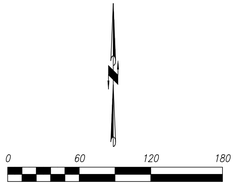
GREEN MOUNTAIN ESTATES, A PLAT COMMUNITY

A SUBDIVISION IN THE NE 1/4 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



BASIS OF BEARINGS

N 88°43'06" W ALONG THE SOUTH LINE OF THE NE1/4 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 TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	89°28'43"	70.00'	109.32'
C2	89°28'43"	44.00'	68.71'
C3	89°28'43"	96.00'	149.92'
C4	89°28'43"	10.00'	15.62'
C5	90°31'17"	10.00'	15.80'
C6	23°09'00"	96.00'	38.79'
C7	20°29'15"	96.00'	34.33'
C8	29°04'52"	96.00'	48.73'
C9	16°45'36"	96.00'	28.08'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 22°07'07" W	20.00'
L2	N 71°41'14" W	20.00'
L3	N 88°58'07" W	13.68'

*MINIMUM BUILDING SETBACKS LOT AREA 5,000 - 11,999 S.F.	
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

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 IT'S 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.

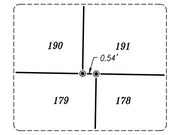
EASEMENT PROVISIONS

1. A PRIVATE STORMWATER EASEMENT OVER, UNDER, AND UPON PORTIONS OF LOTS 164 THROUGH 177 INCLUSIVE, AND LOTS 185 THROUGH 191 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 IT'S PRIOR CONDITION AS NEAR AS POSSIBLE.

LAND INVENTORY

TOTAL ACREAGE: (PLAT PERIMETER)	7.72 AC.
TOTAL DEVELOPED ACREAGE:	7.72 AC.
TOTAL LOT AREA: (EXCLUDES RIGHT-OF-WAY)	6.08 AC.
TOTAL INFRASTRUCTURE AREA: (RIGHT-OF-WAY)	1.64 AC.
TOTAL PARKING AREA:	0.00 AC.
TOTAL OPEN SPACE:	0.00 AC.

DETAIL
NOT TO SCALE



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 LINES, 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

R/W DED. PUBLIC RIGHT-OF-WAY DEDICATED TO THE CITY OF CAMAS UPON RECORDING OF THIS PLAT
S.W.E. (PRIVATE) STORMWATER EASEMENT
P.S.W.E. PUBLIC STORMWATER EASEMENT
W.E. (PRIVATE) RETAINING WALL EASEMENT
(R) RADIAL OR RADIUS
(#) SEE EASEMENT PROVISIONS NUMBER

PATRICK J. SCOTT
STATE OF WASHINGTON
46624
REGISTERED
PROFESSIONAL LAND SURVEYOR

PRELIMINARY

PG. 2 OF 2 JOB# 9595.01.04

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FILE: J:\DATA\9000\9500\9590\9595\SURVEY\PLATS\PHASE 4\9595.S.FINAL PLAT PHASE 4B.DWG

OLSON ENGINEERING INC. LAND SURVEYORS ENGINEERS
1-360-695-1385
1-503-289-9936
222 E. EVERGREEN BLVD, VANCOUVER, WA 98660