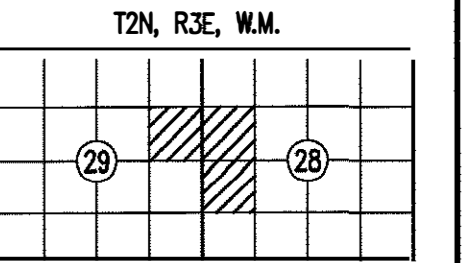


THE NINES AT CAMAS MEADOWS

(PRELIMINARILY APPROVED AS CAMAS MEADOWS SUBDIVISION)
LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29,
AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE
SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28
TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN,
CITY OF CAMAS, CLARK COUNTY, WASHINGTON
CITY FILE NO. CUP23-01 & MAJVAR24-01
OCTOBER 2024



LAND INVENTORY

TOTAL ACREAGE: 13.80 ACRES
TOTAL DEVELOPED ACREAGE: 13.80 ACRES
TOTAL LOT AREA (RESIDENTIAL): 8.47 ACRES
TOTAL LOT AREA (COMMERCIAL): 1.22 ACRES
TOTAL INFRASTRUCTURE ACREAGE: 2.26 ACRES
TOTAL TRACT AREA: 1.54 ACRES
TOTAL ACREAGE OF CRITICAL AREAS: 0.00 ACRES
TOTAL ACREAGE OF RECREATIONAL OPEN SPACES: 0.32 ACRES

SHEET INDEX

PAGE 1 APPROVALS, NARRATIVE, PLAT NOTES, SURVEYOR'S CERTIFICATE, DECLARANT DECLARATION, ACKNOWLEDGEMENTS, LEGAL DESCRIPTION, BOUNDARY, LEGEND, REFERENCES, CURVE TABLE, LAND INVENTORY
PAGE 2 LOTS 43-50, 73-78, TRACTS G AND H, RIGHT-OF-WAY NOTE, LEGEND, REFERENCES, CURVE TABLE, BUILDING SETBACK TABLES
PAGE 3 LOTS 1-11, 24-29, 35-42, AND 51-72, TRACT A, B AND H, RIGHT-OF-WAY NOTE, LEGEND, REFERENCES, CURVE TABLE, BUILDING SETBACK TABLES
PAGE 4 LOTS 12-23, AND 30-34, TRACTS B, C, D, E AND F, RIGHT-OF-WAY NOTE, LEGEND, REFERENCES, CURVE TABLE, BUILDING SETBACK TABLES

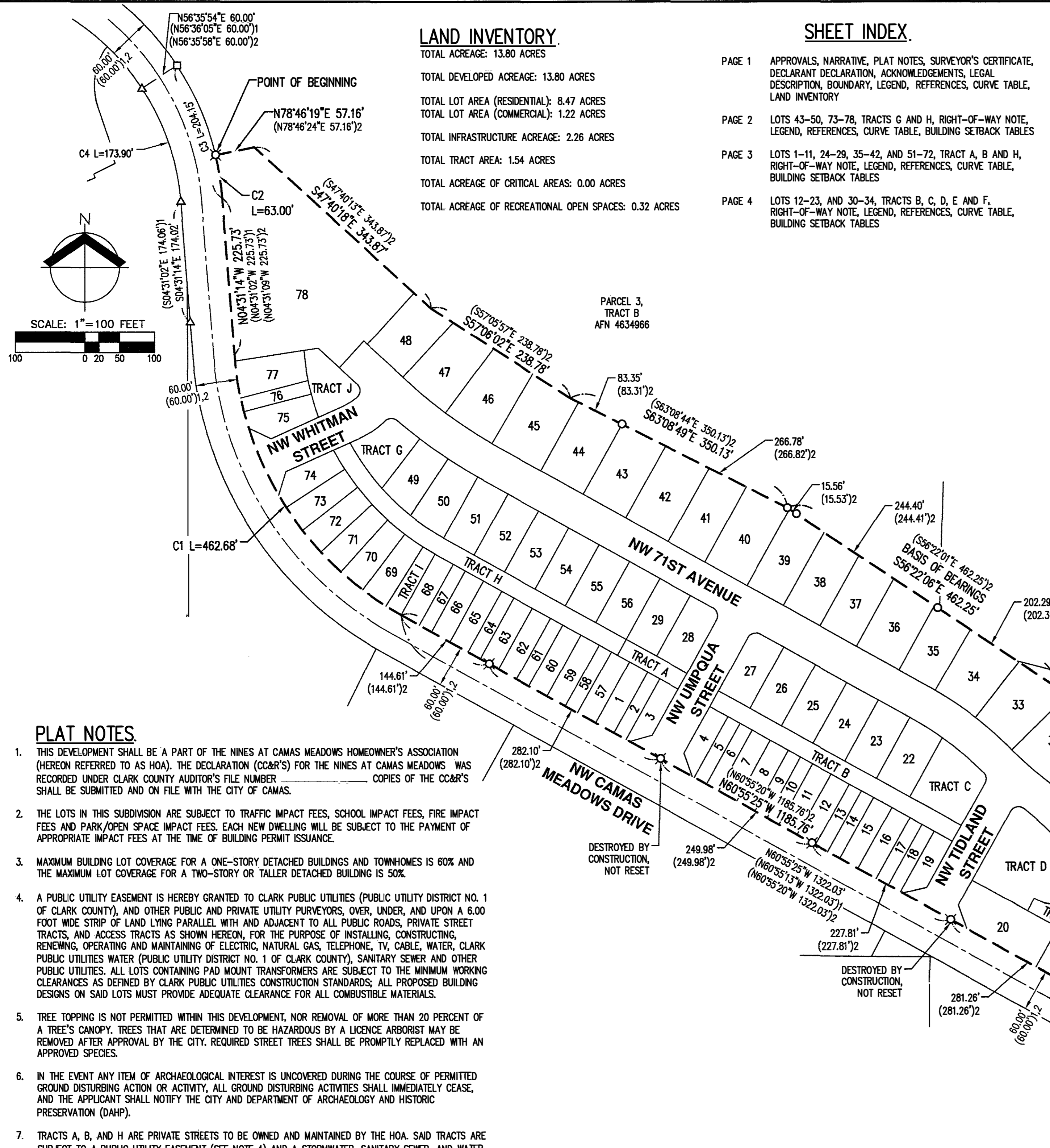
LEGEND

- △ FOUND 1/2" REBAR W/YPC INSCRIBED "COONEY 15022" UNLESS NOTED OTHERWISE; PER ROS (49-167); HELD UNLESS NOTED OTHERWISE; TIED 3/2022
- ⊗ FOUND BRASS SCREW W/WASHER INSCRIBED "OLSON ENG 17686"; PER "LOFTS AT CAMAS MEADOWS SHORT PLAT" (4-46); HELD UNLESS NOTED OTHERWISE; TIED 3/2022
- FOUND 1/2" REBAR W/YPC INSCRIBED "OLSON ENG 17686"; PER "LOFTS AT CAMAS MEADOWS SHORT PLAT" (4-46); HELD UNLESS NOTED OTHERWISE; TIED 3/2022
- FOUND NAIL W/WASHER INSCRIBED "PLS 13935"; PER THE PLAT "CAMAS MEADOWS CORPORATE CENTER PHASE 1" (310-691); HELD UNLESS NOTED OTHERWISE; TIED 3/2022
- AFN AUDITOR'S FILE NUMBER
- ROS RECORD OF SURVEY
- W/YPC WITH A YELLOW PLASTIC CAP

REFERENCES

- (1) RECORD INFORMATION PER ROS (49-167)
- (2) RECORD INFORMATION PER "LOFTS AT CAMAS MEADOWS SHORT PLAT" (4-46)

| CURVE | RADIUS | DELTA | LENGTH | CHORD |
|-------|---------|-----------|---------|---------------------|
| C1 | 470.00' | 56°24'11" | 462.68' | N32°43'20"W 444.22' |
| (1) | 470.00' | 56°24'11" | 462.68' | |
| (2) | 470.00' | 56°24'11" | 462.68' | |
| C2 | 405.00' | 85°44'5" | 63.00' | N08°58'37"W 62.94' |
| (1) | 405.00' | 85°44'5" | 63.00' | |
| (2) | 405.00' | 85°44'5" | 63.00' | |
| C3 | 405.00' | 28°52'52" | 204.15' | N18°57'40"W 201.99' |
| (1) | 405.00' | 28°52'52" | 204.15' | |
| (2) | 405.00' | 28°52'52" | 204.15' | |
| C4 | 345.00' | 28°52'52" | 173.91' | N18°57'40"W 172.07' |
| (1) | 345.00' | 28°52'52" | 173.91' | |



PLAT NOTES

- THIS DEVELOPMENT SHALL BE A PART OF THE NINES AT CAMAS MEADOWS HOMEOWNER'S ASSOCIATION (HEREIN REFERRED TO AS HOA). THE DECLARATION (CC&R'S) FOR THE NINES AT CAMAS MEADOWS WAS RECORDED UNDER CLARK COUNTY AUDITOR'S FILE NUMBER. COPIES OF THE CC&R'S SHALL BE SUBMITTED AND ON FILE WITH THE CITY OF CAMAS.
- 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.
- MAXIMUM BUILDING LOT COVERAGE FOR A ONE-STORY DETACHED BUILDINGS AND TOWNHOMES IS 60% AND THE MAXIMUM LOT COVERAGE FOR A TWO-STORY OR TALLER DETACHED BUILDING IS 50%.
- A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED TO CLARK PUBLIC UTILITIES (PUBLIC UTILITY DISTRICT NO. 1 OF CLARK COUNTY), AND OTHER PUBLIC AND PRIVATE UTILITY PURVEYORS, OVER, UNDER, AND UPON A 6.00 FOOT WIDE STRIP OF LAND LYING PARALLEL WITH AND ADJACENT TO ALL PUBLIC ROADS, PRIVATE STREET TRACTS, AND ACCESS TRACTS AS SHOWN HEREON, FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, REPAIRING, OPERATING AND MAINTAINING OF ELECTRIC, NATURAL GAS, TELEPHONE, TV, CABLE, WATER, CLARK PUBLIC UTILITIES WATER (PUBLIC UTILITY DISTRICT NO. 1 OF CLARK COUNTY), SANITARY SEWER AND OTHER PUBLIC UTILITIES. 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 SAID LOTS MUST PROVIDE ADEQUATE CLEARANCE FOR ALL COMBUSTIBLE MATERIALS.
- TREE TOPPING IS NOT PERMITTED WITHIN THIS DEVELOPMENT. NOR REMOVAL OF MORE THAN 20 PERCENT OF A TREE'S CANOPY. TREES THAT ARE DETERMINED TO BE HAZARDOUS BY A LICENSE ARBORIST MAY BE REMOVED AFTER APPROVAL BY THE CITY. REQUIRED STREET TREES SHALL BE PROMPTLY REPLACED WITH AN APPROVED SPECIES.
- IN THE EVENT ANY ITEM OF ARCHAEOLOGICAL INTEREST IS UNCOVERED DURING THE COURSE OF PERMITTED GROUND DISTURBING ACTION OR ACTIVITY, ALL GROUND DISTURBING ACTIVITIES SHALL IMMEDIATELY CEASE, AND THE APPLICANT SHALL NOTIFY THE CITY AND DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION (DAHP).
- TRACTS A, B, AND H ARE PRIVATE STREETS TO BE OWNED AND MAINTAINED BY THE HOA. SAID TRACTS ARE SUBJECT TO A PUBLIC UTILITY EASEMENT (SEE NOTE 4) AND A STORMWATER, SANITARY SEWER, AND WATER ACCESS, INSPECTION, AND MAINTENANCE EASEMENT TO THE CITY OF CAMAS OVER THEIR ENTIRETY.
- TRACT C IS A PARKING TRACT TO BE OWNED AND MAINTAINED BY THE HOA. THE COMMUNITY STEP TANK LOCATED IN TRACT C, INCLUDING THE SANITARY SEWER LINES AND CLEANOUTS SHALL BE OWNED AND MAINTAINED BY THE HOA. TRACT C IS SUBJECT TO A STORMWATER AND SANITARY SEWER ACCESS, INSPECTION, AND MAINTENANCE EASEMENT TO THE CITY OF CAMAS OVER ITS ENTIRETY.
- TRACTS D, G, AND I ARE OPEN SPACE TO BE OWNED AND MAINTAINED BY THE HOA.
- TRACTS E AND J ARE ACCESS TRACTS TO BE OWNED AND MAINTAINED BY THE HOA. SAID TRACTS ARE SUBJECT TO A PUBLIC UTILITY EASEMENT (SEE NOTE 4) AND A STORMWATER, SANITARY SEWER, AND WATER ACCESS, INSPECTION, AND MAINTENANCE EASEMENT TO THE CITY OF CAMAS OVER THEIR ENTIRETY.
- TRACT F IS A STORMWATER FACILITY TO BE OWNED AND MAINTAINED BY THE HOA. TRACT F IS SUBJECT TO STORMWATER ACCESS, INSPECTION, AND MAINTENANCE EASEMENT TO THE CITY OF CAMAS OVER ITS ENTIRETY.
- PER CMC 14.02.090.A.1 STORMWATER SYSTEMS LOCATED ON TRACTS A, B, C, E, F, H, AND J WILL BE MAINTAINED BY THE DEVELOPER DURING THE TWO-YEAR WARRANTY PERIOD THAT STARTS AT THE ISSUANCE OF FINAL ACCEPTANCE. PER CMC 14.02.090.A.2 AT COMPLETION OF THE TWO-YEAR WARRANTY PERIOD, MAINTENANCE WILL BE THE RESPONSIBILITY OF THE HOA.
- A UTILITY EASEMENT IS GRANTED TO THE CITY FOR THE PURPOSE OF INSPECTIONS, MAINTENANCE, AND PUMPING OF ANY INDIVIDUAL STEP TANKS INSTALLED WITH SINGLE FAMILY DETACHED DWELLING UNITS.
- PRIVATE STORMWATER SYSTEMS ARE TO BE MAINTAINED BY THE APPLICABLE LOT OWNERS UPON WHICH THE PRIVATE STORMWATER SYSTEMS ARE LOCATED.
- CRITICAL AREAS AND ASSOCIATED BUFFERS SHALL BE MAINTAINED IN THEIR NATURAL STATE AS DESCRIBED IN THE FINAL WETLAND MITIGATION PLAN RECORDED UNDER CLARK COUNTY AUDITOR'S FILE NUMBER. ANY MODIFICATIONS TO CRITICAL AREAS AND BUFFERS MUST BE APPROVED IN WRITING BY THE CITY AFTER SUBMITTAL OF A REVISED CRITICAL AREA REPORT.

PERIMETER LEGAL DESCRIPTION

LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28 TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CITY OF CAMAS, CLARK COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF AUDITOR'S FILE NUMBER 6155573, BEING ON THE EASTERLY RIGHT-OF-WAY OF NW CAMAS MEADOWS DRIVE (30.00 FEET FROM CENTERLINE); THENCE ALONG THE NORTH LINE OF SAID AUDITOR'S FILE NUMBER 6155573 NORTH 78°46'19" EAST 57.16 FEET; THENCE ALONG THE NORTHEASTERLY LINE OF SAID TRACT SOUTH 47°40'18" EAST 343.87 FEET; THENCE CONTINUING ALONG THE NORTHEASTERLY LINE OF SAID TRACT SOUTH 57°06'02" EAST 238.78 FEET; THENCE CONTINUING ALONG THE NORTHEASTERLY LINE OF SAID TRACT AND THE NORTHEASTERLY LINE OF "LOFTS AT CAMAS MEADOWS SHORT PLAT" (4-46) SOUTH 63°08'49" EAST 350.13 FEET; THENCE CONTINUING ALONG THE NORTHEASTERLY LINE OF SAID SHORT PLAT SOUTH 56°22'06" EAST 462.25 FEET; THENCE CONTINUING ALONG THE NORTHEASTERLY LINE OF SAID SHORT PLAT SOUTH 44°31'09" EAST 322.30 FEET TO THE MOST EASTERLY CORNER THEREOF; THENCE ALONG SOUTHEASTERLY LINE OF SAID SHORT PLAT SOUTH 28°07'41" WEST 275.62 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF NW CAMAS MEADOWS DRIVE (30.00 FEET FROM CENTERLINE); THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE (30.00 FEET FROM CENTERLINE) NORTH 60°55'25" WEST 1185.76 FEET; THENCE CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE (30.00 FEET FROM CENTERLINE) ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 470.00 FEET, A DELTA OF 56°24'11", A LENGTH OF 462.68 FEET, AND A CHORD OF NORTH 32°43'20" WEST 444.22 FEET; THENCE CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE (30.00 FEET FROM CENTERLINE) NORTH 04°31'14" WEST 225.73 FEET; THENCE CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE (30.00 FEET FROM CENTERLINE) ALONG A CURVE TO THE LEFT WITH A RADIUS OF 405.00 FEET, A DELTA OF 85°44'5", A LENGTH OF 63.00 FEET, AND A CHORD OF NORTH 08°58'37" WEST 62.94 FEET TO THE POINT OF BEGINNING.

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 THE NINES AT CAMAS MEADOWS, 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 THE DECLARATION FOR THE NINES AT CAMAS MEADOWS RECORDED UNDER CLARK COUNTY RECORDING NUMBER.

CAMAS MEADOWS HOLE 9, LLC,
A WASHINGTON LIMITED LIABILITY COMPANY
BY: _____ DATE _____
NAME: _____
TITLE: _____

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 THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT; AND ACKNOWLEDGED IT, AS AUTHORIZED SIGNATORY OF CAMAS MEADOWS HOLE 9, 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: _____
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 CAMAS MEADOWS HOLE 9, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, IN MAY, 2024. I HEREBY CERTIFY THAT THIS MAP FOR "THE NINES AT CAMAS MEADOWS" 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
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 54200

REVIEW COPY



ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF CLARK) SS
SIGNED OR ATTESTED BEFORE ME ON _____ BY JAMES O. HANNON.
NOTARY SIGNATURE _____
DATED: _____
PRINTED NAME: _____
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES _____

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 "THE NINES AT CAMAS MEADOWS" PLAT NO. _____ CLARK COUNTY, WASHINGTON

CLARK COUNTY ASSESSOR _____ DATE _____

CLARK COUNTY AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____, 2024,
AT _____ AM/PM IN BOOK _____ OF PLATS, AT PAGE _____, AT THE REQUEST OF CAMAS MEADOWS HOLE 9, LLC, A WASHINGTON LIMITED LIABILITY COMPANY.
AUDITOR'S FILE NUMBER _____
COUNTY AUDITOR _____

PAGE 1 OF 4

| | |
|---|--|
| JOB NAME: CAMAS MEADOWS | AKS ENGINEERING & FORESTRY, LLC 9600 NE 126TH AVE, STE 2520 VANCOUVER, WA 98682 360.882.0419 WWW.AKS-ENG.COM |
| JOB NUMBER: 9030 | |
| DRAWN BY: CJC | |
| CHECKED BY: JOH | |
| DRAWING NO.: 9030CPLAT | |
| ENGINEERING · SURVEYING · NATURAL RESOURCES FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE | |

THE NINES AT CAMAS MEADOWS

(PRELIMINARILY APPROVED AS CAMAS MEADOWS SUBDIVISION)
 LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29,
 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE
 SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28
 TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN,
 CITY OF CAMAS, CLARK COUNTY, WASHINGTON
 CITY FILE NO. CUP23-01 & MAJVAR24-01
 OCTOBER 2024

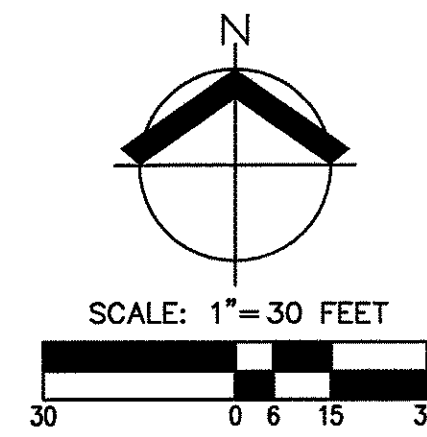
RIGHT-OF-WAY NOTE
 1. 52.00 FOOT RIGHT-OF-WAY DEDICATED TO CITY OF CAMAS WITH THIS PLAT.

| RESIDENTIAL BUILDING SETBACKS | |
|---|-------|
| FRONT YARD (MAX) | 15' |
| GARAGE (LOTS 20-56) | 18' |
| SIDE YARD | 0'/5' |
| STREET SIDE YARD | 10' |
| REAR YARD | 25' |
| MAXIMUM LOT COVERAGE (DETACHED 1 STORY AND TOWNHOMES) | 60% |
| (DETACHED 2 STORIES OR MORE) | 50% |

*SETBACKS MAY BE MODIFIED AS APPROVED BY THE CITY OF CAMAS.
 **UNLESS SHOWN OTHERWISE HEREON

| COMMERCIAL LOT 78 SETBACKS | |
|----------------------------|-----|
| FRONT YARD (MAX) | 10' |
| SIDE YARD | 10' |
| STREET SIDE YARD | 10' |
| REAR YARD | 25' |
| MAXIMUM LOT COVERAGE | 50% |

*SETBACKS MAY BE MODIFIED AS APPROVED BY THE CITY OF CAMAS.
 **UNLESS SHOWN OTHERWISE HEREON



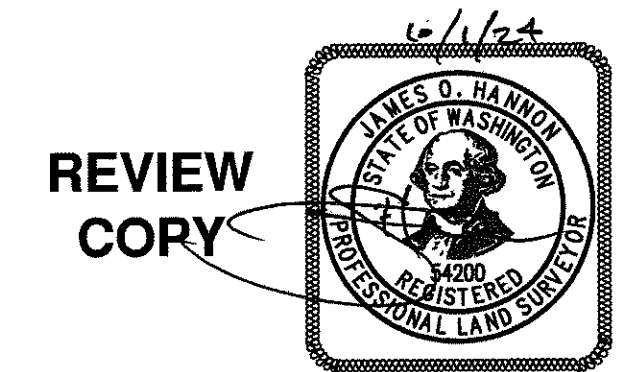
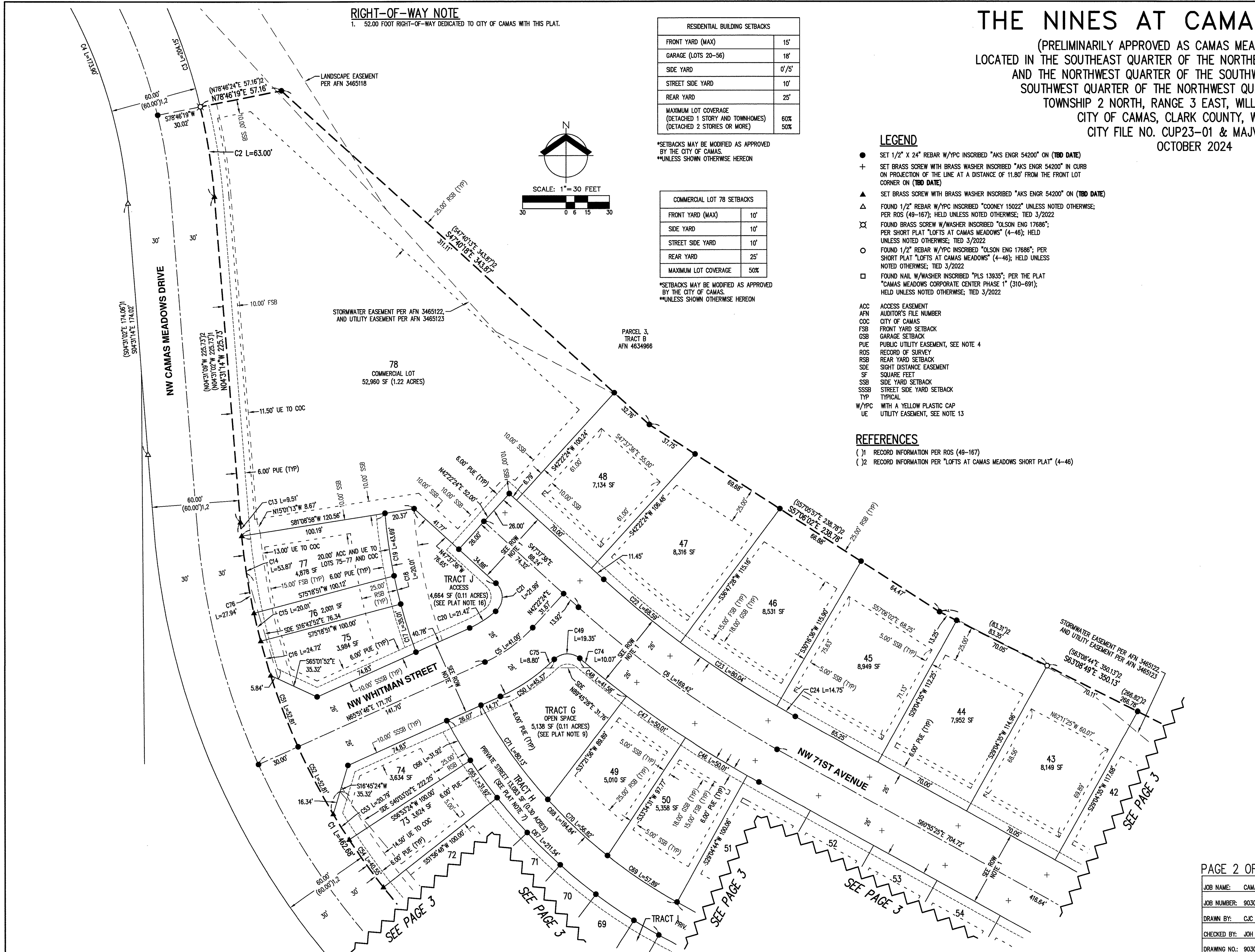
LEGEND

- SET 1/2" X 24" REBAR W/PC INSCRIBED "AKS ENGR 54200" ON (TBD DATE)
- + 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 ON (TBD DATE)
- ▲ SET BRASS SCREW WITH BRASS WASHER INSCRIBED "AKS ENGR 54200" ON (TBD DATE)
- △ FOUND 1/2" REBAR W/PC INSCRIBED "COONEY 15022" UNLESS NOTED OTHERWISE; PER ROS (49-167); HELD UNLESS NOTED OTHERWISE; TIED 3/2022
- ⊗ FOUND BRASS SCREW W/WASHER INSCRIBED "OLSON ENG 17686"; PER SHORT PLAT "LOFTS AT CAMAS MEADOWS" (4-46); HELD UNLESS NOTED OTHERWISE; TIED 3/2022
- FOUND 1/2" REBAR W/PC INSCRIBED "OLSON ENG 17686"; PER SHORT PLAT "LOFTS AT CAMAS MEADOWS" (4-46); HELD UNLESS NOTED OTHERWISE; TIED 3/2022
- FOUND NAIL W/WASHER INSCRIBED "PLS 13935"; PER THE PLAT "CAMAS MEADOWS CORPORATE CENTER PHASE 1" (310-691); HELD UNLESS NOTED OTHERWISE; TIED 3/2022
- ACC ACCESS EASEMENT
- AFN AUDITOR'S FILE NUMBER
- COC CITY OF CAMAS
- FSB FRONT YARD SETBACK
- GSB GARAGE SETBACK
- PUE PUBLIC UTILITY EASEMENT, SEE NOTE 4
- ROS RECORD OF SURVEY
- RSB REAR YARD SETBACK
- SDE SIGHT DISTANCE EASEMENT
- SF SQUARE FEET
- SSB SIDE YARD SETBACK
- SSSB STREET SIDE YARD SETBACK
- TYP TYPICAL
- W/PC WITH A YELLOW PLASTIC CAP
- UE UTILITY EASEMENT, SEE NOTE 13

REFERENCES

- (J1) RECORD INFORMATION PER ROS (49-167)
- (J2) RECORD INFORMATION PER "LOFTS AT CAMAS MEADOWS SHORT PLAT" (4-46)

| CURVE TABLE | | | | |
|-------------|---------|-----------|---------|---------------------|
| CURVE | RADIUS | DELTA | LENGTH | CHORD |
| C1 | 470.00' | 56°24'11" | 462.68' | N32°43'20"W 444.22' |
| (J1) | 470.00' | 56°24'11" | 462.68' | |
| (J2) | 470.00' | 56°24'11" | 462.68' | |
| C2 | 405.00' | 8°54'45" | 63.00' | N08°58'37"W 62.94' |
| (J2) | 405.00' | 8°54'45" | 63.00' | |
| C3 | 405.00' | 28°52'52" | 204.15' | N18°57'40"W 201.99' |
| (J1) | 405.00' | 28°52'52" | 204.15' | |
| C4 | 345.00' | 28°52'52" | 173.90' | N18°57'40"W 172.07' |
| (J1) | 345.00' | 28°52'52" | 173.90' | |
| C5 | 100.00' | 23°29'22" | 41.00' | N54°07'05"E 40.71' |
| C6 | 730.00' | 1°31'749" | 169.42' | S54°16'31"E 169.04' |
| C13 | 470.00' | 1°09'32" | 9.51' | S05°06'00"E 9.51' |
| C14 | 470.00' | 6°34'03" | 53.87' | S08°57'48"E 53.84' |
| C15 | 470.00' | 2°26'20" | 20.01' | S13°27'58"E 20.00' |
| C16 | 470.00' | 3°00'48" | 24.72' | S16°11'33"E 24.72' |
| C17 | 370.00' | 5°25'19" | 35.01' | S17°23'48"E 35.00' |
| C18 | 370.00' | 3°05'55" | 20.01' | S13°08'11"E 20.01' |
| C19 | 370.00' | 6°45'58" | 43.69' | S08°12'15"E 43.67' |
| C20 | 74.00' | 16°35'02" | 21.42' | N57°34'15"E 21.34' |
| C21 | 13.00' | 96°54'21" | 21.99' | N00°49'34"E 19.46' |
| C22 | 704.00' | 5°34'56" | 68.59' | S50°25'04"E 68.56' |
| C23 | 704.00' | 6°30'52" | 80.04' | S56°27'58"E 80.00' |
| C24 | 704.00' | 1°12'02" | 14.75' | S60°19'25"E 14.75' |
| C46 | 756.00' | 3°47'24" | 50.01' | S58°19'11"E 50.00' |
| C47 | 756.00' | 3°47'24" | 50.01' | S54°31'47"E 50.00' |
| C48 | 756.00' | 3°09'06" | 41.58' | S51°03'32"E 41.58' |
| C49 | 13.00' | 85°17'08" | 19.35' | S87°52'27"W 17.61' |
| C50 | 126.00' | 2°03'53" | 45.37' | N55°32'50"E 45.13' |
| C51 | 470.00' | 6°26'17" | 52.81' | S20°55'05"E 52.78' |
| C52 | 470.00' | 6°26'17" | 52.81' | S27°21'22"E 52.78' |
| C53 | 470.00' | 2°32'05" | 20.79' | S31°50'33"E 20.79' |
| C54 | 470.00' | 4°56'36" | 40.55' | S35°34'54"E 40.54' |
| C65 | 370.00' | 4°56'36" | 31.92' | S35°34'54"E 31.91' |
| C66 | 370.00' | 4°56'36" | 31.92' | S30°38'18"E 31.91' |
| C67 | 370.00' | 32°45'25" | 211.54' | S44°32'43"E 208.67' |
| C68 | 344.00' | 32°27'07" | 194.84' | S44°41'52"E 192.25' |
| C69 | 344.00' | 9°38'28" | 57.89' | S56°06'11"E 57.82' |
| C70 | 344.00' | 9°27'50" | 56.82' | S46°33'02"E 56.76' |
| C71 | 344.00' | 13°20'48" | 80.13' | S35°08'43"E 79.95' |
| C74 | 756.00' | 0°45'48" | 10.07' | S49°51'53"E 10.07' |
| C75 | 126.00' | 4°00'01" | 8.80' | N47°13'53"E 8.80' |
| C76 | 470.00' | 3°24'20" | 27.94' | S10°32'39"E 27.93' |



PAGE 2 OF 4

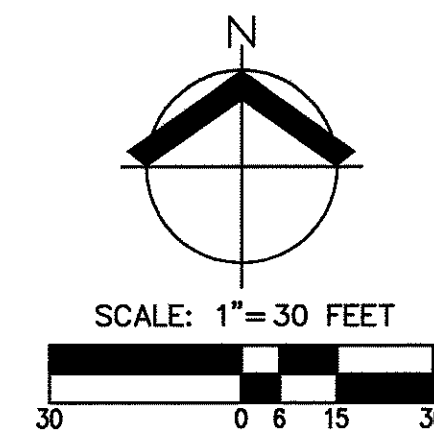
| | |
|-------------------------|--|
| JOB NAME: CAMAS MEADOWS | AKS ENGINEERING & FORESTRY, LLC 9600 NE 126TH AVE, STE 2520 VANCOUVER, WA 98682 360.882.0419 WWW.AKS-ENG.COM |
| JOB NUMBER: 9030 | AKS |
| DRAWN BY: CJC | |
| CHECKED BY: JOH | ENGINEERING · SURVEYING · NATURAL RESOURCES FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE |
| DRAWING NO.: 9030CPLAT | |

RIGHT-OF-WAY NOTE

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

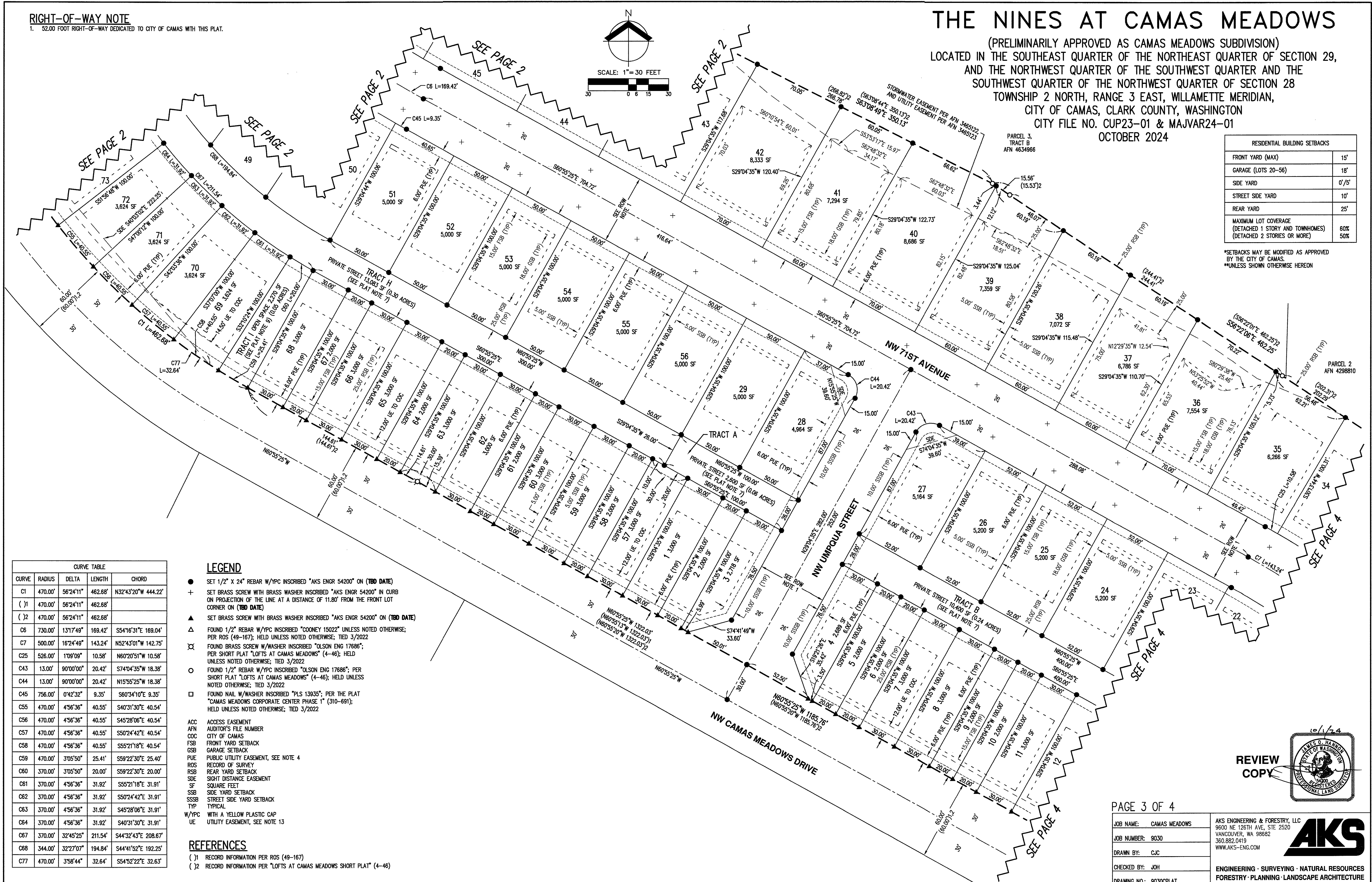
THE NINES AT CAMAS MEADOWS

(PRELIMINARILY APPROVED AS CAMAS MEADOWS SUBDIVISION)
 LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29,
 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE
 SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28
 TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN,
 CITY OF CAMAS, CLARK COUNTY, WASHINGTON
 CITY FILE NO. CUP23-01 & MAJVAR24-01
 OCTOBER 2024



| RESIDENTIAL BUILDING SETBACKS | |
|---|-------|
| FRONT YARD (MAX) | 15' |
| GARAGE (LOTS 20-56) | 18' |
| SIDE YARD | 0'/5' |
| STREET SIDE YARD | 10' |
| REAR YARD | 25' |
| MAXIMUM LOT COVERAGE (DETACHED 1 STORY AND TOWNHOMES) | 60% |
| (DETACHED 2 STORIES OR MORE) | 50% |

*SETBACKS MAY BE MODIFIED AS APPROVED BY THE CITY OF CAMAS.
 **UNLESS SHOWN OTHERWISE HEREON



| CURVE TABLE | | | |
|-------------|---------|-----------|---------|
| CURVE | RADIUS | DELTA | CHORD |
| C1 | 470.00' | 56°24'11" | 462.68' |
| ()1 | 470.00' | 56°24'11" | 462.68' |
| ()2 | 470.00' | 56°24'11" | 462.68' |
| C6 | 730.00' | 131°7'49" | 169.42' |
| C7 | 500.00' | 16°24'49" | 143.24' |
| C25 | 526.00' | 1°08'09" | 10.58' |
| C43 | 13.00' | 90°00'00" | 20.42' |
| C44 | 13.00' | 90°00'00" | 20.42' |
| C45 | 756.00' | 0°42'32" | 9.35' |
| C55 | 470.00' | 4°56'36" | 40.55' |
| C56 | 470.00' | 4°56'36" | 40.55' |
| C57 | 470.00' | 4°56'36" | 40.55' |
| C58 | 470.00' | 4°56'36" | 40.55' |
| C59 | 470.00' | 3°05'50" | 25.41' |
| C60 | 370.00' | 3°05'50" | 20.00' |
| C61 | 370.00' | 4°56'36" | 31.92' |
| C62 | 370.00' | 4°56'36" | 31.92' |
| C63 | 370.00' | 4°56'36" | 31.92' |
| C64 | 370.00' | 4°56'36" | 31.92' |
| C67 | 370.00' | 32°45'25" | 211.54' |
| C68 | 344.00' | 32°27'07" | 194.84' |
| C77 | 470.00' | 3°58'44" | 32.64' |

LEGEND

- SET 1/2" X 24" REBAR W/YPC INSCRIBED "AKS ENGR 54200" ON (TBD DATE)
- + 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 ON (TBD DATE)
- ▲ SET BRASS SCREW WITH BRASS WASHER INSCRIBED "AKS ENGR 54200" ON (TBD DATE)
- △ FOUND 1/2" REBAR W/YPC INSCRIBED "COONEY 15022" UNLESS NOTED OTHERWISE; PER ROS (49-167); HELD UNLESS NOTED OTHERWISE; TIED 3/2022
- ⊗ FOUND BRASS SCREW W/WASHER INSCRIBED "OLSON ENG 17686"; PER SHORT PLAT "LOFTS AT CAMAS MEADOWS" (4-46); HELD UNLESS NOTED OTHERWISE; TIED 3/2022
- FOUND 1/2" REBAR W/YPC INSCRIBED "OLSON ENG 17686"; PER SHORT PLAT "LOFTS AT CAMAS MEADOWS" (4-46); HELD UNLESS NOTED OTHERWISE; TIED 3/2022
- FOUND NAIL W/WASHER INSCRIBED "PLS 13935"; PER THE PLAT "CAMAS MEADOWS CORPORATE CENTER PHASE 1" (310-691); HELD UNLESS NOTED OTHERWISE; TIED 3/2022
- ACC ACCESS EASEMENT
- AFN AUDITOR'S FILE NUMBER
- COC CITY OF CAMAS
- FSB FRONT YARD SETBACK
- GSB GARAGE SETBACK
- PUE PUBLIC UTILITY EASEMENT, SEE NOTE 4
- ROS RECORD OF SURVEY
- RSB REAR YARD SETBACK
- SDE SIGHT DISTANCE EASEMENT
- SF SQUARE FEET
- SSB SIDE YARD SETBACK
- SSSB STREET SIDE YARD SETBACK
- TYP TYPICAL
- W/YPC WITH A YELLOW PLASTIC CAP
- UE UTILITY EASEMENT, SEE NOTE 13

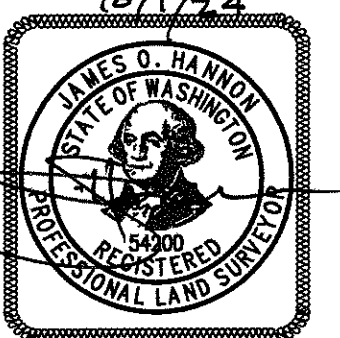
REFERENCES

- ()1 RECORD INFORMATION PER ROS (49-167)
- ()2 RECORD INFORMATION PER "LOFTS AT CAMAS MEADOWS SHORT PLAT" (4-46)

PAGE 3 OF 4

JOB NAME: CAMAS MEADOWS
 JOB NUMBER: 9030
 DRAWN BY: CJC
 CHECKED BY: JOH
 DRAWING NO.: 9030CPLAT

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



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 FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE



RIGHT-OF-WAY NOTE

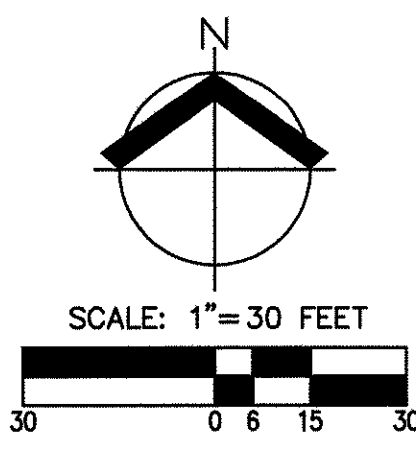
1. 52.00 FOOT RIGHT-OF-WAY DEDICATED TO CITY OF CAMAS WITH THIS PLAT.

| RESIDENTIAL BUILDING SETBACKS | |
|--|-------|
| FRONT YARD (MAX) | 15' |
| GARAGE (LOTS 20-56) | 18' |
| SIDE YARD | 0'/5' |
| STREET SIDE YARD | 10' |
| REAR YARD | 25' |
| MAXIMUM LOT COVERAGE (DETACHED 1 STORY AND TOWNHOMES) (DETACHED 2 STORIES OR MORE) | |
| | 60% |
| | 50% |

*SETBACKS MAY BE MODIFIED AS APPROVED BY THE CITY OF CAMAS.
*UNLESS SHOWN OTHERWISE HEREON

THE NINES AT CAMAS MEADOWS

(PRELIMINARILY APPROVED AS CAMAS MEADOWS SUBDIVISION)
LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29,
AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE
SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28
TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN,
CITY OF CAMAS, CLARK COUNTY, WASHINGTON
CITY FILE NO. CUP23-01 & MAJVAR24-01
OCTOBER 2024



LEGEND

- SET 1/2" X 24" REBAR W/YPC INSCRIBED "AKS ENGR 54200" ON (TBD DATE)
- + 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 ON (TBD DATE)
- ▲ SET BRASS SCREW WITH BRASS WASHER INSCRIBED "AKS ENGR 54200" ON (TBD DATE)
- △ FOUND 1/2" REBAR W/YPC INSCRIBED "COONEY 15022" UNLESS NOTED OTHERWISE; PER ROS (49-167); HELD UNLESS NOTED OTHERWISE; TIED 3/2022
- ⊗ FOUND BRASS SCREW W/WASHER INSCRIBED "OLSON ENG 17686"; PER SHORT PLAT "LOFTS AT CAMAS MEADOWS" (4-46); HELD UNLESS NOTED OTHERWISE; TIED 3/2022
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- SSB SIDE YARD SETBACK
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- TYP TYPICAL
- W/YPC WITH A YELLOW PLASTIC CAP
- UE UTILITY EASEMENT, SEE NOTE 13

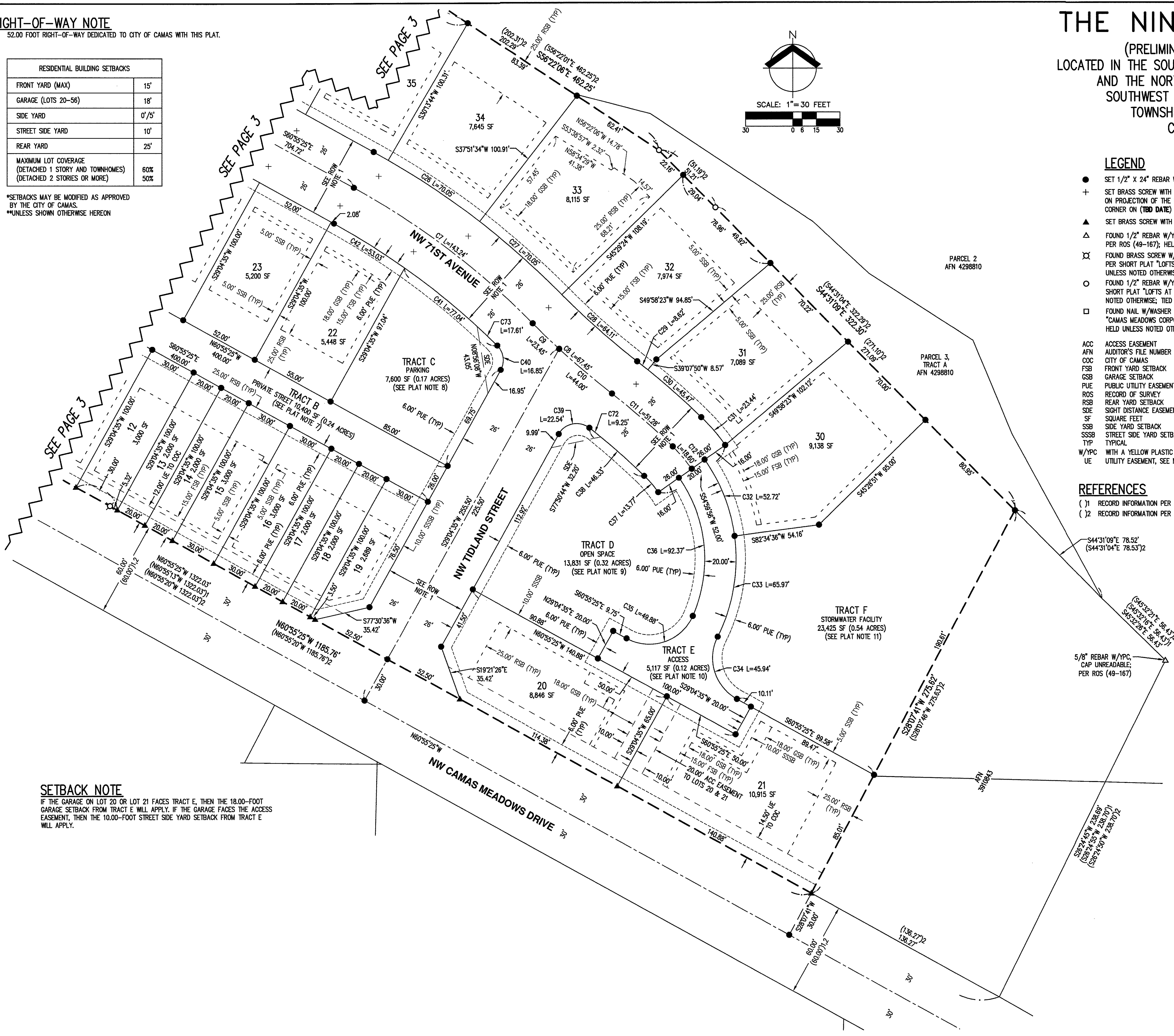
REFERENCES

- (J1) RECORD INFORMATION PER ROS (49-167)
- (J2) RECORD INFORMATION PER "LOFTS AT CAMAS MEADOWS SHORT PLAT" (4-46)

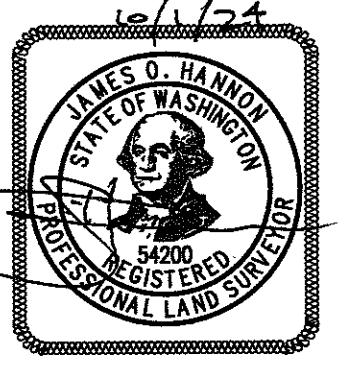
| CURVE TABLE | | | | |
|-------------|---------|-----------|---------|---------------------|
| CURVE | RADIUS | DELTA | LENGTH | CHORD |
| C7 | 500.00' | 162°49' | 143.24' | N52°43'01"W 142.75' |
| C8 | 526.00' | 72°049' | 67.45' | S48°11'01"E 67.40' |
| C9 | 526.00' | 233°17' | 23.45' | S45°47'15"E 23.45' |
| C10 | 526.00' | 4°47'33" | 44.00' | S49°27'39"E 43.98' |
| C11 | 474.00' | 61°15'3" | 51.28' | N48°45'29"W 51.25' |
| C12 | 100.00' | 10°39'29" | 18.60' | N40°19'48"W 18.57' |
| C26 | 526.00' | 73°7'50" | 70.05' | N55°57'21"W 70.00' |
| C27 | 526.00' | 73°7'50" | 70.05' | N48°19'31"W 70.00' |
| C28 | 500.00' | 72°049' | 64.11' | S48°11'01"E 64.07' |
| C29 | 500.00' | 0°59'16" | 8.62' | N51°21'48"W 8.62' |
| C30 | 500.00' | 5°12'37" | 45.47' | N48°15'51"W 45.45' |
| C31 | 126.00' | 10°39'29" | 23.44' | N40°19'48"W 23.40' |
| C32 | 110.00' | 27°27'39" | 52.72' | N21°16'14"W 52.22' |
| C33 | 110.00' | 34°21'35" | 65.97' | N09°38'22"E 64.98' |
| C34 | 30.00' | 87°44'35" | 45.94' | S17°03'08"E 41.58' |
| C35 | 30.00' | 95°16'20" | 49.88' | N71°26'25"E 44.33' |
| C36 | 90.00' | 58°48'18" | 92.37' | N05°35'55"W 88.37' |
| C37 | 74.00' | 10°39'29" | 13.77' | N40°19'48"W 13.75' |
| C38 | 448.00' | 5°55'33" | 46.33' | N48°37'19"W 46.31' |
| C39 | 13.00' | 99°20'20" | 22.54' | S78°44'45"W 19.82' |
| C40 | 13.00' | 74°16'39" | 16.85' | N08°03'45"W 15.70' |
| C41 | 474.00' | 9°18'44" | 77.04' | N49°51'26"W 76.95' |
| C42 | 474.00' | 6°24'38" | 53.03' | N57°43'07"W 53.00' |
| C72 | 448.00' | 1°10'58" | 9.25' | N50°59'36"W 9.25' |
| C73 | 474.00' | 2°07'43" | 17.61' | N46°15'55"W 17.61' |

SETBACK NOTE

IF THE GARAGE ON LOT 20 OR LOT 21 FACES TRACT E, THEN THE 18.00-FOOT GARAGE SETBACK FROM TRACT E WILL APPLY. IF THE GARAGE FACES THE ACCESS EASEMENT, THEN THE 10.00-FOOT STREET SIDE YARD SETBACK FROM TRACT E WILL APPLY.



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PAGE 4 OF 4

| | |
|---|--|
| JOB NAME: CAMAS MEADOWS | AKS ENGINEERING & FORESTRY, LLC 9600 NE 126TH AVE, STE 2520 VANCOUVER, WA 98682 360.882.0419 WWW.AKS-ENG.COM |
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