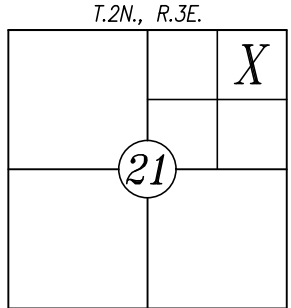


GREEN MOUNTAIN ESTATES, A PLAT COMMUNITY

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
SEPTEMBER, 2023



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 CMC TITLE 17 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 OR 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 OR DESIGNEE _____ DATE _____

CAMAS-WASHOUGAL FIRE DEPARTMENT

APPROVED BY _____ CAMAS-WASHOUGAL FIRE CHIEF OR DESIGNEE _____ DATE _____

PROCEDURE

FIELD TRAVERSES WERE PERFORMED WITH A TRIMBLE S6 TOTAL STATION (3") AND ADJUSTED BY LEAST SQUARES. THE FIELD TRAVERSES MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090.

SURVEY REFERENCES

- 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.
- 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.
- 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.
- 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.
- 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.
- PLAT OF GREEN MOUNTAIN ESTATES PHASE 1 BY OLSON ENGINEERING, INC. RECORDED IN BOOK 312 OF PLATS, AT PAGE 22, RECORDS OF CLARK COUNTY, WASHINGTON.
- PLAT OF GREEN MOUNTAIN ESTATES PHASE 2 BY OLSON ENGINEERING, INC. RECORDED IN BOOK 312 OF PLATS, AT PAGE 42, RECORDS OF CLARK COUNTY, WASHINGTON.
- PLAT OF GREEN MOUNTAIN ESTATES PHASE 3 BY OLSON ENGINEERING, INC. RECORDED IN BOOK 312 OF PLATS, AT PAGE 99, RECORDS OF CLARK COUNTY, WASHINGTON.
- PLAT OF GREEN MOUNTAIN ESTATES PHASE 4A BY OLSON ENGINEERING, INC. RECORDED IN BOOK 312 OF PLATS, AT PAGE 201, RECORDS OF CLARK COUNTY, WASHINGTON.
- PLAT OF GREEN MOUNTAIN ESTATES PHASE 4B BY OLSON ENGINEERING, INC. RECORDED IN BOOK 312 OF PLATS, AT PAGE 224, RECORDS OF CLARK COUNTY, WASHINGTON.
- PLAT OF GREEN MOUNTAIN ESTATES PHASE 5A BY OLSON ENGINEERING, INC. RECORDED IN BOOK 312 OF PLATS, AT PAGE 253, RECORDS OF CLARK COUNTY, WASHINGTON.

PLAT NOTES

- 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.
- NO FURTHER SHORT PLATTING OR SUBDIVIDING OF ANY LOT OR TRACT WILL BE PERMITTED.
- BUILDING PERMITS WILL NOT BE ISSUED BY THE BUILDING DEPARTMENT UNTIL ALL REQUIRED SUBDIVISION IMPROVEMENTS ARE COMPLETED ACCORDING TO THE APPROVED PLANS AND FINAL ACCEPTANCE HAS BEEN ISSUED BY THE CITY OF CAMAS.
- MAXIMUM BUILDING LOT COVERAGE FOR THIS SUBDIVISION IS 40%.
- 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.
- 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.
- 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-ST5).
- WETLANDS, STREAMS AND ASSOCIATED BUFFERS SHALL BE MAINTAINED IN THEIR NATURAL STATE AS DESCRIBED IN THE GREEN MOUNTAIN ESTATES FINAL WETLAND MITIGATION PLAN USACE 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 FINAL 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.
- 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.
- ONE STREET TREE AND ONE BACKYARD TREE SHALL BE MAINTAINED IN GOOD HEALTH FOR EACH LOT AND REPLACED ONLY WHEN HAZARDOUS.
- THE GREEN MOUNTAIN ESTATES SUBDIVISION IS UNDER A FLIGHT CORRIDOR FOR GROVE AIRFIELD; AIRCRAFT NOISE IS TO BE EXPECTED.
- ENTRANCE INTO CLARK COUNTY'S CONSERVATION LANDS FROM INDIVIDUAL LOTS SHALL BE STRICTLY PROHIBITED WITHOUT FIRST OBTAINING AN ACCESS AGREEMENT FROM CLARK COUNTY.
- THE GREEN MOUNTAIN ESTATES SUBDIVISION, OF WHICH THIS PLAT OF PHASE 5A 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.

RESTRICTIONS

- THE PROPERTY DESCRIBED HEREIN IS SUBJECT TO THAT AVIATION EASEMENT IN FAVOR OF THE PORT OF CAMAS-WASHOUGAL RECORDED OCTOBER 8, 2019 UNDER AUDITOR'S FILE NO. 5657931 EAS, RECORDS OF CLARK COUNTY, WASHINGTON.

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 5B

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

CLARK COUNTY ASSESSOR

CLARK COUNTY AUDITOR

ATTESTED BY _____ CLARK COUNTY AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____, 2023 AT _____ AM/PM.

AUDITORS FILE NO. _____ BOOK OF PLATS _____, AT PAGE _____.

PHASE 5B SUBMITTED TO THE PLAT COMMUNITY

A PORTION OF THAT PARCEL OF LAND DESCRIBED IN EXHIBIT C OF THAT LOT SEGREGATION RECORDED JULY 27, 2017, UNDER AUDITOR'S FILE NO. 5426851 BLA SITUATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF CAMAS, CLARK COUNTY, WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER;
THENCE NORTH 88° 58' 07" WEST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER 840.46 FEET TO A POINT ON THE EAST LINE OF GREEN MOUNTAIN ESTATES PHASE 5A, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 312 OF PLATS AT PAGE 253, RECORDS OF SAID COUNTY;
THENCE THE FOLLOWING COURSES ALONG THE EAST LINE OF SAID GREEN MOUNTAIN ESTATES PHASE 5A:
THENCE SOUTH 01° 01' 53" WEST 152.00 FEET;
THENCE SOUTH 88° 58' 07" EAST 23.79 FEET;
THENCE SOUTH 01° 01' 53" WEST 337.00 FEET TO A POINT ON THE NORTH LINE OF GREEN MOUNTAIN ESTATES PHASE 4A, RECORDED IN BOOK 312 OF PLATS AT PAGE 201, RECORDS OF SAID COUNTY;
THENCE SOUTH 88° 58' 07" EAST ALONG THE NORTH LINE OF SAID GREEN MOUNTAIN ESTATES PHASE 4A, AND THE NORTH LINE OF GREEN MOUNTAIN ESTATES PHASE 4B, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 312 OF PLATS AT PAGE 224, RECORDS OF CLARK COUNTY;
THENCE THE FOLLOWING COURSES ALONG THE NORTHERLY LINE OF SAID GREEN MOUNTAIN ESTATES PHASE 4B:
THENCE SOUTH 88° 58' 07" EAST 665.21 FEET;
THENCE SOUTH 01° 33' 10" WEST 32.14 FEET;
THENCE SOUTH 88° 26' 50" EAST 147.00 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21;
THENCE NORTH 01° 33' 10" EAST, ALONG SAID EAST LINE 522.50 FEET TO THE POINT OF BEGINNING.

CONTAINS 9.34 ACRES, MORE OR LESS.

DEED REFERENCE

GRANTOR: GREEN MOUNTAIN ESTATES, LLC
GRANTEE: GREEN MOUNTAIN ESTATES, LLC
AF#: 5426851 BLA
DATE: 07/27/2017

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 _____ } SS

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: _____, 2023.

PRINTED NAME: _____

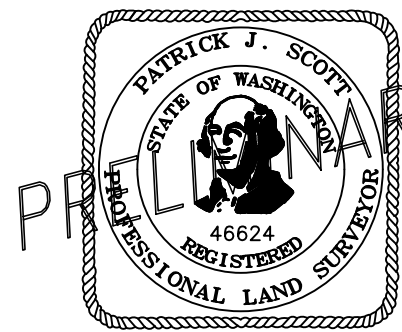
NOTARY PUBLIC IN AND FOR THE STATE OF _____

MY COMMISSION EXPIRES _____

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, 2021. I HEREBY CERTIFY THAT THIS MAP FOR GREEN MOUNTAIN ESTATES 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



8/02/2023

ACKNOWLEDGMENT

STATE OF _____ }
COUNTY OF _____ } SS

SIGNED OR ATTESTED BEFORE ME ON _____ BY PATRICK J. SCOTT.

NOTARY SIGNATURE _____

DATED: _____, 2023.

PRINTED NAME: _____

NOTARY PUBLIC IN AND FOR THE STATE OF _____

MY COMMISSION EXPIRES _____

PG. 1 OF 2 JOB# 9595.01.05

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FILE: J:\DATA\9000\9500\9590\9595\SURVEY\PLATS\PHASE 5\9595.S.FINAL PLAT PHASE 5B.DWG

OLSON ENGINEERS
LAND SURVEYORS
ENGINEERING INC. 222 E. EVERGREEN BLVD, VANCOUVER, WA 98660
1-360-695-1385
1-509-289-9836