SUNVIEW ESTATES SUBDIVISION, A PLAT COMMUNITY

(PREVIOUSLY APPROVED AS HOOD STREET)

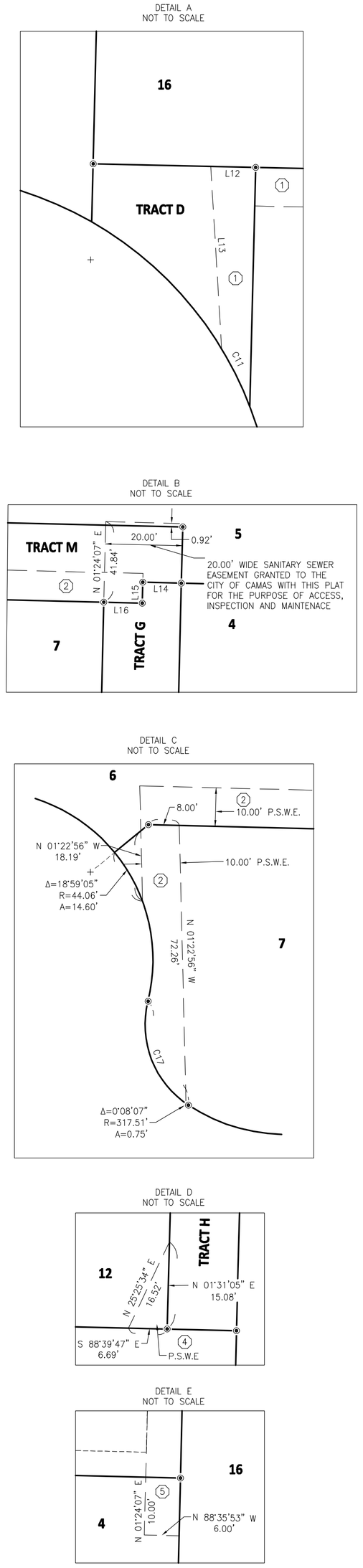
A SUBDIVISION IN THE NW 1/4 OF THE NE 1/4 AND IN THE NE 1/4 OF THE NW 1/4 OF SECTION 9, T1N, R3E, W.M., CITY OF CAMAS, CLARK COUNTY, WASHINGTON
CITY OF CAMAS FINAL ORDER SUB#22-01
OCTOBER 2025

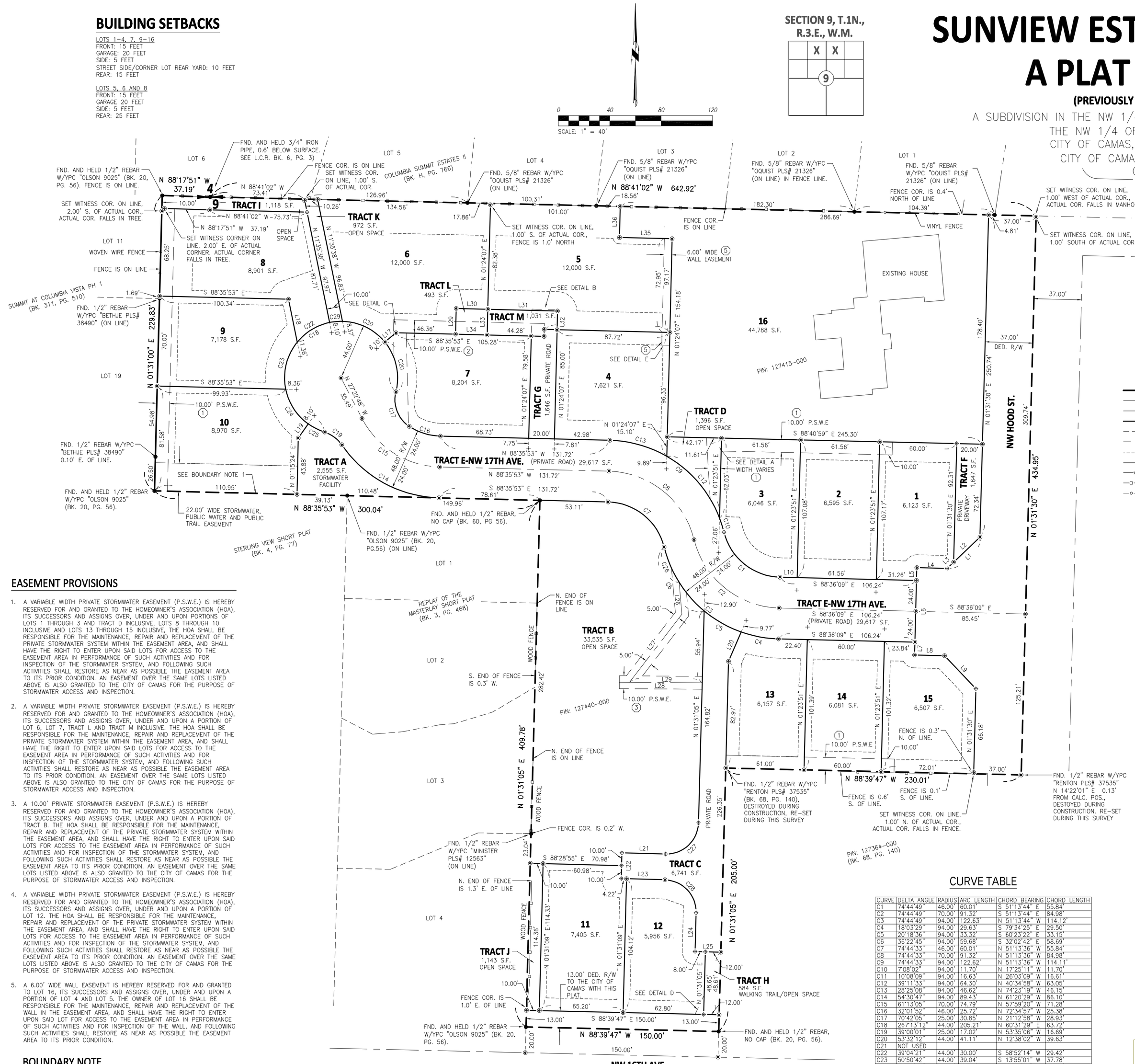
BUILDING SETBACKS

LOTS 1-4, 7, 9-16
FRONT: 15 FEET
GARAGE: 20 FEET
SIDE: 5 FEET
STREET SIDE/CORNER LOT REAR YARD: 10 FEET
REAR: 15 FEET

LOTS 5, 6 AND 8
FRONT: 15 FEET
GARAGE 20 FEET
SIDE: 5 FEET
REAR: 25 FEET

SECTION 9, T.1N., R.3.E., W.M.





LEGEND

- SET 1/2" X 24" REBAR W/YPC "SCOTT 46624". SET ON 04/03/25.
- SET BRASS SCREW IN CONCRETE WITH WASHER "SCOTT 46624". SET ON 04/03/25.
- SET BRASS SCREW WITH WASHER "SCOTT 46624" IN CONCRETE CURB ON AN 9.75' PROJECTION OF THE SIDE LOT LINE FROM THE FRONT CORNER UNLESS SHOWN OTHERWISE. (GOOD FOR PROJECTION OF THE SIDE LINES, BUT NOT THE ACTUAL CORNER). SET ON 12/05/24.
- FOUND MONUMENT AS NOTED (TIED DECEMBER, 2020).
- PARCEL BOUNDARY
- EASEMENT AS NOTED
- CENTER OF RIGHT OF WAY
- LOT LINE
- ADJACENT TAX LOTS
- PUBLIC LAND SURVEY SYSTEM SECTION LINE
- BUILDING SETBACK
- RIGHT OF WAY
- WOVEN WIRE FENCE
- WOOD FENCE
- VINYL FENCE

FND.	FOUND
P.S.W.E.	PRIVATE STORMWATER EASEMENT
W/YPC	WITH YELLOW PLASTIC CAP
CALC. POS.	CALCULATED POSITION
PIN:	PARCEL IDENTIFICATION NUMBER
BK.	BOOK
PG.	PAGE
COR.	CORNER
DED. R/W	DEDICATED RIGHT OF WAY TO THE CITY OF CAMAS WITH THIS PLAT
(#)	EASEMENT PROVISION NUMBER
S.F.	SQUARE FEET

EASEMENT PROVISIONS

1. A VARIABLE WIDTH PRIVATE STORMWATER EASEMENT (P.S.W.E.) IS HEREBY RESERVED FOR AND GRANTED TO THE HOMEOWNER'S ASSOCIATION (HOA), ITS SUCCESSORS AND ASSIGNS OVER, UNDER AND UPON PORTIONS OF LOTS 1 THROUGH 3 AND TRACT D INCLUSIVE, LOTS 8 THROUGH 10 INCLUSIVE AND LOTS 13 THROUGH 15 INCLUSIVE, THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF THE PRIVATE STORMWATER SYSTEM WITHIN THE EASEMENT AREA, AND SHALL HAVE THE RIGHT TO ENTER UPON SAID LOTS FOR ACCESS TO THE EASEMENT AREA IN PERFORMANCE OF SUCH ACTIVITIES AND FOR INSPECTION OF THE STORMWATER SYSTEM, AND FOLLOWING SUCH ACTIVITIES SHALL RESTORE AS NEAR AS POSSIBLE THE EASEMENT AREA TO ITS PRIOR CONDITION. AN EASEMENT OVER THE SAME LOTS LISTED ABOVE IS ALSO GRANTED TO THE CITY OF CAMAS FOR THE PURPOSE OF STORMWATER ACCESS AND INSPECTION.
2. A VARIABLE WIDTH PRIVATE STORMWATER EASEMENT (P.S.W.E.) IS HEREBY RESERVED FOR AND GRANTED TO THE HOMEOWNER'S ASSOCIATION (HOA), ITS SUCCESSORS AND ASSIGNS OVER, UNDER AND UPON A PORTION OF LOT 6, LOT 7, TRACT L AND TRACT M INCLUSIVE. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF THE PRIVATE STORMWATER SYSTEM WITHIN THE EASEMENT AREA, AND SHALL HAVE THE RIGHT TO ENTER UPON SAID LOTS FOR ACCESS TO THE EASEMENT AREA IN PERFORMANCE OF SUCH ACTIVITIES AND FOR INSPECTION OF THE STORMWATER SYSTEM, AND FOLLOWING SUCH ACTIVITIES SHALL RESTORE AS NEAR AS POSSIBLE THE EASEMENT AREA TO ITS PRIOR CONDITION. AN EASEMENT OVER THE SAME LOTS LISTED ABOVE IS ALSO GRANTED TO THE CITY OF CAMAS FOR THE PURPOSE OF STORMWATER ACCESS AND INSPECTION.
3. A 10.00' PRIVATE STORMWATER EASEMENT (P.S.W.E.) IS HEREBY RESERVED FOR AND GRANTED TO THE HOMEOWNER'S ASSOCIATION (HOA), ITS SUCCESSORS AND ASSIGNS OVER, UNDER AND UPON A PORTION OF TRACT B. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF THE PRIVATE STORMWATER SYSTEM WITHIN THE EASEMENT AREA, AND SHALL HAVE THE RIGHT TO ENTER UPON SAID LOTS FOR ACCESS TO THE EASEMENT AREA IN PERFORMANCE OF SUCH ACTIVITIES AND FOR INSPECTION OF THE STORMWATER SYSTEM, AND FOLLOWING SUCH ACTIVITIES SHALL RESTORE AS NEAR AS POSSIBLE THE EASEMENT AREA TO ITS PRIOR CONDITION. AN EASEMENT OVER THE SAME LOTS LISTED ABOVE IS ALSO GRANTED TO THE CITY OF CAMAS FOR THE PURPOSE OF STORMWATER ACCESS AND INSPECTION.
4. A VARIABLE WIDTH PRIVATE STORMWATER EASEMENT (P.S.W.E.) IS HEREBY RESERVED FOR AND GRANTED TO THE HOMEOWNER'S ASSOCIATION (HOA), ITS SUCCESSORS AND ASSIGNS OVER, UNDER AND UPON A PORTION OF LOT 12. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF THE PRIVATE STORMWATER SYSTEM WITHIN THE EASEMENT AREA, AND SHALL HAVE THE RIGHT TO ENTER UPON SAID LOTS FOR ACCESS TO THE EASEMENT AREA IN PERFORMANCE OF SUCH ACTIVITIES AND FOR INSPECTION OF THE STORMWATER SYSTEM, AND FOLLOWING SUCH ACTIVITIES SHALL RESTORE AS NEAR AS POSSIBLE THE EASEMENT AREA TO ITS PRIOR CONDITION. AN EASEMENT OVER THE SAME LOTS LISTED ABOVE IS ALSO GRANTED TO THE CITY OF CAMAS FOR THE PURPOSE OF STORMWATER ACCESS AND INSPECTION.
5. A 6.00' WIDE WALL EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO LOT 16, ITS SUCCESSORS AND ASSIGNS OVER, UNDER AND UPON A PORTION OF LOT 4 AND LOT 5. THE OWNER OF LOT 16 SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF THE WALL IN THE EASEMENT AREA, AND SHALL HAVE THE RIGHT TO ENTER UPON SAID LOT FOR ACCESS TO THE EASEMENT AREA IN PERFORMANCE OF SUCH ACTIVITIES AND FOR INSPECTION OF THE WALL, AND FOLLOWING SUCH ACTIVITIES SHALL RESTORE AS NEAR AS POSSIBLE THE EASEMENT AREA TO ITS PRIOR CONDITION.

BOUNDARY NOTE

WE HELD THE FOUND IRON RODS ALONG THE NORTH LINE OF STERLING SHORT PLAT AS SHOWN IN (BK. 4, PG. 77) INSTEAD OF CREATING AN ANGLE POINT AS SHOWN IN RECORD OF SURVEY (BK. 20, PG. 56).
THIS WOULD HAVE CREATED AN APPROXIMATE 0.10' GAP.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 46°27'41" W	35.32'
L2	S 46°27'41" W	28.32'
L3	S 46°27'41" W	7.00'
L4	N 88°36'09" W	23.58'
L5	S 01°23'51" W	10.00'
L6	S 01°23'51" W	48.00'
L7	N 01°23'51" E	10.00'
L8	S 88°36'17" E	23.33'
L9	S 43°31'53" E	35.39'
L10	N 88°36'09" W	13.41'
L12	N 88°40'59" W	10.03'
L13	S 03°26'17" E	47.45'
L14	N 88°35'53" W	10.00'
L15	S 01°24'07" W	5.42'
L16	N 88°35'53" W	10.00'
L17	S 50°35'50" W	11.36'
L18	S 11°35'38" E	33.99'
L19	N 35°28'32" E	13.38'
L20	N 23°17'36" E	24.91'
L21	N 88°28'55" W	34.02'
L22	S 01°31'05" W	20.00'
L23	S 88°28'55" E	34.02'
L24	S 01°31'05" W	30.27'
L25	S 88°28'55" E	20.00'
L26	S 05°08'42" E	24.93'
L27	S 37°38'03" W	66.82'
L28	N 89°33'50" W	64.50'
L30	S 88°35'53" E	24.64'
L31	S 88°35'53" E	54.28'
L32	S 01°24'07" W	14.58'
L33	N 01°24'07" E	20.00'
L34	S 88°35'53" E	24.64'
L35	N 88°35'53" W	41.00'
L36	N 01°24'07" E	24.16'

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	74°44'49"	46.00'	60.01'	S 51°13'44" E	55.84'
C2	74°44'49"	70.00'	91.32'	S 51°13'44" E	84.98'
C3	74°44'49"	94.00'	122.63'	N 51°13'44" W	114.12'
C4	18°03'29"	94.00'	29.63'	S 79°34'25" E	29.50'
C5	20°18'36"	94.00'	33.32'	S 60°23'22" E	33.15'
C6	36°22'45"	94.00'	59.68'	S 32°02'42" E	58.69'
C7	74°44'33"	46.00'	60.01'	N 51°13'36" W	55.84'
C8	74°44'33"	70.00'	91.32'	N 51°13'36" W	84.98'
C9	74°44'33"	94.00'	122.62'	N 51°13'36" W	114.11'
C10	7°08'02"	94.00'	11.70'	N 17°25'11" W	11.70'
C11	10°08'09"	94.00'	16.63'	N 26°03'09" W	16.61'
C12	39°11'33"	94.00'	64.30'	N 40°34'58" W	63.05'
C13	28°25'08"	94.00'	46.62'	N 74°23'19" W	46.15'
C14	54°30'47"	94.00'	89.43'	N 61°20'29" W	86.10'
C15	61°13'05"	70.00'	74.79'	N 57°59'20" W	71.28'
C16	32°01'52"	46.00'	25.72'	N 72°34'57" W	25.38'
C17	70°42'05"	25.00'	30.85'	N 21°12'58" W	28.93'
C18	26°13'12"	44.00'	205.21'	N 60°31'29" E	63.72'
C19	39°00'01"	25.00'	17.02'	N 53°35'06" W	16.69'
C20	53°32'12"	44.00'	41.11'	N 12°38'02" W	39.63'
C21	NOT USED				
C22	39°04'21"	44.00'	30.00'	S 58°52'14" W	29.42'
C23	50°50'42"	44.00'	39.04'	S 13°55'01" W	37.78'
C24	43°01'10"	44.00'	33.04'	S 33°00'53" E	32.27'
C25	18°33'34"	44.00'	14.25'	S 63°48'19" E	14.19'
C26	18°16'49"	94.00'	29.99'	S 22°59'44" E	29.86'
C27	90°00'00"	25.00'	39.27'	S 46°31'05" W	35.36'
C28	90°00'00"	25.00'	39.27'	S 43°28'55" E	35.36'
C29	13°08'12"	44.00'	10.09'	S 84°58'27" W	10.07'
C30	49°03'17"	44.00'	37.67'	N 63°55'48" W	36.53'

PATRICK J. SCOTT
STATE OF WASHINGTON
46624
REGISTERED PROFESSIONAL LAND SURVEYOR
PRELIMINARY
10/14/25

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Calc. By: PJS	Drawn By: JKT	Job No.: A10123.01.01
Checked By: PJS	DWG. Name: A10123_PLAT	SHEET 2 OF 2