

CITY OF CAMAS MAYOR

APPROVED BY \_\_\_\_\_ MAYOR DATE \_\_\_\_\_

CITY OF CAMAS FINANCE DIRECTOR

THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS, AND THAT 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.

CITY OF CAMAS FINANCE DIRECTOR DATE \_\_\_\_\_

CITY OF CAMAS PUBLIC WORKS DEPARTMENT

ALL IMPROVEMENTS HAVE BEEN INSTALLED OR FINANCIALLY SECURED FOR IN ACCORDANCE WITH THE REQUIREMENTS OF THIS TITLE AND WITH THE PRELIMINARY PLAT APPROVAL:

ALL IMPROVEMENTS CAN OR WILL MEET CURRENT PUBLIC WORKS DRAWING STANDARDS FOR ROAD, UTILITY, AND DRAINAGE CONSTRUCTION PLANS;

ORIGINAL AND REPRODUCIBLE MYLAR OR ELECTRONIC RECORDS IN A FORMAT APPROVED BY THE PUBLIC WORKS DIRECTOR OF DESIGNEE AND CERTIFIED BY THE DESIGNING ENGINEER AS BEING "AS CONSTRUCTED" HAVE BEEN SUBMITTED OR FINANCIALLY SECURED FOR CITY RECORDS.

APPROVED BY \_\_\_\_\_ CITY OF CAMAS ENGINEER DATE \_\_\_\_\_

CITY OF CAMAS COMMUNITY DEVELOPMENT

APPROVED BY \_\_\_\_\_ CITY OF CAMAS COMMUNITY DEVELOPMENT DIRECTOR DATE \_\_\_\_\_ OR DESIGNEE

CAMAS-WASHOUGAL FIRE DEPARTMENT

APPROVED BY \_\_\_\_\_ CAMAS-WASHOUGAL FIRE CHIEF OR DESIGNEE DATE \_\_\_\_\_

CLARK COUNTY ASSESSOR

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. NO. 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS

GREEN MOUNTAIN ESTATES - PHASE 7

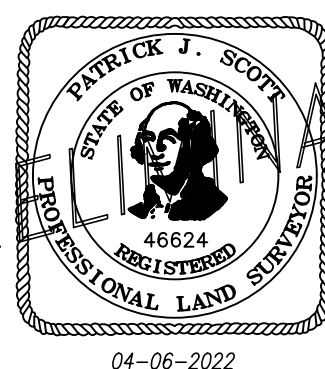
SUBDIVISION PLAT NO. \_\_\_\_\_ IN THE COUNTY OF CLARK, STATE OF WASHINGTON

CLARK COUNTY ASSESSOR

LAND SURVEYOR'S CERTIFICATION

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 THE HOLT GROUP, INC. ON AUGUST 3, 2017. I HEREBY CERTIFY THAT THIS MAP FOR GREEN MOUNTAIN ESTATES PHASE 7 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.

PATRICK J. SCOTT DATE \_\_\_\_\_ PROFESSIONAL LAND SURVEYOR NO. 46624



ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_ SIGNED OR ATTESTED BEFORE ME ON \_\_\_\_\_ BY PATRICK J. SCOTT.

NOTARY SIGNATURE \_\_\_\_\_ DATED: \_\_\_\_\_, 20\_\_\_\_. PRINTED NAME: \_\_\_\_\_ NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

CLARK COUNTY AUDITOR

ATTESTED BY \_\_\_\_\_ CLARK COUNTY AUDITOR FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022. AUDITORS FILE NO. \_\_\_\_\_ BOOK OF PLATS \_\_\_\_\_ AT PAGE \_\_\_\_\_

GREEN MOUNTAIN ESTATES, A PLAT COMMUNITY

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, AND IN OTHER AREAS AS SHOWN HEREON (SEE EASEMENT PROVISION #1) FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING AND MAINTAINING OF BUT NOT LIMITED TO ELECTRIC, TELEPHONE, TV, CABLE, WATER, GAS, SANITARY SEWER, AND STORMWATER, 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 COUNTY 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.

SURVEY REFERENCES

- 1. PLAT OF COUNTRY VIEW ESTATES - PHASE 1 BY LAWSON LAND SURVEYING RECORDED IN BK. H OF PLATS, AT PG. 344, RECORDS OF CLARK COUNTY, WASHINGTON.
2. PLAT OF COUNTRY VIEW ESTATES - PHASE 2 BY LAWSON LAND SURVEYING RECORDED IN BK. H OF PLATS, AT PG. 345, RECORDS OF CLARK COUNTY, WASHINGTON.
3. RECORD OF SURVEY FOR THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES BY H. THOMAS LAIRD JR. (PLS 21490) RECORDED IN BK. 42 OF SURVEYS, AT PG. 102, RECORDS OF CLARK COUNTY, WASHINGTON.
4. RECORD OF SURVEY FOR ERIC LOUCKS BY BLUHM ASSOCIATES LAND SURVEYORS, INC. RECORDED IN BK. 48 OF SURVEYS, AT PG. 141, RECORDS OF CLARK COUNTY, WASHINGTON.
5. RECORD OF SURVEY FOR BOB HANSON BY AKS ENGINEERING AND FORESTRY, LLC RECORDED IN BK. 63 OF SURVEYS, AT PG. 053, RECORDS OF CLARK COUNTY, WASHINGTON.
6. PLAT OF GREEN MOUNTAIN ESTATES - PHASE 1 BY OLSON ENGINEERING RECORDED IN BK. 312 OF PLATS, AT PG. 22, RECORDS OF CLARK COUNTY, WASHINGTON.

EASEMENT PROVISIONS

- 1. A PUBLIC UTILITY EASEMENT (PUE), AS SHOWN HEREON, IS HEREBY RESERVED OVER, UNDER AND UPON ALL OF TRACT A FOR THE PURPOSE DESCRIBED UNDER "PUBLIC UTILITY EASEMENT" NOTE.
2. A PRIVATE ACCESS EASEMENT OVER ALL OF TRACT "A" IS HEREBY RESERVED FOR AND GRANTED TO THE OWNER(S) OF LOT 1 AND 2 AS SHOWN HEREON, ITS SUCCESSORS AND ASSIGNS, WITH THE RECORDING OF THIS PLAT FOR THE PURPOSE OF PEDESTRIAN AND VEHICLE ACCESS AND UTILITIES. PARKING SHALL NOT BE ALLOWED IN THE EASEMENT AREA. HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE ACCESS IMPROVEMENTS WITHIN TRACT "A" (SEE TRACT NOTE #1).

TRACT NOTES

- 1. TRACT "A" IS HEREBY CONVEYED TO THE HOA UPON RECORDING OF THIS PLAT FOR PEDESTRIAN AND VEHICLE ACCESS AND UTILITIES. PARKING SHALL NOT BE ALLOWED IN THE TRACT. HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE TRACT AND THE ACCESS IMPROVEMENTS THEREIN. NO DIRECT VEHICLE ACCESS TO SAID LOTS ALLOWED FROM NE. 28TH ST.

LAND INVENTORY

Table with 2 columns: Category and Value. Includes: TOTAL ACREAGE: 0.64 AC., TOTAL DEVELOPED ACREAGE: 0.64 AC., TOTAL LOT AREA: 0.57 AC., TOTAL INFRASTRUCTURE AREA: 0.08 AC., TOTAL TRACT AREA: 0.08 AC., TOTAL CRITICAL AREA: 0.00 AC., TOTAL RECREATIONAL OPEN SPACE: 0.00 AC.

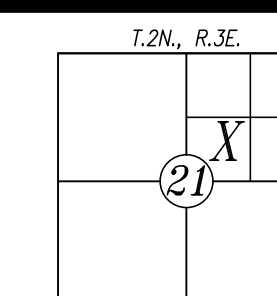
PLAT NOTES

- 1. A HOMEOWNER'S ASSOCIATION (HOA) SHALL BE REQUIRED FOR THIS DEVELOPMENT. COPIES OF THE CONDITIONS, COVENANTS & RESTRICTIONS (C.C.&R.S) SHALL BE SUBMITTED AND ON FILE WITH THE CITY OF CAMAS.
2. NO FURTHER SHORT PLATTING OR SUBDIVIDING OF ANY LOT OR TRACT WILL BE PERMITTED.
3. BUILDING PERMITS WILL NOT BE ISSUED BY THE BUILDING DEPARTMENT UNTIL ALL REQUIRED SUBDIVISION IMPROVEMENTS ARE COMPLETED ACCORDING TO THE APPROVED PLANS AND ACCEPTANCE HAS BEEN ISSUED BY THE CITY OF CAMAS.
4. MAXIMUM BUILDING LOT COVERAGE FOR THIS SUBDIVISION IS 40%.
5. AT THE TIME OF BUILDING PERMIT ISSUANCE 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.
6. AT THE TIME OF BUILDING PERMIT ISSUANCE THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO A \$97.18 FEE PER LOT, PAYABLE TO THE CITY OF VANCOUVER, AS THEIR PROPORTIONATE SHARE CONTRIBUTION FOR THE CONSTRUCTION OF A NORTHBOUND RIGHT TURN LANE ON NE 192ND AVE. AND A WESTBOUND RIGHT TURN LANE ON NE 13TH ST.
7. AT THE TIME OF BUILDING PERMIT ISSUANCE THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO A \$1,235.77 FEE PER LOT, AS THEIR PROPORTIONATE SHARE CONTRIBUTION FOR THE NORTH SHORE SEWER TRANSMISSION SYSTEM (PREVIOUSLY KNOWN AND APPROVED AS THE "NORTH URBAN GROWTH AREA - SEWER TRANSMISSION SYSTEM" OR NUGA--STS).
8. WETLANDS, STREAMS AND ASSOCIATED BUFFERS OCCUR OFFSITE AND SHALL BE MAINTAINED IN THEIR NATURAL STATE AS DESCRIBED IN THE GREEN MOUNTAIN ESTATES FINAL WETLAND MITIGATION PLAN USAGE REF: NWS-2017-22 PREPARED BY THE RESOURCE COMPANY, INC. DATED APRIL 18, 2017 ON FILE WITH THE CITY OF CAMAS AS REQUIRED FOR THE APPROVAL OF THIS PLAT. ANY MODIFICATIONS TO CRITICAL AREAS AND BUFFERS MUST BE APPROVED IN WRITING BY THE CITY OF CAMAS AFTER SUBMITTAL OF A REVISED CRITICAL AREA REPORT.
9. TREE TOPPING IS NOT PERMITTED WITH THIS DEVELOPMENT. NOR REMOVAL OF MORE THAN 20% OF A TREE'S CANOPY. TREES THAT ARE DETERMINED TO BE HAZARDOUS BY A LICENSED ARBORIST MAY BE REMOVED AFTER APPROVAL BY THE CITY OF CAMAS. REQUIRED STREET TREES AND BACKYARD TREES SHALL BE PROMPTLY REPLACED FOLLOWING REMOVAL WITH AN APPROVED SPECIES.
10. THE GREEN MOUNTAIN ESTATES SUBDIVISION IS UNDER A FLIGHT CORRIDOR FOR GROVE AIRFIELD; AIRCRAFT NOISE IS TO BE EXPECTED.

PLAT NOTES (CONTINUED)

- 11. ENTRANCE INTO CLARK COUNTY'S CONSERVATION LANDS FROM INDIVIDUAL LOTS SHALL BE STRICTLY PROHIBITED WITHOUT FIRST OBTAINING AN ACCESS AGREEMENT FROM CLARK COUNTY.
12. THE GREEN MOUNTAIN ESTATES SUBDIVISION, OF WHICH THIS PLAT OF PHASE 7 IS A PART, IS LOCATED ADJACENT TO CLARK COUNTY CONSERVATION LAND, LYING NORTH OF THE NORTH LINE OF THE NE 1/4 OF SECTION 21 AS SHOWN HEREON, MANAGED FOR SUSTAINABLE FORESTRY ON WHICH A VARIETY OF FORESTRY OPERATIONS MAY OCCUR THAT MAY NOT BE COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED DURATION. POTENTIAL DISCOMFORTS OR INCONVENIENCES MAY INCLUDE, BUT ARE NOT LIMITED TO: NOISE, ODORS, FUMES, DUST OR OPERATION OF MACHINERY DURING ANY TWENTY-FOUR (24) HOUR PERIOD.
13. IN THE EVENT THAT ANY ITEM OF ARCHAEOLOGICAL INTEREST IS UNCOVERED DURING THE COURSE OF A PERMITTED GROUND DISTURBING ACTION OR ACTIVITY, ALL REQUIRED DISTURBING ACTIVITIES SHALL IMMEDIATELY CEASE AND THE APPLICANT SHALL NOTIFY THE CITY OF CAMAS PUBLIC WORKS DEPARTMENT AND THE WASHINGTON STATE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION (D.A.H.P.) AND ADHERE TO THE PROCEDURES SPECIFIED UNDER CITY OF CAMAS MUNICIPAL CODE 16.31.150.
14. ONE STREET TREE AND ONE BACKYARD TREE SHALL BE MAINTAINED IN GOOD HEALTH FOR EACH LOT AND REPLACED ONLY WHEN HAZARDOUS.
15. BUILDING PERMIT SUBMITTALS FOR EACH DEVELOPMENT PHASE SHALL INCLUDE A MASTER PLAN SET WHICH INCLUDES THE FACADES, COLORS, AND MATERIALS FOR EACH LOT TO DEMONSTRATE THE UNIQUE CHARACTER OF A SERIES OF LOTS. THE MASTER SET FOR EACH DEVELOPMENT PHASE SHALL BE APPROVED BY THE CITY. "UNIQUE" GENERALLY MEANS THAT THERE IS A DIFFERENCE IN ROOF PITCH, EXTERIOR MATERIALS, STOOPS OR PORCHES, COLUMNS OR BAY WINDOWS, OR OTHER SUCH DISTINCTIONS BETWEEN HOUSES. THE INTENT IS TO PROVIDE DIFFERENT ARCHITECTURAL STYLES AND AVOID MONOTONY.

A SUBDIVISION IN THE SW 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 APRIL, 2022



LEGEND

- Public Land Survey System Section Corner (Monument as Noted)
Public Land Survey System Quarter Section Corner (Monument as Noted)
Found Corner Monument (as Noted)
Set 1/2" x 24" Rebar with Yellow Plastic Cap Stamped "OLSON ENG PLS 46624 DURING THIS SURVEY"
Set 1/2" x 24" Rebar with Yellow Plastic Cap Stamped "OLSON ENG PLS 42667" DURING PREVIOUS SURVEY OF GREEN MOUNTAIN ESTATES PH. 1 (BK. 312, PG. 22)
Set Brass Screw with Washer Stamped "OLSON ENG PLS 42667" DURING THIS SURVEY
Set Brass Screw with Washer Stamped "OLSON ENG PLS 42667" 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
R/W DED. PUBLIC RIGHT-OF-WAY DEDICATED TO THE CITY OF CAMAS UPON RECORDING OF THIS PLAT
TPN TAX PARCEL NUMBER
T/L TAX LOT
TR TRACT
R RADIAL BEARING OR RADIUS DISTANCE
A.E. (PRIVATE) ACCESS EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
S.W.E. (PRIVATE) STORMWATER EASEMENT
SEE EASEMENT PROVISIONS NUMBER

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 GREEN MOUNTAIN ESTATES, A PLAT COMMUNITY, AS THAT TERM IS DEFINED IN 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 GREEN MOUNTAIN ESTATES RECORDED UNDER CLARK COUNTY RECORDING NO. \_\_\_\_\_

GME DEVELOPMENT, LLC A WASHINGTON LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_ ITS: \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_ I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT \_\_\_\_\_ IS THE PERSON THAT APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT; ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT; AND ACKNOWLEDGED IT, AS AUTHORIZED SIGNATOR OF GME DEVELOPMENT, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE \_\_\_\_\_ DATED: \_\_\_\_\_, 2022. PRINTED NAME: \_\_\_\_\_ NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

BASIS OF BEARINGS

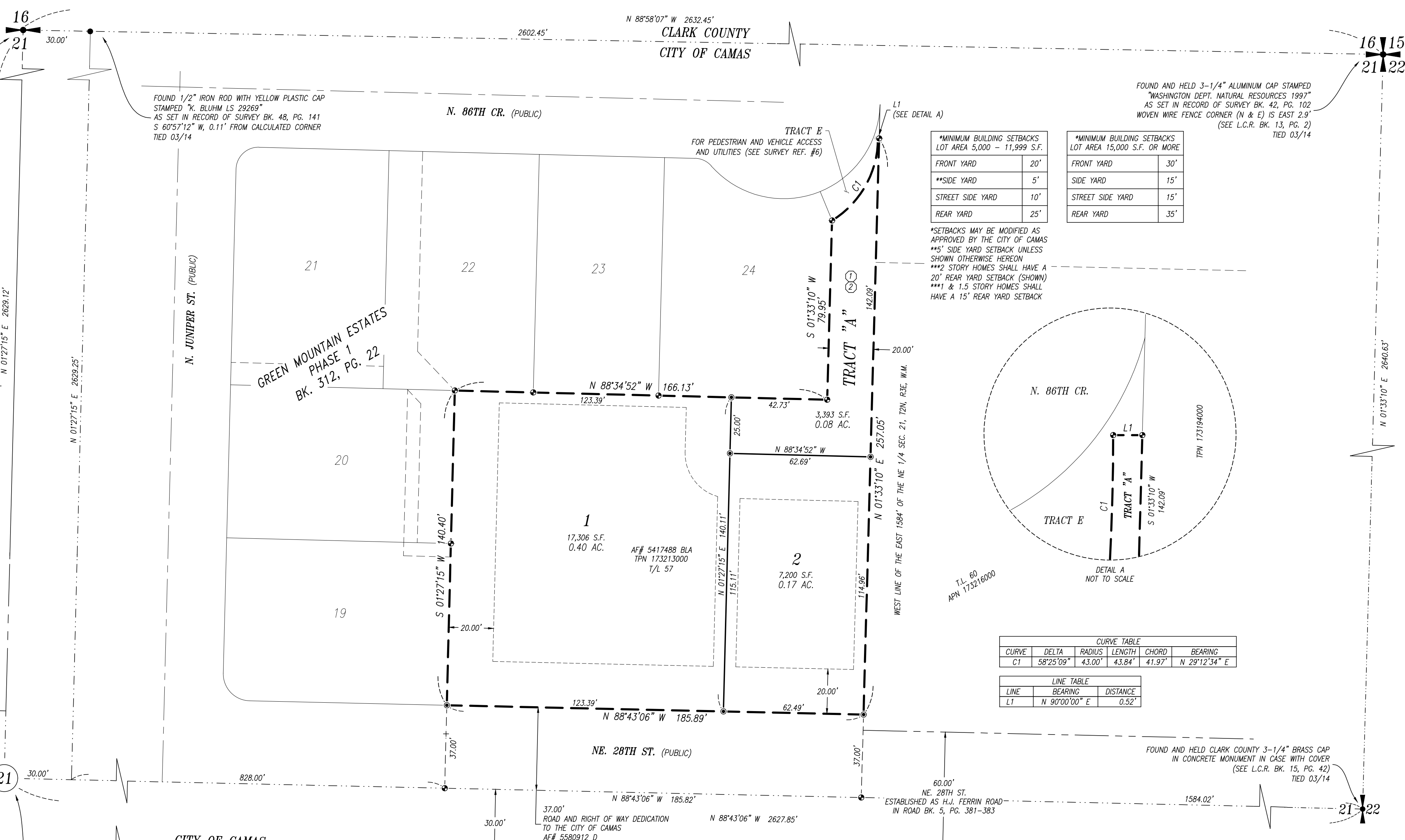
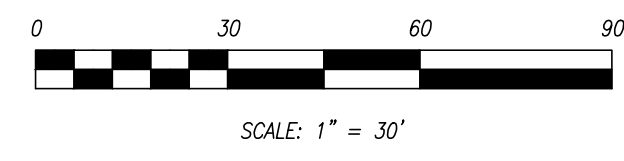
N 88°43'06" W ALONG THE SOUTH LINE OF THE NE 1/4 SEC. 21, T. 2 N., R. 3 E., W.M. BETWEEN THE MONUMENTS FOUND IN PLACE AT THE SE AND SW CORNERS THEREOF. BEARINGS ARE BASED ON THE WASHINGTON STATE COORDINATE SYSTEM (SOUTH ZONE - 4602) DISTANCES SHOWN HEREON ON GROUND DISTANCES

DEED REFERENCE

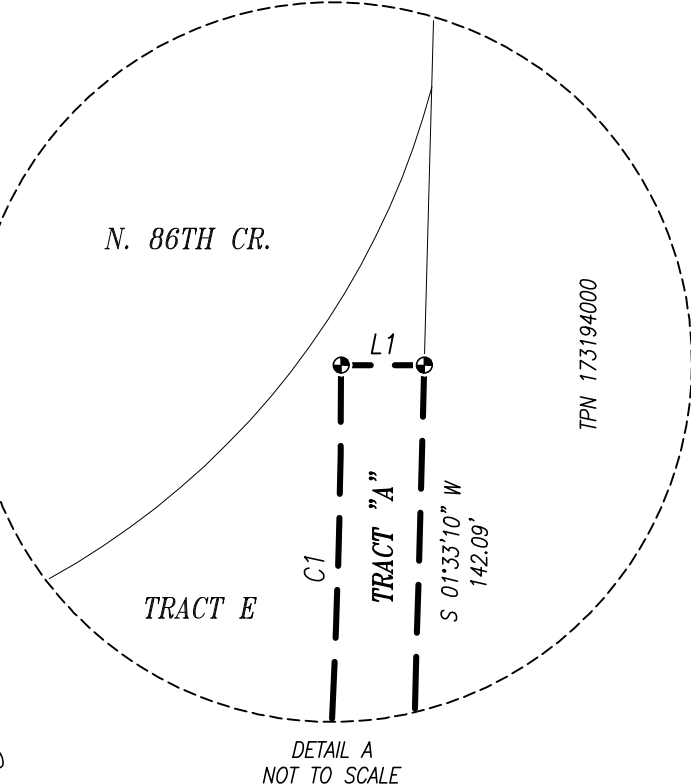
GRANTOR: GREEN MOUNTAIN ESTATES LLC GRANTEE: GME DEVELOPMENT, LLC AF#: 5426852 D DATE: 07/27/2017

PROCEDURE

FIELD TRAVERSES WERE PERFORMED WITH A TRIMBLE S6 TOTAL STATION (S\*) AND ADJUSTED BY LEAST SQUARES. THE FIELD TRAVERSES MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090.



Tables for Minimum Building Setbacks (Lot Area 5,000 - 11,999 S.F. and 15,000 S.F. or More) and Setback Modification rules.



Tables for Curve Table and Line Table.