

# GREEN MOUNTAIN ESTATES, A PLAT COMMUNITY

A SUBDIVISION IN THE N 1/2 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

CLARK COUNTY CONSERVATION LAND  
 TPN 171491000 & TPN 171492000  
 T/L 10 & T/L 11

CLARK COUNTY  
 CITY OF CAMAS

FOUND AND HELD 3" BRASS CAP STAMPED  
 "WASHINGTON DEPT. NATURAL RESOURCES 1973"  
 IN 4"x4" CONCRETE MONUMENT (SEE L.C.R. BK. 12, PG. 2)  
 TIED 03/14

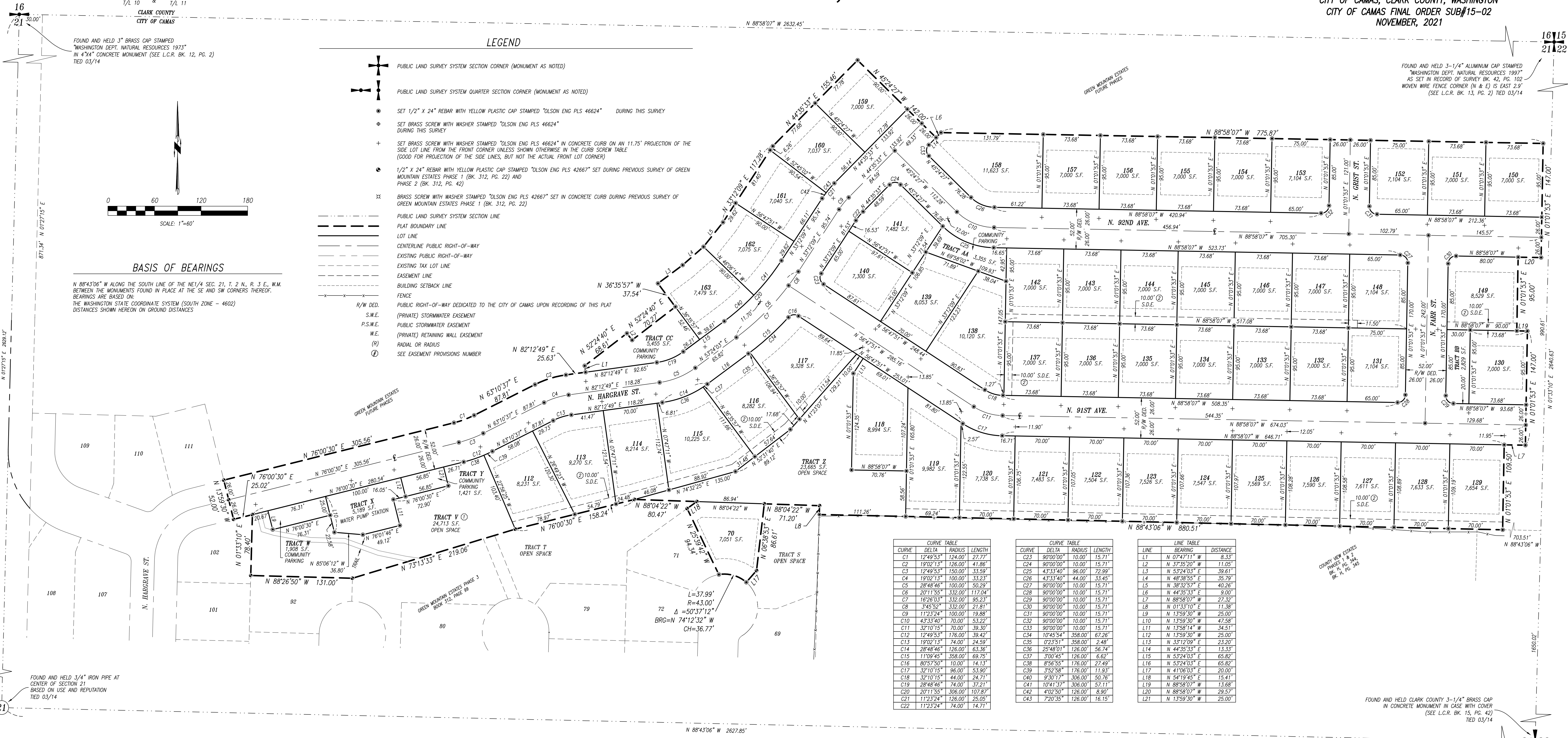
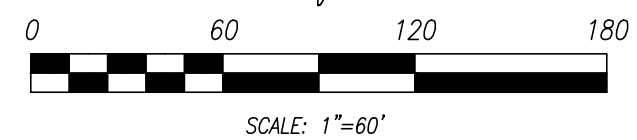
FOUND AND HELD 3-1/4" ALUMINUM CAP STAMPED  
 "WASHINGTON DEPT. NATURAL RESOURCES 1997"  
 AS SET IN RECORD OF SURVEY BK. 42, PG. 102  
 WOVEN WIRE FENCE CORNER (N & E) IS EAST 2.9"  
 (SEE L.C.R. BK. 13, PG. 2) TIED 03/14

## LEGEND

- PUBLIC LAND SURVEY SYSTEM SECTION CORNER (MONUMENT AS NOTED)
- PUBLIC LAND SURVEY SYSTEM QUARTER SECTION CORNER (MONUMENT AS NOTED)
- SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "OLSON ENG PLS 46624" DURING THIS SURVEY
- SET BRASS SCREW WITH WASHER STAMPED "OLSON ENG PLS 46624" DURING THIS SURVEY
- SET BRASS SCREW WITH WASHER STAMPED "OLSON ENG PLS 46624" 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 LOTS, 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 1 (BK. 312, PG. 22) AND PHASE 2 (BK. 312, PG. 42)
- BRASS SCREW WITH WASHER STAMPED "OLSON ENG PLS 42667" SET IN CONCRETE CURB DURING PREVIOUS SURVEY OF GREEN MOUNTAIN ESTATES PHASE 1 (BK. 312, PG. 22)
- 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
- PUBLIC RIGHT-OF-WAY DEDICATED TO THE CITY OF CAMAS UPON RECORDING OF THIS PLAT
- (PRIVATE) STORMWATER EASEMENT
- P.S.W.E. PUBLIC STORMWATER EASEMENT
- W.E. (PRIVATE) RETAINING WALL EASEMENT
- (R) RADIAL OR RADIUS
- SEE EASEMENT PROVISIONS NUMBER

## 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



CURVE	DELTA	RADIUS	LENGTH
C1	1249.53'	124.00'	27.77'
C2	1902.13'	126.00'	41.86'
C3	1249.53'	150.00'	33.59'
C4	1902.13'	100.00'	33.23'
C5	2848.46'	100.00'	50.29'
C6	2011.55'	332.00'	117.04'
C7	1626.03'	332.00'	95.23'
C8	345.52'	332.00'	21.81'
C9	1123.24'	100.00'	19.88'
C10	4333.40'	70.00'	53.22'
C11	3210.15'	70.00'	39.50'
C12	1249.53'	176.00'	39.42'
C13	1902.13'	74.00'	24.59'
C14	2848.46'	126.00'	63.36'
C15	1709.45'	358.00'	69.75'
C16	8075.50'	10.00'	141.11'
C17	3210.15'	96.00'	53.90'
C18	3210.15'	44.00'	24.71'
C19	2848.46'	74.00'	37.21'
C20	2011.55'	306.00'	107.87'
C21	1123.24'	126.00'	23.05'
C22	1123.24'	74.00'	14.71'

CURVE	DELTA	RADIUS	LENGTH
C23	9000.00'	10.00'	15.71'
C24	9000.00'	10.00'	15.71'
C25	4333.40'	96.00'	72.99'
C26	4333.40'	44.00'	33.45'
C27	9000.00'	10.00'	15.71'
C28	9000.00'	10.00'	15.71'
C29	9000.00'	10.00'	15.71'
C30	9000.00'	10.00'	15.71'
C31	9000.00'	10.00'	15.71'
C32	9000.00'	10.00'	15.71'
C33	9000.00'	10.00'	15.71'
C34	1045.54'	358.00'	67.26'
C35	023.51'	358.00'	2.48'
C36	2848.46'	126.00'	56.74'
C37	300.45'	126.00'	6.62'
C38	856.55'	176.00'	27.49'
C39	352.58'	176.00'	11.93'
C40	930.17'	306.00'	50.76'
C41	1041.37'	306.00'	57.11'
C42	402.50'	126.00'	8.90'
C43	720.35'	126.00'	16.15'

LINE	BEARING	DISTANCE
L1	N 07°47'11\"	8.33'
L2	N 37°35'20\"	11.05'
L3	N 53°24'03\"	39.61'
L4	N 48°38'55\"	35.79'
L5	N 38°32'57\"	40.26'
L6	N 44°35'33\"	9.00'
L7	N 88°58'07\"	27.32'
L8	N 01°33'10\"	11.38'
L9	N 13°59'30\"	25.00'
L10	N 13°59'30\"	47.58'
L11	N 13°58'14\"	34.51'
L12	N 13°59'30\"	25.00'
L13	N 33°12'09\"	23.20'
L14	N 44°35'33\"	13.33'
L15	N 53°24'03\"	65.82'
L16	N 53°24'03\"	65.82'
L17	N 41°06'03\"	26.00'
L18	N 54°19'45\"	15.41'
L19	N 88°58'07\"	13.68'
L20	N 88°58'07\"	29.57'
L21	N 13°59'30\"	25.00'

## 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 PUBLIC UTILITIES CONSTRUCTION STANDARDS. ALL PROPOSED BUILDING DESIGNS ON THESE LOTS MUST PROVIDE ADEQUATE CLEARANCE FOR ALL COMBUSTIBLE MATERIALS.

## 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.

## EASEMENT PROVISIONS

- A TRAIL EASEMENT UPON TRACT "Y" IS HEREBY RESERVED FOR AND GRANTED TO THE PUBLIC WITH THE RECORDING OF THIS PLAT. THE EASEMENT IS LIMITED TO THE PEDESTRIAN USE OF THE CONSTRUCTED TRAILS AND ASSOCIATED AMENITIES ONLY WITHIN SAID TRACTS. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE CONSTRUCTED TRAILS.
- A PRIVATE STORMWATER EASEMENT OVER, UNDER, AND UPON PORTIONS OF LOTS 112 THROUGH 117 INCLUSIVE, 119 THROUGH 129 INCLUSIVE, 137, AND LOTS 142 THROUGH 149 INCLUSIVE, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE HOMEOWNER'S ASSOCIATION (HOA). IT'S 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

- TRACTS "W", "Y", "Z", "88" AND "CC" ARE HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT FOR COMMUNITY PARKING. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE TRACT AND THE PARKING IMPROVEMENTS THEREIN.
- TRACT "X" IS HEREBY CONVEYED TO THE CITY OF CAMAS UPON RECORDING OF THIS PLAT FOR THE PURPOSE OF WATER PUMP STATION MANAGEMENT. THE CITY OF CAMAS SHALL BE RESPONSIBLE FOR THE OPERATION, MAINTENANCE, AND REPAIR OF THE WATER PUMP STATION MANAGEMENT FACILITIES THEREIN.
- TRACT "Z" IS HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT FOR THE PURPOSE OF OPEN SPACE. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE TRACT AND ITS IMPROVEMENTS.
- TRACT "Y" 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.

## TRAIL NOTE

ALL LOTS SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY. THE CONSTRUCTED SIZE, LOCATION, AND ROUTE MAY VARY FROM WHAT IS SHOWN HEREON.

FRONT YARD	20'
SIDE YARD**	5'
STREET SIDE YARD	10'
REAR YARD**	20'/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

LOT LINE	DISTANCE
117/TRACT Z	11.85
141/TRACT AA	12.00
118/119	13.85
119/120	13.85
162/163	11.70

## LAND INVENTORY

TOTAL ACREAGE:	14.66 AC.
(PLAT PERIMETER)	13.55 AC.
TOTAL DEVELOPED ACREAGE:	(PLAT PERIMETER EXCLUDING TRACTS V, Z)
TOTAL LOT AREA:	9.31 AC.
(EXCLUDES ALL TRACTS & RIGHT-OF-WAY)	
TOTAL INFRASTRUCTURE AREA:	3.90 AC.
(RIGHT-OF-WAY & TRACT X)	
TOTAL PARKING AREA:	0.34 AC.
(TRACTS W, Y, AA, BB, CC)	
TOTAL OPEN SPACE:	1.11 AC.
(TRACTS V, Z)	

