

# DAWSON RIDGE

## A PLAT COMMUNITY

### PHASE 2

A SUBDIVISION IN THE LAFAYETTE DURGAN D.L.C. #39  
IN THE NE 1/4 & SE 1/4, SEC. 8, T1N, R3E, W.M.,  
CITY OF CAMAS, CLARK COUNTY, WASHINGTON  
CITY OF CAMAS FINAL ORDER SUB#17-02  
NOVEMBER 2020

CITY OF CAMAS MAYOR

APPROVED BY \_\_\_\_\_ 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.

CITY OF CAMAS FINANCE DIRECTOR DATE \_\_\_\_\_

CITY OF CAMAS PUBLIC WORKS DEPARTMENT

ALL IMPROVEMENTS HAVE BEEN INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS TITLE AND WITH THE PRELIMINARY PLAT APPROVAL;  
ALL IMPROVEMENTS 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 FOR CITY RECORDS.

APPROVED BY \_\_\_\_\_ CITY OF CAMAS ENGINEER DATE \_\_\_\_\_

CITY OF CAMAS COMMUNITY DEVELOPMENT

APPROVED BY \_\_\_\_\_ CITY OF CAMAS COMMUNITY DEVELOPMENT DIRECTOR DATE \_\_\_\_\_ OR DESIGNEE

CAMAS-WASHOUGAL FIRE DEPARTMENT

APPROVED BY \_\_\_\_\_ CAMAS-WASHOUGAL FIRE CHIEF OR DESIGNEE DATE \_\_\_\_\_

CLARK COUNTY ASSESSOR

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. NO. 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS

**DAWSON RIDGE PHASE 2**

SUBDIVISION PLAT NO. \_\_\_\_\_ IN THE COUNTY OF CLARK, STATE OF WASHINGTON

CLARK COUNTY ASSESSOR

CLARK COUNTY AUDITOR

ATTESTED BY \_\_\_\_\_ CLARK COUNTY AUDITOR

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

AUDITORS FILE NO. \_\_\_\_\_ BOOK OF PLATS \_\_\_\_\_, AT PAGE \_\_\_\_\_.

LAND SURVEYOR'S CERTIFICATION

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 MCINTOSH RIDGE PRD, LLC ON OCTOBER 18, 2018. I HEREBY CERTIFY THAT THIS MAP FOR DAWSON RIDGE PHASE 2 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.



PATRICK J. SCOTT DATE \_\_\_\_\_  
PROFESSIONAL LAND SURVEYOR NO. 46624

ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ SS

COUNTY OF \_\_\_\_\_  
SIGNED OR ATTESTED BEFORE ME ON \_\_\_\_\_ BY PATRICK J. SCOTT.

NOTARY SIGNATURE \_\_\_\_\_  
DATED: \_\_\_\_\_, 2020.  
PRINTED NAME: \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

UTILITY EASEMENT

AN EASEMENT IS HEREBY RESERVED UNDER AND UPON ALL TRACTS AND THE EXTERIOR SIX (6) FEET OF ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC AND/OR PRIVATE ROADS AND TRACTS FOR THE INSTALLATION, CONSTRUCTION, RENOVATING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. 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 ADJACENT TO PUBLIC AND/OR PRIVATE STREETS.

BUILDING SETBACKS

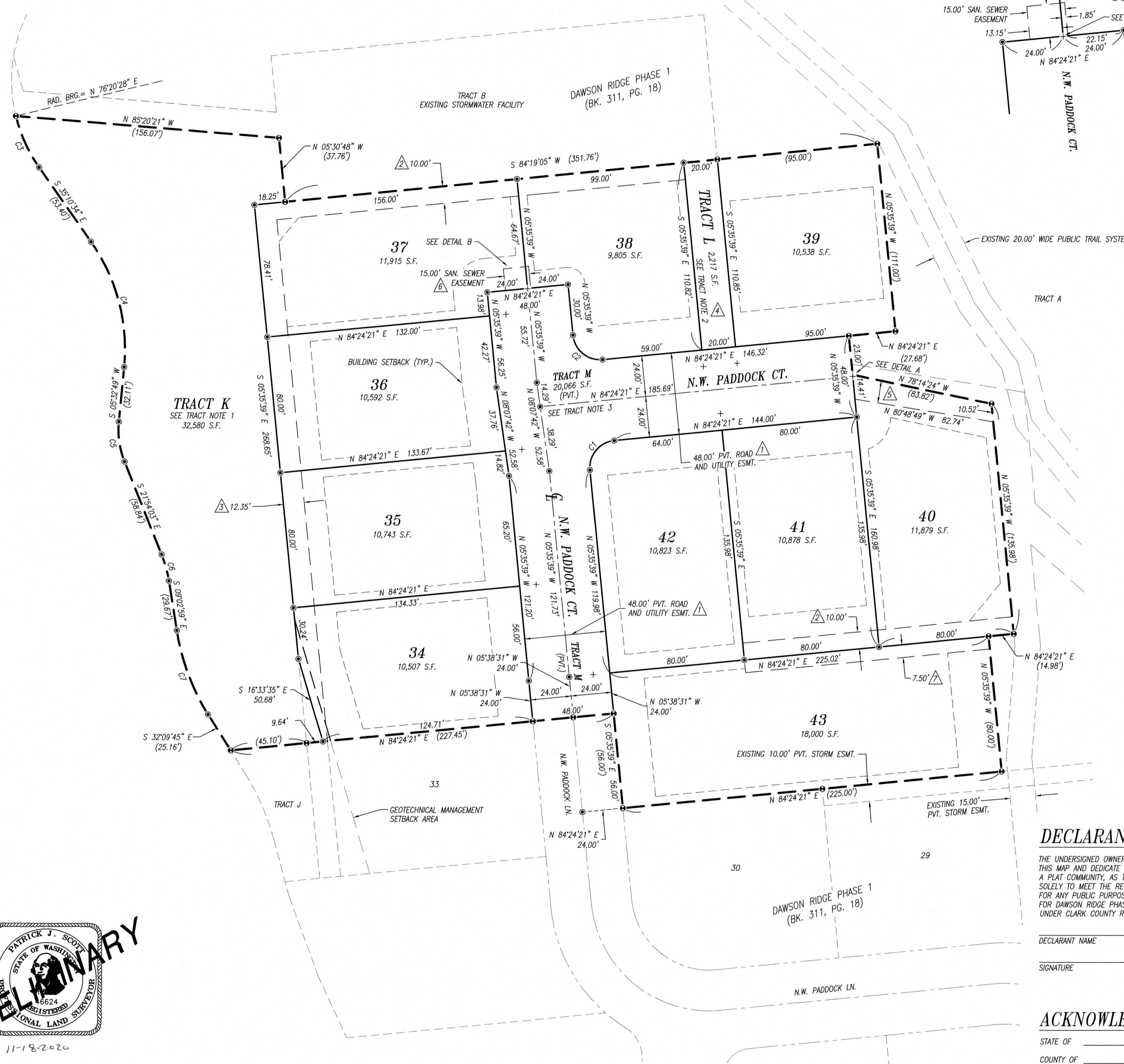
FRONT YARD	20.00'
SIDE YARD	5.00'
SIDE STREET YARD AND CORNER LOT REAR YARD	10.00'
REAR YARD	25.00'
LOT FRONTAGE ON A CUL-DE-SAC OR CURVE	30.00'

LAND INVENTORY

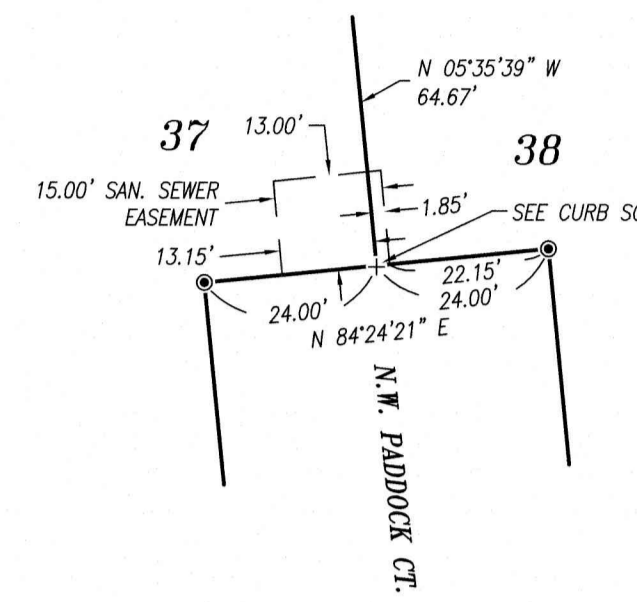
TOTAL ACREAGE:	3.92 AC.
TOTAL DEVELOPED ACREAGE:	3.17 AC.
TOTAL LOT AREA:	2.64 AC.
TOTAL INFRASTRUCTURE AREA:	0.92 AC.
TOTAL CRITICAL AREAS:	0.75 AC.

CURB SCREW TABLE

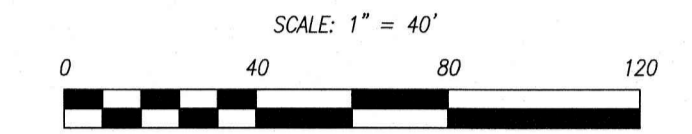
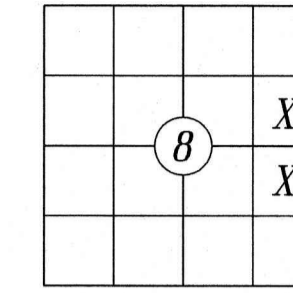
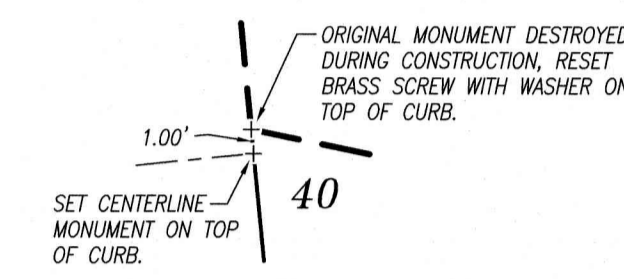
LOT 37 AND 38 [0.25' NORTH TO LOT CORNER]



DETAIL B NOT TO SCALE



DETAIL A NOT TO SCALE



BASIS OF BEARINGS

BEARINGS ARE BASED ON A BEARING OF S 88°49'37" E ALONG THE NORTH LINE OF THE LAFAYETTE DURGAN D.L.C. AS SHOWN ON THE PLAT OF DAWSON RIDGE PHASE 1 (BK. 312, PG. 18).

LEGEND

- SET 1/2" REBAR WITH YELLOW PLASTIC CAP (OLSON ENG PLS 46624) DURING THIS SURVEY
- + SET BRASS SCREW WITH WASHER (OLSON ENG PLS 46624) ON CURB. GOOD FOR PROJECTION OF THE SIDELINES, BUT NOT THE ACTUAL CORNER. ALL CURB SCREWS ARE 9.75' FROM FRONT LOT CORNER UNLESS OTHERWISE NOTED ON CURB SCREW TABLE.
- 1/2" REBAR WITH YELLOW PLASTIC CAP (OLSON ENG PLS 46624) AS SET IN DAWSON RIDGE PHASE 1 (BK. 312, PG. 18)
- △ EASEMENT PROVISIONS
- H.O.A. HOMEOWNER'S ASSOCIATION
- PVT. PRIVATE
- ESMT. EASEMENT
- TYP. TYPICAL
- ( ) RECORD DIMENSION
- BUILDING SETBACK LINES
- LOT LINES
- PLAT BOUNDARY
- EASEMENT LINES
- D.L.C. DONATION LAND CLAM
- S.F. SQUARE FEET

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH
C1	90°00'00"	16.00'	25.13'
C2	90°00'00"	16.00'	25.13'
C3	21°31'10"	188.99'	33.42'
C4	40°43'23"	110.00'	78.18'
C5	27°29'25"	100.00'	63.99'
C6	12°51'04"	172.00'	16.15'
C7	23°08'45"	131.42'	53.01'

TRACT NOTES

- 1) TRACT K IS A GEHAZARD AREA AND OPEN SPACE AND IS GRANTED TO THE H.O.A. WITH THIS PLAT. (32,580 S.F.)
- 2) TRACT L IS A STORM WATER ACCESS TRACT GRANTED TO THE H.O.A. WITH THIS PLAT. (2,217 S.F.)
- 3) TRACT M IS A PVT. ROAD AND IS GRANTED TO THE H.O.A. WITH THIS PLAT. AN ACCESS ESMT. IS GRANTED TO THE CITY OF CAMAS FOR INSPECTION PURPOSES. (20,066 S.F.) SEE EASEMENT PROVISION #1.

EASEMENT PROVISIONS

- △ IS A 48.00' WIDE ACCESS ESMT. GRANTED TO THE CITY OF CAMAS FOR INSPECTION PURPOSES WITH THIS PLAT.
- △ IS A 10.00' WIDE PVT. STORM ESMT. AND IS GRANTED TO THE H.O.A. WITH THIS PLAT.
- △ IS A 12.35' WIDE PVT. STORM ESMT. AND IS GRANTED TO THE H.O.A. WITH THIS PLAT.
- △ IS A 20.00' STORM ACCESS ESMT. OVER TRACT L TO THE CITY OF CAMAS WITH THIS PLAT.
- △ IS A STORM ESMT. AND IS GRANTED TO THE H.O.A. WITH THIS PLAT. AN ACCESS ESMT. IS GRANTED TO THE CITY OF CAMAS FOR INSPECTION PURPOSES.
- △ IS A 15.00' SANITARY SEWER EASEMENT GRANTED TO THE CITY OF CAMAS WITH THIS PLAT.
- △ IS A 7.50' RETAINING WALL EASEMENT GRANTED TO LOTS 40 AND 41 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 DAWSON RIDGE PHASE 2, 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 DAWSON RIDGE PHASE 2, RECORDED UNDER CLARK COUNTY RECORDING NUMBER \_\_\_\_\_

DECLARANT NAME \_\_\_\_\_  
SIGNATURE \_\_\_\_\_

ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ } SS  
COUNTY OF \_\_\_\_\_

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 \_\_\_\_\_ 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 SEAL HERETO AFFIXED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY SIGNATURE \_\_\_\_\_  
DATED: \_\_\_\_\_, 20\_\_\_\_

PRINTED NAME: \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

SURVEY REFERENCES

1. SURVEY BY OLSON ENGINEERING FOR DAWSON RIDGE PHASE 1 (BK. 312, PG. 18)

DEED REFERENCES

GRANTOR: MCINTOSH RIDGE HOLDINGS, LLC  
GRANTEE: MCINTOSH RIDGE PRD, LLC  
A.F. #: 5391802  
DATE: APRIL 5, 2017

PROCEDURE

FIELD TRAVERSERS WERE PERFORMED WITH A TRIMBLE S6 TOTAL STATION (37) AND ADJUSTED BY LEAST SQUARES. THE FIELD TRAVERSERS MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090.

PG. 1 OF 1 JOB# 7972.00.01

FILE: J:\DATA\7000\7900\7970\7972\SURVEY\PLAT\7972.S.FINAL PLAT PHASE 2.DWG

OLSON LAND SURVEYORS  
ENGINEERING INC. 222 E. EVERGREEN BLVD, VANCOUVER, WA 98660  
1-360-695-1385  
1-360-288-9836