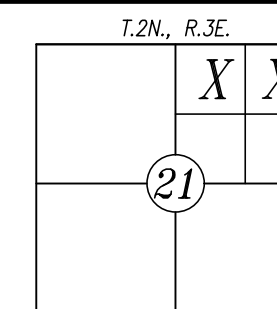


GREEN MOUNTAIN ESTATES, A PLAT COMMUNITY

A SUBDIVISION IN THE SW 1/4 & NW1/4, 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
NOVEMBER, 2021



CITY OF CAMAS MAYOR
APPROVED BY _____ MAYOR 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.

CITY OF CAMAS FINANCE DIRECTOR DATE _____

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 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 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.

APPROVED BY _____ CITY OF CAMAS ENGINEER DATE _____

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

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

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
- 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.
 - PLAT OF COUNTRY VIEW ESTATES - PHASE 2 BY LAWSON LAND SURVEYING RECORDED IN BK. H OF PLATS, AT PG. 345, RECORDS OF CLARK COUNTY, WASHINGTON.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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 4 A
SUBDIVISION PLAT NO. _____ IN THE COUNTY OF CLARK, STATE OF WASHINGTON

CLARK COUNTY ASSESSOR

CLARK COUNTY AUDITOR
ATTESTED BY _____ CLARK COUNTY AUDITOR
FILED FOR RECORD THIS _____ DAY OF _____, 2021.
AUDITORS FILE NO. _____ BOOK OF PLATS _____, AT PAGE _____.

- PLAT NOTES
- 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.
 - NO FURTHER SHORT PLATTING OR SUBDIVIDING OF ANY LOT OR TRACT WILL BE PERMITTED.
 - 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.
 - BUILDING PERMIT SUBMITTALS FOR EACH DEVELOPMENT PHASE SHALL INCLUDE A MASTER PLAN SET WHICH INCLUDES THE FACADES, COLORS, AND MATERIALS FOR EACH LOT TO DEMONSTRATE THE UNIQUE CHARACTER OF A SERIES OF LOTS. THE MASTER SET FOR EACH DEVELOPMENT PHASE SHALL BE APPROVED BY THE CITY. "UNIQUE" GENERALLY MEANS THAT THERE IS A DIFFERENCE IN ROOF PITCH, EXTERIOR MATERIALS, STOOPS OR PORCHES, COLUMNS OR BAY WINDOWS, OR OTHER SUCH DISTINCTIONS BETWEEN HOUSES. THE INTENT IS TO PROVIDE DIFFERENT ARCHITECTURAL STYLES AND AVOID MONOTONY.
 - MAXIMUM BUILDING LOT COVERAGE FOR THIS SUBDIVISION IS 40%.
 - 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.
 - 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 13TH ST.
 - 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-ST5).
 - WETLANDS, STREAMS AND ASSOCIATED BUFFERS SHALL BE MAINTAINED IN THEIR NATURAL STATE AS DESCRIBED IN THE GREEN MOUNTAIN ESTATES FINAL WETLAND MITIGATION PLAN USAGE 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.
 - 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.
 - ONE STREET TREE AND ONE BACKYARD TREE SHALL BE MAINTAINED IN GOOD HEALTH FOR EACH LOT AND REPLACED ONLY WHEN HAZARDOUS.
 - THE GREEN MOUNTAIN ESTATES SUBDIVISION IS UNDER A FLIGHT CORRIDOR FOR GROVE AIRFIELD; AIRCRAFT NOISE IS TO BE EXPECTED.
 - ENTRANCE INTO CLARK COUNTY'S CONSERVATION LANDS FROM INDIVIDUAL LOTS SHALL BE STRICTLY PROHIBITED WITHOUT FIRST OBTAINING AN ACCESS AGREEMENT FROM CLARK COUNTY.
 - THE GREEN MOUNTAIN ESTATES SUBDIVISION, OF WHICH THIS PLAT OF PHASE 4A 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

- 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 4 SUBMITTED TO THE PLAT COMMUNITY

A PORTION OF LAND DESCRIBED IN EXHIBIT C OF THAT LOT SEGREGATION RECORDED JULY 27, 2017 UNDER AUDITOR'S FILE NUMBER 5426851 BLA SITUATED IN 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 SOUTHWEST CORNER OF SAID NORTHEAST QUARTER;
THENCE SOUTH 88° 43' 06" EAST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 30.00 FEET TO THE EAST LINE OF THE WEST 30.00 FEET OF SAID NORTHEAST QUARTER;
THENCE NORTH 01° 21' 15" EAST, ALONG SAID EAST LINE, 1757.91 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN EXHIBIT C OF SAID LOT SEGREGATION;
THENCE THE FOLLOWING COURSES ALONG THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN EXHIBIT C OF SAID LOT SEGREGATION:
THENCE SOUTH 88° 32' 45" EAST, LEAVING SAID EAST LINE, 159.10 FEET;
THENCE NORTH 76° 00' 30" EAST, 65.00 FEET;
THENCE SOUTH 13° 59' 30" EAST, 101.04 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID SOUTH LINE THE FOLLOWING COURSES;
THENCE SOUTH 13° 59' 30" EAST, 52.00 FEET TO AN ANGLE POINT THEREIN;
THENCE NORTH 76° 00' 30" EAST, 25.02 FEET;
THENCE SOUTH 01° 33' 10" WEST, 78.40 FEET;
THENCE SOUTH 88° 26' 50" EAST, 131.00 FEET;
THENCE NORTH 73° 13' 33" EAST, 219.06 FEET;
THENCE NORTH 76° 00' 30" EAST, 158.24 FEET;
THENCE SOUTH 88° 04' 22" EAST, 80.47 FEET TO THE NORTHWEST CORNER OF LOT 70 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 SOUTH 54° 19' 45" WEST, LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID LOT 70, A DISTANCE OF 15.41 FEET;
THENCE SOUTH 25° 39' 42" EAST, ALONG THE WEST LINE OF SAID LOT 70, A DISTANCE OF 94.34 FEET TO A 43.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT AND TO THE SOUTH LINE OF SAID LOT 70;
THENCE ALONG SAID SOUTH LINE OF LOT 70 AND AROUND SAID 43.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS SOUTH 74° 12' 32" EAST, A DISTANCE OF 36.77 FEET), THROUGH A CENTRAL ANGLE OF 50° 37' 12", AN ARC DISTANCE OF 37.99 FEET TO THE EAST LINE OF SAID LOT 70;
THENCE NORTH 41° 06' 03" EAST, ALONG THE EAST LINE OF SAID LOT 70, A DISTANCE OF 20.00 FEET;
THENCE NORTH 06° 38' 53" EAST, ALONG THE EAST LINE OF SAID LOT 70, A DISTANCE OF 86.61 FEET TO SAID SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN EXHIBIT C OF SAID LOT SEGREGATION;
THENCE SOUTH 88° 04' 22" EAST, ALONG SAID SOUTH LINE, 71.20 FEET;
THENCE SOUTH 01° 33' 10" WEST, ALONG SAID SOUTH LINE, 11.38 FEET;
THENCE SOUTH 88° 43' 06" EAST, ALONG SAID SOUTH LINE, 880.51 FEET;
THENCE NORTH 01° 01' 53" EAST, LEAVING SAID SOUTH LINE, 109.50 FEET;
THENCE SOUTH 88° 58' 07" EAST, 27.32 FEET;
THENCE NORTH 01° 01' 53" EAST, 147.00 FEET;
THENCE NORTH 88° 58' 07" WEST, 13.68 FEET;
THENCE NORTH 01° 01' 53" EAST, 95.00 FEET;
THENCE SOUTH 88° 58' 07" EAST, 29.57 FEET;
THENCE NORTH 01° 01' 53" EAST, 147.00 FEET;
THENCE NORTH 88° 58' 07" WEST, 775.87 FEET;
THENCE SOUTH 44° 35' 33" WEST, 9.00 FEET;
THENCE NORTH 45° 24' 27" WEST, 142.00 FEET;
THENCE SOUTH 44° 35' 33" WEST, 155.46 FEET;
THENCE SOUTH 33° 12' 09" WEST, 117.28 FEET;
THENCE SOUTH 38° 32' 57" WEST, 40.26 FEET;
THENCE SOUTH 48° 38' 55" WEST, 35.79 FEET;
THENCE SOUTH 53° 24' 03" WEST, 39.61 FEET;
THENCE SOUTH 36° 35' 57" EAST, 37.54 FEET;
THENCE SOUTH 52° 24' 40" WEST, 70.27 FEET;
THENCE NORTH 37° 35' 20" WEST, 11.05 FEET;
THENCE SOUTH 52° 24' 40" WEST, 68.61 FEET;
THENCE SOUTH 07° 47' 11" EAST, 8.33 FEET;
THENCE SOUTH 82° 12' 49" WEST, 25.63 FEET TO A 126.00 FOOT RADIUS CURVE TO THE LEFT;
THENCE ALONG SAID 126.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 19° 02' 13", AN ARC DISTANCE OF 41.86 FEET;
THENCE SOUTH 63° 10' 37" WEST, 87.81 FEET TO A 124.00 FOOT RADIUS CURVE TO THE RIGHT;
THENCE ALONG SAID 124.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 12° 49' 53", AN ARC DISTANCE OF 27.77 FEET;
THENCE SOUTH 76° 00' 30" WEST, 305.56 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 14.66 ACRES, MORE OR LESS.

DEED REFERENCE
GRANTOR: GREEN MOUNTAIN ESTATES LLC
GRANTEE: GME DEVELOPMENT, LLC
AF#: 5625397 D
DATE: 07/11/2019

GRANTOR: GME DEVELOPMENT, LLC
GRANTEE: GME DEVELOPMENT, LLC
AF#: 5773382 BLA
DATE: 08/12/2020

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 RECORDING NO. _____

GME DEVELOPMENT, LLC
A WASHINGTON LIMITED LIABILITY COMPANY

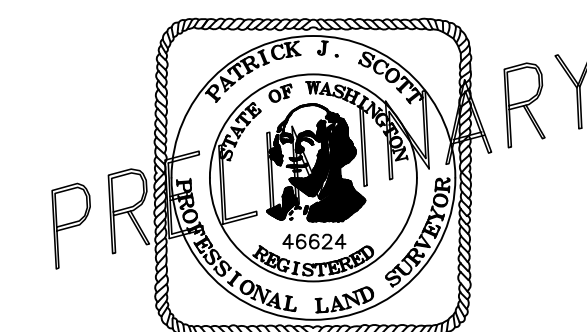
BY:
ITS:

ACKNOWLEDGMENT
STATE OF _____ } SS
COUNTY OF _____ }
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: _____, 2021.
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, 2017. 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 _____ DATE _____
PROFESSIONAL LAND SURVEYOR NO. 46624



ACKNOWLEDGMENT
STATE OF _____ } SS
COUNTY OF _____ }
SIGNED OR ATTESTED BEFORE ME ON _____ BY PATRICK J. SCOTT.

NOTARY SIGNATURE
DATED: _____, 2021.
PRINTED NAME: _____
NOTARY PUBLIC IN AND FOR THE STATE OF _____
MY COMMISSION EXPIRES _____