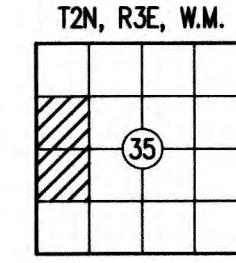


SHEET INDEX

- PAGE 1 PERIMETER LEGAL DESCRIPTION, APPROVALS, PLAT NOTES, SURVEYOR'S CERTIFICATE, DECLARANT DECLARATION, ACKNOWLEDGEMENTS
PAGE 2 BOUNDARY, NARRATIVE, LEGEND, REFERENCES, CURVE TABLE, LINE TABLE, DETAIL
PAGE 3 LOTS 72-112, TRACTS K, L, M, AND N, LEGEND, REFERENCES, CURVE TABLE, LINE TABLE, RIGHT-OF-WAY NOTES, DETAIL A, B, C, D, AND E
PAGE 4 LOTS 113-128, LOTS 132-147, TRACTS O AND P, LEGEND, REFERENCES, CURVE TABLE, RIGHT-OF-WAY NOTES, CURB SCREW TABLE, DETAIL F, G, AND H
PAGE 5 LOTS 129-131, LOTS 148-152, TRACTS R, Q, S, AND T, LEGEND, REFERENCES, CURVE TABLE, RIGHT-OF-WAY NOTES

PLAT NOTES

- 1. THIS DEVELOPMENT SHALL BE A PART OF THE LACAMAS HILLS HOMEOWNER'S ASSOCIATION (HOA), THE DECLARATION (CC&R'S) FOR LACAMAS HILLS (ORIGINALLY APPROVED AS CJ DENS) WAS RECORDED UNDER CLARK COUNTY RECORDING NUMBER 6107251 AND AS AMENDED PER CLARK COUNTY RECORDING NUMBER 6153351. THE CC&R'S SHALL BE AMENDED PER THE DECLARANT DECLARATION ON THIS PAGE. COPIES OF THE CC&R'S SHALL BE SUBMITTED AND ON FILE WITH THE CITY OF CAMAS.
2. THE HOMEOWNER'S ASSOCIATION (HOA) IS RESPONSIBLE FOR MAINTAINING ALL PRIVATE ROADS AND ASSOCIATED INFRASTRUCTURE IN THIS SUBDIVISION, INCLUDING BUT NOT LIMITED TO THE PAVEMENT, CURBS, SIDEWALKS, WALLS, LANDSCAPING, STREET LIGHTS, AND STORM DRAINAGE UTILITIES.
3. AN ACCESS AND UTILITY MAINTENANCE EASEMENT IS PROVIDED TO THE CITY OF CAMAS OVER THE PRIVATE ROAD TRACTS FOR THE INSPECTION, MAINTENANCE AND OPERATION OF SAID PUBLIC WATER AND SANITARY SEWER LINES.
4. THE FOLLOWING SETBACKS SHALL APPLY TO ALL LOTS: FRONT YARD 10-FEET, FRONT YARD GARAGE 20-FEET, REAR YARD 15-FEET, SIDE YARD 5-FEET, CORNER REAR YARD 5-FEET, SIDE YARD FLANKING A STREET 10-FEET. GARAGE SETBACK FROM FRONT OF DWELLING IS 5-FEET. LOT COVERAGE IS 50%.
5. NO FURTHER SHORT PLATTING OR SUBDIVIDING WILL BE PERMITTED.
6. A FINAL OCCUPANCY PERMIT WILL NOT BE ISSUED BY THE BUILDING DEPARTMENT UNTIL ALL SUBDIVISION IMPROVEMENTS SHOWN ON APPROVED CONSTRUCTION PLANS ARE COMPLETED AND ACCEPTED BY THE CITY.
7. THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO TRAFFIC IMPACT FEES, SCHOOL IMPACT FEES, AND PARK/OPEN SPACE IMPACT FEES. EACH NEW DWELLING UNIT WILL BE SUBJECT TO THE PAYMENT OF APPROPRIATE IMPACT FEES AT THE TIME OF BUILDING PERMIT ISSUANCE OR AS OTHERWISE PROVIDED BY THE CITY.
8. PRIOR TO THE BUILDING DEPARTMENT ISSUING A CERTIFICATE OF OCCUPANCY, EACH LOT SHALL INSTALL A MINIMUM OF ONE 2" CALIPER TREE TO BE LOCATED IN THE PLANTER STRIP AS SPECIFIED ON THE PLAT. SPECIFIED TREES SHALL BE MAINTAINED IN GOOD HEALTH, AND DAMAGED OR DYING TREES SHALL BE PROMPTLY REPLACED (WITHIN SIX MONTHS) BY THE HOMEOWNER.
9. AUTOMATIC FIRE SPRINKLER SYSTEMS DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 13D ARE REQUIRED IN ALL STRUCTURES.
10. ILLEGALLY PARKED VEHICLES MAY BE SUBJECT TO TOWING OR OTHER PRIVATE PARKING ENFORCEMENT MEASURES IN ACCORDANCE WITH THE PROVISIONS OUTLINED IN THE HOA DOCUMENTS.
11. PRIOR TO OCCUPANCY FOR EACH HOME WITH AN IRRIGATION SYSTEM, THE BUILDER SHALL SUBMIT ACCEPTABLE BACK FLOW DEVICE (BFD) TESTING FOR EACH IRRIGATION METER INSTALLED AND PROVIDE SAID TESTING RESULTS TO THE CITY.
12. LOTS 141-152 SHALL DIRECT OUTDOOR LIGHTING AND SPEAKERS AWAY FROM THE WETLAND LOCATED ON TRACT J OF "CJ DENS SUBDIVISION PHASE 1" (312-246).
13. TREE TOPPING IS PROHIBITED.
14. THE LOTS WITHIN THIS SUBDIVISION ARE LOCATED WITHIN AIRPORT AFFECTED AREA - ZONE C.
15. TRACTS K, L, AND R ARE PRIVATE PARKING AREAS TO BE OWNED AND MAINTAINED BY THE HOA.
16. TRACTS N, O, AND P ARE PRIVATE ACCESS ROADS TO BE OWNED AND MAINTAINED BY THE HOA, SEE PLAT NOTE NUMBER 2. TRACT N, O, AND P ARE SUBJECT TO A SANITARY SEWER EASEMENT TO THE CITY OF CAMAS.
17. TRACTS M AND Q ARE AN OPEN SPACE TRACTS, WHICH ARE INTENDED FOR PASSIVE AND RECREATIONAL USES, TO BE OWNED AND MAINTAINED BY THE HOA.
18. TRACT S IS A STORMWATER FACILITY TO BE OWNED AND MAINTAINED BY THE HOA WITH AN ACCESS EASEMENT GRANTED TO THE CITY FOR INSPECTION PURPOSES.
19. TRACT T CONSISTS OF FUTURE RIGHT-OF-WAY THAT IS CONVEYED TO THE CITY OF CAMAS FOR FUTURE ROADWAY IMPROVEMENTS.
20. A 10.00-FOOT PRIVATE STORMWATER EASEMENT OVER LOTS 72 THROUGH 77 IS HEREBY GRANTED TO LOTS 73 THROUGH 78. LOTS 72 THROUGH 78 SHALL SHARE EQUALLY IN THE COSTS OF MAINTENANCE AND REPAIR OF THE DRAINAGE FACILITIES WITHIN SAID EASEMENT USED IN COMMON, WITH THE EXCEPTION THAT NO LOT SHALL BE RESPONSIBLE FOR THE COSTS OF MAINTENANCE OR REPAIR OF THE DRAINAGE FACILITIES WITHIN SAID EASEMENT ABOVE ITS POINT OF CONNECTION. THE LOTS RESPONSIBLE FOR MAINTENANCE AND REPAIR COSTS SHALL ALSO BE RESPONSIBLE FOR RESTORATION OF THE AFFECTED AREA TO SUBSTANTIALLY THE SAME CONDITION AS EXISTED PRIOR TO UNDERTAKING THE MAINTENANCE OR REPAIR.
21. A 10.00-FOOT PRIVATE STORMWATER EASEMENT OVER LOTS 113 THROUGH 114 IS HEREBY GRANTED TO LOTS 114 AND 115. LOTS 113 THROUGH 115 SHALL SHARE EQUALLY IN THE COSTS OF MAINTENANCE AND REPAIR OF THE DRAINAGE FACILITIES WITHIN SAID EASEMENT USED IN COMMON, WITH THE EXCEPTION THAT NO LOT SHALL BE RESPONSIBLE FOR THE COSTS OF MAINTENANCE OR REPAIR OF THE DRAINAGE FACILITIES WITHIN SAID EASEMENT ABOVE ITS POINT OF CONNECTION. THE LOTS RESPONSIBLE FOR MAINTENANCE AND REPAIR COSTS SHALL ALSO BE RESPONSIBLE FOR RESTORATION OF THE AFFECTED AREA TO SUBSTANTIALLY THE SAME CONDITION AS EXISTED PRIOR TO UNDERTAKING THE MAINTENANCE OR REPAIR.
22. A VARIABLE WIDTH PRIVATE STORMWATER EASEMENT OVER LOTS 115, 116, 121, 122, 123, AND 128. LOTS 115, 116, 119, 121, 122, 123, 126, 127, AND 128 SHALL SHARE EQUALLY IN THE COSTS OF MAINTENANCE AND REPAIR OF THE DRAINAGE FACILITIES WITHIN SAID EASEMENT USED IN COMMON, WITH THE EXCEPTION THAT NO LOT SHALL BE RESPONSIBLE FOR THE COSTS OF MAINTENANCE OR REPAIR OF THE DRAINAGE FACILITIES WITHIN SAID EASEMENT ABOVE ITS POINT OF CONNECTION. THE LOTS RESPONSIBLE FOR MAINTENANCE AND REPAIR COSTS SHALL ALSO BE RESPONSIBLE FOR RESTORATION OF THE AFFECTED AREA TO SUBSTANTIALLY THE SAME CONDITION AS EXISTED PRIOR TO UNDERTAKING THE MAINTENANCE OR REPAIR.
23. A 10.00-FOOT PRIVATE STORMWATER EASEMENT OVER LOTS 90 THROUGH 97 IS HEREBY GRANTED TO LOTS 91 THROUGH 98. LOTS 90 THROUGH 98 SHALL SHARE EQUALLY IN THE COSTS OF MAINTENANCE AND REPAIR OF THE DRAINAGE FACILITIES WITHIN SAID EASEMENT USED IN COMMON, WITH THE EXCEPTION THAT NO LOT SHALL BE RESPONSIBLE FOR THE COSTS OF MAINTENANCE OR REPAIR OF THE DRAINAGE FACILITIES WITHIN SAID EASEMENT ABOVE ITS POINT OF CONNECTION. THE LOTS RESPONSIBLE FOR MAINTENANCE AND REPAIR COSTS SHALL ALSO BE RESPONSIBLE FOR RESTORATION OF THE AFFECTED AREA TO SUBSTANTIALLY THE SAME CONDITION AS EXISTED PRIOR TO UNDERTAKING THE MAINTENANCE OR REPAIR.
24. A 10.00-FOOT PRIVATE STORMWATER EASEMENT OVER LOTS 103 THROUGH 106 IS HEREBY GRANTED TO LOTS 104 THROUGH 106. LOTS 104 THROUGH 106 SHALL SHARE EQUALLY IN THE COSTS OF MAINTENANCE AND REPAIR OF THE DRAINAGE FACILITIES WITHIN SAID EASEMENT USED IN COMMON, WITH THE EXCEPTION THAT NO LOT SHALL BE RESPONSIBLE FOR THE COSTS OF MAINTENANCE OR REPAIR OF THE DRAINAGE FACILITIES WITHIN SAID EASEMENT ABOVE ITS POINT OF CONNECTION. THE LOTS RESPONSIBLE FOR MAINTENANCE AND REPAIR COSTS SHALL ALSO BE RESPONSIBLE FOR RESTORATION OF THE AFFECTED AREA TO SUBSTANTIALLY THE SAME CONDITION AS EXISTED PRIOR TO UNDERTAKING THE MAINTENANCE OR REPAIR.
25. TRACT K IS SUBJECT TO A STORMWATER ACCESS EASEMENT TO THE CITY OF CAMAS FOR INSPECTION PURPOSES ONLY.
26. A 20.00-FOOT PRIVATE ACCESS EASEMENT OVER LOTS 115 AND 116 IS HEREBY GRANTED TO LOTS 115 AND 116. LOTS 115 AND 116 SHALL SHARE EQUALLY IN THE COSTS OF MAINTENANCE AND REPAIR OF THE DRIVEWAY FACILITIES WITHIN SAID EASEMENT USED IN COMMON.
27. FOR ANY LOTS UTILIZING A SANITARY SEWER GRINDER PUMP, THE OWNERSHIP AND MAINTENANCE OF THE SANITARY SEWER GRINDER PUMP SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.
28. A 12.00-FOOT PRIVATE STORMWATER EASEMENT OVER LOT 144 IS HEREBY GRANTED TO LOT 143. LOTS 143 AND 144 SHALL SHARE EQUALLY IN THE COSTS OF MAINTENANCE AND REPAIR OF THE DRAINAGE FACILITIES WITHIN SAID EASEMENT USED IN COMMON, WITH THE EXCEPTION THAT NO LOT SHALL BE RESPONSIBLE FOR THE COSTS OF MAINTENANCE OR REPAIR OF THE DRAINAGE FACILITIES WITHIN SAID EASEMENT ABOVE ITS POINT OF CONNECTION. THE LOTS RESPONSIBLE FOR MAINTENANCE AND REPAIR COSTS SHALL ALSO BE RESPONSIBLE FOR RESTORATION OF THE AFFECTED AREA TO SUBSTANTIALLY THE SAME CONDITION AS EXISTED PRIOR TO UNDERTAKING THE MAINTENANCE OR REPAIR.



LACAMAS HILLS PHASE 2 AND 3

(PRELIMINARY APPROVAL AS CJ DENS SUBDIVISION)

(A PLAT COMMUNITY AS DEFINED IN WUCIOA)

LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CITY OF CAMAS, CLARK COUNTY, WASHINGTON (FINAL ORDER #SUB20-02) DECEMBER 2023

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 LACAMAS HILLS, 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 IS RECORDED WITH AN AMENDMENT TO THE DECLARATION FOR LACAMAS HILLS RECORDED UNDER CLARK COUNTY RECORDING NUMBER 6107251, RE-RECORDED UNDER RECORDING NUMBER 6153351 AND AMENDMENT THERETO RECORDED UNDER CLARK COUNTY RECORDING NO. _____

ARROYO CAP II-1, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____ DATE _____
NAME: _____
TITLE: _____

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 "LACAMAS HILLS PHASE 2 AND 3" PLAT NO. _____ CLARK COUNTY, WASHINGTON

CLARK COUNTY ASSESSOR _____ DATE _____

CLARK COUNTY AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____, 2023, AT _____ AM/PM IN BOOK _____ OF PLATS, AT PAGE _____, AT THE REQUEST

OF ARROYO CAP II-1, LLC.
AUDITOR'S FILE NUMBER _____

COUNTY AUDITOR _____

ACKNOWLEDGMENT

STATE OF _____)
) SS
COUNTY OF _____)

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 SIGNATOR OF ARROYO CAP II-1, LLC, A DELAWARE 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: _____
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 ARROYO CAP II-1, LLC, IN MAY, 2022. I HEREBY CERTIFY THAT THIS MAP FOR "LACAMAS HILLS PHASE 2 AND 3" 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 12/11/23
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 54200

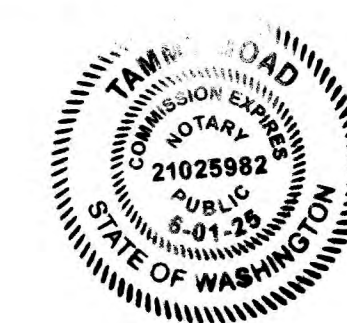


ACKNOWLEDGMENT

STATE OF WASHINGTON)
) SS
COUNTY OF CLARK)

SIGNED OR ATTESTED BEFORE ME ON 12-11-23 BY JAMES O. HANNON.

Tammy Moad
NOTARY SIGNATURE
DATED: 12-11-23
PRINTED NAME: Tammy Moad
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES 6-1-25



SHEET 1 OF 5

Table with 2 columns: Job Information (Job Name: CJ DENS, Job Number: 5504-01, Drawn By: CJC, Checked By: JOH, Drawing No.: 5504-01CPLAT PH 2&3) and Company Information (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)

LACAMAS HILLS PHASE 2 AND 3

(PRELIMINARY APPROVAL AS CJ DENS SUBDIVISION)

(A PLAT COMMUNITY AS DEFINED IN WUCIOA)

LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CITY OF CAMAS, CLARK COUNTY, WASHINGTON

(FINAL ORDER #SUB20-02)

DECEMBER 2023

SCALE: 1" = 50 FEET

NARRATIVE

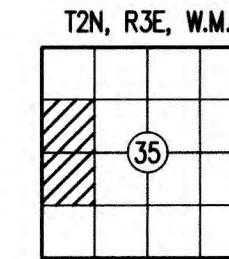
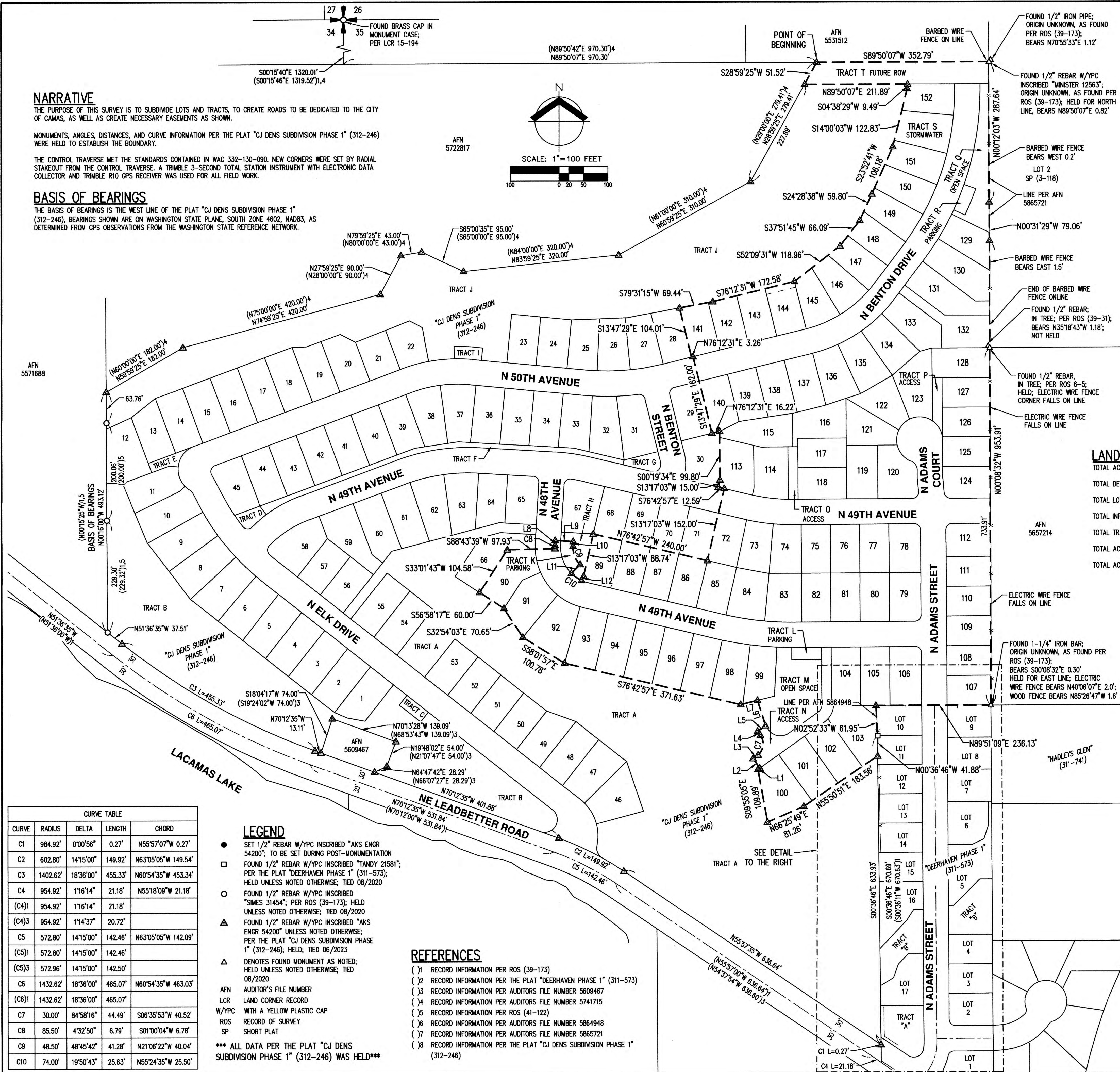
THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE LOTS AND TRACTS, TO CREATE ROADS TO BE DEDICATED TO THE CITY OF CAMAS, AS WELL AS CREATE NECESSARY EASEMENTS AS SHOWN.

MONUMENTS, ANGLES, DISTANCES, AND CURVE INFORMATION PER THE PLAT "CJ DENS SUBDIVISION PHASE 1" (312-246) WERE HELD TO ESTABLISH THE BOUNDARY.

THE CONTROL TRAVERSE MET THE STANDARDS CONTAINED IN WAC 332-130-090. NEW CORNERS WERE SET BY RADIAL STAKEOUT FROM THE CONTROL TRAVERSE. A TRIMBLE 3-SECOND TOTAL STATION INSTRUMENT WITH ELECTRONIC DATA COLLECTOR AND TRIMBLE R10 GPS RECEIVER WAS USED FOR ALL FIELD WORK.

BASIS OF BEARINGS

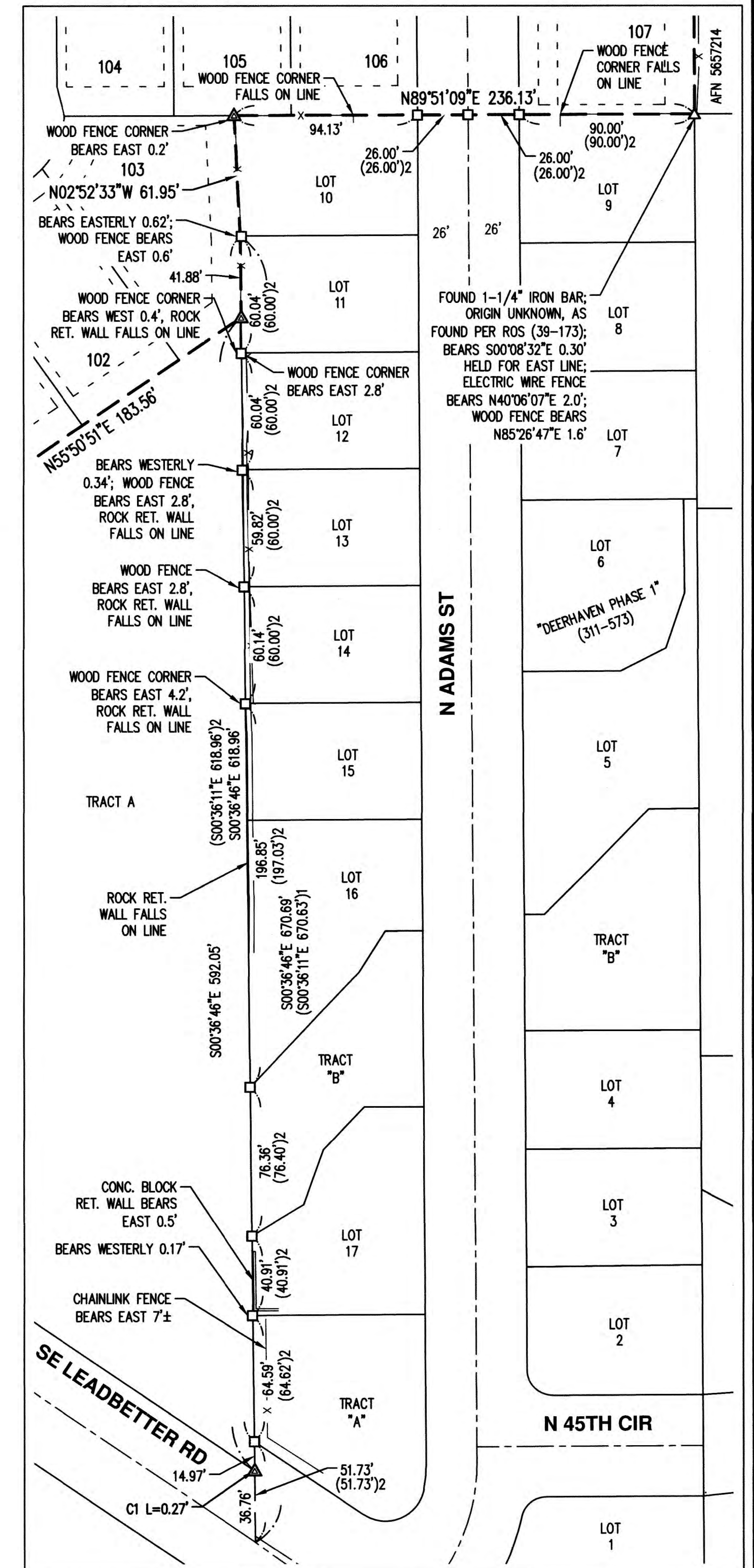
THE BASIS OF BEARINGS IS THE WEST LINE OF THE PLAT "CJ DENS SUBDIVISION PHASE 1" (312-246). BEARINGS SHOWN ARE ON WASHINGTON STATE PLANE, SOUTH ZONE 4602, NAD83, AS DETERMINED FROM GPS OBSERVATIONS FROM THE WASHINGTON STATE REFERENCE NETWORK.



LAND INVENTORY

TOTAL ACREAGE: 49.61 ACRES
 TOTAL DEVELOPED ACREAGE: 32.05 ACRES
 TOTAL LOT AREA: 11.36 ACRES
 TOTAL INFRASTRUCTURE ACREAGE: 4.30 ACRES
 TOTAL TRACT AREA: 16.39 ACRES
 TOTAL ACREAGE OF CRITICAL AREAS: 15.95 ACRES
 TOTAL ACREAGE OF RECREATIONAL OPEN SPACES: 0.26 ACRES

LINE	BEARING AND DISTANCE
L1	S54°21'17"W 4.62'
L2	S35°38'43"E 24.00'
L3	S54°21'17"W 12.76'
L4	S35°38'43"E 10.00'
L5	S54°21'17"W 20.00'
L6	S17°02'23"E 54.47'
L7	N76°16'02"E 35.88'
L8	S03°16'29"W 10.09'
L9	N86°43'31"W 37.00'
L10	N03°16'29"E 10.09'
L11	N44°30'47"E 25.50'
L12	S24°40'04"W 10.00'



CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	984.92'	0°00'56"	0.27'	N55°57'07"W 0.27'
C2	602.80'	14°15'00"	149.92'	N63°05'05"W 149.54'
C3	1402.62'	18°36'00"	455.33'	N60°54'35"W 453.34'
C4	954.92'	1°16'14"	21.18'	N55°18'09"W 21.18'
(C4)1	954.92'	1°16'14"	21.18'	
(C4)3	954.92'	1°14'37"	20.72'	
C5	572.80'	14°15'00"	142.46'	N63°05'05"W 142.09'
(C5)1	572.80'	14°15'00"	142.46'	
(C5)3	572.96'	14°15'00"	142.50'	
C6	1432.62'	18°36'00"	465.07'	N60°54'35"W 463.03'
(C6)1	1432.62'	18°36'00"	465.07'	
C7	30.00'	84°58'16"	44.49'	S06°35'53"W 40.52'
C8	85.50'	4°32'50"	6.79'	S01°00'04"W 6.78'
C9	48.50'	48°45'42"	41.28'	N21°06'22"W 40.04'
C10	74.00'	19°50'43"	25.63'	N55°24'35"W 25.50'

LEGEND

- SET 1/2" REBAR W/YPC INSCRIBED "AKS ENGR 54200", TO BE SET DURING POST-MONUMENTATION
- FOUND 1/2" REBAR W/YPC INSCRIBED "TANDY 21581"; PER THE PLAT "DEERHAVEN PHASE 1" (311-573); HELD UNLESS NOTED OTHERWISE; TIED 08/2020
- FOUND 1/2" REBAR W/YPC INSCRIBED "SIMES 31454"; PER ROS (39-173); HELD UNLESS NOTED OTHERWISE; TIED 08/2020
- ▲ FOUND 1/2" REBAR W/YPC INSCRIBED "AKS ENGR 54200" UNLESS NOTED OTHERWISE; PER THE PLAT "CJ DENS SUBDIVISION PHASE 1" (312-246); HELD; TIED 06/2023
- △ DENOTES FOUND MONUMENT AS NOTED; HELD UNLESS NOTED OTHERWISE; TIED 08/2020
- AFN AUDITOR'S FILE NUMBER
- LCR LAND CORNER RECORD
- W/YPC WITH A YELLOW PLASTIC CAP
- ROS RECORD OF SURVEY
- SP SHORT PLAT

*** ALL DATA PER THE PLAT "CJ DENS SUBDIVISION PHASE 1" (312-246) WAS HELD ***

REFERENCES

- (1) RECORD INFORMATION PER ROS (39-173)
- (2) RECORD INFORMATION PER THE PLAT "DEERHAVEN PHASE 1" (311-573)
- (3) RECORD INFORMATION PER AUDITORS FILE NUMBER 5609467
- (4) RECORD INFORMATION PER AUDITORS FILE NUMBER 5741715
- (5) RECORD INFORMATION PER ROS (41-122)
- (6) RECORD INFORMATION PER AUDITORS FILE NUMBER 5864948
- (7) RECORD INFORMATION PER AUDITORS FILE NUMBER 5865721
- (8) RECORD INFORMATION PER THE PLAT "CJ DENS SUBDIVISION PHASE 1" (312-246)

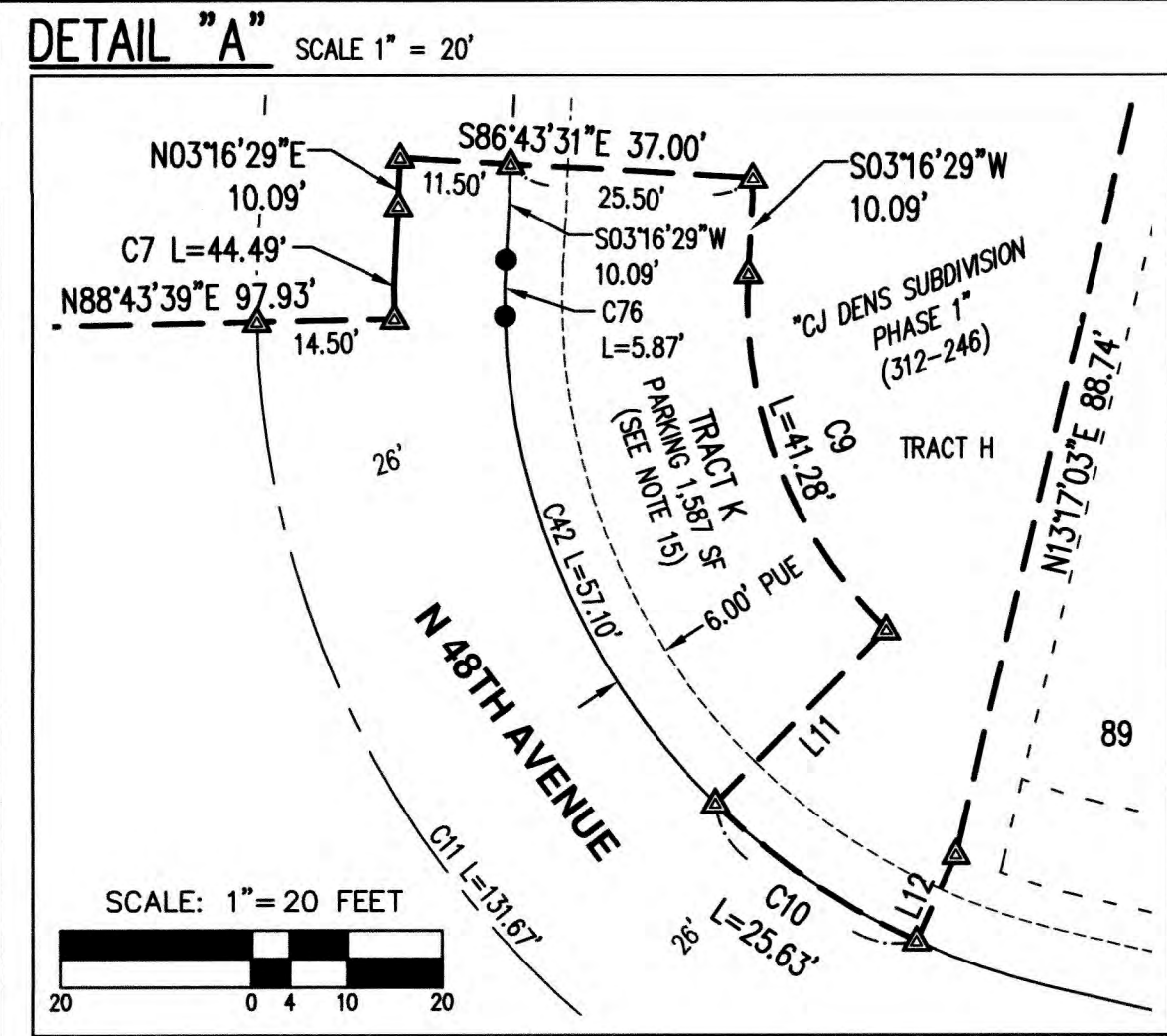


12/11/23 SHEET 2 OF 5

JOB NAME: CJ DENS
 JOB NUMBER: 5504-01
 DRAWN BY: CJC
 CHECKED BY: JOH
 DRAWING NO.: 5504-01PLAT PH 2&3

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

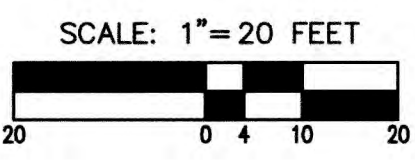
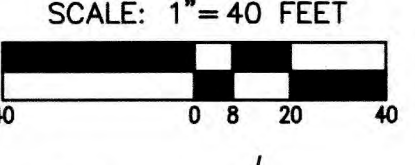
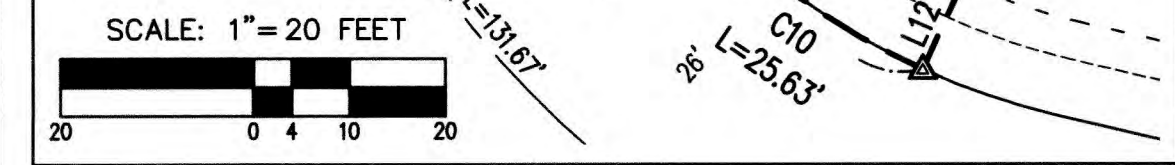
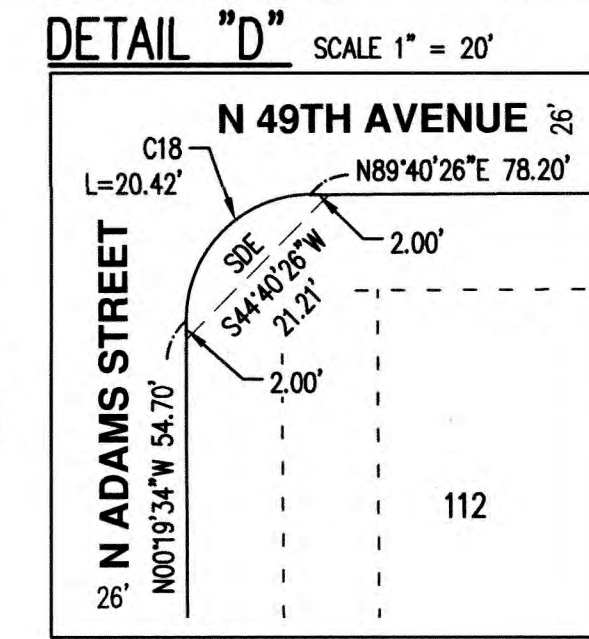
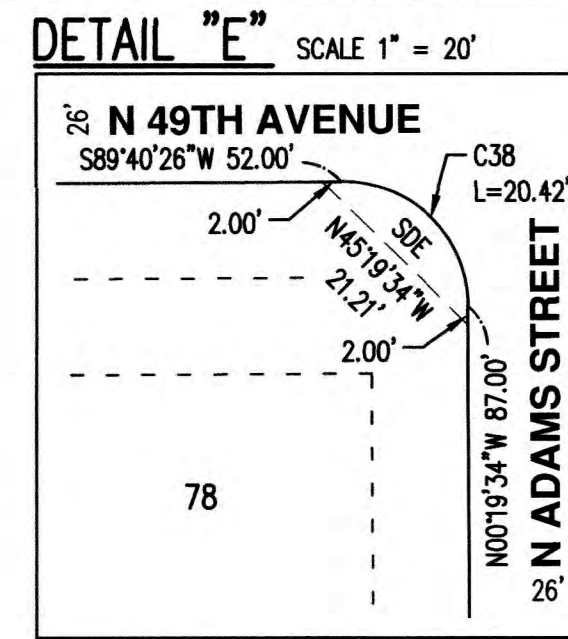
AKS
 ENGINEERING · SURVEYING · NATURAL RESOURCES
 FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE



LACAMAS HILLS PHASE 2 AND 3

(PRELIMINARY APPROVAL AS CJ DENS SUBDIVISION)
 (A PLAT COMMUNITY AS DEFINED IN WUCIOA)
 LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE
 NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35,
 TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN,
 CITY OF CAMAS, CLARK COUNTY, WASHINGTON
 (FINAL ORDER #SUB20-02)
 DECEMBER 2023

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



LAND INVENTORY
 TOTAL ACREAGE: 49.61 ACRES
 TOTAL DEVELOPED ACREAGE: 32.05 ACRES
 TOTAL LOT AREA: 11.36 ACRES
 TOTAL INFRASTRUCTURE ACREAGE: 4.30 ACRES
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LEGEND

- SET 1/2" REBAR W/YPC INSCRIBED "AKS ENGR 54200"; TO BE SET DURING POST-MONUMENTATION
- 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 UNLESS NOTED OTHERWISE IN THE CURB SCREW TABLE; TO BE SET DURING POST-MONUMENTATION
- FOUND 1/2" REBAR W/YPC INSCRIBED "TANDY 21581"; PER THE PLAT "DEERHAVEN PHASE 1" (311-573); HELD UNLESS NOTED OTHERWISE; TIED 08/2020
- ▲ FOUND 1/2" REBAR W/YPC INSCRIBED "AKS ENGR 54200" UNLESS NOTED OTHERWISE; PER THE PLAT "CJ DENS SUBDIVISION PHASE 1" (312-246); HELD; TIED 08/2023
- △ DENOTES FOUND MONUMENT AS NOTED; HELD UNLESS NOTED OTHERWISE; TIED 08/2020

AFN AUDITORS FILE NUMBER
 C.O.C. CITY OF CAMAS
 E.A.E. EMERGENCY ACCESS EASEMENT
 F.Y.G.S. FRONT YARD GARAGE SETBACK
 F.Y.S. FRONT YARD SETBACK
 L.C.R. LAND CORNER RECORD
 P.U.E. PUBLIC UTILITY EASEMENT
 R.O.S. RECORD OF SURVEY
 R.O.W. RIGHT-OF-WAY
 R.Y.S. REAR YARD SETBACK
 S.D.E. SIGHT DISTANCE EASEMENT
 S.F. SQUARE FEET
 S.P. SHORT PLAT
 S.T.W.E. PRIVATE STORMWATER EASEMENT
 S.Y.S. SIDE YARD SETBACK
 S.S.Y.S. STREET SIDE YARD SETBACK
 S.S.E. SANITARY SEWER EASEMENT
 W/YPC WITH A YELLOW PLASTIC CAP

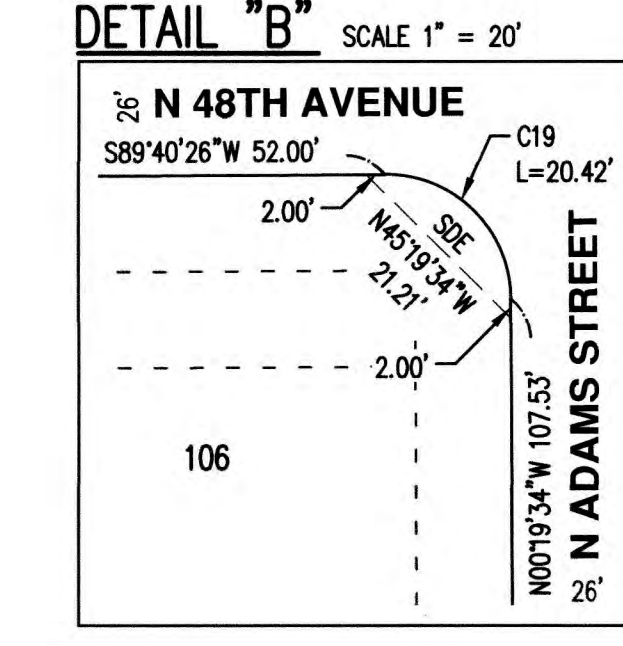
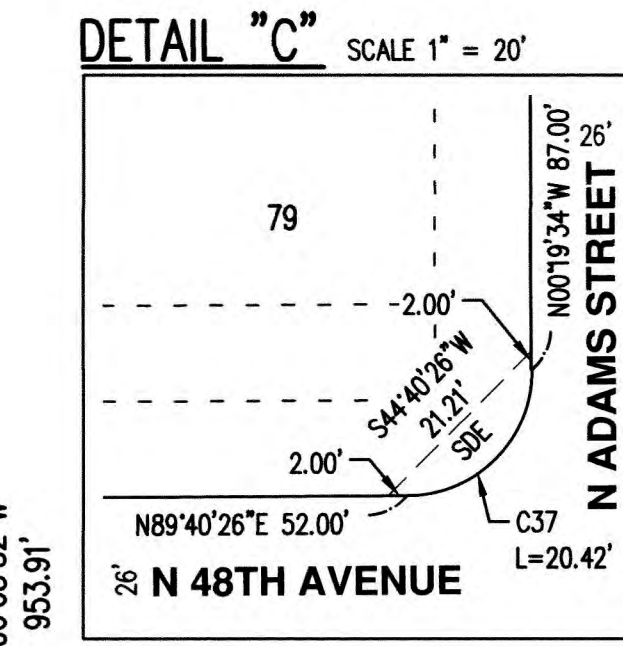
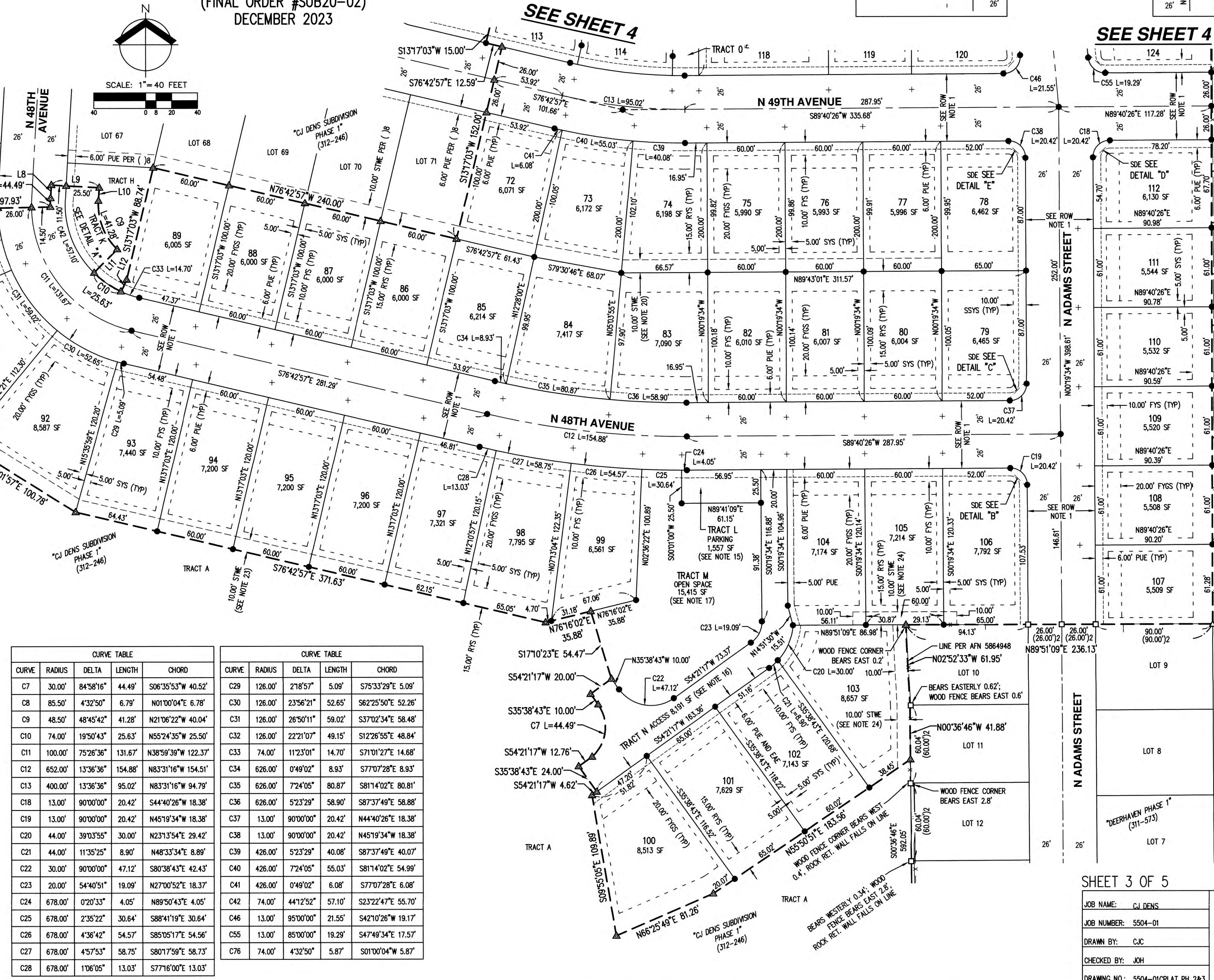
LINE	BEARING AND DISTANCE
L8	S03°16'29"W 10.09'
L9	N86°43'31"E 37.00'
L10	N03°16'29"E 10.09'
L11	N44°30'47"E 25.50'
L12	S24°40'04"W 10.00'

CURVE	RADIUS	DELTA	LENGTH	CHORD
C7	30.00'	84°58'16"	44.49'	S06°35'53"W 40.52'
C8	85.50'	4°32'50"	6.79'	N01°00'04"E 6.78'
C9	48.50'	48°45'42"	41.28'	N21°06'22"W 40.04'
C10	74.00'	19°50'43"	25.63'	N55°24'35"W 25.50'
C11	100.00'	75°26'36"	131.67'	N38°59'39"W 122.37'
C12	652.00'	13°36'36"	154.88'	N83°31'16"W 154.51'
C13	400.00'	13°36'36"	95.02'	N83°31'16"W 94.79'
C18	13.00'	90°00'00"	20.42'	S44°40'26"W 18.38'
C19	13.00'	90°00'00"	20.42'	N45°19'34"W 18.38'
C20	44.00'	39°03'55"	30.00'	N23°13'54"E 29.42'
C21	44.00'	11°35'25"	8.90'	N48°33'34"E 8.89'
C22	30.00'	90°00'00"	47.12'	S80°38'43"E 42.43'
C23	20.00'	54°40'51"	19.09'	N27°00'52"E 18.37'
C24	678.00'	0°20'33"	4.05'	N89°50'43"E 4.05'
C25	678.00'	2°35'22"	30.64'	S88°41'19"E 30.64'
C26	678.00'	4°36'42"	54.57'	S85°05'17"E 54.56'
C27	678.00'	4°57'53"	58.75'	S80°17'59"E 58.73'
C28	678.00'	1°06'05"	13.03'	S77°16'00"E 13.03'

CURVE	RADIUS	DELTA	LENGTH	CHORD
C29	126.00'	2°18'57"	5.09'	S75°33'29"E 5.09'
C30	126.00'	2°35'21"	52.65'	S62°25'50"E 52.26'
C31	126.00'	26°50'11"	59.02'	S37°02'34"E 58.48'
C32	126.00'	22°21'07"	49.15'	S12°26'55"E 48.84'
C33	74.00'	11°23'01"	14.70'	S71°01'27"E 14.68'
C34	626.00'	0°49'02"	8.93'	S77°07'28"E 8.93'
C35	626.00'	7°24'05"	80.87'	S81°14'02"E 80.81'
C36	626.00'	5°23'29"	58.90'	S87°37'49"E 58.88'
C37	13.00'	90°00'00"	20.42'	N44°40'26"E 18.38'
C38	13.00'	90°00'00"	20.42'	N45°19'34"W 18.38'
C39	426.00'	5°23'29"	40.08'	S87°37'49"E 40.07'
C40	426.00'	7°24'05"	55.03'	S81°14'02"E 54.99'
C41	426.00'	0°49'02"	6.08'	S77°07'28"E 6.08'
C42	74.00'	44°12'52"	57.10'	S23°22'47"E 55.70'
C46	13.00'	95°00'00"	21.55'	S42°10'26"W 19.17'
C55	13.00'	85°00'00"	19.29'	S47°49'34"E 17.57'
C76	74.00'	4°32'50"	5.87'	S01°00'04"W 5.87'

REFERENCES

- (1) RECORD INFORMATION PER ROS (39-173)
- (2) RECORD INFORMATION PER THE PLAT "DEERHAVEN PHASE 1" (311-573)
- (3) RECORD INFORMATION PER AUDITORS FILE NUMBER 5609467
- (4) RECORD INFORMATION PER AUDITORS FILE NUMBER 5741715
- (5) RECORD INFORMATION PER ROS (41-122)
- (6) RECORD INFORMATION PER AUDITORS FILE NUMBER 5864948
- (7) RECORD INFORMATION PER AUDITORS FILE NUMBER 585721
- (8) RECORD INFORMATION PER THE PLAT "CJ DENS SUBDIVISION PHASE 1" (312-246)



FOUND 1-1/4" IRON BAR; ORIGIN UNKNOWN, AS FOUND PER ROS (39-173); BEARS S00°08'32"E 0.30' HELD FOR EAST LINE; ELECTRIC WIRE FENCE BEARS N40°06'07"E 2.0'; WOOD FENCE BEARS N85°26'47"W 1.6'

"HADLEY'S GLEN" (311-741)



SHEET 3 OF 5

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

LACAMAS HILLS PHASE 2 AND 3

(PRELIMINARY APPROVAL AS CJ DENS SUBDIVISION)

(A PLAT COMMUNITY AS DEFINED IN WUCIOA)

LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35,

TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN,

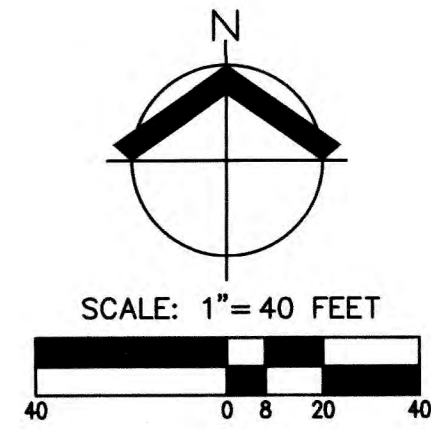
CITY OF CAMAS, CLARK COUNTY, WASHINGTON

(FINAL ORDER #SUB20-02)

DECEMBER 2023

RIGHT-OF-WAY NOTE

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



LEGEND

- SET 1/2" REBAR W/IPC INSCRIBED "AKS ENGR 54200"; TO BE SET DURING POST-MONUMENTATION
- + 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 UNLESS NOTED OTHERWISE IN THE CURB SCREW TABLE; TO BE SET DURING POST-MONUMENTATION
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- ▲ FOUND 1/2" REBAR W/IPC INSCRIBED "AKS ENGR 54200" UNLESS NOTED OTHERWISE; PER THE PLAT "CJ DENS SUBDIVISION PHASE 1" (312-246); HELD; TIED 06/2023
- △ DENOTES FOUND MONUMENT AS NOTED; HELD UNLESS NOTED OTHERWISE; TIED 08/2020
- AFN AUDITORS FILE NUMBER
- C.O.C. CITY OF CAMAS
- EAE EMERGENCY ACCESS EASEMENT
- FYGS FRONT YARD GARAGE SETBACK
- FYS FRONT YARD SETBACK
- LCR LAND CORNER RECORD
- PUE PUBLIC UTILITY EASEMENT
- ROS RECORD OF SURVEY
- ROW RIGHT-OF-WAY
- RYS REAR YARD SETBACK
- SDE SIGHT DISTANCE EASEMENT
- SF SQUARE FEET
- SP SHORT PLAT
- STWE PRIVATE STORMWATER EASEMENT
- SYS SIDE YARD SETBACK
- SSYS STREET SIDE YARD SETBACK
- SSE SANITARY SEWER EASEMENT
- W/IPC WITH A YELLOW PLASTIC CAP

*** ALL DATA PER THE PLAT "CJ DENS SUBDIVISION PHASE 1" (312-246) WAS HELD***

REFERENCES

- RECORD INFORMATION PER ROS (39-173)
- RECORD INFORMATION PER THE PLAT "DEERHAVEN PHASE 1" (311-573)
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- RECORD INFORMATION PER AUDITORS FILE NUMBER 5741715
- RECORD INFORMATION PER ROS (41-122)
- RECORD INFORMATION PER AUDITORS FILE NUMBER 5864948
- RECORD INFORMATION PER AUDITORS FILE NUMBER 5865721
- RECORD INFORMATION PER THE PLAT "CJ DENS SUBDIVISION PHASE 1" (312-246)

CURVE	RADIUS	DELTA	LENGTH	CHORD
C13	400.0'	13°36'36"	95.02'	N83°31'16"W 94.79'
C14	100.0'	5°00'00"	8.73'	S02°49'34"E 8.72'
C15	70.0'	26°32'21"	32.42'	S13°35'44"E 32.13'
C16	275.0'	39°04'56"	187.58'	N56°40'03"E 183.97'
C18	13.00'	90°00'00"	20.42'	S44°40'26"W 18.38'
C38	13.00'	90°00'00"	20.42'	N45°19'34"W 18.38'
C43	374.00'	0°52'41"	5.73'	S77°09'18"E 5.73'
C44	374.00'	11°16'34"	73.61'	S83°13'55"E 73.49'
C45	374.00'	1°27'21"	9.50'	S89°35'53"E 9.50'
C46	13.00'	95°00'00"	21.55'	S42°10'26"W 19.17'
C47	126.00'	5°00'00"	11.00'	S02°49'34"E 10.99'
C48	20.00'	68°05'27"	23.77'	N34°22'17"W 22.39'
C49	47.00'	55°48'23"	45.78'	S40°30'50"E 43.99'
C50	47.00'	38°35'33"	31.66'	S06°41'09"W 31.06'

CURVE	RADIUS	DELTA	LENGTH	CHORD
C51	47.00'	38°35'33"	31.66'	S45°16'42"W 31.06'
C52	47.00'	60°09'42"	49.35'	N85°20'40"W 47.11'
C53	47.00'	54°56'15"	45.07'	N27°47'41"W 43.36'
C54	74.00'	5°00'00"	6.46'	S02°49'34"E 6.46'
C55	13.00'	85°00'00"	19.29'	S47°49'34"E 17.57'
C56	301.00'	0°15'26"	1.35'	N76°04'48"E 1.35'
C57	301.00'	10°29'02"	55.08'	N70°42'33"E 55.00'
C58	301.00'	10°29'02"	55.08'	N60°13'31"E 55.00'
C59	301.00'	10°29'02"	55.08'	N49°44'29"E 55.00'
C60	301.00'	7°22'23"	38.73'	N40°48'46"E 38.71'
C73	249.00'	3°41'43"	16.06'	N38°58'26"E 16.06'
C74	249.00'	17°51'47"	77.63'	N49°45'11"E 77.32'
C75	249.00'	17°31'26"	76.16'	N67°26'48"E 75.86'

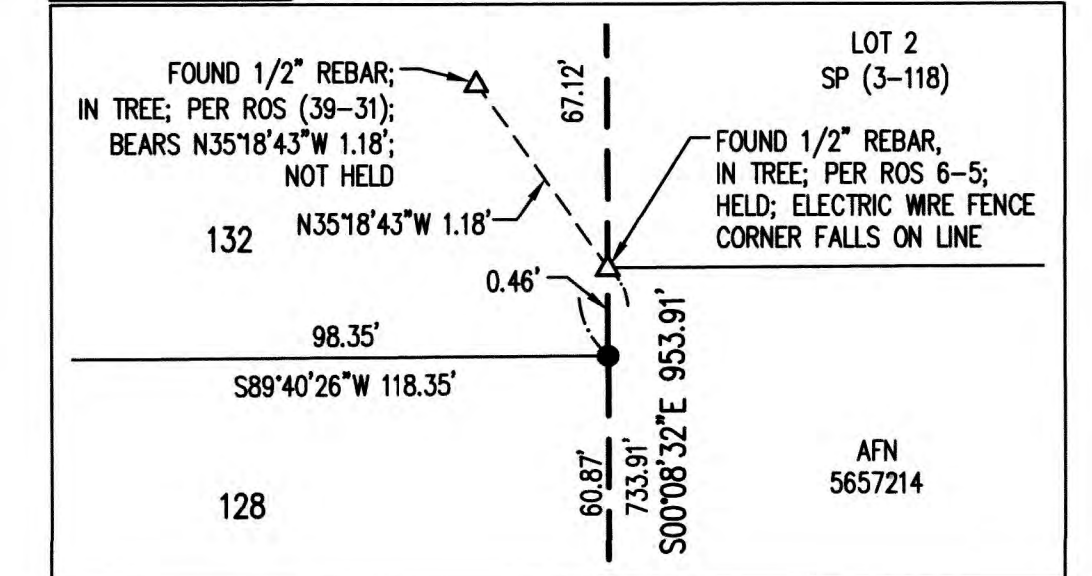
LAND INVENTORY

TOTAL ACREAGE: 49.61 ACRES
 TOTAL DEVELOPED ACREAGE: 32.05 ACRES
 TOTAL LOT AREA: 11.36 ACRES
 TOTAL INFRASTRUCTURE ACREAGE: 4.30 ACRES
 TOTAL TRACT AREA: 16.39 ACRES
 TOTAL ACREAGE OF CRITICAL AREAS: 15.95 ACRES
 TOTAL ACREAGE OF RECREATIONAL OPEN SPACES: 0.26 ACRES

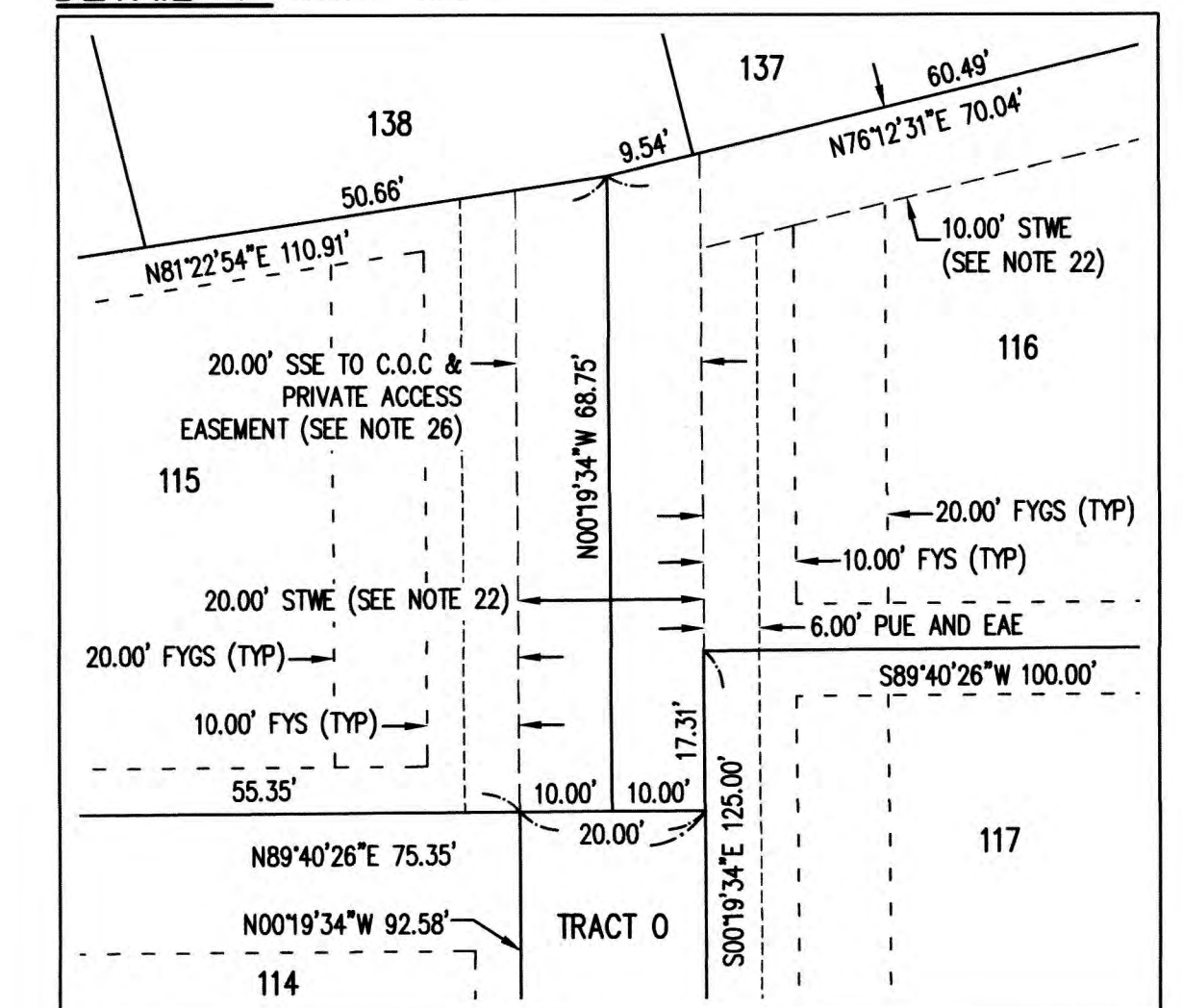


CURB SCREW TABLE	
COMMON LOT LINE	DISTANCE
120 121	12.10'
125 126	12.30'
123 TRACT P	15.80'

DETAIL "H"



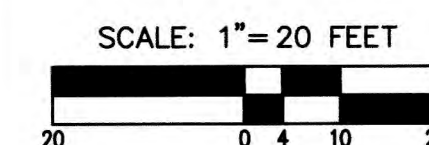
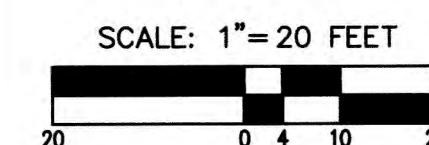
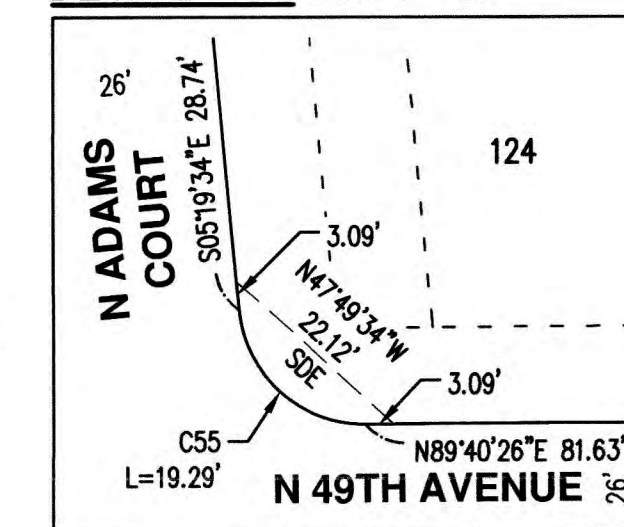
DETAIL "I"



DETAIL "F"



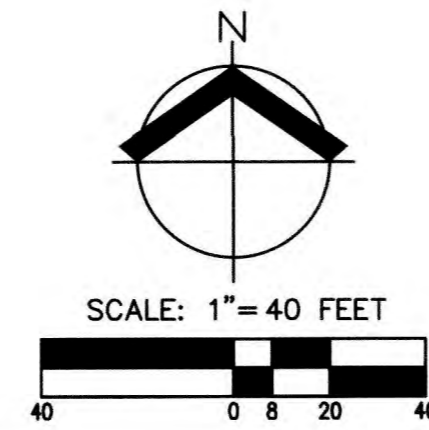
DETAIL "G"



SHEET 4 OF 5

JOB NAME: CJ DENS	AKS ENGINEERING & FORESTRY, LLC 9600 NE 126TH AVE, STE 2520 VANCOUVER, WA 98682 360.882.0419 WWW.AKS-ENG.COM
JOB NUMBER: 5504-01	
DRAWN BY: CJC	
CHECKED BY: JOH	ENGINEERING · SURVEYING · NATURAL RESOURCES
DRAWING NO.: 5504-01CPLAT PH 2&3	FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE





RIGHT-OF-WAY NOTE

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

LACAMAS HILLS PHASE 2 AND 3

(PRELIMINARY APPROVAL AS CJ DENS SUBDIVISION)

(A PLAT COMMUNITY AS DEFINED IN WUCIOA)

LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35,

TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN,

CITY OF CAMAS, CLARK COUNTY, WASHINGTON

(FINAL ORDER #SUB20-02)

DECEMBER 2023

LAND INVENTORY

TOTAL ACREAGE: 49.61 ACRES
 TOTAL DEVELOPED ACREAGE: 32.05 ACRES
 TOTAL LOT AREA: 11.36 ACRES
 TOTAL INFRASTRUCTURE ACREAGE: 4.30 ACRES
 TOTAL TRACT AREA: 16.39 ACRES
 TOTAL ACREAGE OF CRITICAL AREAS: 15.95 ACRES
 TOTAL ACREAGE OF RECREATIONAL OPEN SPACES: 0.26 ACRES

LEGEND

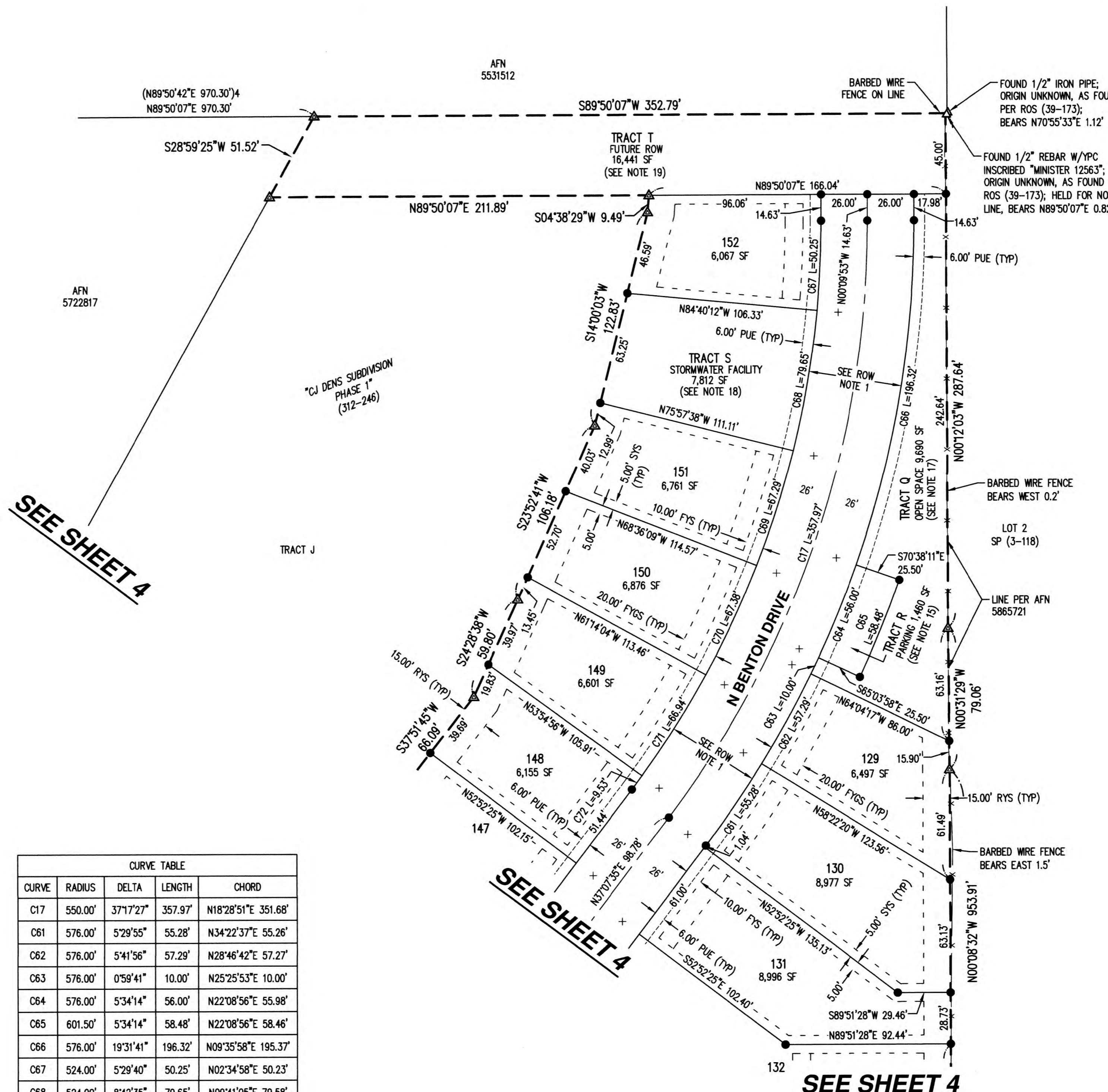
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*** ALL DATA PER THE PLAT "CJ DENS SUBDIVISION PHASE 1" (312-246) WAS HELD***

REFERENCES

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- (7) RECORD INFORMATION PER AUDITORS FILE NUMBER 5865721
- (8) RECORD INFORMATION PER THE PLAT "CJ DENS SUBDIVISION PHASE 1" (312-246)

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C17	550.00'	371°17'27"	357.97'	N18°28'51"E 351.68'
C61	576.00'	5°29'55"	55.28'	N34°22'37"E 55.26'
C62	576.00'	5°41'56"	57.29'	N28°46'42"E 57.27'
C63	576.00'	0°59'41"	10.00'	N25°25'53"E 10.00'
C64	576.00'	5°34'14"	56.00'	N22°08'56"E 55.98'
C65	601.50'	5°34'14"	58.48'	N22°08'56"E 58.46'
C66	576.00'	19°31'41"	196.32'	N09°35'58"E 195.37'
C67	524.00'	5°29'40"	50.25'	N02°34'58"E 50.23'
C68	524.00'	8°42'35"	79.65'	N09°41'05"E 79.58'
C69	524.00'	7°21'29"	67.29'	N17°43'07"E 67.25'
C70	524.00'	7°22'04"	67.38'	N25°04'54"E 67.34'
C71	524.00'	7°19'09"	66.94'	N32°25'30"E 66.89'
C72	524.00'	1°02'30"	9.53'	N36°36'19"E 9.53'



SHEET 5 OF 5

JOB NAME: CJ DENS	AKS ENGINEERING & FORESTRY, LLC 9600 NE 128TH AVE, STE 2520 VANCOUVER, WA 98682 360.882.0419 WWW.AKS-ENG.COM
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DRAWN BY: CJC	
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DRAWING NO.: 5504-01PLAT PH 2&3	