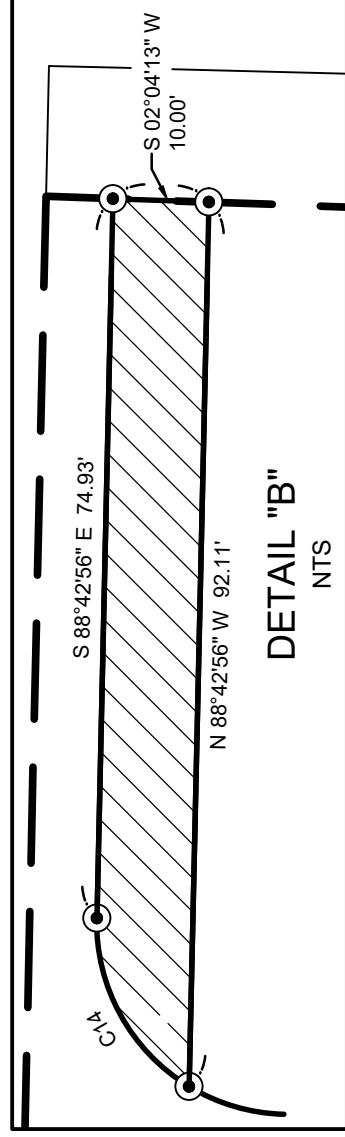
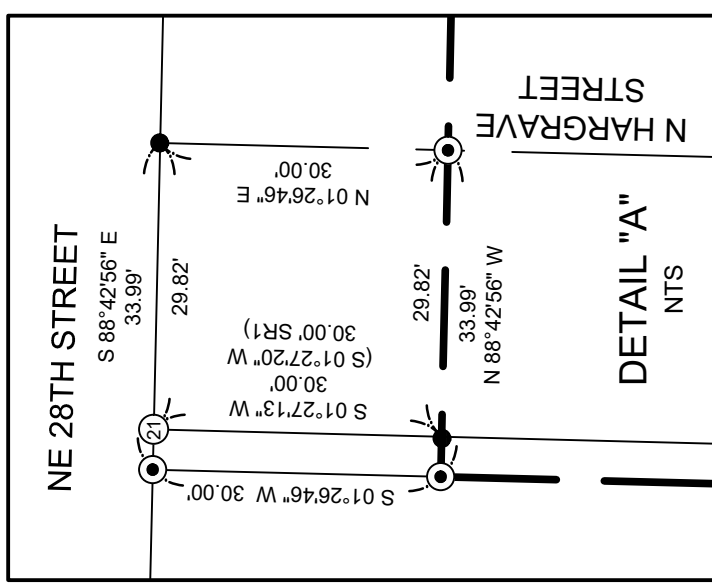
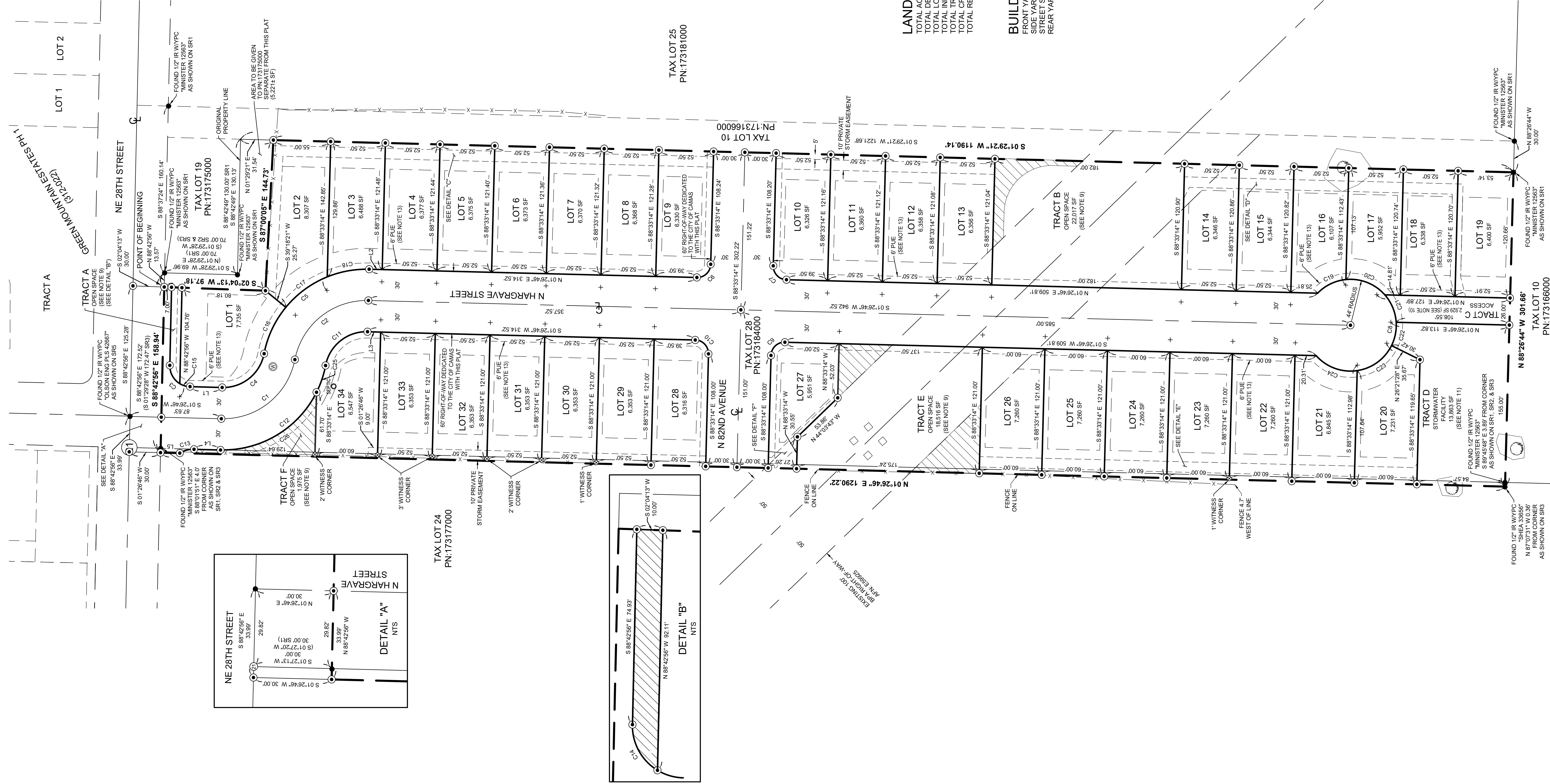


THE LANDING AT GREEN MOUNTAIN SUBDIVISION
 (PRELIMINARILY APPROVED AS MONTE VERDE SUBDIVISION)
 IN THE NW 1/4 OF THE SE 1/4 OF SECTION 21,
 T. 2 N., R. 3 E., W.M.

CITY OF CAMAS
 CLARK COUNTY, WASHINGTON

JOB NO.: 3382
 DRAWING DATE: 10-03-2024
 SHEET 2 OF 3
 CITY FILE NUMBER: SUB22-05



LINE	BEARING	DISTANCE
L1	N 01°26'46" E	30.77'
L2	N 01°26'46" E	12.52'
L3	N 01°26'46" E	12.52'
L4	S 01°26'46" W	25.47'
L5	N 01°26'46" E	16.50'

CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	70.00'	60°32'48"	98.41'	S 38°49'38" E	90.50'
C2	70.00'	60°32'48"	98.41'	N 38°49'38" W	90.50'
C3	20.00'	89°50'19"	31.36'	S 46°21'55" W	28.24'
C4	40.00'	60°32'48"	56.23'	S 38°49'38" E	51.71'
C5	100.00'	60°32'48"	140.56'	N 38°49'38" W	129.29'
C6	13.00'	90°00'00"	20.42'	S 43°33'14" E	18.38'
C7	13.00'	90°00'00"	20.42'	S 46°26'46" W	18.38'
C8	44.00'	274°01'142"	210.44'	S 88°33'14" E	60.00'
C9	13.00'	90°00'00"	20.42'	N 43°33'14" W	18.38'
C10	13.00'	90°00'00"	20.42'	N 46°26'46" E	18.38'
C11	40.00'	60°32'48"	56.23'	N 38°49'38" W	51.71'
C12	100.00'	60°32'48"	140.56'	S 38°49'38" E	129.29'
C13	25.00'	32°50'06"	14.33'	N 14°56'18" W	14.13'
C14	20.00'	60°00'00"	20.94'	S 61°17'04" W	20.00'
C15	20.00'	29°50'19"	10.42'	S 16°21'55" W	10.30'
C16	100.00'	28°24'24"	48.58'	N 64°53'51" W	48.07'
C17	100.00'	28°34'19"	48.87'	N 36°24'30" W	49.35'
C18	100.00'	23°34'06"	41.13'	N 10°20'17" W	40.84'
C19	44.00'	39°50'00"	30.59'	N 25°30'05" W	29.86'
C20	44.00'	54°11'42"	41.62'	N 21°21'46" E	40.08'
C21	44.00'	37°46'12"	29.01'	N 67°20'42" E	28.48'
C22	44.00'	90°07'40"	23.14'	S 78°42'22" E	22.87'
C23	44.00'	55°16'26"	42.45'	S 36°00'19" E	40.52'
C24	44.00'	56°49'42"	43.64'	S 20°02'45" W	41.87'
C25	100.00'	15°54'07"	27.17'	S 71°18'55" E	27.69'
C26	100.00'	64°58'41"	113.41'	S 31°02'35" E	107.45'

LAND INVENTORY:
 TOTAL ACRES (PLAT PERIMETER): 8.63 ACRES
 TOTAL DEVELOPED ACRES: 8.63 ACRES
 TOTAL LOT AREA (EXCLUDES ALL TRACTS & RIGHT-OF-WAY): 5.16 ACRES
 TOTAL INFRASTRUCTURE AREA: 2.41 ACRES (RIGHT-OF-WAY: 2.09 ACRES, TRACT D: 0.32 ACRES)
 TOTAL TRACT AREA (TRACTS A, B, C, E, AND F): 1.06 ACRES
 TOTAL CRITICAL AREA (PART OF TRACTS B, E, AND F): 0.16 ACRES
 TOTAL RECREATIONAL OPEN SPACE (TRACT A AND PART OF TRACTS B, E, AND F): 0.84 ACRES

BUILDING SETBACKS:
 FRONT YARD: 20'
 SIDE YARD: 5'
 STREET SIDE YARD: 10'
 REAR YARD: 25'

- LEGEND:**
- INDICATES MONUMENT FOUND AS NOTED
 - INDICATES 1/2" IR WYPC WITH YELLOW PLASTIC CAP SET ON 10-02-2024
 - ⊗ INDICATES 1/2" x 4" REBAR WITH YELLOW PLASTIC CAP THOMPSON 21032302 WITNESS CORNER SET ON 10-02-2024
 - + INDICATES BRASS SCREW WITH BRASS WASHER INSCRIBED "PLS 21032302" SET 11.75' FROM ACTUAL LOT CORNER SET ON 10-02-2024
 - WYPC INDICATES WITH YELLOW PLASTIC CAP
 - IR INDICATES IRON ROD
 - IP INDICATES IRON PIPE
 - SR INDICATES SURVEY REFERENCE
 - SF INDICATES SQUARE FEET
 - LCR INDICATES LAND CORNER RECORD
 - PUE INDICATES PUBLIC UTILITY EASEMENT
 - APN INDICATES AUDITORS FILE NUMBER
 - PN INDICATES PROPERTY NUMBER
 - NTS INDICATES NOT TO SCALE
 - ⊙ INDICATES APPROXIMATE LOCATION OF DECOMMISSIONED SEPTIC
 - ⊕ INDICATES APPROXIMATE LOCATION OF DECOMMISSIONED WELL
 - ⊗ INDICATES WHITE OAK TREE WITH DIRT LINE
 - ⊘ INDICATES OREGON WHITE OAK MITIGATION AREA

