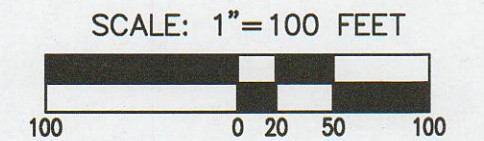
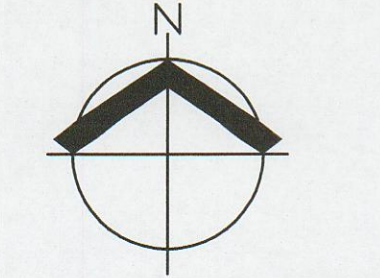
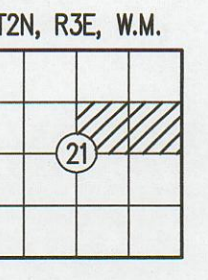


CAMAS HEIGHTS SUBDIVISION PHASE 1

A REPLAT OF A PORTION OF LOT 16 OF THE PLAT "COUNTRY VIEW ESTATES II" (H-345)
 LOCATED IN THE SOUTHEAST QUARTER AND SOUTHWEST QUARTER
 OF THE NORTHEAST QUARTER OF SECTION 21,
 TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN,
 CITY OF CAMAS, CLARK COUNTY, WASHINGTON
 CITY FILE NO. SUB21-01
 SEPTEMBER 2024



BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 21 AS SHOWN. BEARINGS SHOWN HEREON ARE BASED ON WASHINGTON STATE PLANE COORDINATE SYSTEM SOUTH ZONE 4602, NAD 83(2011)EPOCH2010.000 DERIVED FROM GPS TIES FROM THE WASHINGTON STATE REFERENCE NETWORK (WSRN).

LEGEND

- SET 1/2" X 24" REBAR W/YPC INSCRIBED "AKS ENGR 54200" ON 06/13/24
 - ▲ FOUND 1/2" REBAR W/YPC INSCRIBED "AKS ENGR 54200"; PER ROS (73-47); HELD
 - FOUND 5/8" REBAR W/OPC INSCRIBED "AKS ENGR 34127"; PER ROS (63-53); HELD UNLESS NOTED OTHERWISE
 - △ FOUND 1/2" REBAR W/YPC INSCRIBED "LAWSON WA 11989", UNLESS NOTED OTHERWISE; PER THE PLAT "COUNTRY VIEW ESTATES II" (H-345); HELD UNLESS NOTED OTHERWISE
 - ⊙ FOUND 1/2" REBAR W/YPC INSCRIBED "OLSON ENGR PLS 42667"; PER THE PLAT "GREEN MOUNTAIN ESTATES-PHASE 2" (312-42); HELD UNLESS NOTED OTHERWISE
 - FOUND 1/2" REBAR W/YPC INSCRIBED "OLSON ENGR PLS 42624"; PER THE PLAT "GREEN MOUNTAIN ESTATES-PHASE 3" (312-99); HELD UNLESS NOTED OTHERWISE
 - ⊞ FOUND 1/2" REBAR W/YPC INSCRIBED "OLSON ENGR PLS 42624"; PER THE PLAT "GREEN MOUNTAIN ESTATES-PHASE 4A" (312-201); HELD UNLESS NOTED OTHERWISE
- *** FOUND MONUMENTS WERE TIED JUNE, 2021 - JUNE, 2023 ***
- AFN AUDITORS FILE NUMBER
 - LOR LAND CORNER RECORD
 - ROS RECORD OF SURVEY
 - W/OPC WITH AN ORANGE PLASTIC CAP
 - W/YPC WITH A YELLOW PLASTIC CAP

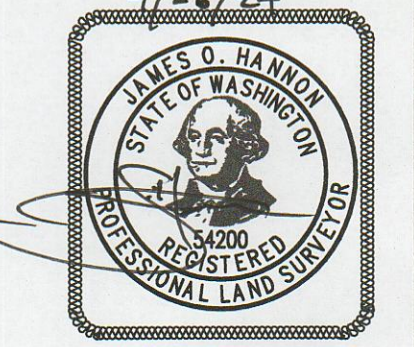
REFERENCES

- (1) RECORD INFORMATION PER THE PLAT "COUNTRY VIEW ESTATES II" (H-345)
- (2) RECORD INFORMATION PER ROS (63-53)
- (3) RECORD INFORMATION PER THE PLAT "GREEN MOUNTAIN ESTATES-PHASE 2" (312-42)
- (4) RECORD INFORMATION PER THE PLAT "GREEN MOUNTAIN ESTATES-PHASE 3" (312-99)
- (5) RECORD INFORMATION PER THE PLAT "GREEN MOUNTAIN ESTATES-PHASE 4A" (312-201)
- (6) RECORD INFORMATION PER ROS (73-47)

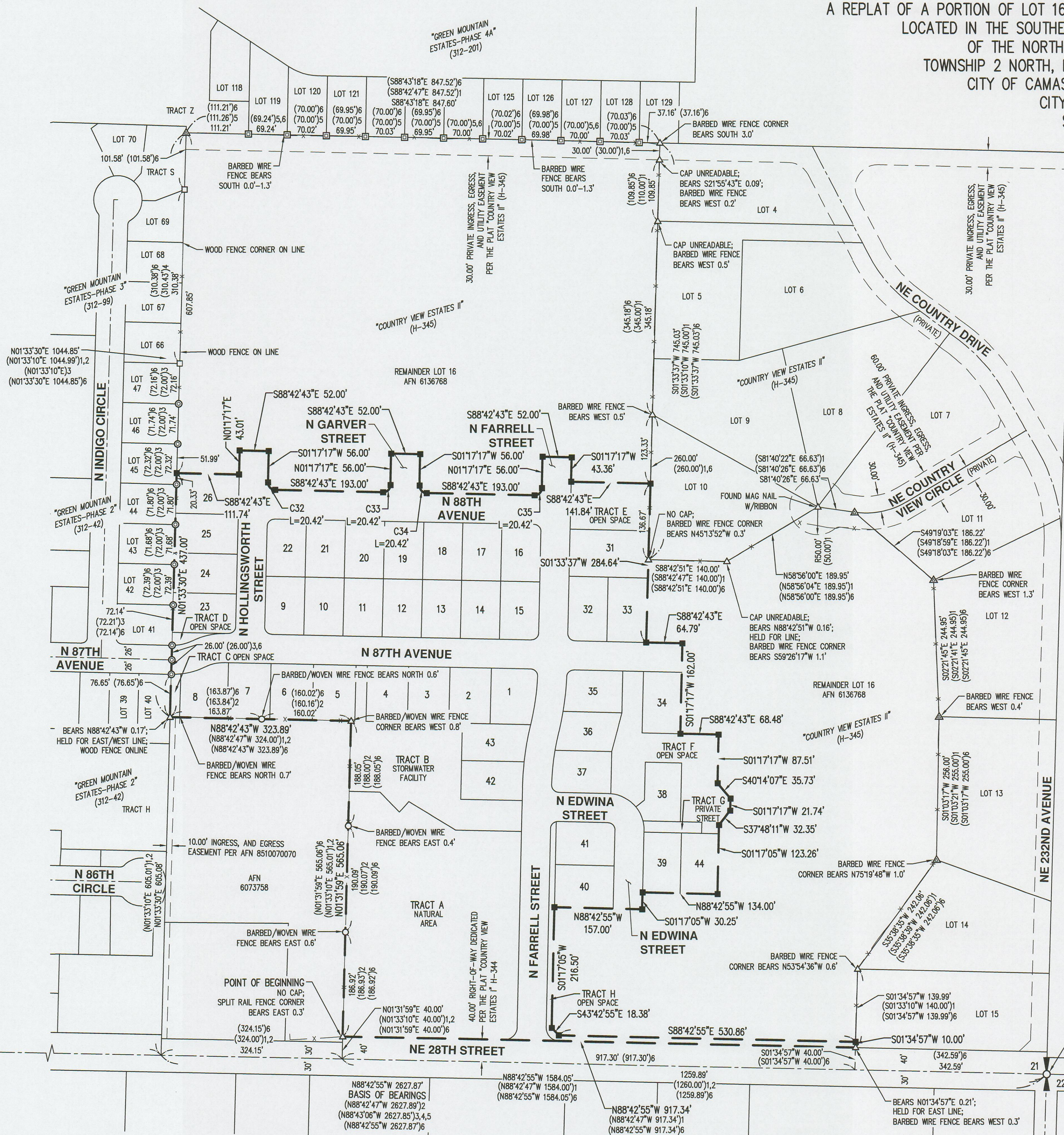
LAND INVENTORY

TOTAL ACREAGE: 37.26 ACRES
 TOTAL DEVELOPED ACREAGE: 15.66 ACRES
 TOTAL LOT AREA: 7.01 ACRES
 TOTAL INFRASTRUCTURE ACREAGE: 3.72 ACRES
 TOTAL TRACT AREA: 4.93 ACRES
 TOTAL ACREAGE OF CRITICAL AREAS: 2.85 ACRES
 TOTAL ACREAGE OF RECREATIONAL OPEN SPACES: 1.16 ACRES

REVIEW COPY



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	500.00'	12°16'02"	107.05'	N07°25'06"E 106.85'
C2	500.00'	12°15'51"	107.02'	N07°25'12"E 106.82'
C3	39.00'	89°59'48"	61.26'	N43°42'49"W 55.15'
C4	100.00'	27°57'48"	48.81'	N77°18'23"E 48.32'
C5	100.00'	28°14'01"	49.28'	N77°26'29"E 48.78'
C6	23.00'	90°00'00"	36.13'	S46°17'05"W 32.53'
C7	23.00'	90°00'00"	36.13'	N43°42'55"W 32.53'
C8	13.00'	76°39'27"	17.39'	N39°36'49"E 16.12'
C9	13.00'	13°20'44"	3.03'	N84°36'55"E 3.02'
C10	13.00'	89°59'48"	20.42'	S43°42'49"E 18.38'
C11	65.00'	15°36'15"	17.70'	N06°31'02"W 17.65'
C12	65.00'	25°04'14"	28.44'	N26°51'17"W 28.22'
C13	65.00'	45°41'08"	51.83'	N62°13'58"W 50.47'
C14	65.00'	3°38'11"	4.13'	N86°53'38"W 4.12'
C15	13.00'	90°40'24"	20.57'	N43°22'31"W 18.49'
C16	474.00'	7°30'13"	62.08'	N05°42'48"E 62.03'
C17	474.00'	4°05'13"	33.81'	N11°30'31"E 33.80'
C18	526.00'	4°04'00"	37.33'	N11°31'08"E 37.33'
C19	526.00'	6°48'56"	62.57'	N06°04'40"E 62.53'
C20	13.00'	88°37'05"	20.11'	N46°58'45"E 18.16'
C21	526.00'	4°57'24"	45.50'	S03°45'47"W 45.49'
C22	526.00'	7°18'38"	67.11'	S09°53'48"W 67.07'
C23	474.00'	0°05'06"	0.70'	S13°30'35"W 0.70'
C24	474.00'	10°33'48"	87.39'	S08°11'08"W 87.26'
C25	13.00'	91°36'57"	20.79'	S42°54'14"E 18.64'
C26	74.00'	27°57'48"	36.12'	N77°18'23"E 35.76'
C27	126.00'	20°33'43"	45.22'	N73°36'20"E 44.98'
C28	126.00'	7°45'28"	17.06'	N87°45'56"E 17.05'
C29	74.00'	28°22'50"	36.65'	S77°30'54"W 36.28'
C30	126.00'	27°57'48"	61.49'	S77°18'23"W 60.89'
C31	13.00'	90°00'00"	20.42'	S46°17'17"W 18.38'
C32	13.00'	90°00'00"	20.42'	N43°42'43"W 18.38'
C33	13.00'	90°00'00"	20.42'	S46°17'17"W 18.38'
C34	13.00'	90°00'00"	20.42'	N43°42'43"W 18.38'
C35	13.00'	90°00'00"	20.42'	S46°17'17"W 18.38'
C36	13.00'	90°00'00"	20.42'	N43°42'43"W 18.38'
C37	13.00'	90°00'00"	20.42'	N46°17'17"E 18.38'
C38	13.00'	90°00'00"	20.42'	S43°42'43"E 18.38'
C39	13.00'	90°00'00"	20.42'	S46°17'17"W 18.38'
C40	13.00'	90°00'00"	20.42'	N43°42'43"W 18.38'
C41	65.77'	1°36'25"	1.84'	S02°25'37"W 1.84'
C42	174.77'	0°45'24"	2.31'	N02°54'46"E 2.31'
C43	473.99'	0°11'50"	1.63'	N03°00'09"E 1.63'
C44	65.00'	18°04'21"	20.50'	N48°25'34"W 20.42'



FOUND 3/4" IRON PIPE; AS SHOWN IN ROS (63-53); HELD FOR CENTER OF SECTION 21

FOUND 3-5/8" BRASS DISC W/PUNCH IN MON BOX; PER LOR (16-108)

JOB NAME:	CAMAS HEIGHTS	AKS ENGINEERING & FORESTRY, LLC 9600 NE 126TH AVE., STE 2520 VANCOUVER, WA 98682 360.882.0419 WWW.AKS-ENG.COM
JOB NUMBER:	8468	
DRAWN BY:	CJC	
CHECKED BY:	JOH	ENGINEERING · SURVEYING · NATURAL RESOURCES FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE
DRAWING NO.:	8468CPLAT	

RIGHT-OF-WAY NOTE

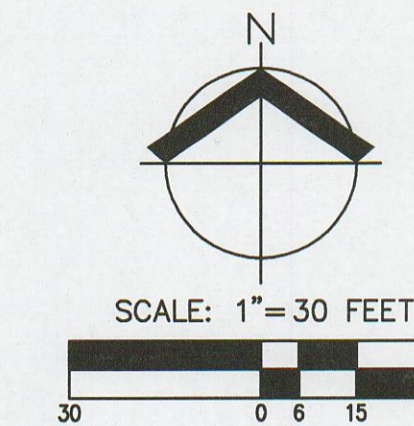
1. 52.00 FOOT RIGHT-OF-WAY DEDICATED TO CITY OF CAMAS WITH THIS PLAT.

CURB SCREW TABLE

COMMON LOT LINE	DISTANCE
38 / TRACT G	12.30'

CAMAS HEIGHTS SUBDIVISION PHASE 1

A REPLAT OF A PORTION OF LOT 16 OF THE PLAT
"COUNTRY VIEW ESTATES II" (H-345)
LOCATED IN THE SOUTHEAST QUARTER AND SOUTHWEST QUARTER
OF THE NORTHEAST QUARTER OF SECTION 21,
TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN,
CITY OF CAMAS, CLARK COUNTY, WASHINGTON
CITY FILE NO. SUB21-01
SEPTEMBER 2024



LEGEND

- SET 1/2" X 24" REBAR W/YPC INSCRIBED "AKS ENGR 54200" ON 06/13/24
 - 1/2" X 24" REBAR W/YPC INSCRIBED "AKS ENGR 54200", TO BE SET DURING POST-MONUMENTATION
 - + 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 CURB SCREW TABLE, TO BE SET DURING POST-MONUMENTATION
 - ▲ BRASS SCREW WITH BRASS WASHER INSCRIBED "AKS ENGR 54200", TO BE SET DURING POST-MONUMENTATION
 - FOUND 5/8" REBAR W/OPC INSCRIBED "AKS ENGR 34127"; PER ROS (63-53); HELD UNLESS NOTED OTHERWISE
 - △ FOUND 1/2" REBAR W/YPC INSCRIBED "LAWSON WA 11989", UNLESS NOTED OTHERWISE; PER THE PLAT "COUNTRY VIEW ESTATES II" (H-345); HELD UNLESS NOTED OTHERWISE
 - ⊙ FOUND 1/2" REBAR W/YPC INSCRIBED "OLSON ENG PLS 42667"; PER THE PLAT "GREEN MOUNTAIN ESTATES-PHASE 2" (312-42); HELD UNLESS NOTED OTHERWISE
- *** FOUND MONUMENTS WERE TIED JUNE, 2021 - JUNE, 2023 ***
- AFN AUDITORS FILE NUMBER
 - LCR LAND CORNER RECORD
 - HOA HOME OWNERS ASSOCIATION
 - PUE PUBLIC UTILITY EASEMENT (SEE PLAT NOTE 5)
 - ROS RECORD OF SURVEY
 - ROW RIGHT-OF-WAY
 - SDE SITE DISTANCE EASEMENT TO CITY OF CAMAS
 - SF SQUARE FEET
 - STWE PRIVATE STORMWATER EASEMENT
 - TYP TYPICAL
 - WE WALL EASEMENT TO HOA
 - W/OPC WITH AN ORANGE PLASTIC CAP
 - W/YPC WITH A YELLOW PLASTIC CAP

MINIMUM BUILDING SETBACKS

FRONT YARD	15'
GARAGE	20'
SIDE YARD	5'
STREET SIDE YARD	10'
REAR YARD	15'
MAXIMUM LOT COVERAGE	50%

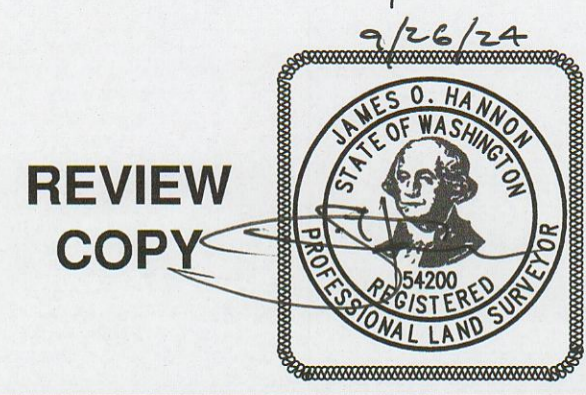
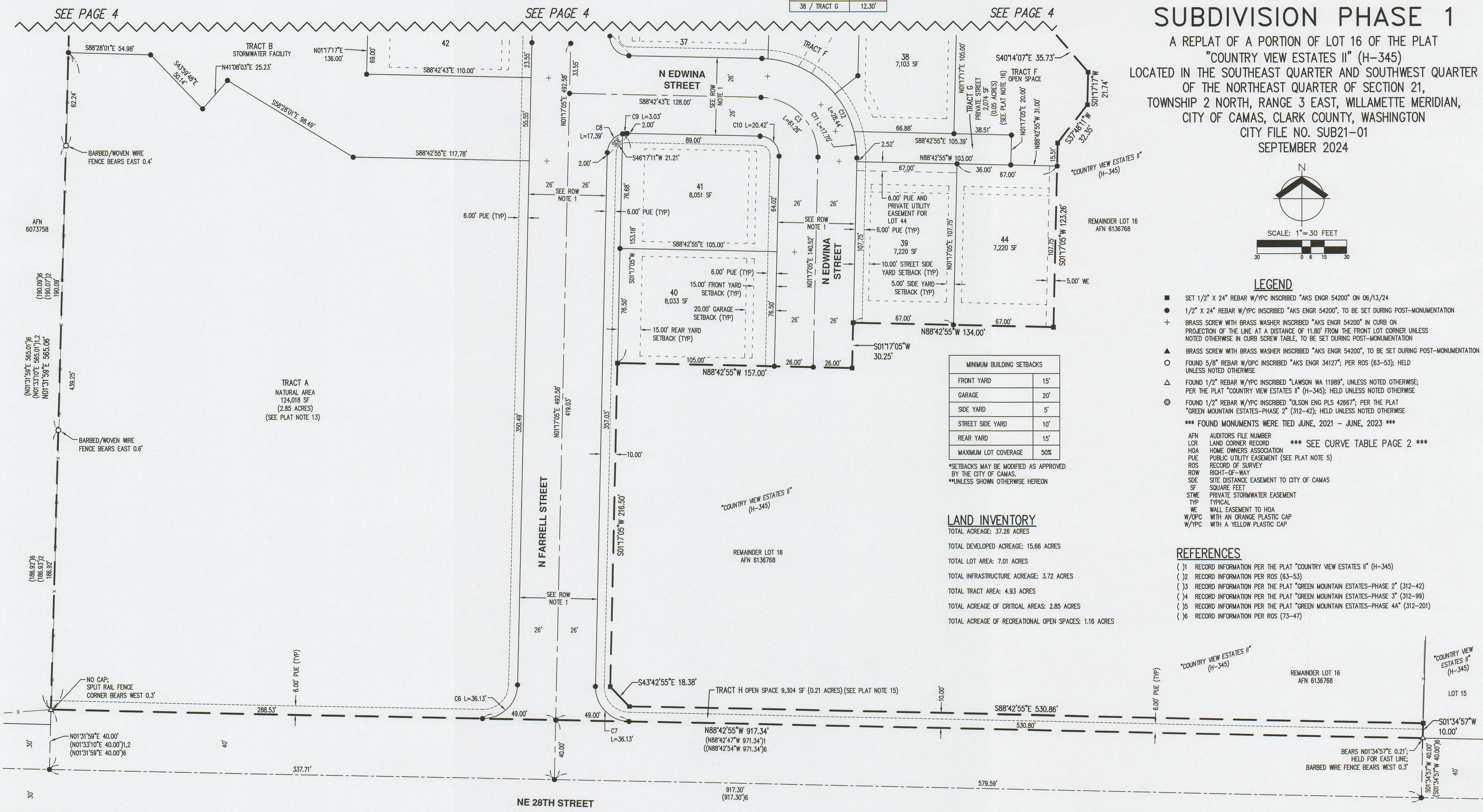
*SETBACKS MAY BE MODIFIED AS APPROVED BY THE CITY OF CAMAS.
**UNLESS SHOWN OTHERWISE HEREON

LAND INVENTORY

TOTAL ACREAGE: 37.26 ACRES
TOTAL DEVELOPED ACREAGE: 15.66 ACRES
TOTAL LOT AREA: 7.01 ACRES
TOTAL INFRASTRUCTURE ACREAGE: 3.72 ACRES
TOTAL TRACT AREA: 4.93 ACRES
TOTAL ACREAGE OF CRITICAL AREAS: 2.85 ACRES
TOTAL ACREAGE OF RECREATIONAL OPEN SPACES: 1.16 ACRES

REFERENCES

- (J1) RECORD INFORMATION PER THE PLAT "COUNTRY VIEW ESTATES II" (H-345)
- (J2) RECORD INFORMATION PER ROS (63-53)
- (J3) RECORD INFORMATION PER THE PLAT "GREEN MOUNTAIN ESTATES-PHASE 2" (312-42)
- (J4) RECORD INFORMATION PER THE PLAT "GREEN MOUNTAIN ESTATES-PHASE 3" (312-99)
- (J5) RECORD INFORMATION PER THE PLAT "GREEN MOUNTAIN ESTATES-PHASE 4A" (312-201)
- (J6) RECORD INFORMATION PER ROS (73-47)



PAGE 3 OF 5

JOB NAME: CAMAS HEIGHTS	AKS ENGINEERING & FORESTRY, LLC 9600 NE 126TH AVE, STE 2520 VANCOUVER, WA 98682 360.882.0419 WWW.AKS-ENG.COM
JOB NUMBER: 8468	
DRAWN BY: CJC	
CHECKED BY: JOH	
DRAWING NO.: 8468CPLAT	

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

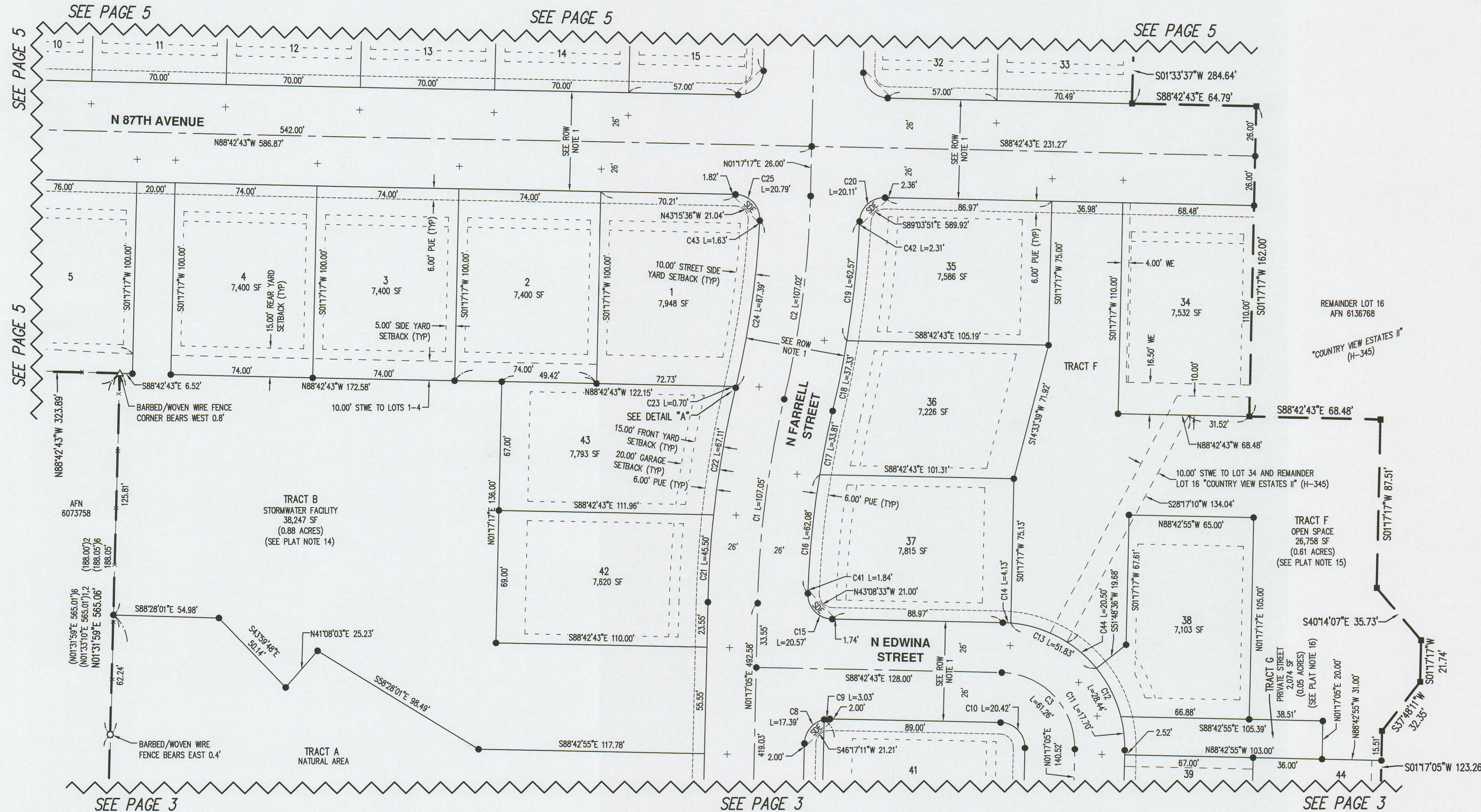
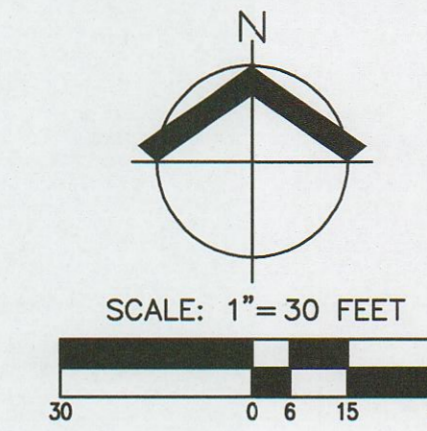
REVIEW COPY

CAMAS HEIGHTS SUBDIVISION PHASE 1

A REPLAT OF A PORTION OF LOT 16 OF THE PLAT
"COUNTRY VIEW ESTATES II" (H-345)
LOCATED IN THE SOUTHEAST QUARTER AND SOUTHWEST QUARTER
OF THE NORTHEAST QUARTER OF SECTION 21,
TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN,
CITY OF CAMAS, CLARK COUNTY, WASHINGTON
CITY FILE NO. SUB21-01
SEPTEMBER 2024

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

CURB SCREW TABLE	
COMMON LOT LINE	DISTANCE
1 / 43	12.00'
38 / TRACT G	12.30'



- LEGEND**
- SET 1/2" X 24" REBAR W/YPC INSCRIBED "AKS ENGR 54200" ON 06/13/24
 - 1/2" X 24" REBAR W/YPC INSCRIBED "AKS ENGR 54200", TO BE SET DURING POST-MONUMENTATION
 - + 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 TO BE SET DURING POST-MONUMENTATION
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- *** FOUND MONUMENTS WERE TIED JUNE, 2021 - JUNE, 2023 ***

- AFN AUDITORS FILE NUMBER
- LCR LAND CORNER RECORD
- HOA HOME OWNERS ASSOCIATION
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- REFERENCES**
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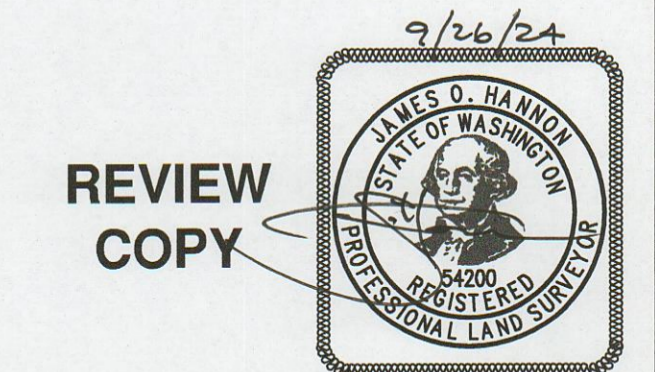
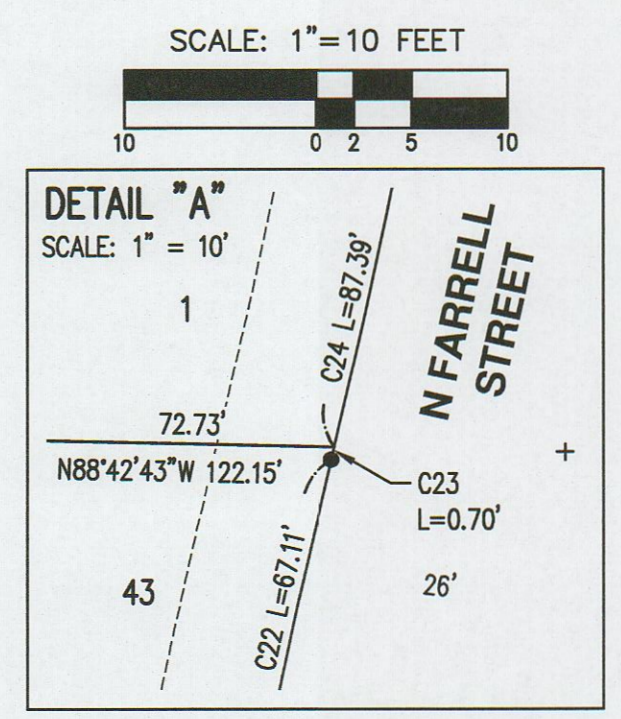
LAND INVENTORY

TOTAL ACREAGE:	37.26 ACRES
TOTAL DEVELOPED ACREAGE:	15.66 ACRES
TOTAL LOT AREA:	7.01 ACRES
TOTAL INFRASTRUCTURE ACREAGE:	3.72 ACRES
TOTAL TRACT AREA:	4.93 ACRES
TOTAL ACREAGE OF CRITICAL AREAS:	2.85 ACRES
TOTAL ACREAGE OF RECREATIONAL OPEN SPACES:	1.16 ACRES

MINIMUM BUILDING SETBACKS

FRONT YARD	15'
GARAGE	20'
SIDE YARD	5'
STREET SIDE YARD	10'
REAR YARD	15'
MAXIMUM LOT COVERAGE	50%

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



REVIEW COPY

PAGE 4 OF 5

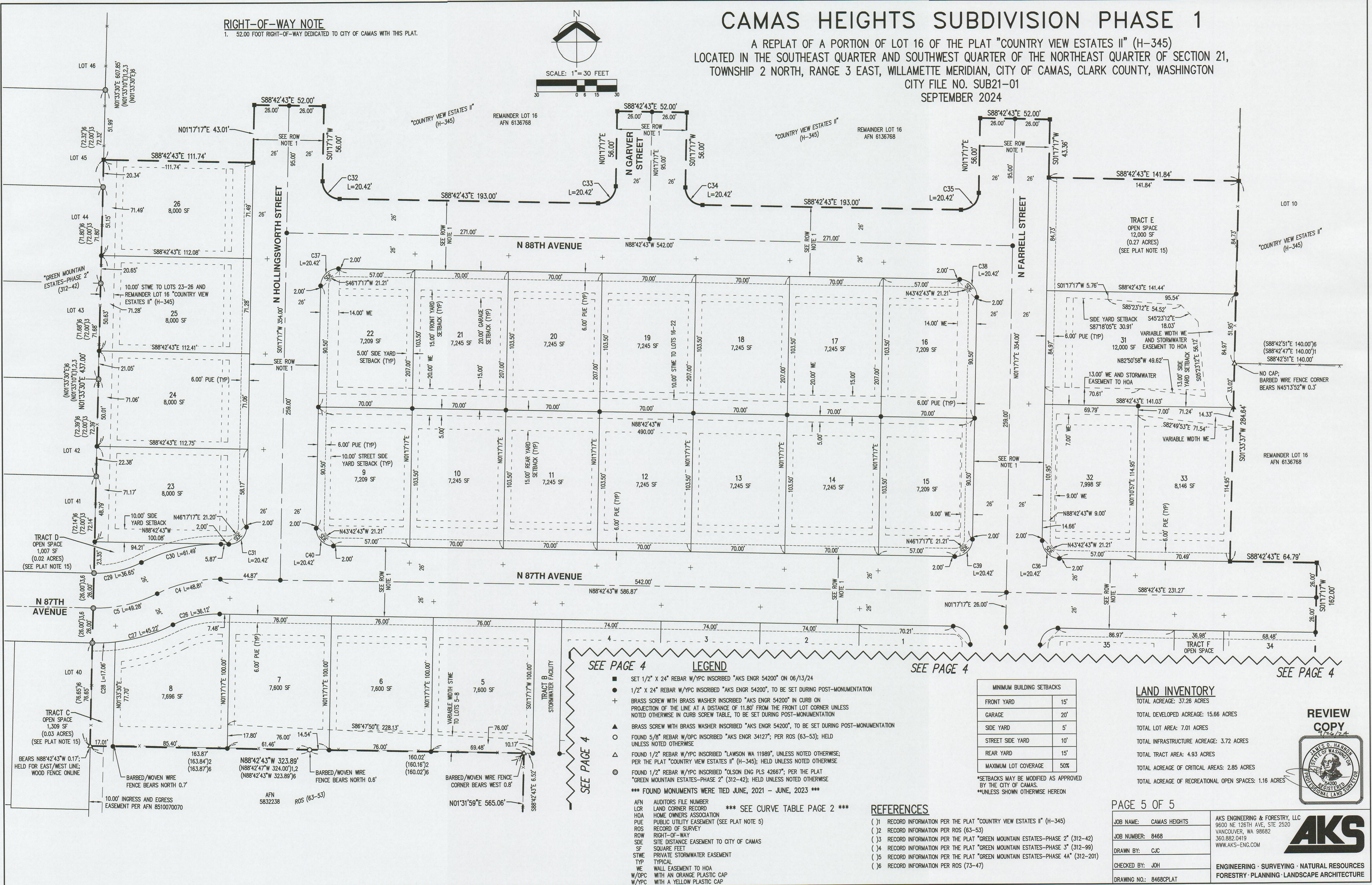
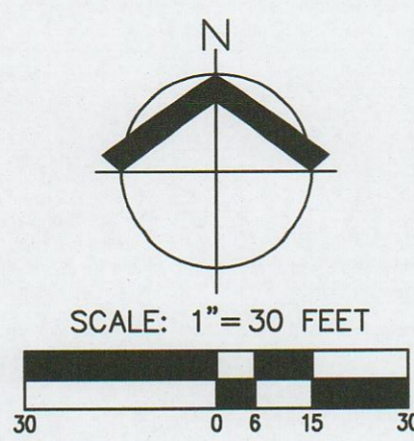
JOB NAME:	CAMAS HEIGHTS	
JOB NUMBER:	8488	
DRAWN BY:	CJC	
CHECKED BY:	JOH	
DRAWING NO.:	8488CPLAT	
AKS ENGINEERING & FORESTRY, LLC 9600 NE 126TH AVE, STE 2520 VANCOUVER, WA 98682 360.882.0419 WWW.AKS-ENG.COM		ENGINEERING · SURVEYING · NATURAL RESOURCES FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

CAMAS HEIGHTS SUBDIVISION PHASE 1

A REPLAT OF A PORTION OF LOT 16 OF THE PLAT "COUNTRY VIEW ESTATES II" (H-345)
 LOCATED IN THE SOUTHEAST QUARTER AND SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21,
 TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CITY OF CAMAS, CLARK COUNTY, WASHINGTON
 CITY FILE NO. SUB21-01
 SEPTEMBER 2024

RIGHT-OF-WAY NOTE

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



SEE PAGE 4

LEGEND

- SET 1/2" X 24" REBAR W/PC INSCRIBED "AKS ENGR 54200" ON 06/13/24
- 1/2" X 24" REBAR W/PC INSCRIBED "AKS ENGR 54200", TO BE SET DURING POST-MONUMENTATION
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- ◎ FOUND 1/2" REBAR W/PC INSCRIBED "OLSON ENG PLS 42687"; PER THE PLAT "GREEN MOUNTAIN ESTATES-PHASE 2" (312-42); HELD UNLESS NOTED OTHERWISE
- *** FOUND MONUMENTS WERE TIED JUNE, 2021 - JUNE, 2023 ***
- AFN AUDITORS FILE NUMBER
- LCR LAND CORNER RECORD
- HOA HOME OWNERS ASSOCIATION
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- W/PC WITH AN ORANGE PLASTIC CAP
- W/PC WITH A YELLOW PLASTIC CAP

SEE PAGE 4

MINIMUM BUILDING SETBACKS	
FRONT YARD	15'
GARAGE	20'
SIDE YARD	5'
STREET SIDE YARD	10'
REAR YARD	15'
MAXIMUM LOT COVERAGE	50%

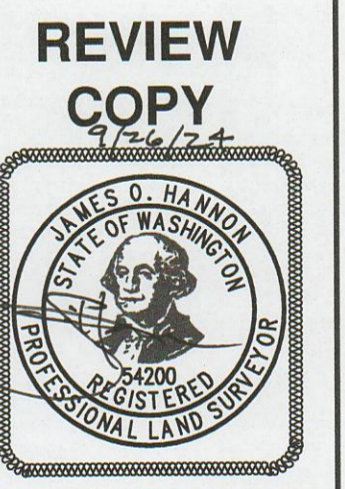
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- (5) RECORD INFORMATION PER THE PLAT "GREEN MOUNTAIN ESTATES-PHASE 4A" (312-201)
- (6) RECORD INFORMATION PER ROS (73-47)

LAND INVENTORY

TOTAL ACREAGE: 37.28 ACRES
 TOTAL DEVELOPED ACREAGE: 15.66 ACRES
 TOTAL LOT AREA: 7.01 ACRES
 TOTAL INFRASTRUCTURE ACREAGE: 3.72 ACRES
 TOTAL TRACT AREA: 4.93 ACRES
 TOTAL ACREAGE OF CRITICAL AREAS: 2.85 ACRES
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PAGE 5 OF 5

JOB NAME: CAMAS HEIGHTS	AKS ENGINEERING & FORESTRY, LLC 9600 NE 126TH AVE, STE 2520 VANCOUVER, WA 98682 360.882.0419 WWW.AKS-ENG.COM
JOB NUMBER: 8468	
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DRAWING NO.: 8468CPLAT	

