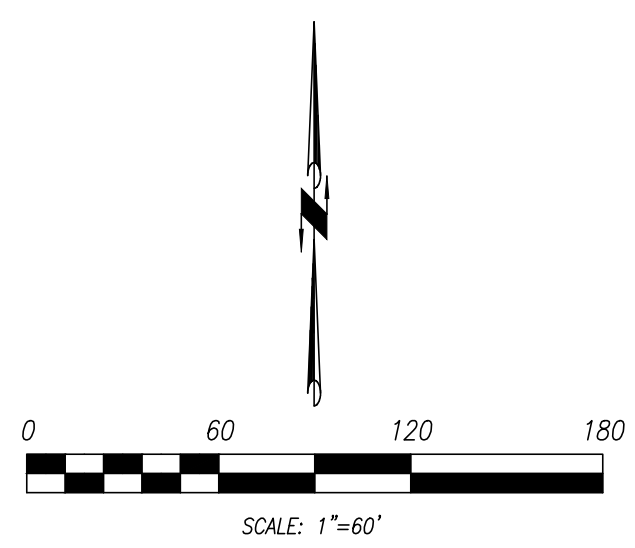


GREEN MOUNTAIN ESTATES PHASE 6, A PLAT COMMUNITY

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



BASIS OF BEARINGS

N 88°43'06" W ALONG THE SOUTH LINE OF THE NE 1/4 SEC. 21, T. 2 N., R. 3 E., W.M. BETWEEN THE MONUMENTS FOUND IN PLACE AT THE SE AND SW CORNERS THEREOF. BEARINGS ARE BASED ON:
THE WASHINGTON STATE COORDINATE SYSTEM (SOUTH ZONE - 4602)
DISTANCES SHOWN HEREON ON GROUND DISTANCES

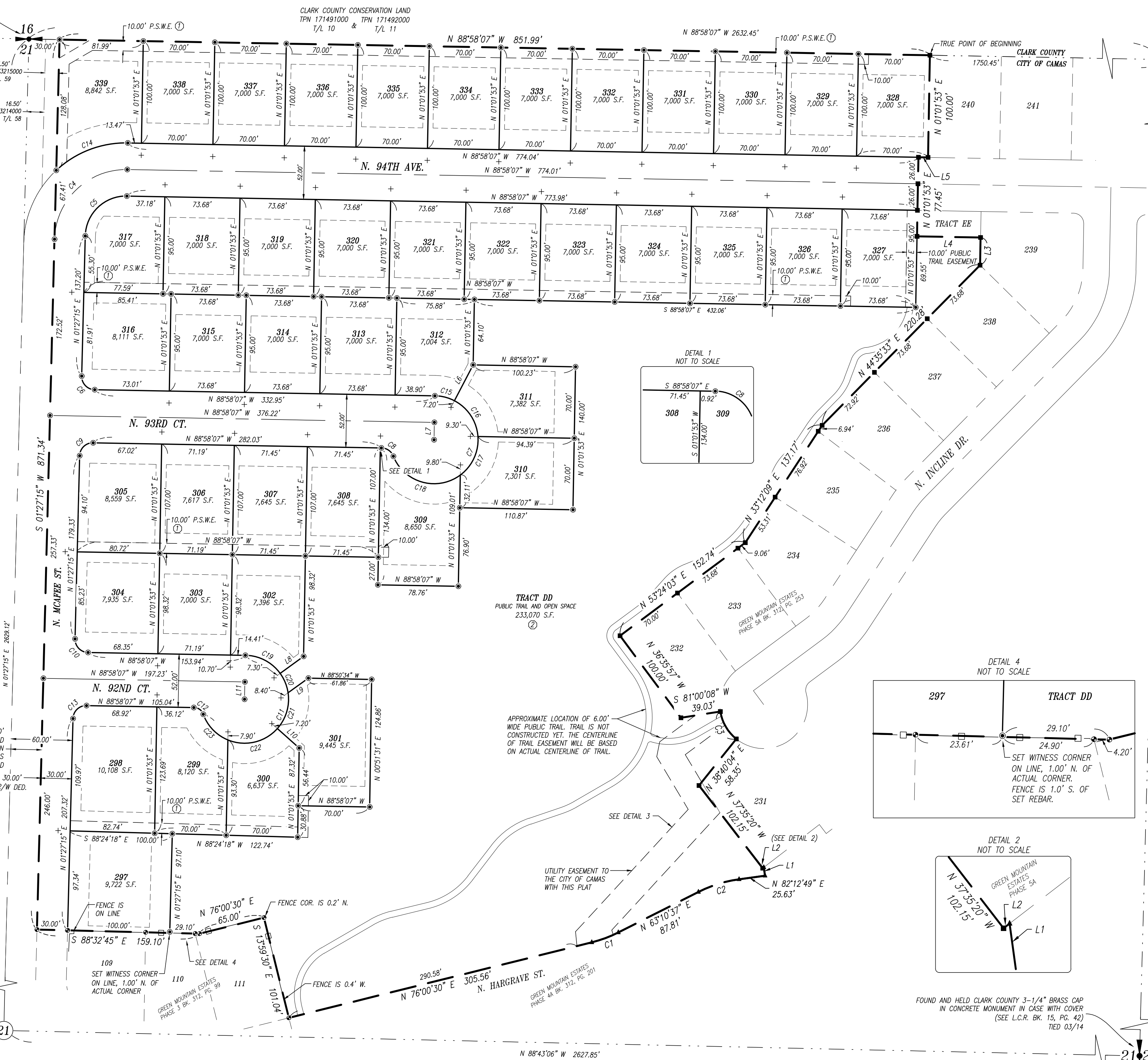
LEGEND

- PUBLIC LAND SURVEY SYSTEM SECTION CORNER (MONUMENT AS NOTED)
- PUBLIC LAND SURVEY SYSTEM QUARTER SECTION CORNER (MONUMENT AS NOTED)
- 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "OLSON ENG PLS 46624" TO BE POST MONUMENTED AFTER THE RECORDING OF THIS PLAT.
- BRASS SCREW WITH WASHER STAMPED "OLSON ENG PLS 46624" TO BE POST MONUMENTED AFTER THE RECORDING OF THIS PLAT.
- BRASS SCREW WITH WASHER STAMPED "OLSON ENG PLS 46624" TO BE POST MONUMENTED AFTER THE RECORDING OF THIS PLAT. SET IN CONCRETE CURB ON AN 11.75' PROJECTION OF THE SIDE LOT LINE FROM THE FRONT CORNER UNLESS SHOWN OTHERWISE IN THE CURB SCREW TABLE (GOOD FOR PROJECTION OF THE SIDE LINES, BUT NOT THE ACTUAL FRONT LOT CORNER).
- 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "OLSON ENG PLS 42667" SET DURING PREVIOUS SURVEY OF GREEN MOUNTAIN ESTATES PHASE 3 (BK. 312, PG. 99).
- 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "OLSON ENG PLS 42667" SET DURING PREVIOUS SURVEY OF GREEN MOUNTAIN ESTATES PHASE 4A (BK. 312, PG. 201).
- 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "OLSON ENG PLS 42667" SET DURING PREVIOUS SURVEY OF GREEN MOUNTAIN ESTATES PHASE 5A (BK. 312, PG. 253).
- PUBLIC LAND SURVEY SYSTEM SECTION LINE
- PLAT BOUNDARY LINE
- LOT LINE
- CENTERLINE PUBLIC RIGHT-OF-WAY
- EXISTING PUBLIC RIGHT-OF-WAY
- EXISTING TAX LOT LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- FENCE
- R/W DED. PUBLIC RIGHT-OF-WAY DEDICATED TO THE CITY OF CAMAS UPON RECORDING OF THIS PLAT
- P.S.W.E. (PRIVATE) STORMWATER EASEMENT
- S.F. SQUARE FEET
- (R) RADIAL OR RADIUS
- (E) SEE EASEMENT PROVISIONS NUMBER

FOUND AND HELD 3" BRASS CAP STAMPED "WASHINGTON DEPT. NATURAL RESOURCES 1973" IN 4" X 4" CONCRETE MONUMENT (SEE L.C.R. BK. 12, PG. 2) TIED 03/14

CLARK COUNTY CONSERVATION LAND
TPN 171491000 & TPN 171492000
1/4 L. 10 & 1/4 L. 11

FOUND AND HELD 3-1/4" ALUMINUM CAP STAMPED "WASHINGTON DEPT. NATURAL RESOURCES 1973" AS SET IN RECORD OF SURVEY BK. 42, PG. 102 WOVEN WIRE FENCE CORNER (N & E) IS EAST 2.9" (SEE L.C.R. BK. 13, PG. 2) TIED 03/14



*MINIMUM BUILDING SETBACKS

FRONT YARD	20'
SIDE YARD**	5'
STREET SIDE YARD	20'
REAR YARD***	10'/15'
CORNER LOT REAR YARD	10'

**SETBACKS MAY BE MODIFIED AS APPROVED BY THE CITY OF CAMAS
***5' SIDE YARD SETBACK UNLESS SHOWN OTHERWISE HEREON
****2 STORY HOMES SHALL HAVE A 20' REAR YARD SETBACK (SHOWN)
*****1 & 1.5 STORY HOMES SHALL HAVE A 15' REAR YARD SETBACK

CURB SCREW TABLE

LOT LINE	DISTANCE
299/300	12.99
301/TRACT DD	14.05
309/310	17.17
310/311	11.82

LAND INVENTORY

TOTAL ACREAGE: 15.00 AC.
(PLAT PERIMETER)
TOTAL DEVELOPED ACREAGE: 9.65 AC.
(PLAT PERIMETER, EXCLUDING TRACT DD)
TOTAL LOT AREA: 7.35 AC.
(EXCLUDES ALL TRACTS & RIGHT-OF-WAY)
TOTAL INFRASTRUCTURE AREA: 2.30 AC.
(RIGHT-OF-WAY)
TOTAL PARKING AREA: 0.00 AC.
TOTAL OPEN SPACE: 5.35 AC.
(TRACT DD)

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	124.00	27.77	27.77	S 69°58'53" W	124°40'53"
C2	126.00	41.86	41.67	S 72°41'43" W	180°21'13"
C3	43.00	31.77	31.05	N 30°09'54" E	42°20'04"
C4	70.00	109.44	98.63	N 46°14'54" E	89°54'58"
C5	40.00	62.54	56.36	N 46°14'54" E	89°54'58"
C6	13.00	20.52	18.45	N 43°45'26" W	90°25'22"
C7	43.00	185.27	171.77	N 34°27'55" E	246°52'03"
C8	13.00	15.17	14.33	N 55°12'05" W	68°52'03"
C9	13.00	20.32	18.32	N 46°14'54" E	89°54'58"
C10	13.00	20.52	18.45	N 43°45'26" W	90°25'22"
C11	43.00	186.83	170.88	N 35°13'40" E	246°52'03"
C12	10.00	12.04	11.33	S 54°28'20" E	68°59'53"
C13	13.00	20.32	18.32	N 46°14'54" E	89°54'58"
C14	100.00	76.80	74.93	N 69°07'46" E	44°00'15"
C15	42.89	19.94	19.77	S 67°59'29" E	26°34'47"
C16	43.00	43.69	41.83	S 33°17'52" E	58°12'40"
C17	43.00	43.10	41.38	N 24°32'21" E	57°25'38"
C18	43.00	78.54	76.84	S 67°59'29" E	104°58'46"
C19	43.00	39.77	38.13	S 62°28'23" E	52°49'28"
C20	43.00	20.70	20.50	S 22°11'07" E	27°35'04"
C21	43.00	37.59	36.47	N 16°39'10" E	50°05'30"
C22	43.00	52.98	49.69	N 76°59'23" E	72°35'43"
C23	43.00	35.82	34.79	N 43°50'23" W	47°43'58"
C24	43.00	17.58	17.46	N 39°17'07" W	23°25'39"
C25	43.00	14.19	14.13	S 18°27'05" E	18°54'25"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 07°47'11" E	8.33
L2	N 52°24'03" E	13.30
L3	N 01°01'53" E	12.04
L4	S 88°58'07" E	62.24
L5	N 88°58'07" W	9.43
L6	N 27°37'48" E	38.65
L7	N 01°01'53" E	12.00
L8	S 54°01'21" W	28.44
L9	N 54°13'42" E	24.67
L10	S 48°04'04" E	28.73
L11	N 01°01'53" W	12.00
L12	N 37°35'20" W	33.56
L13	N 88°58'07" E	4.19
L14	N 30°25'04" W	31.37
L15	S 33°24'03" W	48.33

EASEMENT PROVISIONS

1. A PRIVATE STORMWATER EASEMENT OVER, UNDER, AND UPON PORTIONS OF LOTS 298 THROUGH 301 INCLUSIVE, 305 THROUGH 309 INCLUSIVE, 317 THROUGH 327 INCLUSIVE AND LOTS 328 THROUGH 339 AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE HOMEOWNER'S ASSOCIATION (HOA), ITS SUCCESSORS AND ASSIGNS, WITH THE RECORDING OF THIS PLAT FOR THE PURPOSE OF STORMWATER CONVEYANCE. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE STORMWATER CONVEYANCE IMPROVEMENTS WITHIN THE EASEMENT AREA AND SHALL HAVE RIGHT OF ACCESS OVER SAID LOTS TO PERFORM SUCH RESPONSIBILITIES, AND FOLLOWING SUCH USE SHALL RESTORE THE EASEMENT AREA TO ITS PRIOR CONDITION AS NEAR AS POSSIBLE.

TRACT NOTES

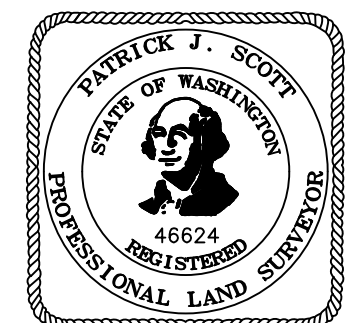
1. TRACT DD IS HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT FOR THE PURPOSE OF PUBLIC TRAIL AND OPEN SPACE. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE TRACT AND ITS IMPROVEMENTS. THE TERMS, CONDITIONS, AND PROVISIONS CONTAINED IN THAT TRAIL EASEMENT AGREEMENT RECORDED UNDER AUDITOR'S FILE NO. 5578392 SHALL APPLY.

PUBLIC SIDEWALK EASEMENT

A PUBLIC SIDEWALK EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON THE EXTERIOR 6.00 FEET OF ALL LOTS AND TRACTS PARALLEL WITH AND ADJACENT TO THE PUBLIC ROADS AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS.

PUBLIC UTILITY EASEMENT

A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON 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 ITS PRIOR CONDITION AS NEAR AS POSSIBLE. ALL LOTS CONTAINING PAD MOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM WORKING CLEARANCES AS DEFINED BY CLARK COUNTY PUBLIC UTILITIES CONSTRUCTION STANDARDS. ALL PROPOSED BUILDING DESIGNS ON THESE LOTS MUST PROVIDE ADEQUATE CLEARANCE FOR ALL COMBUSTIBLE MATERIALS.



12/14/23