

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

[illegible]

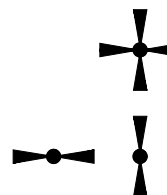
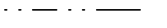
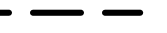
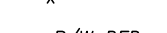
BASIS OF BEARINGS

0 50 100 150

SCALE: 1" = 50'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH
C1	90°31'17"	10.00'	15.80'
C2	89°28'43"	10.00'	15.62'
C3	89°28'43"	10.00'	15.62'
C4	90°31'17"	10.00'	15.80'

LEGEND

-  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.
 (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 4A (BK. 312, PG. 201).
 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "OLSON ENG PLS 42667" SET DURING PREVIOUS SURVEY OF GREEN MOUNTAIN ESTATES PHASE 4B (BK. 312, PG. 224).
 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "OLSON ENG PLS 42667" SET DURING PREVIOUS SURVEY OF GREEN MOUNTAIN ESTATES PHASE 5A (BK. 312, PG. 253).
 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. SET DURING PREVIOUS SURVEY OF GREEN MOUNTAIN ESTATES PHASE 5A (BK. 312, PG. 253)
 (GOOD FOR PROJECTION OF THE SIDE LINES, BUT NOT THE ACTUAL FRONT LOT CORNER)
 (F.P.) FENCE POST (NO WIRE)
 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
 HOG WIRE FENCE
 R/W DED. P.S.W.E. S.F.
 PUBLIC RIGHT-OF-WAY DEDICATED TO THE CITY OF CAMAS UPON RECORDING OF THIS PLAT
 (PRIVATE) STORMWATER EASEMENT
 SQUARE FEET
 SEE EASEMENT PROVISIONS NUMBER

PUBLIC SIDEWALK 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 MOUNTED 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.

EASEMENT PROVISIONS

1. A PRIVATE STORMWATER EASEMENT OVER, UNDER, AND UPON PORTIONS OF LOTS 253 THROUGH 264 INCLUSIVE, 265 THROUGH 269 INCLUSIVE, 270 THROUGH 278 INCLUSIVE AND LOTS 288 THROUGH 296 INCLUSIVE, AS SHOWN HEREIN, IS HEREBY RESERVED FOR AND GRANTED TO THE HOMEOWNERS' ASSOCIATION (HOA), IT'S SUCCESSORS AND ASSIGNS, WITH THE RECORD OF THIS PLAN 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.

PUBLIC UTILITY EASEMENT

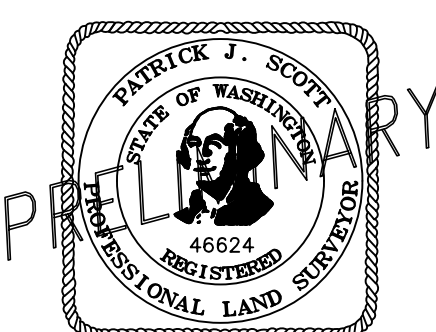
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*MINIMUM BUILDING SETBACKS LOT AREA 5,000 - 11,999 S.F.	
FRONT YARD	20'
SIDE YARD**	5'
STREET SIDE YARD	10'
REAR YARD***	20'/15'
CORNER LOT REAR YARD	10'

*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

FOUND AND HELD CLARK COUNTY 3-1/4" BRASS CAP
IN CONCRETE MONUMENT IN CASE WITH COVER
(SEE L.C.R. BK. 15, PG. 42,
TIED 03/14

LAND INVENTORY	
TOTAL ACERAGE	9.34 ACRES
TOTAL LOT AREA	7.10 ACRES
TOTAL INFRASTRUCTURE ACERAGE	2.24 ACRES



8/02/2023