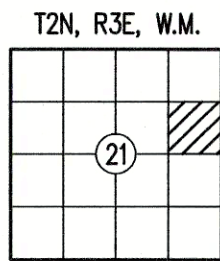


CAMAS HEIGHTS SUBDIVISION PHASE 2

A REPLAT OF A PORTION OF LOT 16 OF THE PLAT "COUNTRY VIEW ESTATES II" (H-345)
LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21,
TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN,
CITY OF CAMAS, CLARK COUNTY, WASHINGTON
CITY FILE NO. SUB21-01
JULY 2025



PLAT NOTES

- THIS DEVELOPMENT SHALL BE A PART OF THE CAMAS HEIGHTS HOMEOWNER'S ASSOCIATION (HEREON REFERRED TO AS HOA). THE DECLARATION (CC&R'S) FOR CAMAS HEIGHTS WAS RECORDED UNDER CLARK COUNTY AUDITOR'S FILE NUMBER . COPIES OF THE CC&R'S SHALL BE SUBMITTED AND ON FILE WITH THE CITY OF CAMAS.
- BUILDING PERMITS WILL NOT BE ISSUED BY THE BUILDING DEPARTMENT UNTIL ALL SUBDIVISION IMPROVEMENTS SHOWN ON APPROVED CONSTRUCTION PLANS ARE COMPLETED AND FINAL ACCEPTANCE HAS BEEN ISSUED BY THE CITY.
- MAXIMUM BUILDING LOT COVERAGE FOR THIS SUBDIVISION IS 50%.
- 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 AT THE TIME OF BUILDING PERMIT ISSUANCE.
- A PUBLIC UTILITY EASEMENT (PUE) AS SHOWN HEREON IS HEREBY GRANTED UNDER AND UPON ALL TRACTS AND THE EXTERIOR SIX FEET ON ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC ROADS FOR THE INSTALLATION, CONSTRUCTION, RENEWING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALL LOTS CONTAINING PADMOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM CLEARANCES AS DEFINED BY CLARK PUBLIC 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, IS HEREBY GRANTED TO THE CITY OF CAMAS UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS ADJACENT TO PUBLIC STREETS.
- THE PRIVATE STORMWATER EASEMENTS BURDENING AND/OR BENEFITING LOTS 53-56, AND LOTS 62-66 ARE TO BE OWNED AND MAINTAINED BY THE APPLICABLE LOT OWNERS.
- A LATECOMERS FEE IN THE AMOUNT OF \$534.14 PER LOT SHALL BE COLLECTED AT THE TIME OF BUILDING PERMIT ISSUANCE FOR THE PROPORTIONATE SHARE OF REIMBURSEMENT FOR THE GOODWIN ROAD SANITARY SEWER PUMP STATION, PER LATECOMER REIMBURSEMENT AGREEMENT UNDER AUDITOR'S FILE NUMBER 5594198, RECORDED 03/25/2019, CLARK COUNTY RECORDS. AT THE TIME OF BUILDING PERMIT ISSUANCE, THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO A \$534.14 FEE PER LOT, AS THEIR PROPORTIONATE SHARE CONTRIBUTION FOR THE NORTHSORE SEWER TRANSMISSION SYSTEM (PREVIOUSLY KNOWN AS THE "NORTH URBAN GROWTH AREA-SEWER TRANSMISSION SYSTEM" OR NUGA-ST5).
- WETLANDS, CRITICAL AREAS, AND ASSOCIATED BUFFERS SHALL BE MAINTAINED IN THEIR NATURAL STATE AS DESCRIBED IN THE FINAL WETLAND MITIGATION PLAN RECORDED UNDER CLARK COUNTY AUDITOR'S FILE NUMBER . ANY MODIFICATIONS TO CRITICAL AREAS AND BUFFERS MUST BE APPROVED IN WRITING BY THE CITY AFTER SUBMITTAL OF A REVISED CRITICAL AREA REPORT.
- TREE TOPPING IS NOT PERMITTED WITHIN THIS DEVELOPMENT, NOR REMOVAL OF MORE THAN 20 PERCENT OF A TREE'S CANOPY. TREES THAT ARE DETERMINED TO BE HAZARDOUS BY A LICENSED ARBORIST MAY BE REMOVED AFTER APPROVAL BY THE CITY. REQUIRED STREET TREES SHALL BE PROMPTLY REPLACED WITH A CITY OF CAMAS APPROVED SPECIES.
- THE CAMAS HEIGHTS SUBDIVISION IS UNDER A FLIGHT CORRIDOR FOR GROVE AIRFIELD; AIRCRAFT NOISE IS TO BE EXPECTED.
- IN THE EVENT ANY ITEM OF ARCHAEOLOGICAL INTEREST IS UNCOVERED DURING THE COURSE OF PERMITTED GROUND DISTURBING ACTION OR ACTIVITY, ALL GROUND DISTURBING ACTIVITIES SHALL IMMEDIATELY CEASE, AND THE APPLICANT SHALL NOTIFY THE CITY AND DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION (DAHP).
- TRACTS K, L AND N ARE OPEN SPACE TRACTS TO BE OWNED AND MAINTAINED BY THE HOA.
- TRACTS O, AND M ARE PRIVATE DRIVES TO BE OWNED AND MAINTAINED BY THE HOA. TRACT M IS SUBJECT TO A SANITARY SEWER EASEMENT TO THE CITY OF CAMAS, A PRIVATE ACCESS AND UTILITY EASEMENT TO LOTS 50 AND 51, AND A PUBLIC UTILITY EASEMENT (SEE NOTE 5) OVER ITS ENTIRETY. TRACT O IS SUBJECT TO A PRIVATE ACCESS AND UTILITY EASEMENT TO LOTS 77 AND 78 AND A PUBLIC UTILITY EASEMENT (SEE NOTE 5) OVER ITS ENTIRETY.
- PRIVATE STORMWATER SYSTEMS ARE TO BE MAINTAINED BY THE APPLICABLE LOT AND TRACT OWNERS UPON WHICH THE PRIVATE STORMWATER SYSTEMS ARE LOCATED.
- LOTS 50 AND 51 ARE REQUIRED TO INSTALL INDIVIDUAL WATER BOOSTER TANKS, WHICH ARE TO BE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNERS.
- CONSTRUCTION OF ANY PERMANENT STRUCTURES, SUCH AS RETAINING WALLS, SHEDS, ADU'S, CONCRETE PATIOS, DECKS, ETC., WILL NOT BE PERMITTED WITHIN ANY PRIVATE STORMWATER EASEMENTS.

SHEET INDEX

PAGE 1	APPROVALS, NARRATIVE, PLAT NOTES, SURVEYOR'S CERTIFICATE, DECLARANT DECLARATION, ACKNOWLEDGEMENTS, LEGAL DESCRIPTION
PAGE 2	BOUNDARY, LEGEND, REFERENCES
PAGE 3	LOTS 62-79, TRACTS N, AND O, LEGEND, REFERENCES, CURVE TABLE, RIGHT-OF-WAY NOTES, DETAIL A
PAGE 4	LOTS 45-61, TRACTS K, L, AND M, LEGEND, REFERENCES, CURVE TABLE, RIGHT-OF-WAY NOTES

PERIMETER LEGAL DESCRIPTION

A PORTION OF LOT 16 OF THE PLAT "COUNTRY VIEW ESTATES II" (H-345) LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CITY OF CAMAS, CLARK COUNTY, WASHINGTON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 16; THENCE ALONG THE EAST LINE OF SAID LOT 16 NORTH 01°34'57" EAST 10.00 FEET TO THE EASTERLY NORTHEAST CORNER OF TRACT H OF THE PLAT "CAMAS HEIGHTS SUBDIVISION PHASE 1 (312-340) AND POINT OF BEGINNING; THENCE ALONG THE BOUNDARY OF SAID PLAT THE FOLLOWING FIFTEEN (15) COURSES: THENCE NORTH 88°42'55" WEST 530.86 FEET; THENCE NORTH 43°42'55" WEST 18.38 FEET; THENCE NORTH 01°17'05" EAST 216.50 FEET; THENCE SOUTH 88°42'55" EAST 157.00 FEET; THENCE NORTH 01°17'05" EAST 30.25 FEET; THENCE SOUTH 88°42'55" EAST 134.00 FEET; THENCE NORTH 01°17'05" EAST 123.26 FEET; THENCE NORTH 37°48'11" EAST 32.35 FEET; THENCE NORTH 01°17'17" EAST 21.74 FEET; THENCE NORTH 40°14'07" WEST 35.73 FEET; THENCE NORTH 01°17'17" EAST 87.51 FEET; THENCE NORTH 88°42'43" WEST 68.48 FEET; THENCE NORTH 01°17'17" EAST 162.00 FEET; THENCE NORTH 88°42'43" WEST 64.79 FEET; THENCE NORTH 01°33'37" EAST 147.97 FEET TO THE SOUTHWEST CORNER OF LOT 10 OF THE PLAT "COUNTRY VIEW ESTATES II" (H-345); THENCE ALONG THE EASTERLY LINE OF LOT 16 OF SAID PLAT THE FOLLOWING EIGHT (8) COURSES: THENCE SOUTH 88°42'51" EAST 140.00 FEET; THENCE NORTH 58°56'00" EAST 189.95 FEET; THENCE SOUTH 81°40'26" EAST 66.63 FEET; THENCE SOUTH 49°19'03" EAST 186.22 FEET; THENCE SOUTH 02°21'45" EAST 244.95 FEET; THENCE SOUTH 01°03'17" WEST 256.00 FEET; THENCE SOUTH 35°38'35" WEST 242.06 FEET; THENCE SOUTH 01°34'57" WEST 129.99 FEET TO THE POINT OF BEGINNING.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE TRACT PER AUDITOR'S FILE NUMBER 6136768, CLARK COUNTY DEED RECORDS (CLARK COUNTY PARCEL NO. 173157-000) INTO LOTS AND TRACTS, TO CREATE ROADS TO BE DEDICATED TO THE CITY OF CAMAS, AS WELL AS CREATING NECESSARY EASEMENTS AS SHOWN.

THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 21 AS SHOWN. BEARINGS SHOWN HEREON ARE BASED ON WASHINGTON STATE PLANE COORDINATE SYSTEM SOUTH ZONE 4602, NAD 83(2011)EPOCH2010.000 DERIVED FROM GPS TIES FROM THE WASHINGTON STATE REFERENCE NETWORK(WSRN).

FOUND MONUMENTS, BEARINGS AND DISTANCES PER RECORD OF SURVEY BOOK 73, PAGE 47 WERE HELD TO ESTABLISH THE BOUNDARY OF THE SUBJECT PROPERTY.

A 3 SECOND TRIMBLE S6 TOTAL STATION AND TRIMBLE R-10 GPS RECEIVER WERE USED IN THIS SURVEY. ALL TRAVERSES MEET THE STANDARDS CONTAINED IN WAC 332-130-090.

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 CAMAS HEIGHTS, A PLAT COMMUNITY, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT, SOLELY 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 CAMAS HEIGHTS RECORDED UNDER CLARK COUNTY RECORDING NUMBER .

CAL HEARTHSTONE LOT OPTION POOL 05, L.P.
A DELAWARE LIMITED PARTNERSHIP

BY: _____ DATE _____
NAME: _____
TITLE: _____

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE

THAT _____ IS THE PERSON THAT APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT; ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT; AND ACKNOWLEDGED IT, AS AUTHORIZED SIGNATORY OF CAL HEARTHSTONE LOT OPTION POOL 05, L.P., A DELAWARE LIMITED PARTNERSHIP, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE _____
DATED: _____
PRINTED NAME: _____
NOTARY PUBLIC IN AND FOR THE STATE OF _____
MY COMMISSION EXPIRES _____

LAND SURVEYOR'S CERTIFICATE:

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 CAL HEARTHSTONE LOT OPTION POOL 05, L.P., IN MAY, 2024, I HEREBY CERTIFY THAT THIS MAP FOR "CAMAS HEIGHTS" 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.

JAMES O. HANNON
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 54200



REVIEW
COPY

ACKNOWLEDGMENT

STATE OF WASHINGTON }
COUNTY OF CLARK } SS

SIGNED OR ATTESTED BEFORE ME ON _____ BY JAMES O. HANNON.

NOTARY SIGNATURE _____
DATED: _____
PRINTED NAME: _____
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES _____

CITY OF CAMAS MAYOR

CITY OF CAMAS MAYOR _____ DATE _____

CITY OF CAMAS FINANCE DIRECTOR

THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS, AND 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.

ATTESTED BY: _____ DATE _____
CITY OF CAMAS FINANCE DIRECTOR

CITY OF CAMAS COMMUNITY DEVELOPMENT

APPROVED BY: _____ DATE _____
CITY OF CAMAS COMMUNITY DEVELOPMENT
DIRECTOR OR DESIGNEE

CITY OF CAMAS PUBLIC WORKS DEPARTMENT

A) ALL IMPROVEMENTS HAVE BEEN INSTALLED OR FINANCIALLY SECURED IN ACCORDANCE WITH THE REQUIREMENTS OF CMC TITLE 17 AND THE PRELIMINARY PLAT APPROVAL;

B) ALL IMPROVEMENTS CAN OR WILL MEET CURRENT PUBLIC WORKS DRAWING STANDARDS FOR ROAD, UTILITY AND DRAINAGE CONSTRUCTION PLANS;

C) ORIGINAL AND REPRODUCIBLE MYLAR OR ELECTRONIC RECORDS OF INSTALLED IMPROVEMENTS 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 OR DESIGNEE _____ DATE _____

CAMAS-WASHOUGAL FIRE DEPARTMENT

APPROVED BY: _____ DATE _____
CAMAS-WASHOUGAL FIRE CHIEF OR DESIGNEE

CLARK COUNTY ASSESSOR

THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS "CAMAS HEIGHTS SUBDIVISION PHASE 2" PLAT NO. _____
CLARK COUNTY, WASHINGTON

CLARK COUNTY ASSESSOR _____ DATE _____

CLARK COUNTY AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____, 2025,

AT _____ AM/PM IN BOOK _____ OF PLATS, AT PAGE _____, AT THE REQUEST OF AKS ENGINEERING AND FORESTRY, LLC.

AUDITOR'S FILE NUMBER _____

COUNTY AUDITOR _____

PAGE 1 OF 4

JOB NAME:	CAMAS HEIGHTS PH2
JOB NUMBER:	8468
DRAWN BY:	CJC
CHECKED BY:	JOH
DRAWING NO.:	8468CPLAT PH2

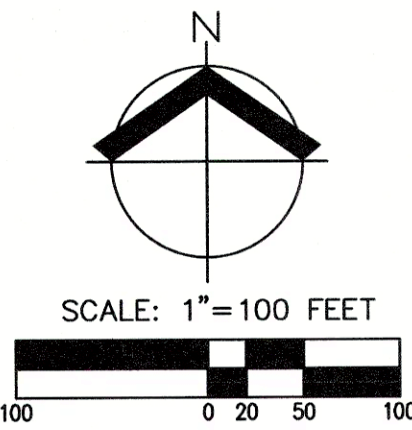
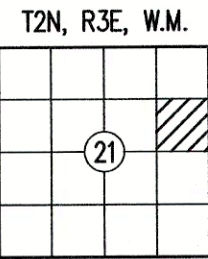
AKS ENGINEERING & FORESTRY, LLC
9600 NE 126TH AVE, STE 2520
VANCOUVER, WA 98682
360.882.0419
WWW.AKS-ENG.COM



ENGINEERING · SURVEYING · NATURAL RESOURCES
FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

CAMAS HEIGHTS SUBDIVISION PHASE 2

A REPLAT OF A PORTION OF LOT 16 OF THE PLAT "COUNTRY VIEW ESTATES II" (H-345)
LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21,
TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN,
CITY OF CAMAS, CLARK COUNTY, WASHINGTON
CITY FILE NO. SUB21-01
JULY 2025



LAND INVENTORY

TOTAL ACREAGE: 9.67 ACRES
TOTAL DEVELOPED ACREAGE: 9.18 ACRES
TOTAL LOT AREA: 6.99 ACRES
TOTAL INFRASTRUCTURE ACREAGE: 1.68 ACRES
TOTAL TRACT AREA: 0.99 ACRES
TOTAL ACREAGE OF CRITICAL AREAS: 0.00 ACRES
TOTAL ACREAGE OF RECREATIONAL OPEN SPACES: 0.94 ACRES

LEGEND

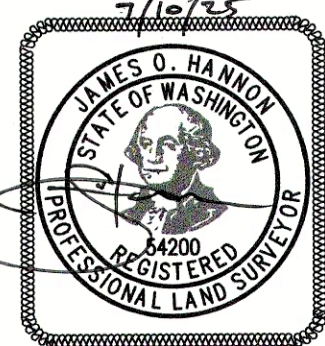
- ▲ FOUND 1/2" REBAR W/YPC INSCRIBED "AKS ENGR 54200"; PER ROS (73-47); HELD
- FOUND 5/8" REBAR W/OPC INSCRIBED "AKS ENGR 34127"; PER ROS (63-53); HELD UNLESS NOTED OTHERWISE
- ▲ FOUND 1/2" REBAR W/YPC INSCRIBED "LAWSON WA 11889"; UNLESS NOTED OTHERWISE; PER THE PLAT "COUNTRY VIEW ESTATES II" (H-345); HELD UNLESS NOTED OTHERWISE
- ⊙ FOUND 1/2" REBAR W/YPC INSCRIBED "OLSON ENG PLS 42667"; PER THE PLAT "GREEN MOUNTAIN ESTATES-PHASE 2" (312-42); HELD UNLESS NOTED OTHERWISE
- FOUND 1/2" REBAR W/YPC INSCRIBED "OLSON ENG PLS 42624"; PER THE PLAT "GREEN MOUNTAIN ESTATES-PHASE 3" (312-99); HELD UNLESS NOTED OTHERWISE
- ▣ FOUND 1/2" REBAR W/YPC INSCRIBED "OLSON ENG PLS 42624"; PER THE PLAT "GREEN MOUNTAIN ESTATES-PHASE 4A" (312-201); HELD UNLESS NOTED OTHERWISE
- ⌈ FOUND 1/2" REBAR W/YPC INSCRIBED "AKS 54200" UNLESS NOTED OTHERWISE; PER THE PLAT "CAMAS HEIGHTS SUBDIVISION PHASE 1" (312-340); HELD
- *** FOUND MONUMENTS WERE TIED JUNE, 2021 - JUNE, 2023 ***

AFN AUDITORS FILE NUMBER
LCR LAND CORNER RECORD
ROS RECORD OF SURVEY
W/OPC WITH AN ORANGE PLASTIC CAP
W/YPC WITH A YELLOW PLASTIC CAP

REFERENCES

- (1) RECORD INFORMATION PER THE PLAT "COUNTRY VIEW ESTATES II" (H-345)
- (2) RECORD INFORMATION PER ROS (63-53)
- (3) RECORD INFORMATION PER THE PLAT "GREEN MOUNTAIN ESTATES-PHASE 2" (312-42)
- (4) RECORD INFORMATION PER THE PLAT "GREEN MOUNTAIN ESTATES-PHASE 3" (312-99)
- (5) RECORD INFORMATION PER THE PLAT "GREEN MOUNTAIN ESTATES-PHASE 4A" (312-201)
- (6) RECORD INFORMATION PER ROS (73-47)
- (7) RECORD INFORMATION PER THE PLAT "CAMAS HEIGHTS SUBDIVISION PHASE 1" (312-340)
- *** ALL DATA PER THE PLAT "CAMAS HEIGHTS SUBDIVISION PHASE 1" (312-340) WAS HELD ***

REVIEW
COPY

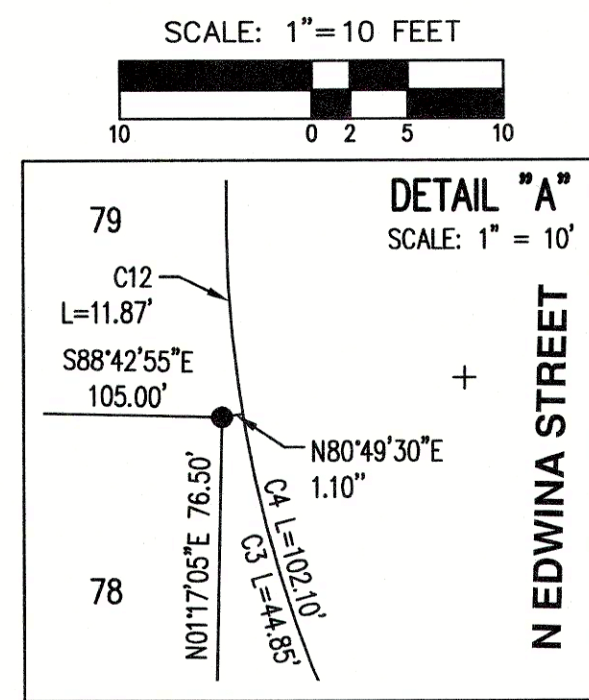


PAGE 2 OF 4

JOB NAME: CAMAS HEIGHTS PH2
JOB NUMBER: 8468
DRAWN BY: CJC
CHECKED BY: JOH
DRAWING NO.: 8468CPLAT PH2

AKS ENGINEERING & FORESTRY, LLC
9600 NE 126TH AVE, STE 2520
VANCOUVER, WA 98682
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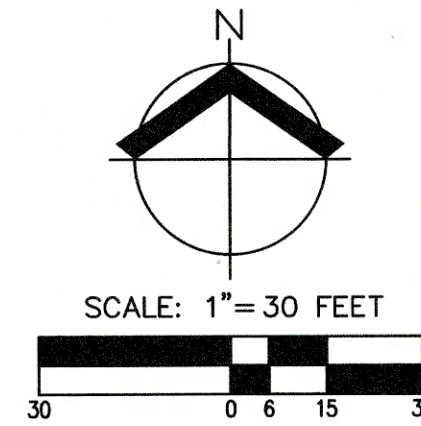




RIGHT-OF-WAY NOTE
1. 52.00 FOOT RIGHT-OF-WAY DEDICATED TO CITY OF CAMAS WITH THIS PLAT.

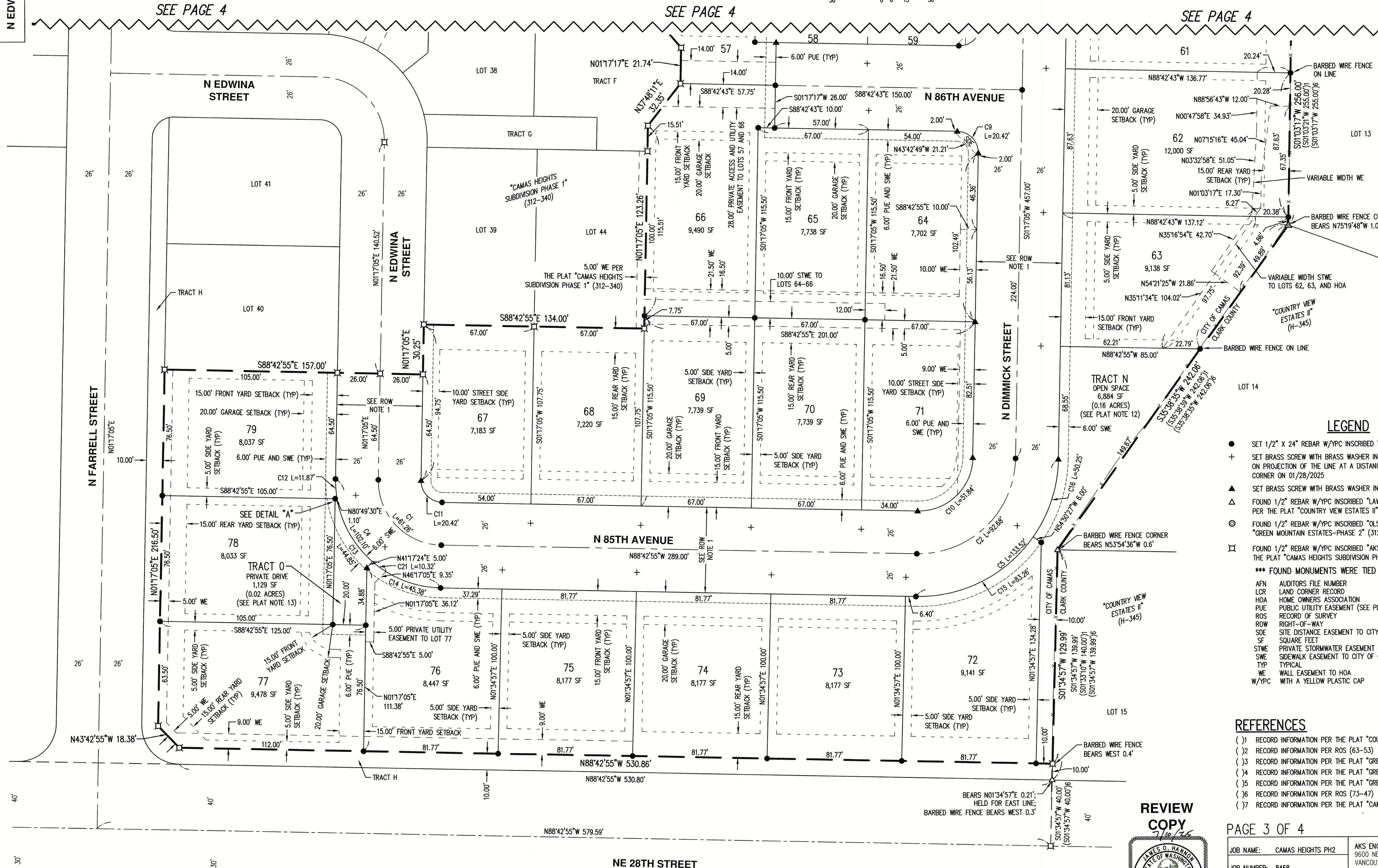
CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	39.00'	90°00'00"	61.26'	N43°42'55"W 55.15'
C2	59.00'	90°00'00"	92.68'	S46°17'05"W 83.44'
C4	65.00'	90°00'00"	102.10'	S43°42'55"E 91.92'
C5	85.00'	90°00'00"	133.52'	N46°17'05"E 120.21'
C9	13.00'	89°59'48"	20.42'	N43°42'49"W 18.38'
C10	33.00'	90°00'00"	51.84'	N46°17'05"E 46.67'
C11	13.00'	90°00'00"	20.42'	S43°42'55"E 18.38'

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C12	65.00'	10°27'36"	11.87'	S03°56'43"E 11.85'
C13	65.00'	39°32'06"	44.85'	S28°56'33"E 43.97'
C14	65.00'	40°00'19"	45.38'	S88°42'45"E 44.47'
C15	85.00'	56°07'32"	83.26'	N63°13'19"E 79.97'
C16	85.00'	33°52'28"	50.25'	N18°13'19"E 49.53'
C21	65.00'	9°05'50"	10.32'	S53°15'31"E 10.31'



CAMAS HEIGHTS SUBDIVISION PHASE 2

A REPLAT OF A PORTION OF LOT 16 OF THE PLAT "COUNTRY VIEW ESTATES II" (H-345)
LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21,
TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN,
CITY OF CAMAS, CLARK COUNTY, WASHINGTON
CITY FILE NO. SUB21-01
JULY 2025



CURB SCREW TABLE	
COMMON LOT LINE	DISTANCE
72 / TRACT N	11.80'
72 / 73	11.60'
73 / 74	11.60'
74 / 75	11.60'
75 / 76	11.60'
76 / TRACT O	11.80'

MINIMUM BUILDING SETBACKS	
FRONT YARD	15'
GARAGE	20'
SIDE YARD	5'
STREET SIDE YARD	10'
REAR YARD	15'
MAXIMUM LOT COVERAGE	50%

*SETBACKS MAY BE MODIFIED AS APPROVED BY THE CITY OF CAMAS.
**UNLESS SHOWN OTHERWISE HEREON

LEGEND

- SET 1/2" X 24" REBAR W/YPC INSCRIBED "AKS ENGR 54200" ON 07/03/2025
- + SET BRASS SCREW WITH BRASS WASHER INSCRIBED "AKS ENGR 54200" IN CURB ON PROJECTION OF THE LINE AT A DISTANCE OF 11.70' FROM THE FRONT LOT CORNER ON 01/28/2025
- ▲ SET BRASS SCREW WITH BRASS WASHER INSCRIBED "AKS ENGR 54200" ON 01/28/2025
- △ FOUND 1/2" REBAR W/YPC INSCRIBED "LAWSON WA 11989", UNLESS NOTED OTHERWISE, PER THE PLAT "COUNTRY VIEW ESTATES II" (H-345); HELD UNLESS NOTED OTHERWISE
- ⊙ FOUND 1/2" REBAR W/YPC INSCRIBED "OLSON ENG PLS 42667", PER THE PLAT "GREEN MOUNTAIN ESTATES-PHASE 2" (312-42); HELD UNLESS NOTED OTHERWISE
- ⊞ FOUND 1/2" REBAR W/YPC INSCRIBED "AKS 54200" UNLESS NOTED OTHERWISE; PER THE PLAT "CAMAS HEIGHTS SUBDIVISION PHASE 1" (312-340); HELD
- *** FOUND MONUMENTS WERE TIED JUNE, 2021 - JUNE, 2023 ***
- AFN AUDITORS FILE NUMBER
- LCR LAND CORNER RECORD
- HOA HOME OWNERS ASSOCIATION
- PUE PUBLIC UTILITY EASEMENT (SEE PLAT NOTE 5)
- ROS RECORD OF SURVEY
- ROW RIGHT-OF-WAY
- SFE SITE DISTANCE EASEMENT TO CITY OF CAMAS
- SF SQUARE FEET
- STWE PRIVATE STORMWATER EASEMENT (SEE PLAT NOTE 6)
- SWE SIDEWALK EASEMENT TO CITY OF CAMAS
- TYP TYPICAL
- WE WALL EASEMENT TO HOA
- W/YPC WITH A YELLOW PLASTIC CAP

REFERENCES

- (1) RECORD INFORMATION PER THE PLAT "COUNTRY VIEW ESTATES II" (H-345)
- (2) RECORD INFORMATION PER ROS (63-53)
- (3) RECORD INFORMATION PER THE PLAT "GREEN MOUNTAIN ESTATES-PHASE 2" (312-42)
- (4) RECORD INFORMATION PER THE PLAT "GREEN MOUNTAIN ESTATES-PHASE 3" (312-99)
- (5) RECORD INFORMATION PER THE PLAT "GREEN MOUNTAIN ESTATES-PHASE 4A" (312-201)
- (6) RECORD INFORMATION PER ROS (73-47)
- (7) RECORD INFORMATION PER THE PLAT "CAMAS HEIGHTS SUBDIVISION PHASE 1" (312-340)

REVIEW
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PAGE 3 OF 4

JOB NAME: CAMAS HEIGHTS PH2	AKS ENGINEERING & FORESTRY, LLC 9500 NE 126TH AVE, STE 2520 VANCOUVER, WA 98682 360.882.0419 WWW.AKS-ENG.COM
JOB NUMBER: 8468	
DRAWN BY: CJC	
CHECKED BY: JOH	
DRAWING NO.: 8468PLAT PH2	ENGINEERING · SURVEYING · NATURAL RESOURCES FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

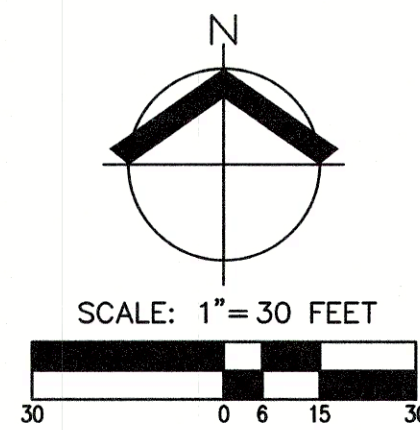


RIGHT-OF-WAY NOTE

1. 52.00 FOOT RIGHT-OF-WAY DEDICATED TO CITY OF CAMAS WITH THIS PLAT.

MINIMUM BUILDING SETBACKS	
FRONT YARD	15'
GARAGE	20'
SIDE YARD	5'
STREET SIDE YARD	10'
REAR YARD	15'
MAXIMUM LOT COVERAGE	50%

*SETBACKS MAY BE MODIFIED AS APPROVED BY THE CITY OF CAMAS.
**UNLESS SHOWN OTHERWISE HEREON



CAMAS HEIGHTS SUBDIVISION PHASE 2

A REPLAT OF A PORTION OF LOT 16 OF THE PLAT "COUNTRY VIEW ESTATES II" (H-345)
LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21,
TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN,
CITY OF CAMAS, CLARK COUNTY, WASHINGTON
CITY FILE NO. SUB21-01
JULY 2025

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C3	39.00'	89°59'48"	61.26'	S43°42'49"E 55.15'
C6	65.00'	89°59'48"	102.10'	N43°42'49"W 91.92'
C7	13.00'	89°59'48"	20.42'	N43°42'49"W 18.38'
C8	13.00'	90°00'12"	20.42'	N46°17'11"E 18.39'
C17	65.00'	40°00'07"	45.38'	N18°42'58"W 44.46'
C18	65.00'	29°02'23"	32.94'	N53°14'13"W 32.59'
C19	65.00'	20°57'18"	23.77'	N78°14'04"W 23.64'
C20	65.00'	16°03'16"	18.21'	S75°47'03"E 18.15'

LEGEND

- SET 1/2" X 24" REBAR W/YPC INSCRIBED "AKS ENGR 54200" ON 07/03/2025
- + SET BRASS SCREW WITH BRASS WASHER INSCRIBED "AKS ENGR 54200" IN CURB ON PROJECTION OF THE LINE AT A DISTANCE OF 11.70' FROM THE FRONT LOT CORNER ON 01/28/2025
- ▲ SET BRASS SCREW WITH BRASS WASHER INSCRIBED "AKS ENGR 54200" ON 01/28/2025
- △ FOUND 1/2" REBAR W/YPC INSCRIBED "LAWSON WA 11989", UNLESS NOTED OTHERWISE; PER THE PLAT "COUNTRY VIEW ESTATES II" (H-345); HELD UNLESS NOTED OTHERWISE
- ⊙ FOUND 1/2" REBAR W/YPC INSCRIBED "OLSON ENG PLS 42667"; PER THE PLAT "GREEN MOUNTAIN ESTATES-PHASE 2" (312-42); HELD UNLESS NOTED OTHERWISE
- ⌈ FOUND 1/2" REBAR W/YPC INSCRIBED "AKS 54200" UNLESS NOTED OTHERWISE; PER THE PLAT "CAMAS HEIGHTS SUBDIVISION PHASE 1" (312-340); HELD
- *** FOUND MONUMENTS WERE TIED JUNE, 2021 - JUNE, 2023 ***
- AFN AUDITORS FILE NUMBER
- LCR LAND CORNER RECORD
- HOA HOME OWNERS ASSOCIATION
- PUE PUBLIC UTILITY EASEMENT (SEE PLAT NOTE 5)
- ROS RECORD OF SURVEY
- ROW RIGHT-OF-WAY
- SDE SITE DISTANCE EASEMENT TO CITY OF CAMAS
- SF SQUARE FEET
- STWE PRIVATE STORMWATER EASEMENT (SEE PLAT NOTE 6)
- SWE SIDEWALK EASEMENT TO CITY OF CAMAS
- TYP TYPICAL
- WE WALL EASEMENT TO HOA
- W/YPC WITH A YELLOW PLASTIC CAP

REFERENCES

- (J1) RECORD INFORMATION PER THE PLAT "COUNTRY VIEW ESTATES II" (H-345)
- (J2) RECORD INFORMATION PER ROS (63-53)
- (J3) RECORD INFORMATION PER THE PLAT "GREEN MOUNTAIN ESTATES-PHASE 2" (312-42)
- (J4) RECORD INFORMATION PER THE PLAT "GREEN MOUNTAIN ESTATES-PHASE 3" (312-99)
- (J5) RECORD INFORMATION PER THE PLAT "GREEN MOUNTAIN ESTATES-PHASE 4A" (312-201)
- (J6) RECORD INFORMATION PER ROS (73-47)
- (J7) RECORD INFORMATION PER THE PLAT "CAMAS HEIGHTS SUBDIVISION PHASE 1" (312-340)

*** ALL DATA PER THE PLAT "CAMAS HEIGHTS SUBDIVISION PHASE 1" (312-340) WAS HELD ***

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JOB NAME:	CAMAS HEIGHTS PH2
JOB NUMBER:	8468
DRAWN BY:	CJC
CHECKED BY:	JOH
DRAWING NO.:	8468CPLAT PH2

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