

**PLAT NOTES:**

1. A HOME OWNERS ASSOCIATION (HOA) WILL BE REQUIRED FOR THIS DEVELOPMENT. COPIES OF THE COVENANTS, CONDITIONS & RESTRICTIONS (CC&R'S) SHALL BE SUBMITTED AND ON FILE WITH THE CITY OF CAMAS.
2. BUILDING PERMITS WILL NOT BE ISSUED BY THE BUILDING DEPARTMENT UNTIL ALL SUBDIVISION IMPROVEMENTS ARE COMPLETED AND FINAL ACCEPTANCE HAS BEEN ISSUED BY THE CITY.
3. MAXIMUM BUILDING LOT COVERAGE CAN BE UP TO 40-PERCENT IN THE R-7.5 SINGLE-FAMILY RESIDENTIAL ZONE FOR TWO-STORY DWELLING UNITS. LOT COVERAGE FOR SINGLE-STORY DWELLING UNITS WITHIN THIS SUBDIVISION MAY HAVE A MAXIMUM LOT COVERAGE OF UP TO 50-PERCENT USING DENSITY BONUS/FLEXIBILITY.
4. 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.
5. 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 LICENSED ARBORIST MAY BE REMOVED AFTER APPROVAL BY THE CITY. REQUIRED STREET TREES SHALL BE PROMPTLY REPLACED WITH AN APPROVED SPECIES.
6. IN THE EVENT ANY ITEM OF ARCHAEOLOGICAL INTEREST IS UNCOVERED DURING A PERMITTED GROUND DISTURBING ACTION OR ACTIVITY, ALL GROUND DISTURBING ACTIVITIES SHALL IMMEDIATELY CEASE, AND THE APPLICANT SHALL NOTIFY THE CITY AND THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION (DAHPI).
7. STORMWATER FACILITIES LOCATED ON TRACTS B, D, AND E ARE TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION/HOME OWNERS AT THE COMPLETION OF THE TWO-YEAR WARRANTY PERIOD, WHICH EXPIRES TWO-YEARS AFTER ISSUANCE OF FINAL ACCEPTANCE.
8. RIGHT-OF-ENTRY SHALL BE GRANTED TO THE CITY FOR INSPECTION PURPOSES OF THE STORMWATER FACILITIES LOCATED ON TRACTS B, D, AND E.
9. TRACTS A, B, E AND F ARE PRIVATE OPEN SPACE TRACTS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. TRACTS B, E AND F HAVE OREGON WHITE OAK MITIGATION AREAS.
10. TRACT C IS A PRIVATE ACCESS AND UTILITY TRACT FOR THE BENEFIT OF LOTS 18 AND 19. TRACT C IS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. TRACT C SHALL HAVE A SANITARY SEWER EASEMENT OVER ITS ENTIRETY GRANTED TO THE CITY OF CAMAS.
11. TRACT D IS A STORMWATER FACILITY TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
12. ON-STREET PARKING IS PROHIBITED ON BOTH SIDES OF TRACT C.
13. AN EASEMENT IS HEREBY RESERVED UNDER AND UPON ALL TRACTS AND THE EXTERIOR SIX (6) FEET ON ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC/PRIVATE ROADS AND TRACTS FOR THE INSTALLATION, CONSTRUCTION, RENEWING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALL LOTS CONTAINING PADMOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM CLEARANCES AS DEFINED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS. ALL PROPOSED BUILDING DESIGNS ON THESE LOTS MUST PROVIDE ADEQUATE CLEARANCE FOR ALL COMBUSTIBLE MATERIALS. ALSO, A SIDEWALK EASEMENT, AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS, SHALL BE RESERVED UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS ADJACENT TO PUBLIC STREETS.
14. THIS SUBDIVISION IS LOCATED WITHIN AN AIR TRAFFIC AREA PER CAMAS MUNICIPAL CODE (CMC) 18.34.020.B AND REQUIRES AN AVIGATION EASEMENT RECORDED WITH THIS PLAT.

**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 LANDING AT GREEN MOUNTAIN", A PLAT COMMUNITY, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT RCW 64.90, 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 LANDING AT GREEN MOUNTAIN, RECORDED UNDER CLARK COUNTY RECORDING NO. \_\_\_\_\_

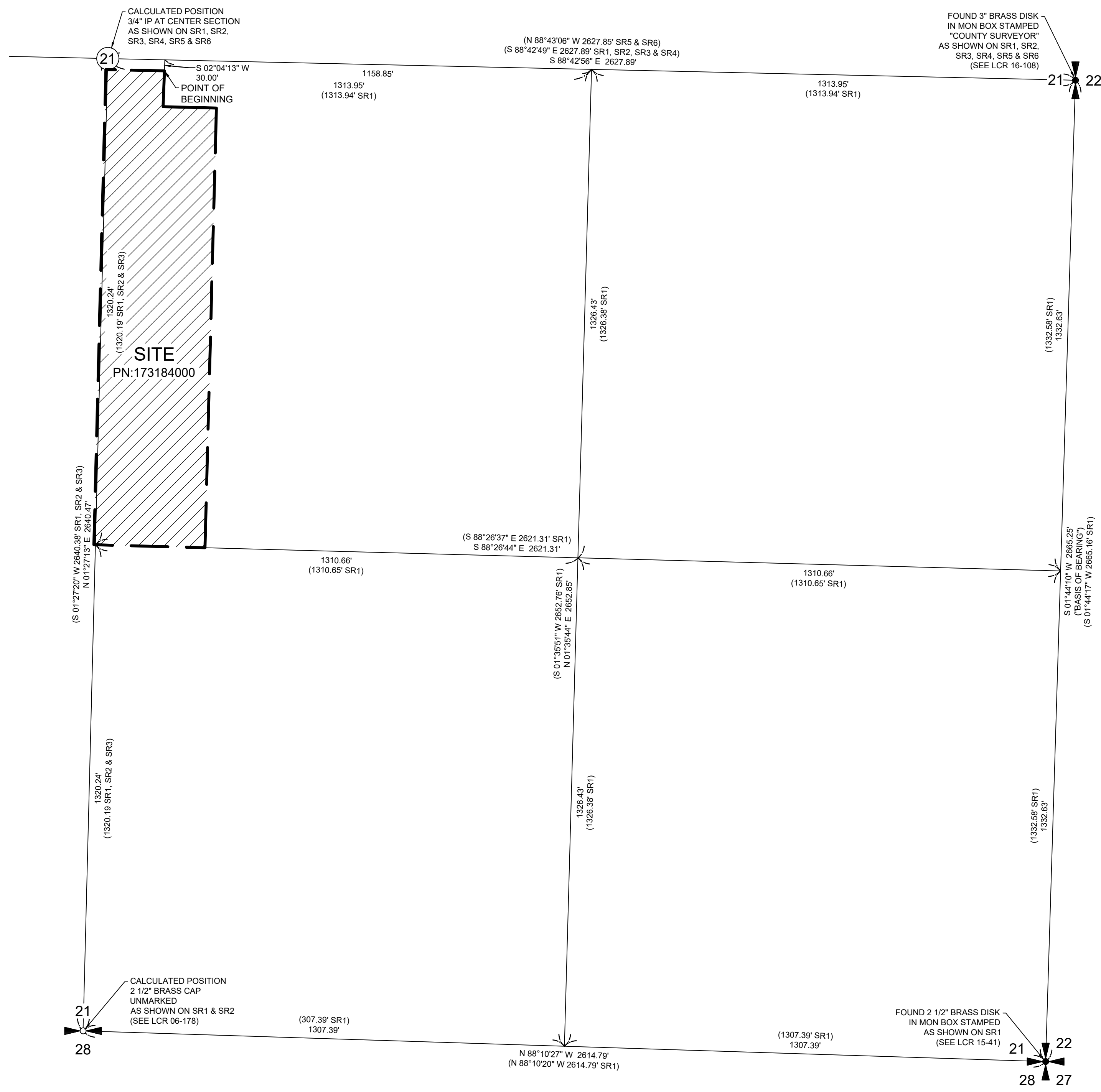
BY: \_\_\_\_\_  
 PRINTED \_\_\_\_\_ SIGNED \_\_\_\_\_  
 TITLE \_\_\_\_\_ DATE \_\_\_\_\_

**ACKNOWLEDGMENT:**

ON THIS DAY \_\_\_\_\_ OF \_\_\_\_\_, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED \_\_\_\_\_ TO ME KNOWN TO BE THE \_\_\_\_\_ OF "PACIFIC LIFESTYLES HOMES" THE ENTITY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE SAID ENTITY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT IS/ARE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT ON BEHALF OF THE SAID ENTITY.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR IN THE CERTIFICATE ABOVE WRITTEN.

\_\_\_\_\_  
 SIGNATURE OF NOTARY PUBLIC  
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
 PRINTED \_\_\_\_\_  
 RESIDING AT \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_



- LEGEND:**
- IP INDICATES IRON PIPE
  - LCR INDICATES LAND CORNER RECORD
  - PN INDICATES PROPERTY NUMBER

- SURVEY REFERENCES:**
1. MINISTER-GLAESER SURVEY, BOOK 28, PAGE 4
  2. MINISTER-GLAESER SURVEY, BOOK 50, PAGE 69
  3. MINISTER-GLAESER SURVEY, BOOK 50, PAGE 170
  4. BLUHM & ASSOCIATES SURVEY, BOOK 48, PAGE 141
  5. "GREEN MOUNTAIN ESTATES PHASE 1", BOOK 312, PAGE 22
  6. "GREEN MOUNTAIN MIXED USE P.R.D. PHASE 2 (SOUTH)", BOOK 312, PAGE 7

**DEED REFERENCE:**  
 GRANTOR: HANSON MARK, HANSON SARAH, SOUTHERN DWIGHT A EST BY PR  
 GRANTEE: PACIFIC LIFESTYLE HOMES INC  
 AUDITOR'S FILE NUMBER: 6177826  
 (RECORDED APRIL 22, 2024)

**BASIS OF BEARING:**  
 NAD 83 (2011)  
 WASHINGTON STATE PLANE COORDINATE SYSTEM,  
 SOUTH ZONE, US SURVEY FEET, BASED ON REAL TIME KINEMATIC  
 CORRECTIONS FROM THE WASHINGTON STATE REFERENCE NETWORK,  
 INDICATED BY THE EAST SECTION LINE OF SECTION 21 BETWEEN  
 TWO FOUND MONUMENTS LABELED "BASIS OF BEARING".

**SURVEYOR NOTARY:**  
**ACKNOWLEDGEMENT:**  
 STATE OF WASHINGTON  
 COUNTY OF CLARK  
 SIGNED OR ATTESTED BEFORE ME \_\_\_\_\_ (SURVEYOR)  
 NOTARY SIGNATURE \_\_\_\_\_  
 NOTARY NAME PRINTED \_\_\_\_\_  
 DATED \_\_\_\_\_  
 NOTARY PUBLIC FOR THE STATE OF WASHINGTON  
 MY COMMISSION EXPIRES \_\_\_\_\_

**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: 10-22-2024  
**SHEET 1 OF 3**  
 CITY FILE NUMBER: SUB22-05

**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 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 CAMAS MUNICIPAL CODE (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 OF DESIGNEE \_\_\_\_\_ DATE \_\_\_\_\_

**CLARK COUNTY ASSESSOR:**  
 THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS \_\_\_\_\_ THE LANDING AT GREEN MOUNTAIN PLAT NO. \_\_\_\_\_ CLARK COUNTY, WASHINGTON.

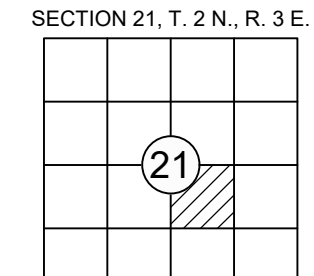
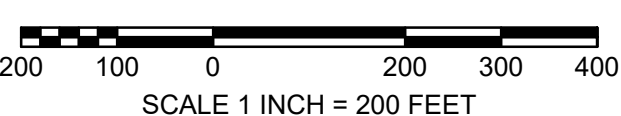
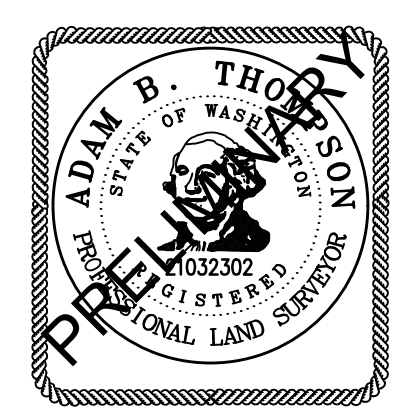
CLARK COUNTY ASSESSOR \_\_\_\_\_

**CLARK COUNTY AUDITOR:**  
 ATTESTED BY \_\_\_\_\_  
 CLARK COUNTY AUDITOR

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_  
 AT \_\_\_\_\_ AM/PM, AUDITORS FILE NO. \_\_\_\_\_  
 BOOK OF PLATS \_\_\_\_\_, AT PAGE \_\_\_\_\_.

**SURVEYOR'S CERTIFICATE:**  
 I, ADAM B. THOMPSON, A PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT OF THE LANDING AT GREEN MOUNTAIN, CORRECTLY REPRESENTS A SURVEY AND SUBDIVISION OF SECTION 21, TOWNSHIP 2, RANGE 3, WILLAMETTE MERIDIAN, MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, AND THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN HEREON CORRECTLY AND THAT MONUMENTS AND LOT CORNERS HAVE BEEN SET ON THE GROUND AS SHOWN.

ADAM B. THOMPSON, PROFESSIONAL LAND SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_  
 PLS NO. 21032302



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PLS ENGINEERING MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPLE, ETC.  
 A FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 03-03-2022.