

CAMAS HEIGHTS SUBDIVISION PHASE 3

A REPLAT OF A PORTION OF LOT 16 OF THE PLAT "COUNTRY VIEW ESTATES II" (H-345)
 LOCATED IN THE NORTHEAST, NORTHWEST, SOUTHEAST, AND SOUTHWEST QUARTERS 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
 MARCH 2025

T2N, R3E, W.M.
 21

PLAT NOTES

1. 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.
2. 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.
3. MAXIMUM BUILDING LOT COVERAGE FOR THIS SUBDIVISION IS 50%.
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 DWELLING WILL BE SUBJECT TO THE PAYMENT OF APPROPRIATE IMPACT FEES AT THE TIME OF BUILDING PERMIT ISSUANCE.
5. A PUBLIC UTILITY EASEMENT (PUE) AS SHOWN HEREON IS HEREBY GRANTED UNDER AND UPON TRACT I AND THE EXTERIOR SIX FEET ON ALL BOUNDARY LINES OF THE LOTS AND TRACTS ADJACENT TO PUBLIC ROADS AND ADJACENT TO TRACT I AS SHOWN 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.
6. THE PRIVATE STORMWATER EASEMENTS BURDENING AND/OR BENEFITING LOTS 28, 30, 80-86, 92-96, AND 102-108 ARE TO BE GRANTED TO AND MAINTAINED BY THE APPLICABLE LOT OWNERS AS SHOWN ON SHEETS 3 AND 4. PRIVATE STORMWATER SYSTEMS ARE TO BE MAINTAINED BY THE APPLICABLE LOT AND TRACT OWNERS UPON WHICH THE PRIVATE STORMWATER SYSTEMS ARE LOCATED.
7. 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 NORTHSIDE SEWER TRANSMISSION SYSTEM (PREVIOUSLY KNOWN AS THE "NORTH URBAN GROWTH AREA-SEWER TRANSMISSION SYSTEM" OR NUGA-ST).
8. 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.
9. THE CAMAS HEIGHTS SUBDIVISION IS UNDER A FLIGHT CORRIDOR FOR GROVE AIRFIELD; AIRCRAFT NOISE IS TO BE EXPECTED.
10. 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).
11. TRACT J IS AN OPEN SPACE TRACT TO BE OWNED AND MAINTAINED BY THE HOA.
12. TRACT I IS A PRIVATE STREET TO BE OWNED AND MAINTAINED BY THE HOA. TRACT I IS SUBJECT TO A PRIVATE ACCESS AND UTILITY EASEMENT TO LOTS 85 AND 86, A WATER EASEMENT TO THE CITY OF CAMAS, AND A PUBLIC UTILITY EASEMENT (SEE NOTE 5) OVER ITS ENTIRETY.

SHEET INDEX

PAGE 1 APPROVALS, NARRATIVE, PLAT NOTES, SURVEYOR'S CERTIFICATE, DECLARANT DECLARATION, ACKNOWLEDGMENTS, LEGAL DESCRIPTION
 PAGE 2 BOUNDARY, LEGEND, REFERENCES
 PAGE 3 LOTS 27-30, 80-82, 89-94, 99-104, AND 109-111, LEGEND, REFERENCES, CURVE TABLE, RIGHT-OF-WAY NOTES
 PAGE 4 LOTS 83-88, 95-98, AND 105-108, TRACTS I, AND J, 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 NORTHEAST, NORTHWEST, SOUTHEAST, AND SOUTHWEST QUARTERS 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:

BEGINNING AT THE NORTHWEST CORNER OF THE PLAT "CAMAS HEIGHTS SUBDIVISION PHASE 1" (312-340); THENCE ALONG THE EAST LINES OF THE PLATS "GREEN MOUNTAIN ESTATES PHASE 2" (312-42) AND "GREEN MOUNTAIN ESTATES PHASE 3" (312-99) NORTH 0133'30" EAST 607.85 FEET TO THE NORTHWEST CORNER OF SAID LOT 16; THENCE ALONG THE SOUTH LINE OF "GREEN MOUNTAIN ESTATES PHASE 4A" (312-201) SOUTH 8843'18" EAST 847.60 FEET TO THE NORTHEAST CORNER OF SAID LOT 16; THENCE ALONG THE EAST LINE OF SAID LOT 16 SOUTH 0133'37" WEST 608.35 FEET TO THE NORTH LINE OF THE PLAT "CAMAS HEIGHTS SUBDIVISION PHASE 1" (312-340); THENCE ALONG THE NORTH LINE OF SAID PLAT THE FOLLOWING SEVENTEEN (17) COURSES: THENCE NORTH 8842'43" WEST 141.84 FEET; THENCE NORTH 01171'17" EAST 43.36 FEET; THENCE NORTH 8842'43" WEST 52.00 FEET; THENCE SOUTH 01171'17" WEST 56.00 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 13.00 FEET, A DELTA OF 9000'00", A LENGTH OF 20.42 FEET, AND A CHORD OF SOUTH 4617'17" WEST 18.38 FEET; THENCE NORTH 8842'43" WEST 193.00 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 13.00 FEET, A DELTA OF 9000'00", A LENGTH OF 20.42 FEET, AND A CHORD OF NORTH 4342'43" WEST 18.38 FEET; THENCE NORTH 01171'17" EAST 56.00 FEET; THENCE NORTH 8842'43" WEST 52.00 FEET; THENCE SOUTH 01171'17" WEST 56.00 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 13.00 FEET, A DELTA OF 9000'00", A LENGTH OF 20.42 FEET, AND A CHORD OF SOUTH 4617'17" WEST 18.38 FEET; THENCE NORTH 8842'43" WEST 193.00 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 13.00 FEET, A DELTA OF 9000'00", A LENGTH OF 20.42 FEET, AND A CHORD OF NORTH 4342'43" WEST 18.38 FEET; THENCE NORTH 01171'17" EAST 56.00 FEET; THENCE NORTH 8842'43" WEST 52.00 FEET; THENCE SOUTH 01171'17" WEST 43.01 FEET; THENCE NORTH 8842'43" WEST 111.74 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. 1731517-000) 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 TRAVERSSES 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

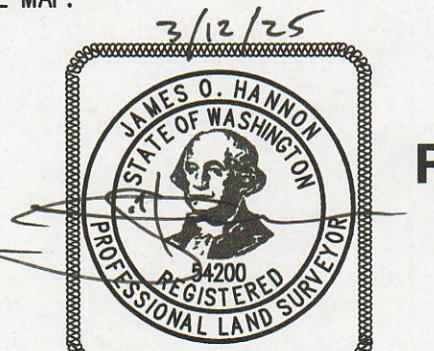
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE
 THAT _____ IS THE PERSON THAT APPEARED BEFORE ME,
 AND SAID PERSON ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT; ON OATH STATED
 THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT; AND ACKNOWLEDGED IT, AS
 AUTHORIZED SIGNATORY OF CAL HEARTHSTONE 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 OCTOBER, 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
 3/12/25

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:
 CITY OF CAMAS FINANCE DIRECTOR

DATE

CITY OF CAMAS COMMUNITY DEVELOPMENT

APPROVED BY:
 CITY OF CAMAS COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE

DATE

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:
 CAMAS-WASHOUGAL FIRE CHIEF OR DESIGNEE

DATE

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 3" PLAT NO. _____
 CLARK COUNTY, WASHINGTON

CLARK COUNTY ASSESSOR

DATE

CLARK COUNTY AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____, 2024,
 AT _____ AM/PM IN BOOK _____ OF PLATS, AT PAGE _____, AT
 REQUEST OF AKS ENGINEERING AND FORESTRY, LLC.
 AUDITOR'S FILE NUMBER _____

COUNTY AUDITOR _____

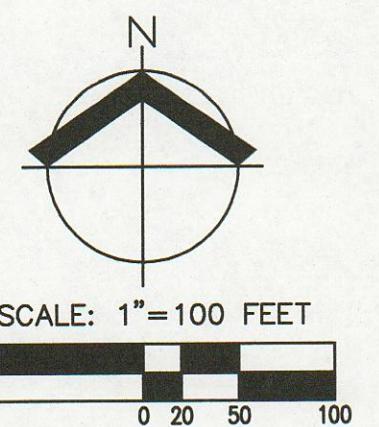
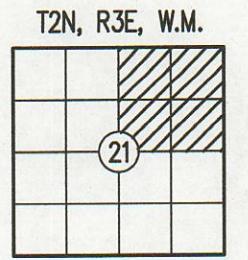
PAGE 1 OF 4

JOB NAME: CAMAS HEIGHTS PH2	AKS ENGINEERING & FORESTRY, LLC 9600 NE 126th Ave, Ste 2520 Vancouver, WA 98682
JOB NUMBER: 8468	360.882.0419 WWW.AKS-ENG.COM
DRAWN BY: CJC	
CHECKED BY: JOH	
DRAWING NO.: 8468CPLAT PH3	ENGINEERING · SURVEYING · NATURAL RESOURCES FORESTRY PLANNING · LANDSCAPE ARCHITECTURE

AKS

CAMAS HEIGHTS SUBDIVISION PHASE 3

A REPLAT OF A PORTION OF LOT 16 OF THE PLAT "COUNTRY VIEW ESTATES II" (H-345)
 LOCATED IN THE NORTHEAST, NORTHWEST, SOUTHEAST, AND SOUTHWEST QUARTERS 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
 MARCH 2025



LEGEND

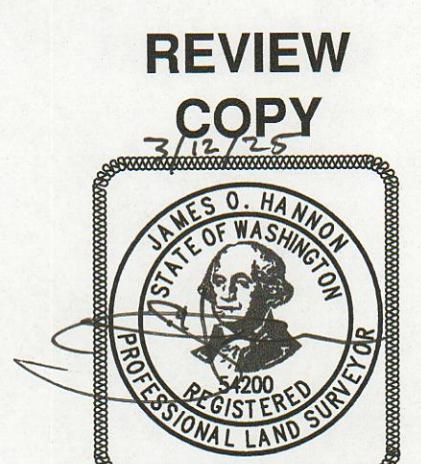
- ▲ FOUND 1/2" REBAR W/PC INSCRIBED "AKS ENGR 54200"; PER ROS (73-47); HELD
- FOUND 5/8" REBAR W/PC INSCRIBED "AKS ENGR 34127"; PER ROS (63-53); HELD UNLESS NOTED OTHERWISE
- △ FOUND 1/2" REBAR W/PC INSCRIBED "LAWSON WA 11989"; UNLESS NOTED OTHERWISE; PER THE PLAT "COUNTRY VIEW ESTATES II" (H-345); HELD UNLESS NOTED OTHERWISE
- ◎ FOUND 1/2" REBAR W/PC INSCRIBED "OLSON ENG PLS 42667"; PER THE PLAT "GREEN MOUNTAIN ESTATES-PHASE 2" (312-42); HELD UNLESS NOTED OTHERWISE
- FOUND 1/2" REBAR W/PC INSCRIBED "OLSON ENG PLS 42624"; PER THE PLAT "GREEN MOUNTAIN ESTATES-PHASE 3" (312-99); HELD UNLESS NOTED OTHERWISE
- FOUND 1/2" REBAR W/PC INSCRIBED "OLSON ENG PLS 42624"; PER THE PLAT "GREEN MOUNTAIN ESTATES-PHASE 4A" (312-201); HELD UNLESS NOTED OTHERWISE
- ▣ FOUND 1/2" REBAR W/PC INSCRIBED "AKS ENGR 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/WPC 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)
- (8) RECORD INFORMATION PER THE PLAT "CAMAS HEIGHTS SUBDIVISION PHASE 2" (TBD)

*** ALL DATA PER THE PLAT "CAMAS HEIGHTS SUBDIVISION PHASE 1" (312-340) AND THE PLAT "CAMAS HEIGHTS SUBDIVISION PHASE 2" (TBD) WERE HELD ***



PAGE 2 OF 4

JOB NAME:	CAMAS HEIGHTS PH2	AKS ENGINEERING & FORESTRY, LLC
JOB NUMBER:	8468	9900 NE 126TH AVE, STE 2520 VANCOUVER, WA 98682
DRAWN BY:	CJC	360.882.0419 WWW.AKS-ENG.COM
CHECKED BY:	JOH	
DRAWING NO.:	8468CPLAT PH3	ENGINEERING · SURVEYING · NATURAL RESOURCES FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

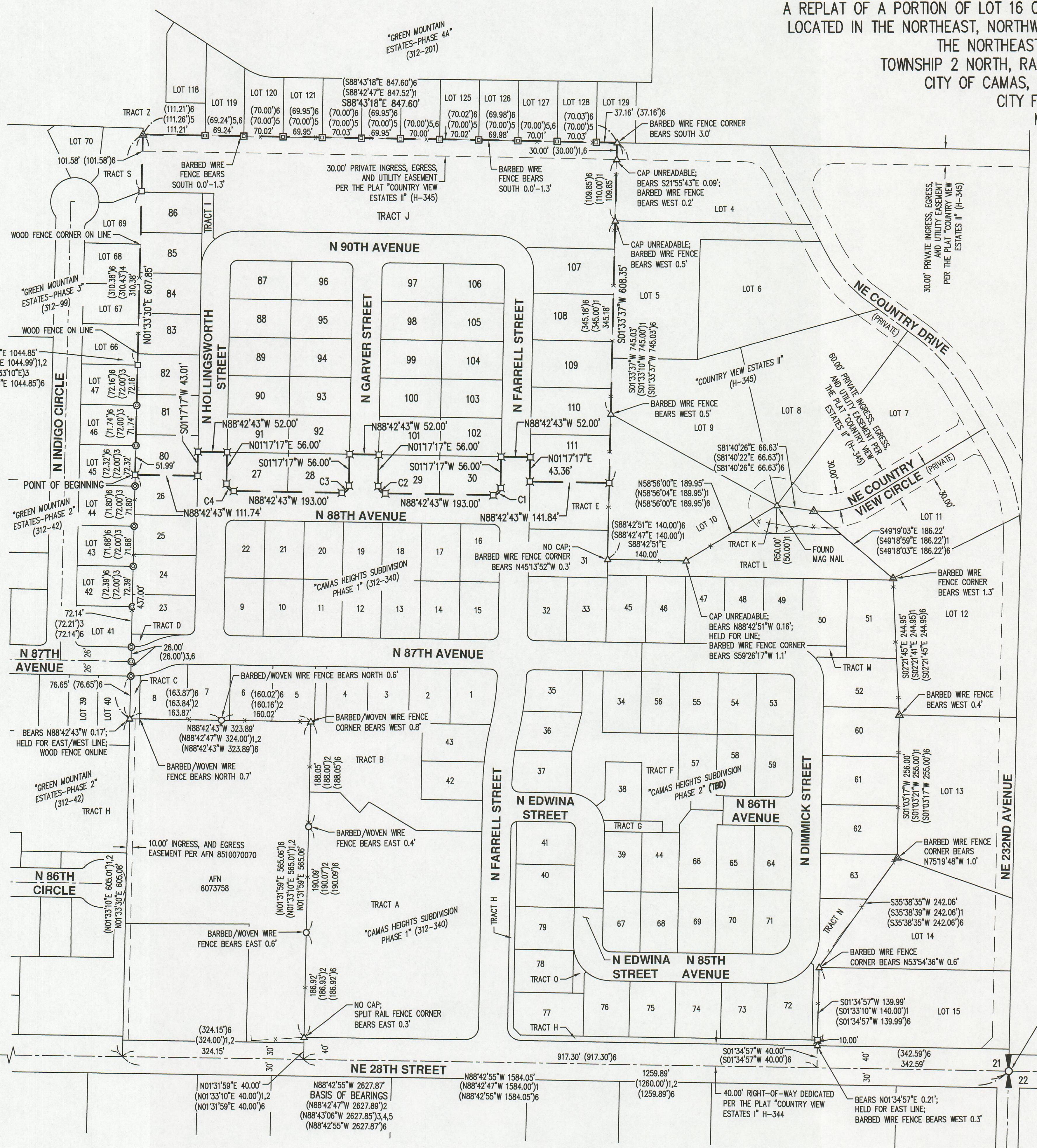
CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	13.00'	90°0'0"0"	20.42' S46°17'17"W 18.38'
C2	13.00'	90°0'0"0"	20.42' N43°42'43"W 18.38'
C3	13.00'	90°0'0"0"	20.42' S46°17'17"W 18.38'
C4	13.00'	90°0'0"0"	20.42' N43°42'43"W 18.38'

LAND INVENTORY

TOTAL ACREAGE: 11.93 ACRES
 TOTAL DEVELOPED ACREAGE: 8.74 ACRES
 TOTAL LOT AREA: 6.79 ACRES
 TOTAL INFRASTRUCTURE ACREAGE: 1.90 ACRES
 TOTAL TRACT AREA: 0.05 ACRES
 TOTAL ACREAGE OF CRITICAL AREAS: 0.00 ACRES
 TOTAL ACREAGE OF RECREATIONAL OPEN SPACES: 3.20 ACRES

FOUND 3/4" IRON PIPE;
 AS SHOWN IN ROS (63-53);
 HELD FOR CENTER OF SECTION 21

21 N88°42'55"W 1043.83'



CAMAS HEIGHTS SUBDIVISION PHASE 3

A REPLAT OF A PORTION OF LOT 16 OF THE PLAT "COUNTRY VIEW ESTATES II" (H-345)
LOCATED IN THE NORTHEAST, NORTHWEST, SOUTHEAST, AND SOUTHWEST QUARTERS 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

MARCH 2025

T2N, R3E, W.M.

LEGEND

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 "CAMS HEIGHTS SUBDIVISION PHASE 1" (312-340)
- () 8 RECORD INFORMATION PER THE PLAT "CAMS HEIGHTS SUBDIVISION PHASE 2" (**TBD**)

*** ALL DATA PER THE PLAT "CAMS HEIGHTS SUBDIVISION PHASE 1" (312-340)
AND THE PLAT "CAMS HEIGHTS SUBDIVISION PHASE 2" (**TBD**) WERE HELD ***

- SET 1/2" X 24" REBAR W/YPC INSCRIBED "AKS ENGR 54200" ON (**TBD DATE**)
- ✚ SET BRASS SCREW WITH BRASS WASHER INSCRIBED "AKS ENGR 54200" IN CURB ON PROJECTION OF THE LINE AT A DISTANCE OF 11.80' FROM THE FRONT LOT CORNER ON (**TBD DATE**)
- ▲ SET BRASS SCREW WITH BRASS WASHER INSCRIBED "AKS ENGR 54200" ON (**TBD DATE**)
- △ 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 ENGR 54200" UNLESS NOTED OTHERWISE; PER THE PLAT "CAMS HEIGHTS SUBDIVISION PHASE 1" (312-340); HELD

*** FOUND MONUMENTS WERE TIED JUNE 2021 - JUNE 2023 ***

*** ALL DATA PER THE PLAT "CAMS HEIGHTS SUBDIVISION PHASE 1" (312-340)
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CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
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TOTAL DEVELOPED ACREAGE: 8.74 ACRES
TOTAL LOT AREA: 6.79 ACRES
TOTAL INFRASTRUCTURE ACREAGE: 1.90 ACRES
TOTAL TRACT AREA: 3.24 ACRES
TOTAL ACREAGE OF CRITICAL AREAS: 0.00 ACRES
TOTAL ACREAGE OF OPEN SPACES: 3.19 ACRES

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

BACKS MAY BE MODIFIED AS APPROVED
BY THE CITY OF CAMPBELL.
UNLESS SHOWN OTHERWISE HEREON

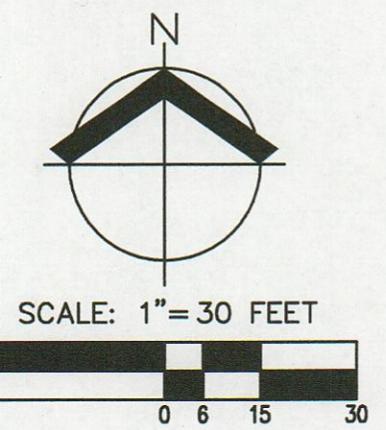
LESS SHOWN OTHERWISE HEREON

PAGE 3 OF 4

NAME: CAMAS HEIGHTS PH2	AKS ENGINEERING & FORESTRY, LLC 9600 NE 126TH AVE, STE 2520 VANCOUVER, WA 98682 360.882.0419 WWW.AKS-ENG.COM
NUMBER: 8468	
WN BY: CJC	
CKED BY: JOH	
MING NO.: 8468CPLAT PH3	ENGINEERING · SURVEYING · NATURAL RESOURCES FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

RIGHT-OF-WAY NOTE

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

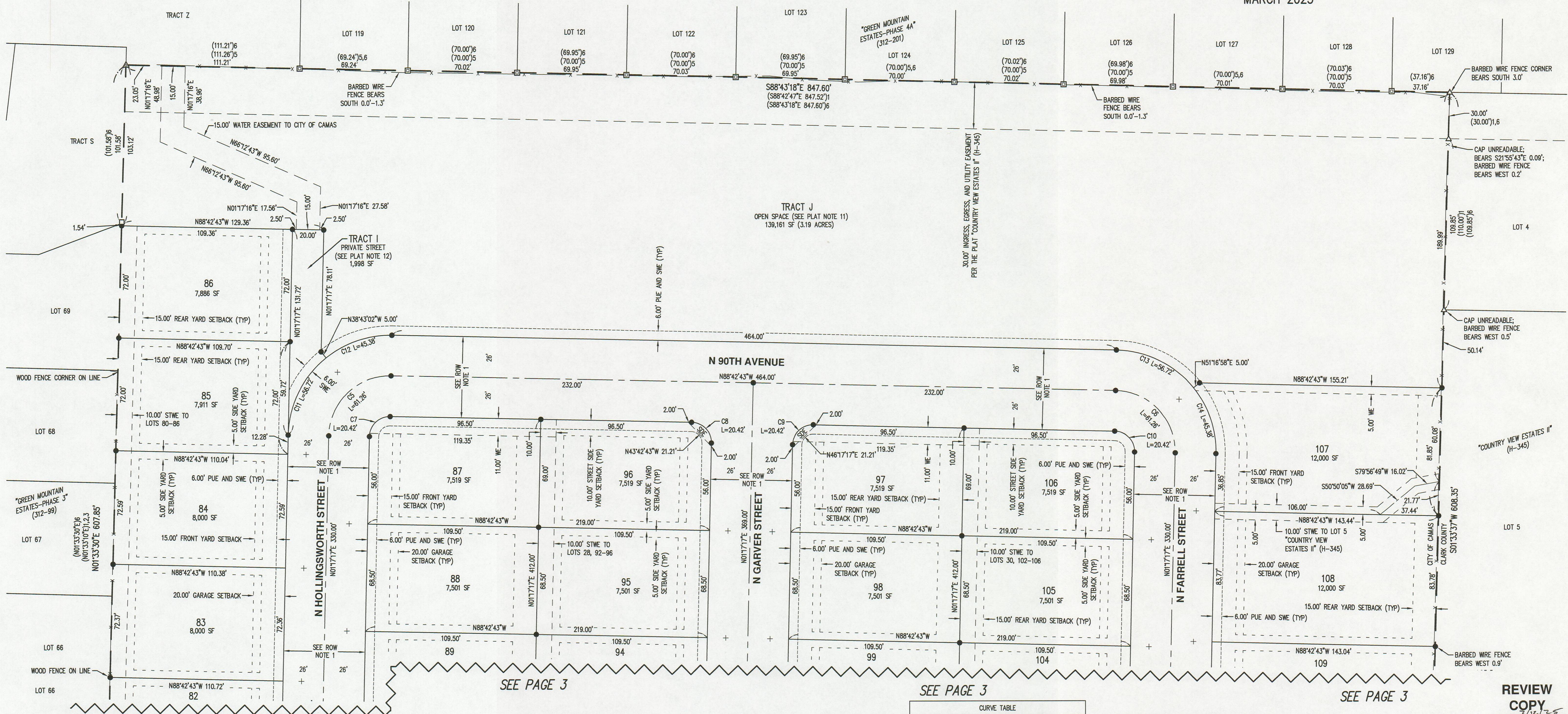
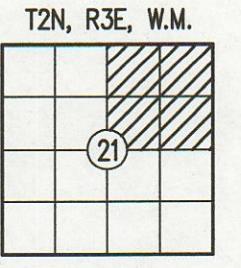


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CAMAS HEIGHTS SUBDIVISION PHASE 3

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LOCATED IN THE NORTHEAST, NORTHWEST, SOUTHEAST, AND SOUTHWEST QUARTERS OF
THE NORTHEAST QUARTER OF SECTION 21,
TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN,
CITY OF CAMAS, CLARK COUNTY, WASHINGTON
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SEE PAGE 3

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)
- (8) RECORD INFORMATION PER THE PLAT "CAMAS HEIGHTS SUBDIVISION PHASE 2" (TBD)
- *** ALL DATA PER THE PLAT "CAMAS HEIGHTS SUBDIVISION PHASE 1" (312-340)
AND THE PLAT "CAMAS HEIGHTS SUBDIVISION PHASE 2" (TBD) WERE HELD ***
- *** FOUND MONUMENTS WERE TIED JUNE, 2021 - JUNE, 2023 ***

LEGEND

- SET 1/2" X 24" REBAR W/YP INSCRIBED "AKS ENGR 54200" ON (TBD DATE)
- + SET BRASS SCREW WITH BRASS WASHER INSCRIBED "AKS ENGR 54200" IN CURB ON PROJECTION OF THE LINE AT A DISTANCE OF 11.80' FROM THE FRONT LOT CORNER ON (TBD DATE)
- ▲ SET BRASS SCREW WITH BRASS WASHER INSCRIBED "AKS ENGR 54200" ON (TBD DATE)
- △ FOUND 1/2" REBAR W/YP INSCRIBED "LAWSON WA 1989", UNLESS NOTED OTHERWISE; PER THE PLAT "COUNTRY VIEW ESTATES II" (H-345); HELD UNLESS NOTED OTHERWISE
- ◎ FOUND 1/2" REBAR W/YP INSCRIBED "OLSON ENG PLS 42667"; PER THE PLAT "GREEN MOUNTAIN ESTATES-PHASE 2" (312-42); HELD UNLESS NOTED OTHERWISE
- FOUND 1/2" REBAR W/YP INSCRIBED "AKS ENGR 54200" UNLESS NOTED OTHERWISE; PER THE PLAT "CAMAS HEIGHTS SUBDIVISION PHASE 1" (312-340); HELD
- *** FOUND MONUMENTS WERE TIED JUNE, 2021 - JUNE, 2023 ***

LEGEND

- 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
- STWE PRIVATE STORMWATER EASEMENT (SEE PLAT NOTE 6)
- SWE SIDEWALK EASEMENT TO CITY OF CAMAS
- TYP TYPICAL
- WE WALL EASEMENT TO HOA
- W/YP WITH A YELLOW PLASTIC CAP

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C5	39.00'	90'00"00"	61.26'	S461717W 55.15'
C6	39.00'	90'00"00"	61.26'	N43'42'43" 55.15'
C7	13.00'	90'00"00"	20.42'	S461717W 18.38'
C8	13.00'	90'00"00"	20.42'	N43'42'43" 18.38'
C9	13.00'	90'00"00"	20.42'	S461717W 18.38'
C10	13.00'	90'00"00"	20.42'	N43'42'43" 18.38'
C11	65.00'	49'59"41"	56.72'	S261707W 54.94'
C12	65.00'	40'00"19"	45.38'	S71707W 44.47'
C13	65.00'	49'59"41"	56.72'	N63'42'53" 54.94'
C14	65.00'	40'00"19"	45.38'	N18'42'53" W 44.47'

MINIMUM BUILDING SETBACKS

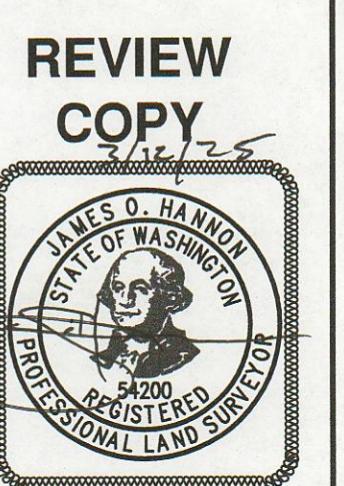
FRONT YARD	15'
GARAGE	20'
SIDE YARD	5'
STREET SIDE YARD	10'
REAR YARD	15'
MAXIMUM LOT COVERAGE	50%

*SETBACKS MAY BE MODIFIED AS APPROVED
BY THE CITY OF CAMAS.

**UNLESS SHOWN OTHERWISE HEREON

PAGE 4 OF 4

JOB NAME: CAMAS HEIGHTS PH2	AKS ENGINEERING & FORESTRY, LLC 9600 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.: 8468CPLAT PH3	ENGINEERING · SURVEYING · NATURAL RESOURCES FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE



AKS