GREEN MOUNTAIN ESTATES PHASE 6, A PLAT COMMUNITY

A SUBDIVISION IN THE NW 1/4, OF THE NE 1/4 SEC. 21, T. 2 N., R. 3 E., W.M., CITY OF CAMAS, CLARK COUNTY, WASHINGTON CITY OF CAMAS FINAL ORDER SUB#15-02 DECEMBER. 2023

T.2N.,	R.3E.	
	X	

CITY OF CAMAS MAYOR

APPROVED BY

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 CMC TITLE 17 AND WITH THE PRELIMINARY

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.

CITY OF CAMAS ENGINEER

CITY OF CAMAS COMMUNITY DEVELOPMENT

CITY OF CAMAS COMMUNITY DEVELOPMENT DIRECTOR DATE OR DESIGNEE

CAMAS-WASHOUGAL FIRE DEPARTMENT

CAMAS-WASHOUGAL FIRE CHIEF OR DESIGNEE

PROCEDURE

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

SURVEY REFERENCES

- 1. PLAT OF COUNTRY VIEW ESTATES PHASE 1 BY LAWSON LAND SURVEYING RECORDED IN BK. H OF PLATS, AT PG. 344. RECORDS OF CLARK COUNTY, WASHINGTON.
- 2. PLAT OF COUNTRY VIEW FSTATES PHASE 2 BY LAWSON LAND SURVEYING RECORDED IN BK. H OF PLATS. AT PG. 345. RECORDS OF CLARK COUNTY, WASHINGTON.
- 3. RECORD OF SURVEY FOR THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES BY H. THOMAS LAIRD JR. (PLS 21490) RECORDED IN BK. 42 OF SURVEYS, AT PG. 102, RECORDS OF CLARK COUNTY, WASHINGTON.
- 4. RECORD OF SURVEY FOR ERIC LOUCKS BY BLUHM ASSOCIATES LAND SURVEYORS, INC. RECORDED IN BK. 48 OF SURVEYS, AT PG. 141, RECORDS OF CLARK COUNTY, WASHINGTON.
- 5. RECORD OF SURVEY FOR BOB HANSON BY AKS ENGINEERING AND FORESTRY, LLC RECORDED IN BK. 63 OF SURVEYS, AT PG. 053, RECORDS OF CLARK COUNTY, WASHINGTON.
- 6. PLAT OF GREEN MOUNTAIN ESTATES PHASE 1 BY OLSON ENGINEERING, INC. RECORDED IN BOOK 312 OF PLATS, AT PAGE 22, RECORDS OF CLARK COUNTY, WASHINGTON.
- 7. PLAT OF GREEN MOUNTAIN ESTATES PHASE 2 BY OLSON ENGINEERING, INC. RECORDED IN BOOK 312 OF PLATS, AT PAGE 42, RECORDS OF CLARK COUNTY, WASHINGTON.
- 8. PLAT OF GREEN MOUNTAIN ESTATES PHASE 3 BY OLSON ENGINEERING, INC. RECORDED IN BOOK 312 OF PLATS, AT PAGE 99, RECORDS OF CLARK COUNTY, WASHINGTON.

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 ESTATES - PHASE 6

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

CLARK COUNTY ASSESSOR

CLARK COUNTY AUDITOR

ATTESTED BY ____

CLARK COUNTY AUDITOR FILED FOR RECORD THIS _____ DAY OF _____, 2023 AT ____ AM/PM. AUDITORS FILE NO. ______ BOOK OF PLATS _____, AT PAGE _____.

PLAT NOTES

- 1. A HOMEOWNER'S ASSOCIATION (HOA) SHALL BE REQUIRED FOR THIS DEVELOPMENT. COPIES OF THE CONDITIONS, COVENANTS & RESTRICTIONS (C.C.&R'S) SHALL BE SUBMITTED AND ON FILE WITH THE CITY OF CAMAS.
- 2. NO FURTHER SHORT PLATTING OR SUBDIVIDING OF ANY LOT OR TRACT WILL BE
- 3. BUILDING PERMITS WILL NOT BE ISSUED BY THE BUILDING DEPARTMENT UNTIL ALL REQUIRED SUBDIVISION IMPROVEMENTS ARE COMPLETED ACCORDING TO THE APPROVED PLANS AND FINAL ACCEPTANCE HAS BEEN ISSUED BY THE CITY OF CAMAS.
- 4. MAXIMUM BUILDING LOT COVERAGE FOR THIS SUBDIVISION IS 40%.
- 5. AT THE TIME OF BUILDING PERMIT ISSUANCE 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.
- 6. AT THE TIME OF BUILDING PERMIT ISSUANCE THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO A \$97.18 FEE PER LOT. PAYABLE TO THE CITY OF VANCOUVER. AS THEIR PROPORTIONATE SHARE CONTRIBUTION FOR THE CONSTRUCTION OF A NORTHBOUND RIGHT TURN LANE ON NE 192ND AVE. AND A WESTBOUND RIGHT TURN LANE ON NE
- 7. AT THE TIME OF BUILDING PERMIT ISSUANCE THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO A \$1,235.77 FEE PER LOT, AS THEIR PROPORTIONATE SHARE CONTRIBUTION FOR THE NORTH SHORE SEWER TRANSMISSION SYSTEM (PREVIOUSLY KNOWN AND APPROVED AS THE "NORTH URBAN GROWTH AREA - SEWER TRANSMISSION SYSTEM" OR NUGA-STS).
- 8. WETLANDS, STREAMS AND ASSOCIATED BUFFERS SHALL BE MAINTAINED IN THEIR NATURAL STATE AS DESCRIBED IN THE GREEN MOUNTAIN ESTATES FINAL WETLAND MITIGATION PLAN USACE REF: NWS-2017-22 PREPARED BY THE RESOURCE COMPANY. INC. DATED APRIL 18, 2017 ON FILE WITH THE CITY OF CAMAS AS REQUIRED FOR THE APPROVAL OF THIS FINAL PLAT. ANY MODIFICATIONS TO CRITICAL AREAS AND BUFFERS MUST BE APPROVED IN WRITING BY THE CITY OF CAMAS AFTER SUBMITTAL OF A REVISED CRITICAL AREA REPORT.
- 9. TREE TOPPING IS NOT PERMITTED WITH THIS DEVELOPMENT, NOR REMOVAL OF MORE THAN 20% OF A TREE'S CANOPY. TREES THAT ARE DETERMINED TO BE HAZARDOUS BY A LICENSED ARBORIST MAY BE REMOVED AFTER APPROVAL BY THE CITY OF CAMAS. REQUIRED STREET TREES AND BACKYARD TREES SHALL BE PROMPTLY REPLACED FOLLOWING REMOVAL WITH AN APPROVED SPECIES.
- 10. ONE STREET TREE AND ONE BACKYARD TREE SHALL BE MAINTAINED IN GOOD HEALTH FOR EACH LOT AND REPLACED ONLY WHEN HAZARDOUS.
- 11. THE GREEN MOUNTAIN ESTATES SUBDIVISION IS UNDER A FLIGHT CORRIDOR FOR GROVE AIRFIELD; AIRCRAFT NOISE IS TO BE EXPECTED.
- 12. ENTRANCE INTO CLARK COUNTY'S CONSERVATION LANDS FROM INDIVIDUAL LOTS SHALL BE STRICTLY PROHIBITED WITHOUT FIRST OBTAINING AN ACCESS AGREEMENT FROM
- 13. THE GREEN MOUNTAIN ESTATES SUBDIVISION, OF WHICH THIS PLAT OF PHASE 6 IS A PART. IS LOCATED ADJACENT TO CLARK COUNTY CONSERVATION LAND. LYING NORTH OF THE NORTH LINE OF THE NE 1/4 OF SECTION 21 AS SHOWN HEREON, MANAGED FOR SUSTAINABLE FORESTRY ON WHICH A VARIETY OF FORESTRY OPERATIONS MAY OCCUR THAT MAY NOT BE COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED DURATION. POTENTIAL DISCOMFORTS OR INCONVENIENCES MAY INCLUDE, BUT ARE NOT LIMITED TO: NOISE, ODORS, FUMES, DUST OR OPERATION OF MACHINERY DURING ANY TWENTY-FOUR (24) HOUR PERIOD.

RESTRICTIONS

1. THE PROPERTY DESCRIBED HEREIN IS SUBJECT TO THAT AVIATION EASEMENT IN FAVOR OF THE PORT OF CAMAS-WASHOUGAL RECORDED OCTOBER 8, 2019 UNDER AUDITOR'S FILE NO. 5657931 EAS, RECORDS OF CLARK COUNTY, WASHINGTON.

PHASE 6 SUBMITTED TO THE PLAT COMMUNITY

A PORTION OF THAT PARCEL OF LAND DESCRIBED IN EXHIBIT C OF THAT LOT SEGREGATION RECORDED JULY 27, 2017, UNDER AUDITOR'S FILE NO. 5426851 BLA SITUATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF CAMAS, CLARK COUNTY, WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER:

THENCE NORTH 88° 58' 07" WEST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1750.45 FEET TO THE NORTHWEST CORNER OF GREEN MOUNTAIN ESTATES PHASE 5A, ACCORDING TO THE PLAT THEREOF. RECORDED IN BOOK 312 OF PLATS AT PAGE 253, RECORDS OF SAID COUNTY AND THE TRUE POINT

THENCE CONTINUING NORTH 88° 58' 07" WEST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 851.99 FEET TO THE NORTHEAST CORNER OF THAT PARCEL CONVEYED TO GWENNA MERRITT BY THAT QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NUMBER 5422755, RECORDS OF SAID COUNTY;

THENCE SOUTH 01° 27' 15" WEST, ALONG THE EAST LINE OF SAID MERRITT PARCEL AND ALONG THE EAST LINE OF THAT RIGHT-OF-WAY DEDICATION TO THE CITY OF CAMAS RECORDED UNDER AUDITOR'S FILE NUMBER 5580912D, A DISTANCE OF 871.34 FEET TO THE NORTHWEST CORNER OF GREEN MOUNTAIN ESTATES PHASE 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 312 OF PLATS AT PAGE 99, RECORDS OF SAID COUNTY;

THENCE ALONG THE NORTH LINE OF SAID GREEN MOUNTAINS ESTATES PHASE 3 THE FOLLOWING COURSES:

THENCE SOUTH 88° 32' 45" EAST, A DISTANCE OF 159.10 FEET;

THENCE NORTH 76° 00' 30" EAST, A DISTANCE OF 65.00 FEET;

THENCE SOUTH 13° 59' 30" EAST. A DISTANCE OF 101.04 FEET TO THE NORTHWEST CORNER OF GREEN MOUNTAIN ESTATES PHASE 4A, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 312 OF PLATS AT PAGE

THENCE ALONG THE NORTHERLY LINE OF SAID GREEN MOUNTAINS ESTATES PHASE 4A THE FOLLOWING COURSES: THENCE NORTH 76° 00' 30" EAST, A DISTANCE OF 305.56 FEET TO A 124.00 FOOT RADIUS CURVE TO THE

THENCE ALONG SAID 124.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 12° 49' 53", AN ARC DISTANCE OF 27.77 FEET;

THENCE NORTH 63° 10' 37" EAST, A DISTANCE OF 87.81 FEET TO A 126.00 FOOT RADIUS CURVE TO THE RIGHT;

THENCE ALONG SAID 126.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 19° 02' 13", AN ARC DISTANCE OF 41.86 FEET;

THENCE NORTH 82° 12' 49" EAST, A DISTANCE OF 25.63 FEET;

THENCE NORTH 07° 47' 11" WEST. A DISTANCE OF 8.33 FEET TO THE SOUTHERLY LINE OF GREEN MOUNTAIN ESTATES PHASE 5A, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 312 OF PLATS AT PAGE 253, RECORDS OF SAID COUNTY:

THENCE THE FOLLOWING COURSES ALONG THE SOUTHWESTERLY AND WEST LINE OF SAID GREEN MOUNTAIN ESTATES PHASE 5A:

THENCE SOUTH 52° 24' 40" WEST, A DISTANCE OF 1.39 FEET;

THENCE NORTH 37° 35' 20" WEST, A DISTANCE OF 102.15 FEET;

THENCE NORTH 38° 40' 04" EAST, A DISTANCE OF 58.35 FEET TO A 43.00 FOOT NON-TANGENT RADIUS CURVE

THENCE ALONG SAID 43.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS NORTH 30° 09' 54" WEST, 31.05 FEET), THROUGH A CENTRAL ANGLE OF 42° 20' 04". AN ARC DISTANCE

THENCE SOUTH 81° 00' 08" WEST, A DISTANCE OF 39.03 FEET;

THENCE NORTH 36° 35' 57" WEST. A DISTANCE OF 100.00 FEET:

THENCE NORTH 53° 24' 03" EAST, A DISTANCE OF 152.74 FEET;

THENCE NORTH 33° 12' 09" EAST. A DISTANCE OF 137.17 FEET:

THENCE NORTH 44° 35' 33" EAST. A DISTANCE OF 220.28 FEET:

THENCE NORTH 01° 01' 53" EAST, A DISTANCE OF 27.04 FEET;

THENCE NORTH 88° 58' 07" WEST, A DISTANCE OF 62.24 FEET;

THENCE NORTH 01° 01' 53" EAST, A DISTANCE OF 77.45 FEET;

THENCE SOUTH 88° 58' 07" EAST, A DISTANCE OF 9.43 FEET;

THENCE NORTH 01° 01' 53" EAST, A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 15.00 ACRES.

DEED REFERENCE

GRANTOR: GREEN MOUNTAIN ESTATES LLC GRANTEE: GME DEVELOPMENT, LLC *AF#:* 5625397 D

DATE: 07/11/2019

GRANTOR: GREEN MOUNTAIN ESTATES, LLC GRANTEE: GREEN MOUNTAIN ESTATES, LLC

AF#: 5426851 BLA

DATE: 07/27/2017

DECLARANT DECLARATION

THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED GREEN MOUNTAIN ESTATES, A PLAT COMMUNITY, AS THAT TERM IS DEFINED IN THE 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 GREEN MOUNTAIN ESTATES RECORDED UNDER CLARK COUNTY

ME	DEVELOPMENT,	LLC

A WASHINGTON LIMITED LIABILITY COMPANY

BY:HOLT GROUP HOLDINGS, LLC

ITS: SOLE MEMBER

ACKNOWLEDGMENT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT

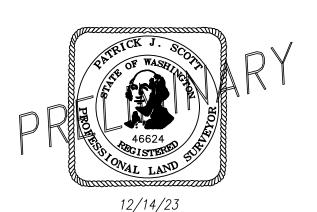
IS THE PERSON THAT APPEARED BEFORE ME. AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT; ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT; AND ACKNOWLEDGED IT. AS AUTHORIZED SIGNATOR OF GME DEVELOPMENT, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE	_
DATED:	, 2023.
PRINTED NAME:	
NOTARY PUBLIC IN AND FOR THE STATE OF	
MY COMMISSION EXPIRES	

LAND SURVEYOR'S CERTIFICATION

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF THE HOLT GROUP, INC. ON AUGUST 3, 2021. I HEREBY CERTIFY THAT THIS MAP FOR GREEN MOUNTAIN ESTATES IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN: THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, (1) TO THE EXTENT DETERMINED BY THE WALLS, FLOORS, OR CEILINGS THEREOF, OR OTHER PHYSICAL MONUMENTS, ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID MAP, OR (2) TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

PATRICK J. SCOTT		
PROFESSIONAL LAND	SURVEYOR NO.	46624



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NED OR ATTESTED BEFORE ME ON		BY PATRICK J. SCOTT.
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COMMISSION EXPIRES	-	

PG. 1 OF 2 JOB# 9595.01.06 COPYRIGHT 2023, OLSON ENGINEERING, INC. FILE: J:\DATA\9000\9500\9590\9595\SURVEY\PLATS\PHASE 6\9595.S.FINAL PLAT PHASE 6.DWG

