PLAT NOTES

- 1. THIS DEVELOPMENT SHALL BE A PART OF THE CAMAS HEIGHTS HOMEOWNER'S ASSOCIATION (HEREON REFERRED TO AS HOA). THE DECLARATION (CC&R'S) FOR CAMAS HEIGHTS 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.
- 2. BUILDING PERMITS WILL NOT BE ISSUED BY THE BUILDING DEPARTMENT UNTIL ALL SUBDIVISION IMPROVEMENTS SHOWN ON APPROVED CONSTRUCTION PLANS ARE COMPLETED AND FINAL ACCEPTANCE HAS BEEN ISSUED BY THE CITY.
- 3. MAXIMUM BUILDING LOT COVERAGE FOR THIS SUBDIVISION IS 50%.
- 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. A PUBLIC UTILITY EASEMENT (PUE) IS HEREBY GRANTED UNDER AND UPON ALL TRACTS AND THE EXTERIOR SIX FEET ON ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC ROADS 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, IS HEREBY GRANTED UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS ADJACENT TO PUBLIC STREETS.
- 6. THE PRIVATE STORMWATER EASEMENTS BURDENING AND/OR BENEFITING LOTS 1—8, LOTS 16—26, AND LOT 34 ARE TO BE OWNED AND MAINTAINED BY THE APPLICABLE LOT OWNERS. THE STORMWATER EASEMENT WIDTH ACROSS LOTS 5-7 VARIES FROM 17.80' TO 10.17'. THE STORMWATER EASEMENT WIDTH ACROSS LOTS 2-4, LOTS 17-26, LOT 34, LOT 38 AND TRACT F IS 10'.
- 7. TRACT B STORM FACILITY: AT COMPLETION OF THE 2-YEAR WARRANTY PERIOD, THE STORMWATER FACILITY IN TRACT B WILL BE OWNED AND MAINTAINED BY THE HOA AND/OR THE APPLICABLE HOMEOWNERS. THE CITY SHALL HAVE THE RIGHT-OF-ENTRY AND AUTHORITY TO INSPECT THE STORMWATER FACILITY LOCATED IN TRACT B
- 8. A LATECOMERS FEE IN THE AMOUNT OF \$534.14 PER LOT SHALL BE COLLECTED AT THE TIME OF BUILDING PERMIT ISSUANCE FOR THE PROPORTIONATE SHARE OF REIMBURSEMENT FOR THE GOODWIN ROAD SANITARY SEWER PUMP STATION, PER LATECOMER REIMBURSEMENT AGREEMENT UNDER AUDITOR'S FILE NUMBER 5594198, RECORDED 03/25/2019, CLARK COUNTY RECORDS. AT THE TIME OF BUILDING PERMIT ISSUANCE, THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO A \$534.14 FEE PER LOT, AS THEIR PROPORTIONATE SHARE CONTRIBUTION FOR THE NORTHSHORE SEWER TRANSMISSION SYSTEM (PREVIOUSLY KNOWN AS THE "NORTH URBAN GROWTH AREA-SEWER TRANSMISSION SYSTEM" OR NUGA-STS).
- 9. WETLANDS, 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 MODIFICATIONS TO CRITICAL AREAS AND BUFFERS MUST BE APPROVED IN WRITING BY THE CITY AFTER SUBMITTAL OF A REVISED CRITICAL AREA REPORT.
- 10. 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 A CITY OF CAMAS APPROVED SPECIES.
- 11. THE CAMAS HEIGHTS SUBDIVISION IS UNDER A FLIGHT CORRIDOR FOR GROVE AIRFIELD: AIRCRAFT NOISE IS TO BE EXPECTED.
- 12. 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).
- 13. TRACT A IS A NATURAL AREA TO BE OWNED AND MAINTAINED BY THE HOA, SEE NOTE 9.
- 14. TRACT B IS A STORMWATER FACILITY TO BE OWNED AND MAINTAINED BY THE HOA, SEE NOTE 7.
- 15. TRACTS C, D, E, F AND H ARE OPEN SPACE TRACTS TO BE OWNED AND MAINTAINED BY THE HOA. TRACT H CONTAINS A STORMWATER CONVEYANCE SYSTEM THAT IS TO BE OWNED AND MAINTAINED BY THE HOA.
- 16. TRACT G IS A PRIVATE STREET TO BE OWNED AND MAINTAINED BY THE HOA. TRACT G IS SUBJECT TO A PUBLIC UTILITY EASEMENT (SEE NOTE 5) OVER ITS ENTIRETY.
- 17. PRIVATE STORMWATER SYSTEMS ARE TO BE MAINTAINED BY THE APPLICABLE LOT AND TRACT OWNERS UPON WHICH THE PRIVATE STORMWATER SYSTEMS ARE LOCATED.

SHEET INDEX

- PAGE 1 APPROVALS, NARRATIVE, PLAT NOTES, SURVEYOR'S CERTIFICATE, DECLARANT DECLARATION, ACKNOWLEDGEMENTS, LEGAL DESCRIPTION
- PAGE 2 BOUNDARY, LEGEND, REFERENCES, CURVE TABLE
- PAGE 3 LOTS 39-41, AND LOT 44, TRACTS A, G, AND H, LEGEND, REFERENCES, CURB SCREW TABLE, RIGHT-OF-WAY NOTES
- PAGE 4 LOTS 1-4, LOTS 34-38, AND LOTS 42-43, TRACTS B, F, AND G. LEGEND, REFERENCES, CURB SCREW TABLE, RIGHT-OF-WAY NOTES,
- PAGE 5 LOTS 5-26, AND LOTS 31-33, TRACTS C, D, AND E, LEGEND, REFERENCES, RIGHT-OF-WAY NOTES

A PORTION OF LOT 16 OF THE PLAT "COUNTRY VIEW ESTATES II" (H-345) LOCATED IN THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CITY OF CAMAS, CLARK COUNTY, WASHINGTON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 16; THENCE ALONG THE WEST LINE OF SAID LOT 16 NORTH 01'31'59" EAST 565.06 FEET TO THE NORTHEAST CORNER OF AUDITOR'S FILE NUMBER 6073758; THENCE ALONG THE NORTH LINE OF SAID PARCEL NORTH 88°42'43" WEST 323.89 FEET TO THE EAST LINE OF THE PLAT "GREEN MOUNTAIN ESTATES-PHASE 2" (312-42); THENCE ALONG SAID EAST LINE NORTH 01°33'30" EAST 437.00 FEET; THENCE LEAVING SAID EAST LINE SOUTH 88'42'43" EAST 111.74 FEET; THENCE NORTH 01"17'17" EAST 43.01 FEET: THENCE SOUTH 88'42'43" EAST 52.00 FEET: THENCE SOUTH 01"17'17" WEST 56.00 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 13.00 FEET, A DELTA OF 90°00'00", A LENGTH OF 20.42 FEET, AND A CHORD OF SOUTH 43°42'43" EAST 18.38 FEET; THENCE SOUTH 88'42'43" EAST 193.00 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 13.00 FEET, A DELTA OF 90°00'00", A LENGTH OF 20.42 FEET, AND A CHORD OF NORTH 4617'17" EAST 18.38 FEET; THENCE NORTH 0117'17" EAST 56.00 FEET; THENCE SOUTH 88'42'43" EAST 52.00 FEET; THENCE SOUTH 01"17'17" WEST 56.00 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 13.00 FEET, A DELTA OF 90°00'00", A LENGTH OF 20.42 FEET. AND A CHORD OF SOUTH 43'42'43" EAST 18.38 FEET; THENCE SOUTH 88'42'43" EAST 193.00 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 13.00 FEET, A DELTA OF 90°00'00", A LENGTH OF 20.42 FEET, AND A CHORD OF NORTH 46°17'17" EAST 18.38 FEET; THENCE NORTH 01"17'17" EAST 56.00 FEET; THENCE SOUTH 88'42'43" EAST 52.00 FEET; THENCE SOUTH 0117'17" WEST 43.36 FEET; THENCE SOUTH 88'42'43" EAST 141.84 FEET TO THE WEST LINE OF LOT 10 OF THE PLAT "COUNTRY VIEW ESTATES II" (H-345); THENCE ALONG SAID WEST LINE AND SOUTHERLY PROJECTION THEREOF SOUTH 01°33'37" WEST 284.64 FEET; THENCE SOUTH 88°42'43" EAST 64.79 FEET; THENCE SOUTH 01°17'17" WEST 162.00 FEET; THENCE SOUTH 88'42'43" EAST 68.48 FEET; THENCE SOUTH 01"17'17" WEST 87.51 FEET; THENCE SOUTH 40"14'07" EAST 35.73 FEET; THENCE SOUTH 01"17'17" WEST 21.74 FEET; THENCE SOUTH 37°48'11" WEST 32.35 FEET: THENCE SOUTH 01"17'05" WEST 123.26 FEET; THENCE NORTH 88'42'55" WEST 134.00 FEET; THENCE SOUTH 01"17'05" WEST 30.25 FEET; THENCE NORTH 88'42'55" WEST 157.00 FEET; THENCE SOUTH 01"17'05" WEST 216.50 FEET; THENCE SOUTH 43°42'55" EAST 18.38 FEET; THENCE SOUTH 88°42'55" EAST 530.86 FEET TO THE WEST LINE OF LOT 15 OF THE PLAT "COUNTRY VIEW ESTATES II" (H-345); THENCE ALONG SAID WEST LINE SOUTH 01"34'57" WEST 10.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NE 28TH STREET (40.00 FEET FROM CENTERLINE): THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE (40.00 FEET FROM CENTERLINE) NORTH 88°42'55" WEST 917.34 FEET TO THE POINT OF BEGINNING.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE TRACT PER AUDITOR'S FILE NUMBER 6136768. CLARK COUNTY DEED RECORDS INTO LOTS AND TRACTS, TO CREATE ROADS TO BE DEDICATED TO THE CITY OF CAMAS, AS WELL AS CREATING NECESSARY EASEMENTS AS SHOWN.

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).

FOUND MONUMENTS, BEARINGS AND DISTANCES PER RECORD OF SURVEY BOOK 73, PAGE 47 WERE HELD TO ESTABLISH THE BOUNDARY OF THE SUBJECT PROPERTY.

A 3 SECOND TRIMBLE S6 TOTAL STATION AND TRIMBLE R-10 GPS RECEIVER WERE USED IN THIS SURVEY. ALL TRAVERSES MEET THE STANDARDS CONTAINED IN WAC 332-130-090.

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

T2N, R3E, W.M.

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

	I ILMBER 2021
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 CAMAS HEIGHTS, A PLAT COMMUNITY, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT, SOLELY TO MEET THE	CITY OF CAMAS MAYOR
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 CAMAS HEIGHTS RECORDED UNDER CLARK COUNTY RECORDING NUMBER	CITY OF CAMAS MAYOR DATE
CAL HEARTHSTONE LOT OPTION POOL 05, L.P. A DELAWARE LIMITED PARTNERSHIP	CITY OF CAMAS FINANCE DIRECTOR THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS, AND ALL SPECIAL ASSESSMENTS ON OF THE PROPERTY THAT IS DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE PAID IN FULL AT THE DATE OF CERTIFICATION.
BY: DATE NAME:	ATTESTED BY: CITY OF CAMAS FINANCE DIRECTOR DATE
TITLE:	
	CITY OF CAMAS COMMUNITY DEVELOPMENT
	APPROVED BY:
ACKNOWLEDGMENT STATE OF)	CITY OF CAMAS COMMUNITY DEVELOPMENT DATE DIRECTOR OR DESIGNEE
) SS COUNTY OF	CITY OF CAMAS PUBLIC WORKS DEPARTMENT
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT IS THE PERSON THAT APPEARED BEFORE ME,	A) ALL IMPROVEMENTS HAVE BEEN INSTALLED OR FINANCIALLY SECURED IN ACCORD WITH THE REQUIREMENTS OF CMC TITLE 17 AND THE PRELIMINARY PLAT APPROVAL;
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 CAL HEARTHSTONE LOT OPTION POOL 05, L.P., A DELAWARE	B) ALL IMPROVEMENTS CAN OR WILL MEET CURRENT PUBLIC WORKS DRAWING STAND FOR ROAD, UTILITY AND DRAINAGE CONSTRUCTION PLANS;
LIMITED PARTNERSHIP, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.	C) ORIGINAL AND REPRODUCIBLE MYLAR OR ELECTRONIC RECORDS OF INSTAINANCIALLY SECURED FOR CITY RECORDS. CERTIFIED BY THE DESIGNING ENGINEER AS BEING "AS CONSTRUCTED" HAVE BEEN SUBMOR FINANCIALLY SECURED FOR CITY RECORDS.
NOTARY SIGNATURE	
DATED: PRINTED NAME:	CITY OF CAMAS ENGINEER OR DESIGNEE DATE
NOTARY PUBLIC IN AND FOR THE STATE OF	CAMAS-WASHOUGAL FIRE DEPARTMENT
MY COMMISSION EXPIRES	APPROVED BY:
	CAMAS—WASHOUGAL FIRE CHIEF OR DESIGNEE DATE
	CLARK COUNTY ASSESSOR
	THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON, 1981,
LAND SURVEYOR'S CERTIFICATE:	KNOWN AS "CAMAS HEIGHTS SUBDIVISION PHASE 1" PLAT NOCLARK COUNTY, WASHINGTON
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 CAL HEARTHSTONE LOT OPTION POOL 05, L.P., IN FEBRUARY, 2024. I HEREBY CERTIFY THAT THIS MAP FOR "CAMAS HEIGHTS SUBDIVISION" IS BASED UPON AN ACTUAL SURVEY OF	CLARK COUNTY ASSESSOR DATE
THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST	CLARK COUNTY AUDITOR
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	FILED FOR RECORD THIS DAY OF , 20
CEILINGS THEREOF, OR OTHER PHYSICAL MONUMENTS, ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID MAP, OR (2) TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED	AT AM/PM IN BOOK OF PLATS, AT PAGE , AT TH
BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.	REQUEST OF CAL HEARTHSTONE LOT OPTION POOL 05, L.P. AUDITOR'S FILE NUMBER
JAMES O. HANNON PROFESSIONAL LAND SURVEYOR LICENSE NO. 54200	COPY COUNTY AUDITOR
ACKNOWLEDGMENT STATE OF WASHINGTON)	

STATE

COUNTY OF CLARK

SIGNED OR ATTESTED BEFORE ME ON

BY JAMES O. HANNON.

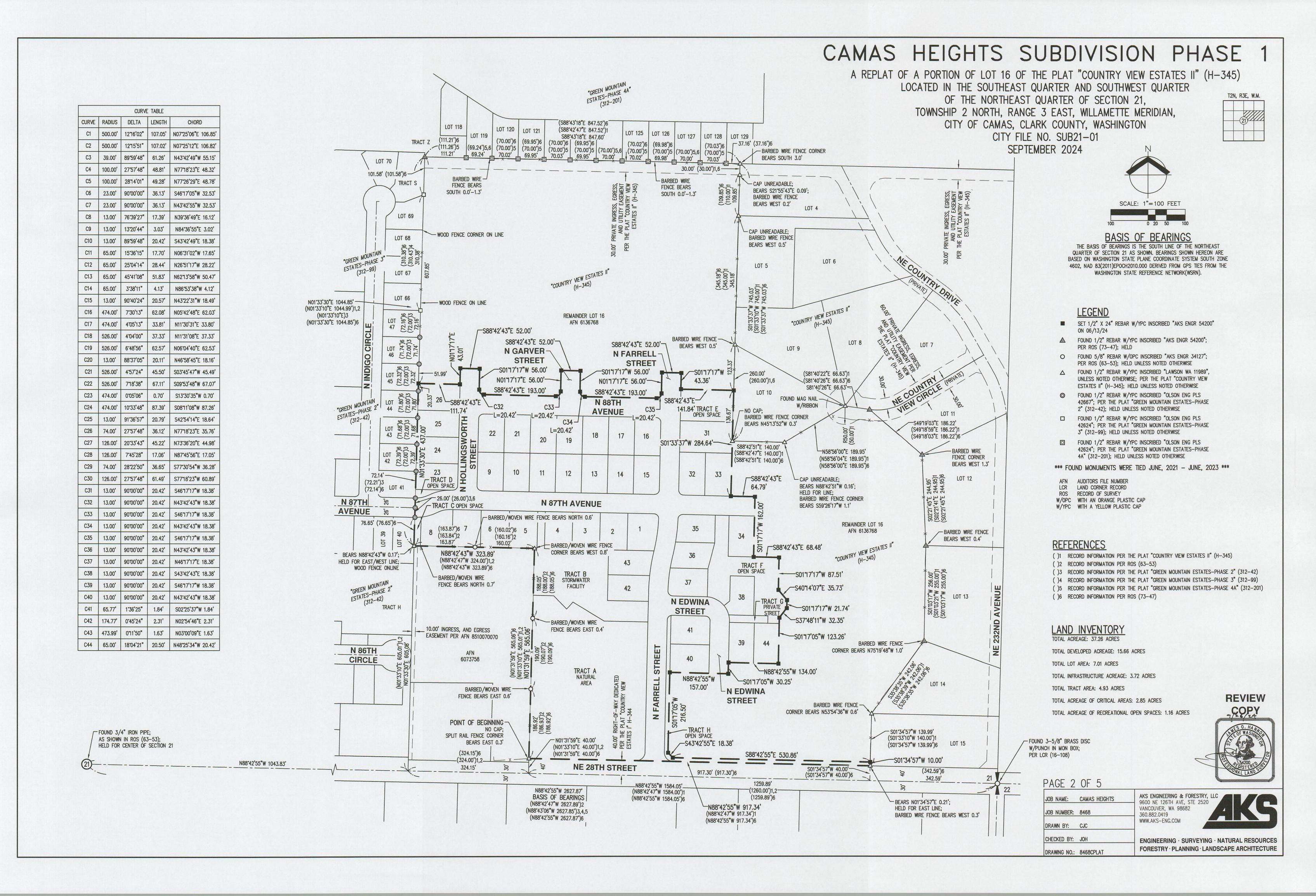
NOTARY SIGNATI	JRE				
DATED:					
PRINTED NAME:					
NOTARY PUBLIC	IN AND FO	OR THE	STATE	OF	WASHINGTO
MY COMMISSION	EXPIRES _				

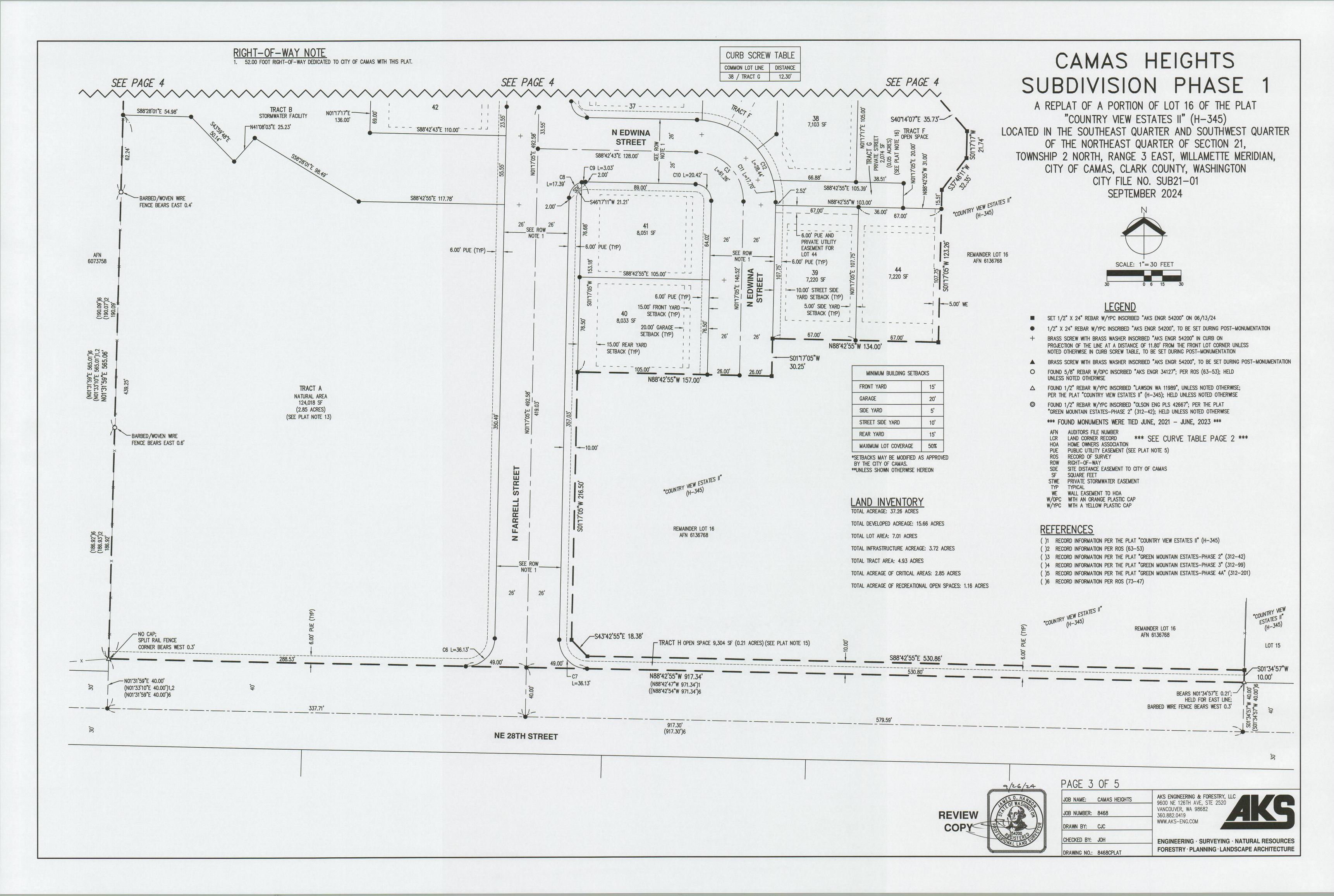
PAGE 1 OF 5

DRAWNG NO.: 8468CPLAT

AKS ENGINEERING & FORESTRY, LLC JOB NAME: CAMAS HEIGHTS 9600 NE 126TH AVE, STE 2520 VANCOUVER, WA 98682 JOB NUMBER: 8468 360.882.0419 WWW.AKS-ENG.COM DRAWN BY: CJC CHECKED BY: JOH **ENGINEERING · SURVEYING · NATURAL RESOURCES**

FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE





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

7,400 SF

10.00' STWE TO LOTS 1-4-

N88°42'43"W 172.58'

N41°08'03"E 25.23'

TRACT A
NATURAL AREA

TRACT B

STORMWATER FACILITY

38,247 SF

(0.88 ACRES)

(SEE PLAT NOTE 14)

5.00' SIDE YARD

SETBACK (TYP)

SEE PAGE 5

70.00

N 87TH AVENUE

20.00

-S88'42'43"E 6.52'

S88°28'01"E 54.98'

BARBED/WOVEN WIRE

FENCE BEARS EAST 0.4'

AFN

6073758

(188.00°)2 (188.05°)6 188.05°

BARBED/WOVEN WIRE FENCE

CORNER BEARS WEST 0.8'

N88°42'43"W 586.87'

7,400 SF

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

-S89°03'51"E 589.92'

L L - - S88°42′43″E 105.19′ - - - J

7,226 SF

S88°42'43"E 101.31'- - - -

C10 L=20.42'

7,815 SF

-N43°08'33"W 21.00'

N EDWINA

89.00'

STREET

S88'42'43"E 128.00'

C9 L=3.03

N0117'17"E 26.00'

N4315'36"W 21.04'-

10.00' STREET SIDE -YARD SETBACK (TYP)

7,948 SF

72.73

C23 L=0.70'

SEE DETAIL "A"

15.00' FRONT YARD SETBACK (TYP)

6.00' PUE (TYP) -

11

11

11

11

11

11

20.00' GARAGE ____

7,620 SF

L - - - 'S88'42'43"E 110.00' - - - -

S88'42'55"E 117.78'

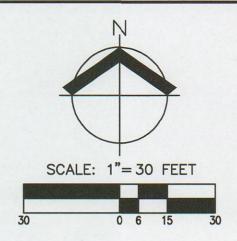
7,793 SF

-N88'42'43"W 122.15' - - - -

C43 L=1.63

L=20.79'

L=20.11



REMAINDER LOT 16

AFN 6136768

S88°42'43"E 68.48'

TRACT F

OPEN SPACE 26,758 SF

(0.61 ACRES)

(SEE PLAT NOTE 15)

S40"14'07"E 35.73'-

SEE PAGE 5

70.49

36.98

TRACT F

S88°42'43"E 231.27'

-S01°33'37"W 284.64'

S88°42'43"E 64.79'

7,532 SF

31.52

S2817'10"W 134.04'

N88°42'55"W 65.00'

38 7,103 SF

N88'42'43"W 68.48'

S88'42'55"E 105.39'

N88°42'55"W 103.00'

36.00

10.00' STWE TO LOT 34 AND REMAINDER

LOT 16 "COUNTRY VIEW ESTATES II" (H-345)

CAMAS HEIGHTS SUBDIVISION PHASE

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 ***

 - LAND CORNER RECORD *** SEE CURVE TABLE PAGE 2 ***
 - HOME OWNERS ASSOCIATION PUE PUBLIC UTILITY EASEMENT (SEE PLAT NOTE 5)
 - RECORD OF SURVEY
 - ROW RIGHT-OF-WAY SITE DISTANCE EASEMENT TO CITY OF CAMAS
 - SQUARE FEET
- STWE PRIVATE STORMWATER EASEMENT
- TYPICAL WALL EASEMENT TO HOA
- W/OPC WITH AN ORANGE PLASTIC CAP W/YPC WITH A YELLOW PLASTIC CAP

<u>REFERENCES</u>

- ()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

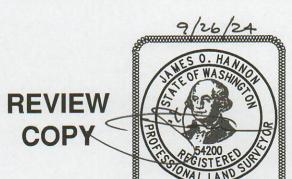
TOTAL TRACT AREA: 4.93 ACRES

TOTAL ACREAGE OF CRITICAL AREAS: 2.85 ACRES

TOTAL ACREAGE OF RECREATIONAL OPEN SPACES: 1.16 ACRES

MINIMUM BUILDING SETBA	CKS
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



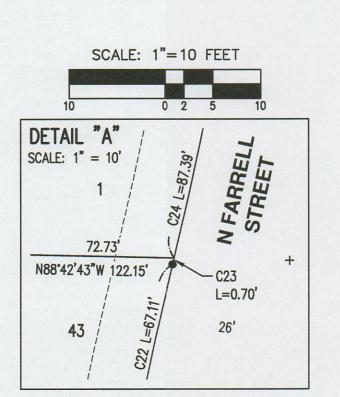
PAGE 4 OF 5

DRAWING NO.: 8468CPLAT

JOB NAME: CAMAS HEIGHTS JOB NUMBER: 8468 DRAWN BY: CJC CHECKED BY: JOH

AKS ENGINEERING & FORESTRY, LLC VANCOUVER, WA 98682 360.882.0419 WWW.AKS-ENG.COM

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



SEE PAGE 5

74.00

7,400 SF

74.00' 49.42'

