

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



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 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.
- 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.
- 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-STS).
- 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).
- TRACT J IS AN OPEN SPACE TRACT TO BE OWNED AND MAINTAINED BY THE HOA.
- 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

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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 01°33'30" 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 88°43'18" EAST 847.60 FEET TO THE NORTHEAST CORNER OF SAID LOT 16; THENCE ALONG THE EAST LINE OF SAID LOT 16 SOUTH 01°33'37" 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 88°42'43" WEST 141.84 FEET; THENCE NORTH 01°17'17" EAST 43.36 FEET; THENCE NORTH 88°42'43" WEST 52.00 FEET; THENCE SOUTH 01°17'17" WEST 56.00 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 13.00 FEET, A DELTA OF 90°00'00", A LENGTH OF 20.42 FEET, AND A CHORD OF SOUTH 46°17'17" WEST 18.38 FEET; THENCE NORTH 88°42'43" WEST 193.00 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 13.00 FEET, A DELTA OF 90°00'00", A LENGTH OF 20.42 FEET, AND A CHORD OF NORTH 43°42'43" WEST 18.38 FEET; THENCE NORTH 01°17'17" EAST 56.00 FEET; THENCE NORTH 88°42'43" WEST 52.00 FEET; THENCE SOUTH 01°17'17" WEST 56.00 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 13.00 FEET, A DELTA OF 90°00'00", A LENGTH OF 20.42 FEET, AND A CHORD OF SOUTH 46°17'17" WEST 18.38 FEET; THENCE NORTH 88°42'43" WEST 193.00 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 13.00 FEET, A DELTA OF 90°00'00", A LENGTH OF 20.42 FEET, AND A CHORD OF NORTH 43°42'43" WEST 18.38 FEET; THENCE NORTH 01°17'17" EAST 56.00 FEET; THENCE NORTH 88°42'43" WEST 52.00 FEET; THENCE SOUTH 01°17'17" WEST 43.01 FEET; THENCE NORTH 88°42'43" 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 6136788, 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 HEREON 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

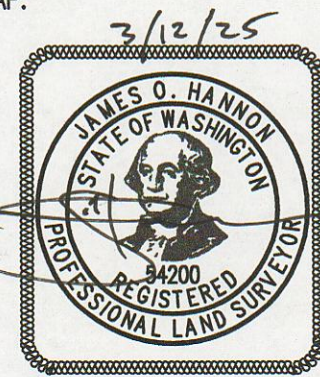
THAT _____ IS THE PERSON THAT APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT; ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT; AND ACKNOWLEDGED IT, AS AUTHORIZED SIGNATORY OF CAL HEARTHSTONE LOT OPTION POOL 05, L.P., A DELAWARE LIMITED PARTNERSHIP, 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

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 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 THE REQUEST OF AKS ENGINEERING AND FORESTRY, LLC.
AUDITOR'S FILE NUMBER _____

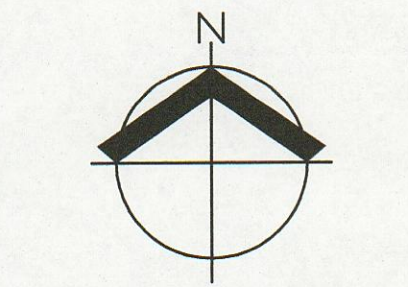
COUNTY AUDITOR _____

PAGE 1 OF 4

JOB NAME: CAMAS HEIGHTS PH2	AKS ENGINEERING & FORESTRY, LLC 9600 NE 126TH AVE, STE 2520 VANCOUVER, WA 98682 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		

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



SCALE: 1"=100 FEET

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 ***

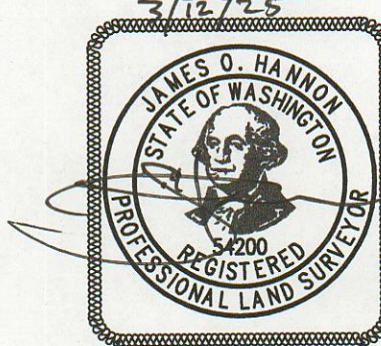
AFN AUDITORS FILE NUMBER
LCR LAND CORNER RECORD
ROS RECORD OF SURVEY
W/PC WITH AN ORANGE PLASTIC CAP
W/PC WITH A YELLOW PLASTIC CAP

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)
- (J8) 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 ***

REVIEW
COPY



PAGE 2 OF 4

JOB NAME: CAMAS HEIGHTS PH2
JOB NUMBER: 8468
DRAWN BY: CJC
CHECKED BY: JOH
DRAWING NO.: 8468CPLAT PH3

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

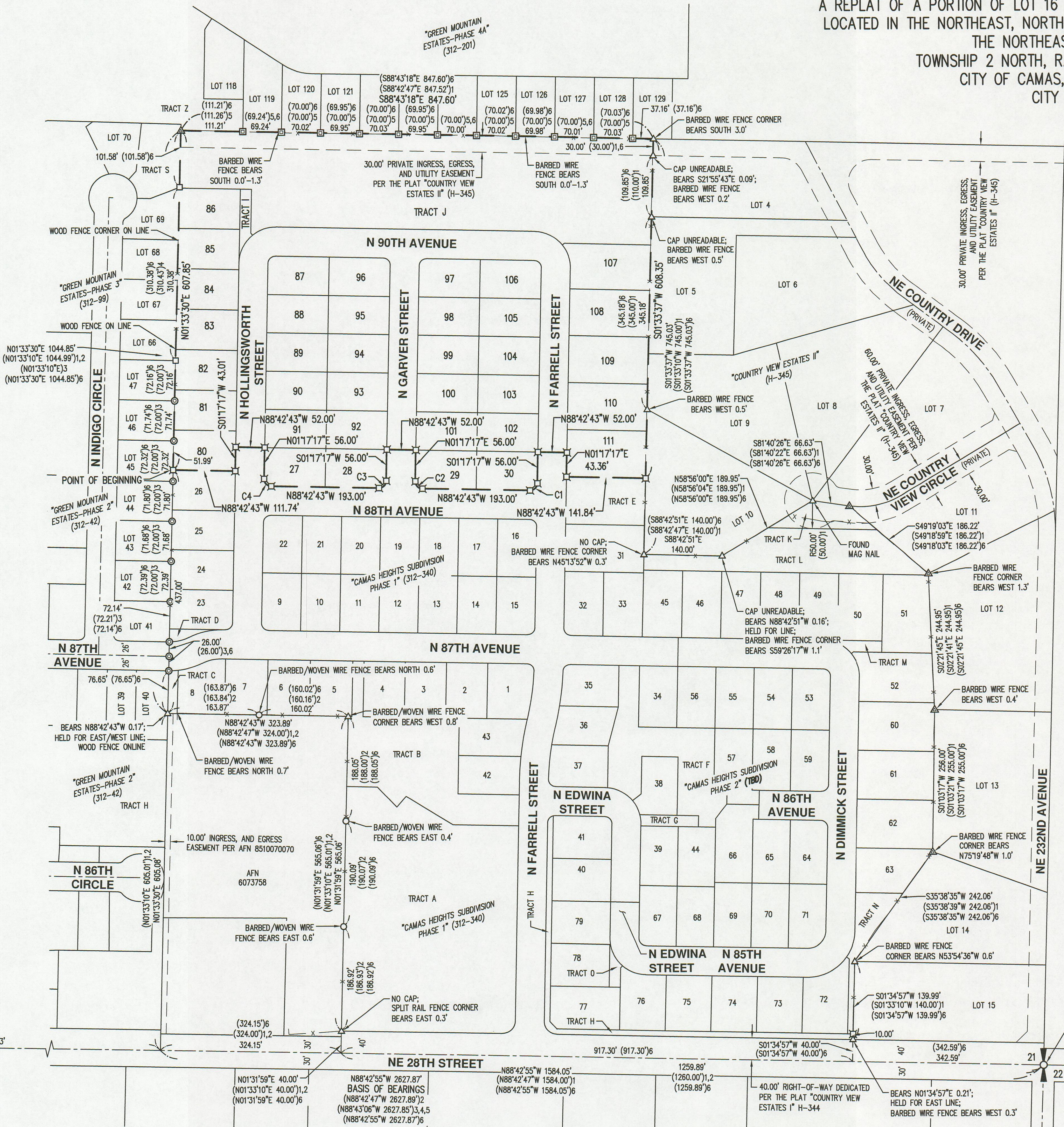
CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	13.00'	90°00'00"	20.42'	S46°17'17"W 18.38'
C2	13.00'	90°00'00"	20.42'	N43°42'43"W 18.38'
C3	13.00'	90°00'00"	20.42'	S46°17'17"W 18.38'
C4	13.00'	90°00'00"	20.42'	N43°42'43"W 18.38'

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

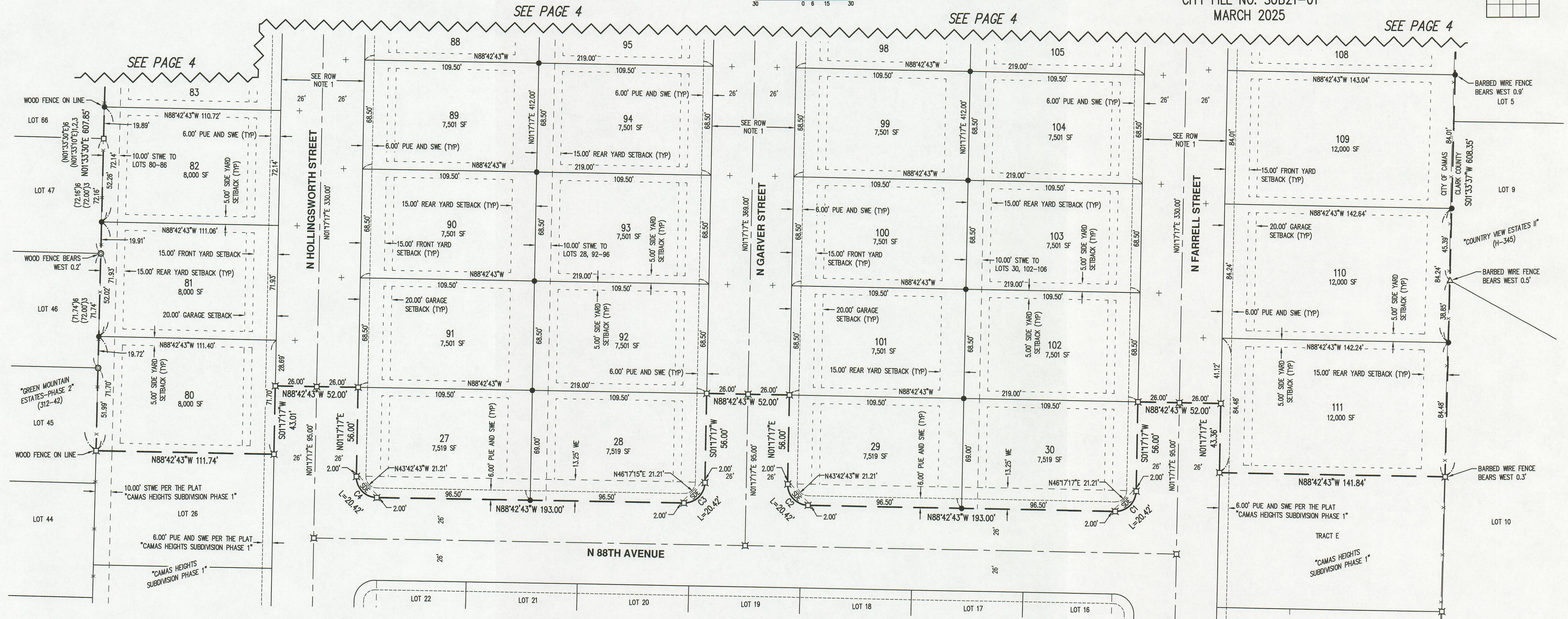
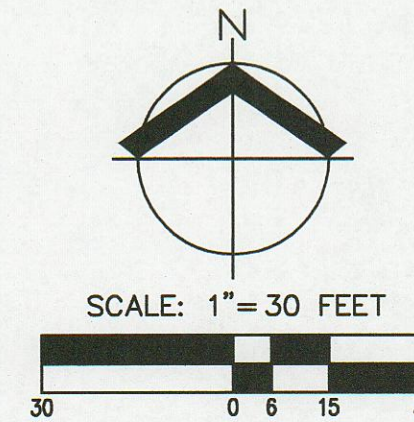
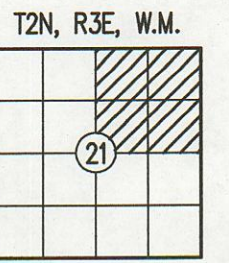


RIGHT-OF-WAY NOTE

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

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

- SET 1/2" X 24" REBAR W/PC 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/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 "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
HOA HOME OWNERS ASSOCIATION
PUE PUBLIC UTILITY EASEMENT (SEE PLAT NOTE 5)
ROS RECORD OF SURVEY
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/PC WITH A YELLOW PLASTIC CAP

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
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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%

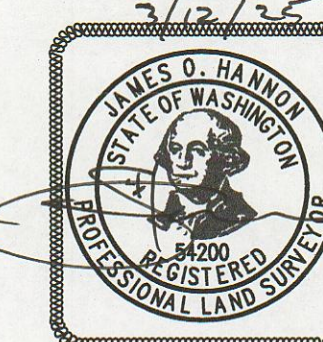
*SETBACKS MAY BE MODIFIED AS APPROVED BY THE CITY OF CAMAS.
**UNLESS SHOWN OTHERWISE HEREON

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

REVIEW
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PAGE 3 OF 4

JOB NAME: CAMAS HEIGHTS PH2
JOB NUMBER: 8468
DRAWN BY: CJC
CHECKED BY: JOH
DRAWING NO.: 8468CPLAT PH3

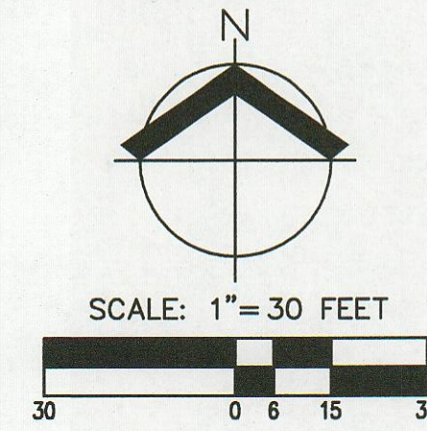
AKS ENGINEERING & FORESTRY, LLC
9600 NE 126TH AVE., STE 2520
VANCOUVER, WA 98682
360.882.0419
WWW.AKS-ENG.COM



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

RIGHT-OF-WAY NOTE

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

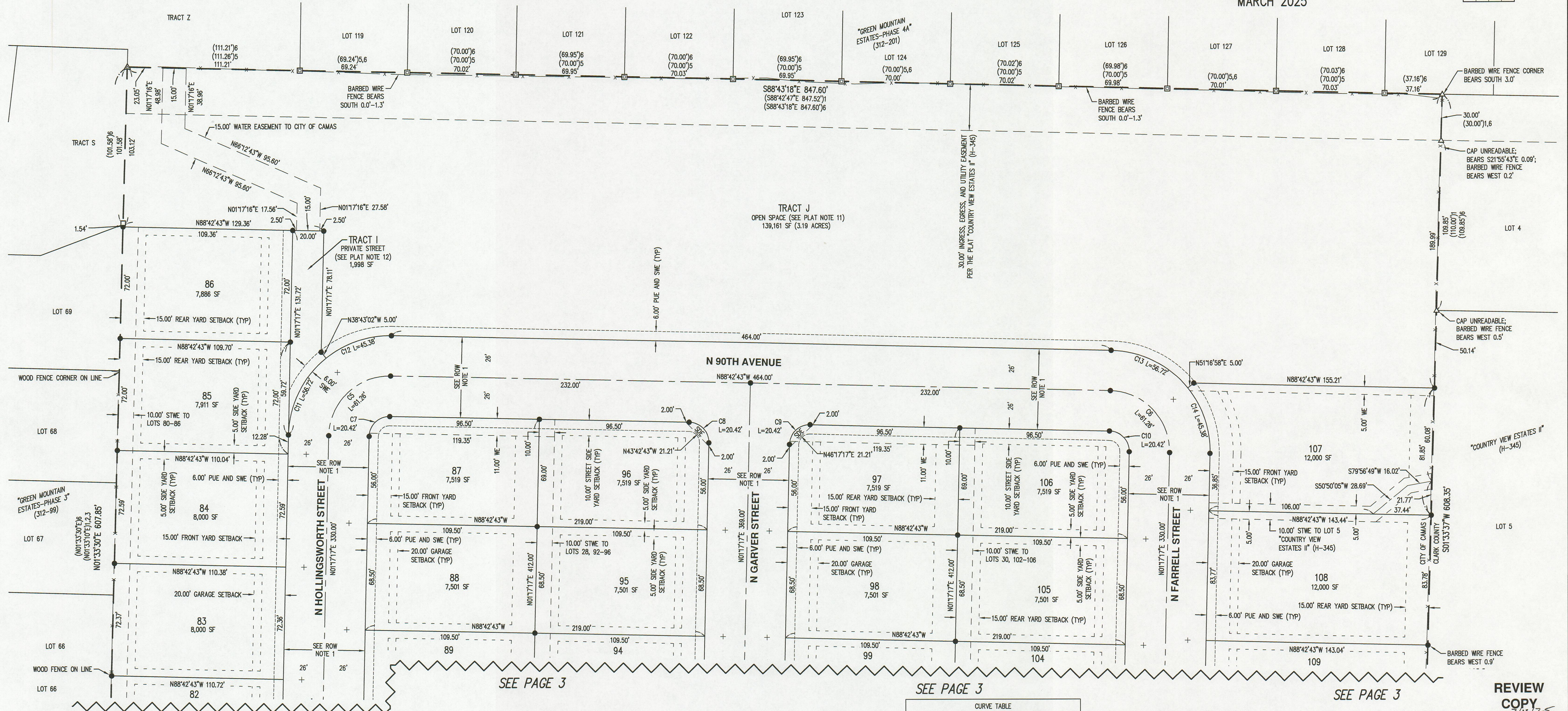
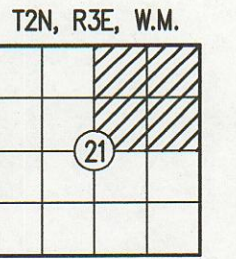


LAND INVENTORY

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: 3.24 ACRES
TOTAL ACREAGE OF CRITICAL AREAS: 0.00 ACRES
TOTAL ACREAGE OF OPEN SPACES: 3.19 ACRES

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



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 ***

LEGEND

- SET 1/2" X 24" REBAR W/YPIC 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/YPIC 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/YPIC INSCRIBED "OLSON ENG PLS 42667", PER THE PLAT "GREEN MOUNTAIN ESTATES-PHASE 2" (312-42); HELD UNLESS NOTED OTHERWISE
- ⊠ FOUND 1/2" REBAR W/YPIC 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

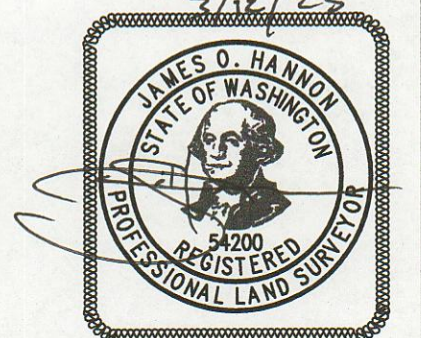
- AFN AUDITORS FILE NUMBER
- LOR LAND CORNER RECORD
- HOA HOME OWNERS ASSOCIATION
- PUE PUBLIC UTILITY EASEMENT (SEE PLAT NOTE 5)
- ROS RECORD OF SURVEY
- ROW RIGHT-OF-WAY
- SDE SITE DISTANCE EASEMENT TO CITY OF CAMAS
- STWE PRIVATE STORMWATER EASEMENT (SEE PLAT NOTE 6)
- SWE SIDEWALK EASEMENT TO CITY OF CAMAS
- TYP TYPICAL
- WE WALL EASEMENT TO HOA
- W/YPIC WITH A YELLOW PLASTIC CAP

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C5	39.00'	90°00'00"	61.26'	S46°17'17"W 55.15'
C6	39.00'	90°00'00"	61.26'	N43°42'43"W 55.15'
C7	13.00'	90°00'00"	20.42'	S46°17'17"W 18.38'
C8	13.00'	90°00'00"	20.42'	N43°42'43"W 18.38'
C9	13.00'	90°00'00"	20.42'	S46°17'17"W 18.38'
C10	13.00'	90°00'00"	20.42'	N43°42'43"W 18.38'
C11	65.00'	49°59'41"	56.72'	S26°17'07"W 54.94'
C12	65.00'	40°00'19"	45.38'	S71°17'07"W 44.47'
C13	65.00'	49°59'41"	56.72'	N63°42'53"W 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

REVIEW COPY



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