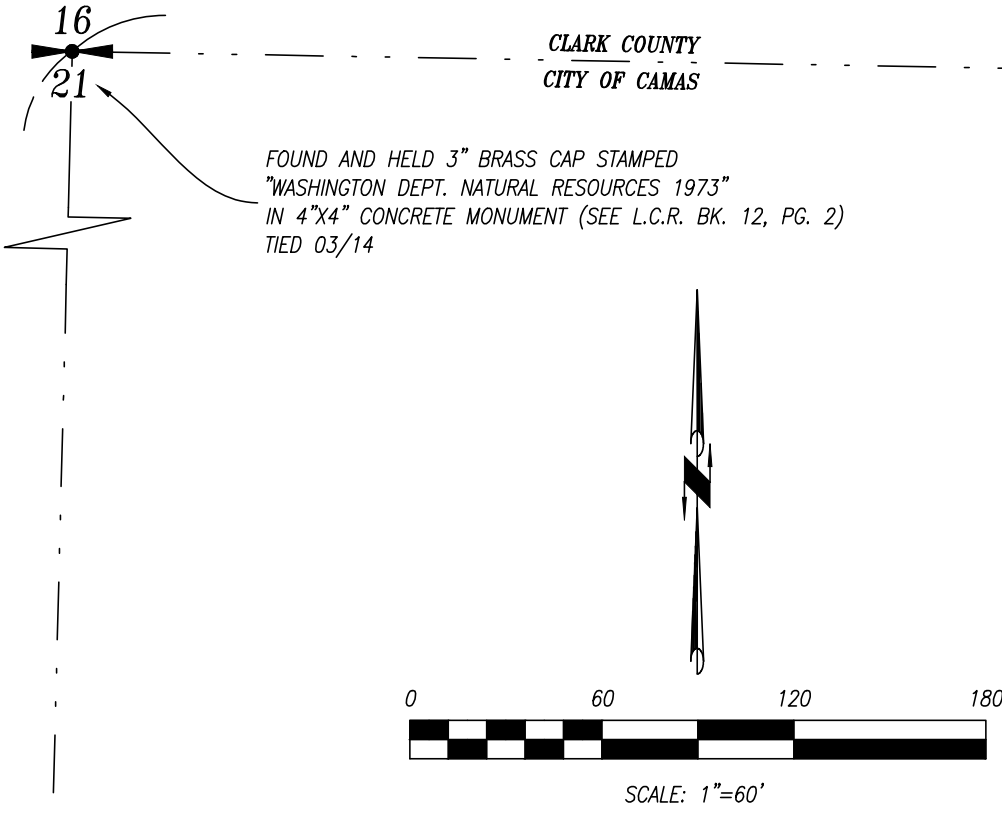


GREEN MOUNTAIN ESTATES, A PLAT COMMUNITY

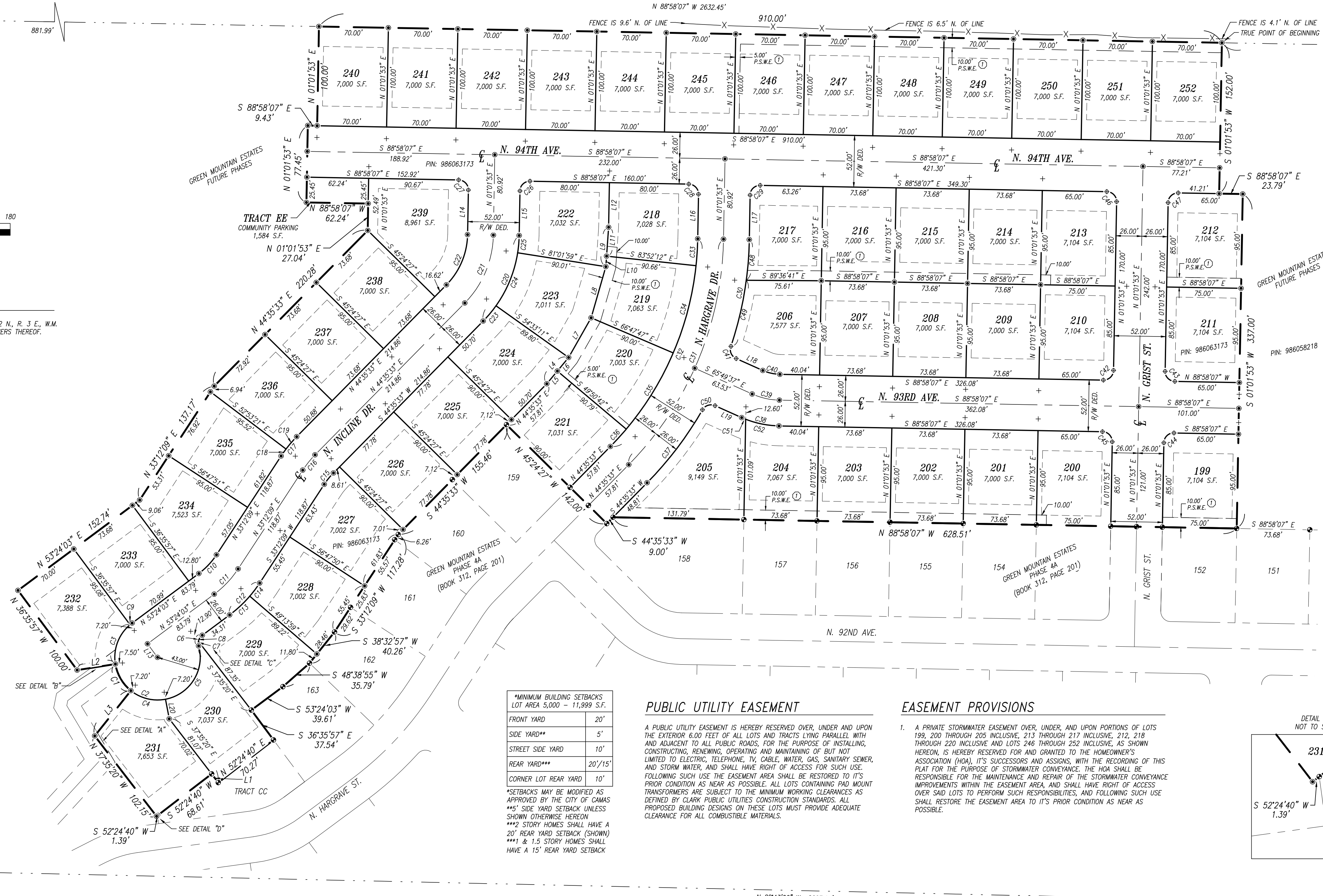
A SUBDIVISION IN THE N 1/2 OF THE NE 1/4
 SEC. 21, T. 2 N., R. 3 E., W.M.,
 CITY OF CAMAS, CLARK COUNTY, WASHINGTON
 CITY OF CAMAS FINAL ORDER SUB#15-02
 MARCH, 2023

CLARK COUNTY CONSERVATION LAND
 TPN 171491000 & TPN 171492000
 T/L 10 & T/L 11

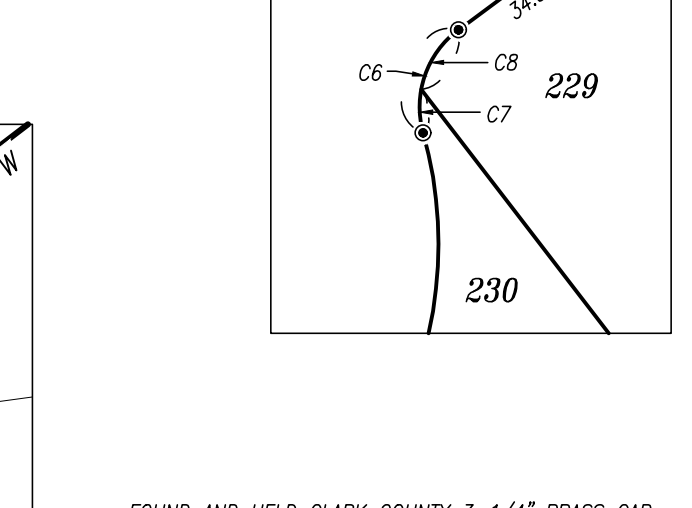
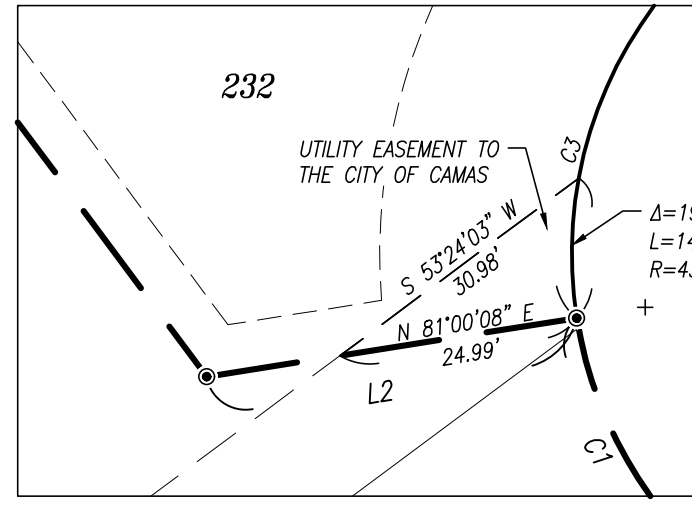
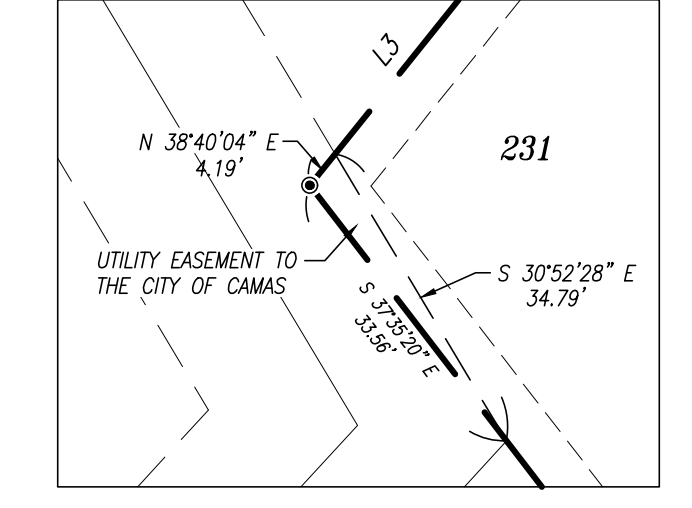


BASIS OF BEARINGS

N 88°58'07" W ALONG THE NORTH LINE OF THE NE 1/4 SEC. 21, T. 2 N., R. 3 E., W.M. BETWEEN THE MONUMENTS FOUND IN PLACE AT THE NE AND NW CORNERS THEREOF. BEARINGS ARE BASED ON:
 THE WASHINGTON STATE COORDINATE SYSTEM (SOUTH ZONE - 4602)
 DISTANCES SHOWN HEREON ON GROUND DISTANCES



FOUND AND HELD 3-1/4" ALUMINUM CAP STAMPED
 "WASHINGTON DEPT. NATURAL RESOURCES 1997"
 AS SET IN RECORD OF SURVEY BK. 42, PG. 102
 WOVEN WIRE FENCE CORNER (N & E) IS EAST 2.9"
 (SEE L.C.R. BK. 13, PG. 2) TIED 03/14



FOUND AND HELD CLARK COUNTY 3-1/4" BRASS CAP
 IN CONCRETE MONUMENT IN CASE WITH COVER
 (SEE L.C.R. BK. 15, PG. 42)
 TIED 03/14

MINIMUM BUILDING SETBACKS

LOT AREA 5,000 - 11,999 S.F.

FRONT YARD	20'
SIDE YARD**	5'
STREET SIDE YARD	10'
REAR YARD***	20'/15'
CORNER LOT REAR YARD	10'

*SETBACKS MAY BE MODIFIED AS APPROVED BY THE CITY OF CAMAS
 **5' SIDE YARD SETBACK UNLESS SHOWN OTHERWISE HEREON
 ***2 STORY HOMES SHALL HAVE A 20' REAR YARD SETBACK (SHOWN)
 ****1.5 STORY HOMES SHALL HAVE A 15' REAR YARD SETBACK

PUBLIC UTILITY EASEMENT

A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON THE EXTERIOR 6.00 FEET OF ALL LOTS AND TRACTS LYING PARALLEL WITH AND ADJACENT TO ALL PUBLIC ROADS, FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, OPERATING AND MAINTAINING OF BUT NOT LIMITED TO ELECTRIC, TELEPHONE, TV, CABLE, WATER, GAS, SANITARY SEWER, AND STORM WATER, AND SHALL HAVE RIGHT OF ACCESS FOR SUCH USE. FOLLOWING SUCH USE THE EASEMENT AREA SHALL BE RESTORED TO ITS PRIOR CONDITION AS NEAR AS POSSIBLE. ALL LOTS CONTAINING PAD MOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM WORKING CLEARANCES AS DEFINED BY CLARK COUNTY CONSTRUCTION STANDARDS. ALL PROPOSED BUILDING DESIGNS ON THESE LOTS MUST PROVIDE ADEQUATE CLEARANCE FOR ALL COMBUSTIBLE MATERIALS.

EASEMENT PROVISIONS

1. A PRIVATE STORMWATER EASEMENT OVER, UNDER, AND UPON PORTIONS OF LOTS 199, 200 THROUGH 205 INCLUSIVE, 213 THROUGH 217 INCLUSIVE, 212, 218 THROUGH 220 INCLUSIVE AND LOTS 248 THROUGH 252 INCLUSIVE, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE HOMEOWNERS ASSOCIATION (HOA), ITS SUCCESSORS AND ASSIGNS, WITH THE RECORDING OF THIS PLAT FOR THE PURPOSE OF STORMWATER CONVEYANCE. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE STORMWATER CONVEYANCE IMPROVEMENTS WITHIN THE EASEMENT AREA, AND SHALL HAVE RIGHT OF ACCESS OVER SAID LOTS TO PERFORM SUCH RESPONSIBILITIES, AND FOLLOWING SUCH USE SHALL RESTORE THE EASEMENT AREA TO ITS PRIOR CONDITION AS NEAR AS POSSIBLE.

LEGEND

- PUBLIC LAND SURVEY SYSTEM SECTION CORNER (MONUMENT AS NOTED)
- PUBLIC LAND SURVEY SYSTEM QUARTER SECTION CORNER (MONUMENT AS NOTED)
- SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "OLSON ENG PLS 46624" DURING THIS SURVEY
- SET BRASS SCREW WITH WASHER STAMPED "OLSON ENG PLS 46624" DURING THIS SURVEY
- SET BRASS SCREW WITH WASHER STAMPED "OLSON ENG PLS 46624" IN CONCRETE CURB ON AN 11.75' PROJECTION OF THE SIDE LOT LINE FROM THE FRONT CORNER UNLESS SHOWN OTHERWISE (GOOD FOR PROJECTION OF THE SIDE LINES, BUT NOT THE ACTUAL FRONT LOT CORNER)
- 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "OLSON ENG PLS 42667" SET DURING PREVIOUS SURVEY OF GREEN MOUNTAIN ESTATES PHASE 4A (BK. 312, PG. 201)
- PUBLIC LAND SURVEY SYSTEM SECTION LINE
- PLAT BOUNDARY LINE
- LOT LINE
- CENTERLINE PUBLIC RIGHT-OF-WAY
- EXISTING PUBLIC RIGHT-OF-WAY
- EXISTING TAX LOT LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- FENCE
- R/W DED. PUBLIC RIGHT-OF-WAY DEDICATED TO THE CITY OF CAMAS UPON RECORDING OF THIS PLAT
- P.S.W.E. PRIVATE STORMWATER EASEMENT
- S.F. SQUARE FEET
- SEE EASEMENT PROVISIONS NUMBER
- PIN: PROPERTY IDENTIFICATION NUMBER

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH
C1	42°19'56"	43.00'	31.77'
C2	248°59'34"	43.00'	186.87'
C3	58°48'53"	43.00'	44.14'
C4	49°24'27"	43.00'	37.08'
C5	94°30'40"	43.00'	71.18'
C6	68°59'33"	10.00'	12.04'
C7	26°07'37"	10.00'	4.56'
C8	42°51'26"	10.00'	7.48'
C9	3°35'04"	43.00'	2.69'
C10	20°12'02"	74.00'	26.09'
C11	20°11'55"	100.00'	35.25'
C12	20°11'55"	126.00'	44.42'
C13	12°37'56"	126.00'	27.78'
C14	7°33'00"	126.00'	16.64'
C15	11°23'22"	74.00'	14.71'
C16	11°23'24"	100.00'	19.88'
C17	11°23'24"	126.00'	25.05'
C18	3°54'58"	126.00'	8.60'
C19	7°28'49"	126.00'	16.45'
C20	43°33'40"	126.00'	95.80'
C21	43°33'40"	100.00'	76.03'
C22	43°33'37"	74.00'	56.26'
C23	9°08'41"	126.00'	20.11'
C24	26°28'44"	126.00'	58.23'
C25	7°56'06"	126.00'	17.45'
C26	9°00'42"	10.00'	15.71'

CURVE TABLE CONT'D

C27	9°00'42"	10.00'	15.71'
C28	9°00'42"	10.00'	15.71'
C29	9°00'42"	10.00'	15.71'
C30	17°31'40"	358.00'	109.52'
C31	43°33'40"	332.00'	252.41'
C32	43°33'40"	306.00'	232.85'
C33	5°05'55"	306.00'	27.23'
C34	17°04'22"	306.00'	91.18'
C35	16°57'03"	306.00'	90.53'
C36	4°26'15"	306.00'	23.70'
C37	14°48'20"	358.00'	92.51'
C38	23°08'30"	96.00'	38.77'
C39	23°08'30"	70.00'	28.27'
C40	23°08'23"	44.00'	17.77'
C41	84°23'48"	10.00'	14.73'
C42	9°00'42"	10.00'	15.71'
C43	9°00'42"	10.00'	15.71'
C44	9°00'42"	10.00'	15.71'
C45	9°00'42"	10.00'	15.71'
C46	9°00'42"	10.00'	15.71'
C47	9°00'42"	10.00'	15.71'
C48	6°33'54"	358.00'	41.02'
C49	10°51'42"	358.00'	68.50'
C50	84°23'48"	10.00'	14.73'
C51	2°37'55"	96.00'	4.41'
C52	20°30'47"	96.00'	34.37'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 37°35'20" W	11.05'
L2	S 81°00'08" W	39.03'
L3	N 38°40'04" E	58.35'
L4	N 39°41'17" E	34.43'
L5	N 39°41'17" E	16.71'
L6	N 39°41'17" E	12.71'
L7	N 29°34'21" E	46.05'
L8	N 16°05'27" E	53.53'
L9	N 03°59'51" E	39.87'
L10	S 03°59'51" W	10.70'
L11	N 03°59'51" E	29.18'
L12	N 01°01'53" E	44.92'
L13	S 36°35'57" E	17.00'
L14	N 01°01'53" E	44.92'
L15	S 01°01'53" W	44.92'
L16	N 01°01'53" E	44.92'
L17	N 01°01'53" E	44.92'
L18	N 65°49'37" W	29.30'
L19	N 65°49'37" W	29.30'
L20	N 10°44'47" W	20.00'

CURB SCREW TABLE

204/205	12.60'
229/230	12.90'
230/231	7.20'
231 NW	7.20'
232 SE	7.20'
232/233	7.20'

TRACT NOTE

1. TRACT "EE" IS HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT FOR COMMUNITY PARKING. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE TRACT AND THE PARKING IMPROVEMENTS THEREIN.

PUBLIC SIDEWALK EASEMENT

A PUBLIC SIDEWALK EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON THE EXTERIOR 6.00 FEET OF ALL LOTS AND TRACTS PARALLEL WITH AND ADJACENT TO THE PUBLIC ROADS AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS.

LAND INVENTORY

TOTAL ACRES:	12.20 AC.
(PLAT PERIMETER)	
TOTAL DEVELOPED ACREAGE:	12.20 AC.
TOTAL LOT AREA:	8.84 AC.
TOTAL INFRASTRUCTURE AREA (RIGHT-OF-WAY & TRACT EE)	3.36 AC.
TOTAL PARKING AREA: (TRACT EE)	0.036 AC.
TOTAL OPEN SPACE:	0 AC.

PG. 2 OF 2 JOB# 9595.01.05

OLSON ENGINEERS
 ENGINEERING INC. 222 E. EVERGREEN BLVD, YANCOUVER, WA 98660
 1-360-695-1385
 1-509-289-9936

