07'	N 19°24'18" W 17.68'
C41	90°00'00"	25.00'	39.27'	N 46°17'59" E 35.36'
C42	15°40'51"	101.00'	27.64'	N 83°27'34" E 27.56'
C43	20°59'58"	101.00'	37.02'	N 65°07'09" E 36.81'
C44	30°36'19"	101.00'	53.95'	N 39°19'01" E 53.31'
C45	22°42'52"	101.00'	40.04'	N 12°39'25" E 39.78'
C46	36°47'29"	49.00'	65.57'	N 29°41'54" E 46.61'
C47	33°12'11"	49.00'	28.40'	N 74°41'54" E 28.00'
C48	34°11'48"	227.00'	135.48'	S 74°12'05" W 133.48'
C49	34°11'48"	200.00'	119.37'	N 74°12'05" E 117.61'
C50	34°11'48"	173.00'	103.25'	N 74°12'05" E 101.73'
C51	26°42'28"	54.00'	249.24'	N 49°04'36" E 79.98'
C52	43°20'13"	75.00'	56.73'	N 20°22'07" W 55.39'
C53	64°08'24"	173.00'	193.67'	N 56°26'12" W 183.71'
C54	64°20'01"	200.00'	224.57'	N 56°32'00" W 212.95'
C55	64°13'12"	227.00'	254.43'	N 56°28'35" W 241.32'
C56	90°00'00"	101.00'	158.65'	N 46°17'59" E 142.84'
C57	90°00'00"	75.00'	117.81'	N 46°17'59" E 106.07'
C58	90°00'00"	49.00'	76.97'	N 46°17'59" E 69.30'
C59	90°00'00"	101.00'	158.65'	N 46°17'59" E 142.84'
C60	90°00'00"	75.00'	117.81'	N 46°17'59" E 106.07'
C61	90°00'00"	49.00'	76.97'	N 46°17'59" E 69.30'
C62	26°42'28"	43.00'	197.24'	N 88°42'01" W 64.50'
C63	31°49'51"	270.00'	244.25'	S 83°01'06" W 236.00'
C64	51°49'51"	300.00'	271.39'	N 83°01'06" E 262.23'
C65	51°49'51"	330.00'	298.52'	N 83°01'06" E 288.45'
C66	52°20'42"	120.00'	109.63'	N 44°53'37" W 105.96'
C67	52°20'42"	150.00'	137.04'	N 44°53'37" W 132.32'
C68	52°20'42"	180.00'	164.45'	N 44°53'37" E 158.78'
C69	34°54'45"	405.00'	246.78'	N 36°10'39" W 242.98'
C70	34°54'45"	375.00'	228.50'	N 36°10'39" W 224.98'
C71	34°54'45"	345.00'	210.22'	S 36°10'39" E 206.98'
C72	34°04'41"	163.00'	10.46'	N 51°06'12" W 10.46'

TRACT NOTES

- TRACT "C" IS AN OPEN SPACE AND CRITICAL AREA GRANTED TO THE H.O.A. WITH THIS PLAT AND IS TO BE OWNED, SHARED AND MAINTAINED BY THE H.O.A.
- TRACT "K" IS AN OPEN SPACE AREA GRANTED TO THE H.O.A. WITH THIS PLAT AND IS TO BE OWNED, SHARED AND MAINTAINED BY THE H.O.A.
- TRACT "M" IS AN ACCESS TO LOT 5 GRANTED TO THE H.O.A. WITH THIS PLAT AND IS TO BE OWNED AND MAINTAINED BY THE H.O.A.
- TRACT "N" IS AN ACCESS TO LOTS 6 & 7 GRANTED TO THE H.O.A. WITH THIS PLAT AND IS TO BE OWNED AND MAINTAINED BY THE H.O.A.
- TRACT "O" IS AN OPEN SPACE AREA GRANTED TO THE H.O.A. WITH THIS PLAT AND IS TO BE OWNED, SHARED AND MAINTAINED BY THE H.O.A.
- TRACT "CC" IS A LANDSCAPE AREA GRANTED TO THE H.O.A. WITH THIS PLAT AND IS TO BE OWNED, SHARED AND MAINTAINED BY THE H.O.A.
- TRACT "DD" IS AN ACCESS TO LOTS 103-106 GRANTED TO THE H.O.A. WITH THIS PLAT AND IS TO BE OWNED AND MAINTAINED BY THE H.O.A.
- TRACT "EE" IS AN ACCESS TO LOTS 152-155 GRANTED TO THE H.O.A. WITH THIS PLAT AND IS TO BE OWNED AND MAINTAINED BY THE H.O.A.
- TRACT "FF" 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.
- TRACT "GG" IS AN ACCESS TO LOT 113 GRANTED TO THE H.O.A. WITH THIS PLAT AND IS TO BE OWNED AND MAINTAINED BY THE H.O.A.
- TRACT "HH" IS AN ACCESS TO LOT 117 GRANTED TO THE H.O.A. WITH THIS PLAT AND IS TO BE OWNED AND MAINTAINED BY THE H.O.A.
- TRACT "MM" IS A LANDSCAPE AREA GRANTED TO THE H.O.A. WITH THIS PLAT AND IS TO BE OWNED, SHARED AND MAINTAINED BY THE H.O.A.

TRACT "C"
OPEN SPACE
CRITICAL AREA
175,998 S.F.

100.00 FOOT EASEMENT
GRANTED TO PP&L (PACIFICORP)
AFF# G234933.

