

GREYSTONE SUBDIVISION

CITY FILE NUMBER: SUB18-01

LOCATED IN THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 34,
TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN,
CITY OF CAMAS, CLARK COUNTY, WASHINGTON

SEPTEMBER 2021

GREYSTONE SUBDIVISION PERIMETER DESCRIPTION

BEING ALL OF THAT TRACT OF LAND RECORDED IN AUDITOR'S FILE NUMBER 5024152, CLARK COUNTY DEED RECORDS, LOCATED IN THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CITY OF CAMAS, CLARK COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHWEST CORNER OF SAID SECTION 34:

THENCE NORTH 01°54'47" EAST, ALONG THE WEST LINE OF SAID SECTION 34, 1335.32 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF NW 43RD AVENUE.

THENCE SOUTH 88°01'39" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 304.00 FEET TO THE SOUTHEAST CORNER OF THAT BOUNDARY LINE ADJUSTED TRACT OF LAND DESCRIBED IN AUDITOR'S FILE NUMBER 5219362, CLARK COUNTY DEED RECORDS AND THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT.

THENCE CONTINUING SOUTH 88°01'39" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 492.35 FEET TO THE SOUTHWEST CORNER OF THE PLAT "SIOIRA MEADOWS" AS RECORDED IN BOOK 311, PAGE 856, CLARK COUNTY PLAT RECORDS.

THENCE NORTH 05°50'24" EAST, ALONG THE WESTERLY LINE OF SAID "SIOIRA MEADOWS" PLAT, 308.81 FEET TO A POINT ON THE SOUTH LINE OF THE PLAT "LAKE PONTE PHASE 1" AS RECORDED IN BOOK H, PAGE 772, CLARK COUNTY PLAT RECORDS.

THENCE NORTH 88°01'39" WEST, ALONG SAID SOUTH LINE (ALSO BEING THE SOUTH LINE OF "LAKE PONTE PHASE 2" AS RECORDED IN BOOK H, PAGE 772, CLARK COUNTY PLAT RECORDS AND "LAKE PONTE PHASE 1" AS RECORDED IN BOOK H, PAGE 794, CLARK COUNTY PLAT RECORDS), 433.56 FEET TO THE NORTHEAST CORNER OF SAID BOUNDARY LINE ADJUSTED TRACT OF LAND DESCRIBED IN AUDITOR'S FILE NUMBER 5219362, CLARK COUNTY DEED RECORDS.

THENCE SOUTH 01°54'47" WEST, ALONG THE EAST LINE OF SAID AUDITOR'S FILE NUMBER 5219362, 307.08 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS IN ALL 142,366 SQUARE FEET OR 3.269 ACRES, MORE OR LESS.

UTILITY AND SIDEWALK EASEMENT NOTE:

AN EASEMENT IS HEREBY RESERVED UNDER AND UPON ALL TRACTS AND THE EXTERIOR SIX (6) FEET ON ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC/Private RANGES AND TRACTS FOR THE INSTALLATION, CONSTRUCTION, RENOVATING, OPERATING AND MAINTAINING OF ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SERVICES. ALL LOTS CONTAINING PAVEMENT TRANSFORMERS ARE SUBJECT TO THE MINIMUM CLEARANCES AS DEFINED BY CLARK COUNTY UTILITIES CONSTRUCTION STANDARDS. ALL PROPOSED BUILDING DESIGNS ON THESE LOTS MUST PROVIDE ADEQUATE CLEARANCE FOR ALL COMBUSTIBLE MATERIALS, ALSO A SIDEWALK EASEMENT, AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS. SHALL BE RESERVED UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS ADJACENT TO PUBLIC STREETS.

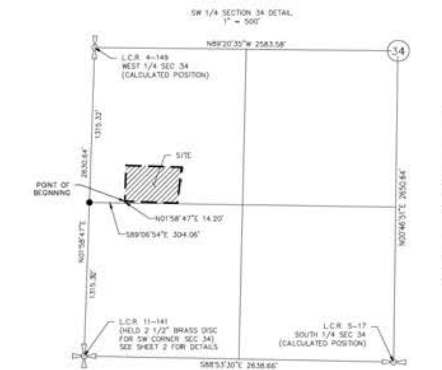
SIDEWALK NOTE:

PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS SIDEWALKS SHALL BE CONSTRUCTED AND LANDSCAPED IN ACCORDANCE WITH THE APPLICABLE TOWN/CITY ORDINANCES, PLANS AND ALONG ALL LOT FRONTAGES. LOTS HAVING MULTIPLE STREET FRONTAGES SHALL HAVE SIDEWALK AND LANDSCAPING EASEMENT AREAS INSTALLED ALONG ALL FRONTAGES PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS.

SURVEY NOTES:

A FIELD TRVERSE WAS PERFORMED USING A 2 SECOND TRIMBLE SS ROBOTIC TOTAL STATION. THE FIELD TRVERSE EXCEEDED THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN W.A.C. 1201-130-090.

BOUNDARIES ARE BASED ON ON-SITE OBSERVATIONS USING CORRECTIONS FROM THE WASHINGTON STATE REFERENCE NETWORK (WSRN) AS SHOWN AS SOUTH 88°01'39" EAST BETWEEN FOUND MONUMENTS A AND B ALONG THE RIGHT-OF-WAY CENTRALINE OF NW 43RD AVENUE. HORIZONTAL DATUM: NAD 83 2011; STATE PLANE COORDINATES: WASHINGTON SOUTH ZONE 4802; DISTANCES SHOWN HEREON ARE GROUND DISTANCES.



LEGEND:

- DENOTES FOUND AND HELD 1/2" REBAR WITH YELLOW PLASTIC CAP INSTALLED "GALVAN 4306P" PER THE PLAT OF "HIDDEN TERRACE" AS RECORDED IN BOOK 311, PAGE 750, CLARK COUNTY PLAT RECORDS VISITED ON NOVEMBER 2017
- DENOTES CLARK COUNTY LAND CORNER RECORDS

INDEX:

SHEET 1: SIGNATURE BLOCKS, DEDICATION, ACKNOWLEDGEMENT, NARRATIVE, PLAT NOTES, PERIMETER DESCRIPTION, SECTION 34 EXHIBIT MAP

SHEET 2: PLAT MAP, LEGEND, EASEMENTS, DETAILS, LINE AND CURVE TABLES

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE ALL OF THAT TRACT OF LAND RECORDED IN AUDITOR'S FILE NUMBER 5024151, CLARK COUNTY DEED RECORDS. THIS SUBDIVISION WAS PRELIMINARILY APPROVED UNDER CITY OF CAMAS FILE #SUB18-01.

CITY OF CAMAS MAYOR:

APPROVED AND ACCEPTED BY THE CITY COUNCIL OF CAMAS, COUNTY OF CLARK, STATE OF WASHINGTON, THIS _____ DAY OF _____, 20____.

MAYOR, CITY OF CAMAS

ATTESSED BY:

CITY CLERK

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 PLAT APPROVAL.

ALL IMPROVEMENTS CAN BE DONE BY THE CITY OF CAMAS PUBLIC WORKS DEPARTMENT 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 DESIGNER AND CERTIFIED BY THE DESIGNING ENGINEER AS BEING "AS CONSTRUCTED" HAVE BEEN SUBMITTED OR FINANCIALLY SECURED FOR CITY RECORDS.

CITY ENGINEER

DATE

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.

FINANCE DIRECTOR

DATE

CITY OF CAMAS COMMUNITY DEVELOPMENT DIRECTOR:

COMMUNITY DEVELOPMENT DIRECTOR

DATE

CAMAS-WASHOUGAL FIRE DEPARTMENT:

CAMAS-WASHOUGAL FIRE CHIEF OR DESIGNEE

DATE

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 "GREYSTONE SUBDIVISION" A PLAT COMMUNITY, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT, SHALL TO MEET THE REQUIREMENTS OF 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 "GREYSTONE SUBDIVISION", RECORDED UNDER _____.

CLARK COUNTY RECORDING NO. _____

BY:

SIGNED: _____

TITLE: _____

DATE: _____

ACKNOWLEDGEMENT:

STATE OF WASHINGTON)

COUNTY OF CLARK) SS.

ON THIS DAY _____ OF _____, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SHOWN, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE _____ OF _____ THE ENTITY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE SAID ENTITY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON SAID DATED _____ IS/A/ARE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT ON BEHALF OF THE SAID ENTITY.

WITNESS MY HAND AND SEAL HERETO AFFIXED THE DAY AND YEAR IN THE CERTIFICATE ABOVE WRITTEN.

SIGNATURE OF NOTARY PUBLIC

NAME PRINTED _____

RESIDING AT _____

MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE FOR OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE RECORDING ACT AT THE REQUEST OF RICHARD, INC. IN JULY 2021.

REGAN T. SCHALL, PROFESSIONAL LAND SURVEYOR, PLS # 54471, DATE _____

CLARK COUNTY ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17(1)(2), LAWS OF WASHINGTON, 1981, TO BE KNOWN AS "GREYSTONE SUBDIVISION".

PLAT NO. _____, CLARK COUNTY, WASHINGTON.

COUNTY ASSESSOR _____ DATE _____

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS _____ DAY OF _____, 20____, AT _____ AM

IN BOOK _____ OF PLATS, PAGE _____

CLARK COUNTY AUDITOR _____

AUDITOR'S FILE NUMBER _____

THIS PLAT IS SUBJECT TO A CONSERVATION COVENANT AS DEFINED IN AUDITOR'S FILE NUMBER _____

GENERAL NOTES:

- 1) ALL STREET RIGHT-OF-WAYS SHALL BE DEDICATED TO THE CITY OF CAMAS.
- 2) TRACT "C" IS A PRIVATE STORMWATER FACILITY TO BE OWNED AND MAINTAINED BY THE GREYSTONE SUBDIVISION HOMEOWNERS ASSOCIATION.
- 3) THE CITY OF CAMAS IS GRANTED A STORMWATER ACCESS AND INSPECTION EASEMENT FOR TRACT C OVER ITS ENTIRETY WITH THIS PLAT.
- 4) TRACTS D AND E ARE OPEN SPACES TO BE OWNED AND MAINTAINED BY THE GREYSTONE SUBDIVISION HOMEOWNERS ASSOCIATION.
- 5) LOTS 1-5 AND TRACT B DOES HEREBY GRANT A 5 FOOT WIDE STREET TREE EASEMENT AS SHOWN ON SHEET 2 OF THIS PLAT FOR THE BENEFIT OF THE GREYSTONE SUBDIVISION HOMEOWNERS ASSOCIATION.
- 6) LOT 3 DOES HEREBY GRANT A PRIVATE STORM DRAINAGE EASEMENT WITH THIS PLAT TO THE GREYSTONE SUBDIVISION HOMEOWNERS ASSOCIATION ACROSS THE WESTERLY 3 FEET (AS SHOWN ON SHEET 2) FOR ACCESS, MAINTENANCE, AND INSPECTION PURPOSES.
- 7) LOT 4 DOES HEREBY GRANT A PRIVATE STORM DRAINAGE EASEMENT WITH THIS PLAT TO THE GREYSTONE SUBDIVISION HOMEOWNERS ASSOCIATION ACROSS THE WESTERLY 3 FEET (AS SHOWN ON SHEET 2) FOR ACCESS, MAINTENANCE, AND INSPECTION PURPOSES.
- 8) LOTS 4, 9-12, TRACT A AND TRACT B ARE SUBJECT TO A RIGHT INSTANTLY EASEMENT AS SHOWN ON SHEET 3 OF THIS PLAT. THIS AREA SHALL BE CLEAR OF ALL OBSTRUCTIONS, INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, FENCES, STRUCTURES, AND FAITH ITEMS BETWEEN THE HOUSES OF HEREIN (3) AND SEVEN (7) FEET ABOVE SIDEWALK GRADE. RIGHT DISTANCE AREAS ARE TO BE MAINTAINED BY THE PROPERTY OWNER.
- 9) LOT 8 DOES HEREBY GRANT A 10 FOOT WIDE LANDSCAPE EASEMENT AS SHOWN ON SHEET 2 OF THIS PLAT FOR THE BENEFIT OF THE GREYSTONE SUBDIVISION HOMEOWNERS ASSOCIATION.
- 10) LOT 8 DOES HEREBY GRANT A 14 FOOT WIDE PUBLIC UTILITY EASEMENT AS SHOWN ON SHEET 3 OF THIS PLAT FOR THE BENEFIT OF PUBLIC AND PRIVATE FRANCHISE UTILITIES.
- 11) LOTS 8 AND 9 ARE SUBJECT TO A 20 FOOT WIDE SHARED PRIVATE DRIVEWAY AND ACCESS EASEMENT AS SHOWN ON SHEET 2 FOR THE PURPOSE OF ACCESS/EGRESS AND ACCESS TO MUTUALLY BENEFIT THE OWNERS OF LOTS 8 AND 9.
- 12) LOTS 9 AND TRACT D DO HEREBY GRANT A 6.5 FOOT WIDE PUBLIC PEDESTRIAN EASEMENT AS SHOWN ON SHEET 2 OF THIS PLAT 13) BUILDINGS AND OTHER STRUCTURES ARE NOT PERMITTED WITHIN PUBLIC OR PRIVATE EASEMENTS.
- 14) TRACT A IS A PUBLIC PARKING SPACE TO BE OWNED AND MAINTAINED BY THE GREYSTONE SUBDIVISION HOMEOWNERS ASSOCIATION.
- 15) LOTS 1-5 HEREBY GRANT A 5 FOOT WIDE SIDEWALK EASEMENT AS SHOWN ON SHEET 2 OF THIS PLAT FOR THE BENEFIT OF THE CITY OF CAMAS PEDESTRIAN ACCESS.
- 16) LOTS 1-8 DO HEREBY GRANT A 5' WIDE (LENGTH VARIES) ACCESS, INSPECTION, AND MAINTENANCE EASEMENT TO THE CITY OF CAMAS ACROSS PHYSICAL WATER WETLAND BUFFERS.
- 17) TRACT "B" IS A WETLAND AND WETLAND BUFFER TO BE OWNED AND MAINTAINED BY THE GREYSTONE SUBDIVISION HOMEOWNERS ASSOCIATION.
- 18) A PROTECTIVE COVENANT IS RECORDED OVER TRACT "B" WHICH REQUIRES FUTURE OWNERS TO OBTAIN A WETLAND PERMIT PRIOR TO ENGAGING IN REGULATED ACTIVITIES WITHIN THE WETLAND OR IT'S BUFFER.

CITY REQUIRED NOTES:

- 1) A HOMEOWNERS ASSOCIATION (HOA) WILL BE REQUIRED FOR THIS DEVELOPMENT. COPIES OF THE C.C.&S. SHALL BE SUBMITTED AND ON FILE WITH THE CITY OF CAMAS.
- 2) NO FURTHER SHORT PLATTING OR SUBDIVIDING WILL BE PERMITTED ONCE THE FINAL PLAT HAS BEEN RECORDED.
- 3) BUILDING PERMITS WILL NOT BE ISSUED BY THE BUILDING DEPARTMENT UNTIL ALL SUBDIVISION IMPROVEMENTS ARE COMPLETED AND FINAL ACCEPTANCE HAS BEEN ISSUED BY THE CITY.
- 4) 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 BUILDING WILL BE SUBJECT TO THE PAYMENT OF APPROPRIATE IMPACT FEES AT THE TIME OF BUILDING PERMIT ISSUANCE.
- 5) THE MAXIMUM LOT COVERAGE SHALL BE 40% UNLESS IT IS A SINGLE-STORY HOME. THEN THE MAXIMUM BUILDING LOT COVERAGE MAY BE UP TO FORTY-FIVE PERCENT TO QUALIFY FOR INCREASED LOT COVERAGE. A SINGLE-STORY HOME CANNOT INCLUDE A GARAGE OR ADDITIONAL LEVELS.
- 6) MINOR DESIGN REVIEW SHALL BE REQUIRED FOR LOTS ADJACENT TO NW 43RD AVENUE (LOTS 8-12). THE SIDES OF BUILDINGS THAT ARE VISIBLE TO NW 43RD AVENUE WILL BE ARTICULATED TO INCLUDE THE LEVEL OF DETAIL, MATERIALS AND COLORS CONSISTENT WITH A FRONT FACED, BLANK WALLS ARE NOT ACCEPTABLE.
- 7) TRACT B IS DEDICATED TO THE GREYSTONE SUBDIVISION HOMEOWNERS ASSOCIATION AS A CRITICAL AREA TRACT AND SHALL REMAIN IN ITS NATURAL STATE AND MAINTAINED AS RECOMMENDED IN THE FINAL CRITICAL AREAS REPORT (DATED JUNE 2019). ANY MODIFICATIONS TO THIS TRACT MUST BE APPROVED BY THE CITY. FENCING AND SIGNAGE MUST BE MAINTAINED IN PERPETUITY.
- 8) PROVISIONS FOR PARKING ENFORCEMENT MUST BE POSTED ON THE STREET, AND THE DEVELOPMENT MUST MAINTAIN CLEARANCE FOR FIRST RESPONDERS. THE CITY IS NOT RESPONSIBLE FOR TOWING OF VEHICLES ON PRIVATE STREETS.
- 9) AUTOMATIC FIRE SPRINKLER SYSTEMS DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 130 ARE REQUIRED IN ALL STRUCTURES.
- 10) ALL COSTS ASSOCIATED WITH THE INSTALLATION OF INDIVIDUAL STEP SYSTEMS FOR EACH LOT WILL BE THE RESPONSIBILITY OF THE LOT OWNER.
- 11) A RIGHT-OF-ENTRY SHALL BE GRANTED TO THE CITY OF CAMAS FOR THE MAINTENANCE AND REPAIR OF THE INDIVIDUAL STEP SYSTEMS LOCATED ON THE LOTS WITHIN THIS PLAT.
- 12) STORMWATER FACILITIES SHALL BE OWNED AND MAINTAINED BY THE GREYSTONE SUBDIVISION HOMEOWNERS ASSOCIATION AND/OR HOMEOWNERS PER CMC 14.02. A RIGHT-OF-ENTRY SHALL BE GRANTED TO THE CITY OF CAMAS, FOR INSPECTION OF THE STORMWATER FACILITIES LOCATED IN TRACT "C".
- 13) IN THE EVENT THAT ANY FIRM OF ARCHAEOLOGICAL INTEREST IS UNCOVERED DURING THE COURSE OF A PERMITTED GROUND DISTURBANCE ACTION OR ACTIVITY, ALL GROUND DISTURBANCE OR ACTIVITY SHALL IMMEDIATELY CEASE AND THE APPLICANT SHALL NOTIFY THE PUBLIC WORKS DEPARTMENT AND DMRP.
- 14) A 5-FOOT ACCESS, INSPECTION, AND MAINTENANCE EASEMENT SHALL BE GRANTED TO THE CITY OF CAMAS FOR ALL WATER METERS LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY (EXTERIOR LOTS PLACES).
- 15) A PUBLIC PEDESTRIAN ACCESS EASEMENT IS GRANTED OVER THE 5-FOOT WIDE SIDEWALK EASEMENT, LOCATED ON THE NORTH SIDE OF THE PUBLIC RIGHT-OF-WAY (WATER LOTS PLACES).
- 16) THE EXTERIOR 6- FEET OF ALL LOTS AND TRACTS LYING PARALLEL WITH AND ADJACENT TO PUBLIC AND/OR PRIVATE ROADS SHALL HAVE A PRIVATE UTILITY EASEMENT (PUE) FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENOVATING, OPERATING, AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, AND OTHER UTILITIES AS NOTED.



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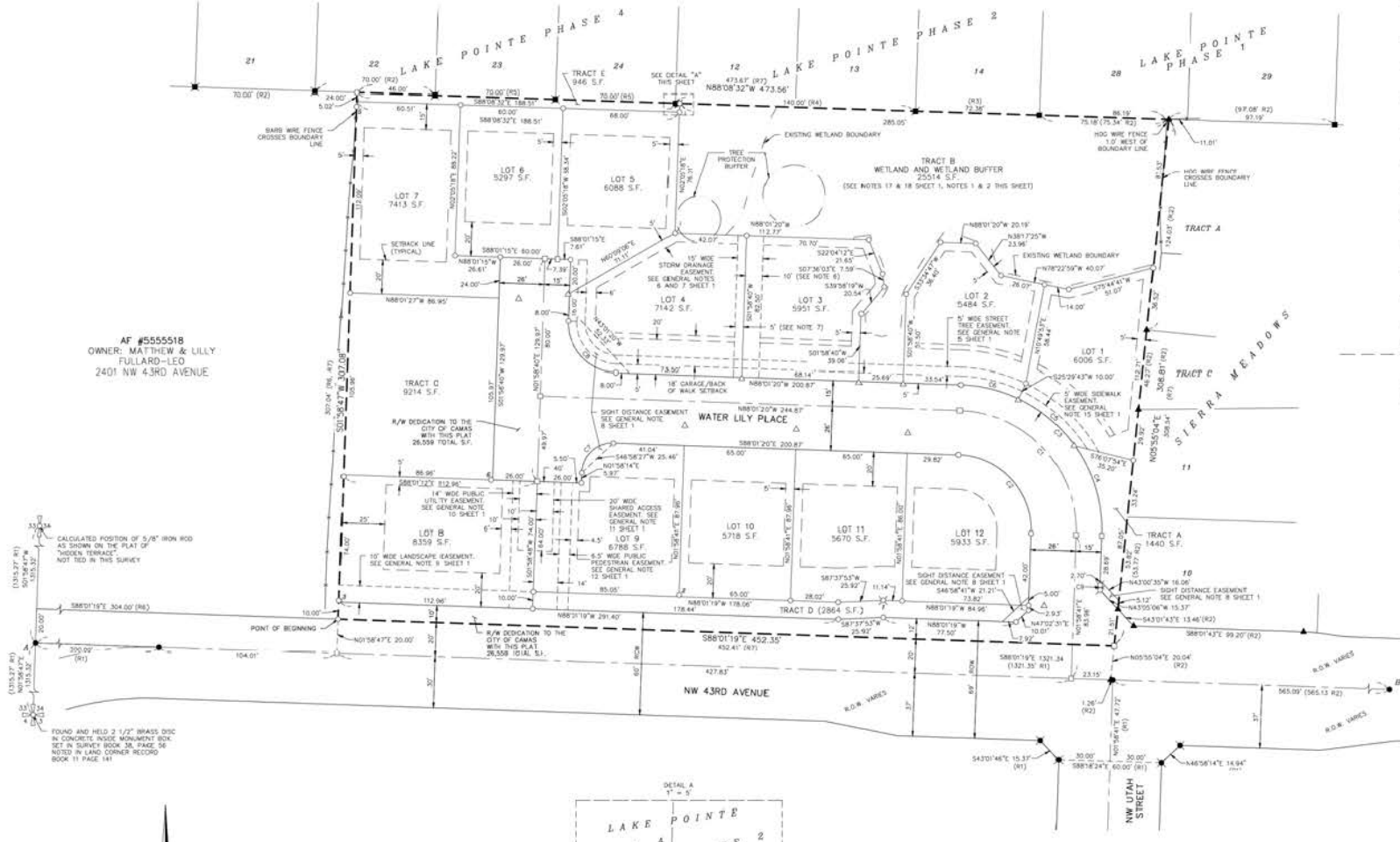
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GREYSTONE SUBDIVISION

CITY FILE NUMBER: SUB18-01

LOCATED IN THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 34,
TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN,
CITY OF CAMAS, CLARK COUNTY, WASHINGTON

SEPTEMBER 2021



- LEGEND:**
- DENOTES SET 1/2" X 24" REBAR WITH GREEN PLASTIC CAP INSIDERS "PLS 5441"
 - △ DENOTES SET 1" COPPER PLUG INSIDERS "PLS 5441"
 - SET AT THE EXTENSION OF ALL LOT LINES IN THE CURB FOR THE PURPOSE OF LINE PROJECTION, NOT LOT LINE DISTANCE. SEE CURB OFFSET TABLE.
 - ⊗ DENOTES SET 1" COPPER PLUG INSIDERS "PLS 5441"
 - DENOTES SET 1/2" X 24" REBAR WITH ALUMINUM CAP INSIDERS "PLS 5441"
 - DENOTES FOUND AND HELD 1/2" REBAR WITH YELLOW PLASTIC CAP INSIDERS "CALVA 4360F" PER THE PLAT OF "HIDDEN TERRACE" AS RECORDED IN BOOK 311, PAGE 750, CLARK COUNTY PLAT RECORDS VISITED ON NOVEMBER 2017.
 - DENOTES FOUND AND HELD ROCK NAIL WITH BRASS WASHER INSIDERS "PLS 4360F" PER THE PLAT OF "HIDDEN TERRACE" AS RECORDED IN BOOK 311, PAGE 750, CLARK COUNTY PLAT RECORDS VISITED ON NOVEMBER 2017.
 - ▲ DENOTES FOUND AND HELD 1/2" REBAR WITH YELLOW PLASTIC CAP INSIDERS "PLS 4360F" PER THE PLAT OF "SIERRA MEADOWS" AS RECORDED IN BOOK 311, PAGE 858, CLARK COUNTY PLAT RECORDS VISITED ON NOVEMBER 2017.
 - ◆ DENOTES FOUND AND HELD 1/2" REBAR WITH YELLOW PLASTIC CAP INSIDERS "MINSTER 1256L" FOR THE PLAT OF "LAKE POINTE PHASE 1" AS RECORDED IN BOOK H, PAGE 772, CLARK COUNTY PLAT RECORDS VISITED ON NOVEMBER 2017.
 - DENOTES FOUND AND HELD 1/2" REBAR WITH YELLOW PLASTIC CAP INSIDERS "MINSTER 1256L" FOR THE PLAT OF "LAKE POINTE PHASE 2" AS RECORDED IN BOOK H, PAGE 915, CLARK COUNTY PLAT RECORDS VISITED ON NOVEMBER 2017.
 - DENOTES FOUND AND HELD 1/2" REBAR WITH YELLOW PLASTIC CAP INSIDERS "MINSTER 1256L" FOR THE PLAT OF "LAKE POINTE PHASE 4" AS RECORDED IN BOOK H, PAGE 908, CLARK COUNTY PLAT RECORDS VISITED ON NOVEMBER 2017.
 - (R1) - DENOTES RECORD DATA PER THE PLAT OF "HIDDEN TERRACE" AS RECORDED IN BOOK 311, PAGE 750, CLARK COUNTY PLAT RECORDS
 - (R2) - DENOTES RECORD DATA PER THE PLAT OF "SIERRA MEADOWS" AS RECORDED IN BOOK 311, PAGE 858, CLARK COUNTY PLAT RECORDS
 - (R3) - DENOTES RECORD DATA PER THE PLAT OF "LAKE POINTE PHASE 1" AS RECORDED IN BOOK H, PAGE 772, CLARK COUNTY PLAT RECORDS
 - (R4) - DENOTES RECORD DATA PER THE PLAT OF "LAKE POINTE PHASE 1" AS RECORDED IN BOOK H, PAGE 915, CLARK COUNTY PLAT RECORDS
 - (R5) - DENOTES RECORD DATA PER THE PLAT OF "LAKE POINTE PHASE 1" AS RECORDED IN BOOK H, PAGE 908, CLARK COUNTY PLAT RECORDS
 - (R6) - DENOTES RECORD DATA PER BOUNDARY LINE ADJUSTMENT SEEK RECORDED IN AUDITOR'S FILE NUMBER 3019362, CLARK COUNTY PLAT RECORDS
 - (R7) - DENOTES RECORD DATA PER DEED RECORDED IN AUDITOR'S FILE NUMBER 394211, CLARK COUNTY PLAT RECORDS
 - S.F. - DENOTES SQUARE FEET
 - DENOTES BUILDING SETBACK LINE
 - 1 - MONUMENT SET IN TOP OF CONCRETE COLUMN
 - 2 - WITNESS MONUMENT SET 501°58'41"E 1.00'
 - 3 - WITNESS MONUMENT SET 321°58'47"W 1.00'
 - 4 - WITNESS MONUMENT SET 201°58'47"W 3.00'
 - 5 - WITNESS MONUMENT SET 588°12'28"E 1.00'

CURB MONUMENT OFFSET TABLE

LOT NUMBER	OFFSET DISTANCE
TRACT A/1	0.57'
1/2	0.55'
3/TRACT B	0.75'
TRACT B/3	0.75'
3/4	0.75'
4/5	0.88'
7/TRACT C	11.65'
8/10	11.75'
10/11	11.75'
11/12	11.75'
12/TRACT D	9.11'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CURVEDIRECTION	CHORD LENGTH
C1	108.84'	70.00'	301°00'00"	N44°01'10"W	88.98'
C2	83.32'	11.00'	30°00'00"	N41°51'30"W	82.22'
C3	133.52'	85.00'	30°00'00"	N43°10'20"W	120.21'
C4	55.45'	85.00'	37°22'32"	N16°15'30"W	54.47'
C5	43.18'	85.00'	29°06'28"	N49°57'54"W	42.72'
C6	34.80'	85.00'	23°31'03"	N76°15'49"W	34.64'
C7	28.28'	18.00'	80°00'23"	S46°58'37"W	25.46'
C8	45.50'	29.00'	80°00'00"	S43°01'20"E	41.00'
C9	2.97'	34.00'	37°02'22"	S00°31'28"E	2.97'

GENERAL NOTES:

- TRACT "B" IS A WETLAND AND WETLAND BUFFER TO BE OWNED AND MAINTAINED BY THE GREYSTONE SUBDIVISION HOMEOWNERS ASSOCIATION.
- A PROTECTIVE COVENANT IS RECORDED OVER TRACT "B" WHICH REQUIRES FUTURE OWNERS TO OBTAIN A WETLAND PERMIT PRIOR TO ENGAGING IN REGULATED ACTIVITIES WITHIN THE WETLAND OR ITS BUFFERS.

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PROFESSIONAL SEAL: P. B. SCHMIDT, P.E., P.L.L.C., CLARK COUNTY, WASHINGTON

Scale: 1" = 30'

Drawn by: RFS **Checked by:** TLG **Scale:** 1" = 30' **Date:** 9.14.2021

Job No.: 1545.004 **Sheet:** 2 OF 2