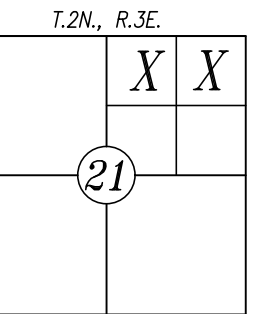


# GREEN MOUNTAIN ESTATES, A PLAT COMMUNITY

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



## 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 OF 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 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 DATE OR DESIGNEE \_\_\_\_\_

## CAMAS-WASHOUGAL FIRE DEPARTMENT

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

## PROCEDURE

FIELD TRAVERSES WERE PERFORMED WITH A TRIMBLE S6 TOTAL STATION (3") AND ADJUSTED BY LEAST SQUARES. THE FIELD TRAVERSES MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090.

## SURVEY REFERENCES

- PLAT OF COUNTRY VIEW ESTATES - PHASE 1 BY LAWSON LAND SURVEYING RECORDED IN BK. H OF PLATS, AT PG. 344, RECORDS OF CLARK COUNTY, WASHINGTON.
- PLAT OF COUNTRY VIEW ESTATES - PHASE 2 BY LAWSON LAND SURVEYING RECORDED IN BK. H OF PLATS, AT PG. 345, RECORDS OF CLARK COUNTY, WASHINGTON.
- RECORD OF SURVEY FOR THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES BY H. THOMAS LAIRD JR. (PLS 21490) RECORDED IN BK. 42 OF SURVEYS, AT PG. 102, RECORDS OF CLARK COUNTY, WASHINGTON.
- RECORD OF SURVEY FOR ERIC LOUCKS BY BLUHM ASSOCIATES LAND SURVEYORS, INC. RECORDED IN BK. 48 OF SURVEYS, AT PG. 141, RECORDS OF CLARK COUNTY, WASHINGTON.
- RECORD OF SURVEY FOR BOB HANSON BY AKS ENGINEERING AND FORESTRY, LLC RECORDED IN BK. 63 OF SURVEYS, AT PG. 053, RECORDS OF CLARK COUNTY, WASHINGTON.
- PLAT OF GREEN MOUNTAIN ESTATES PHASE 1 BY OLSON ENGINEERING, INC. RECORDED IN BOOK 312 OF PLATS, AT PAGE 22, RECORDS OF CLARK COUNTY, WASHINGTON.
- PLAT OF GREEN MOUNTAIN ESTATES PHASE 2 BY OLSON ENGINEERING, INC. RECORDED IN BOOK 312 OF PLATS, AT PAGE 42, RECORDS OF CLARK COUNTY, WASHINGTON.
- PLAT OF GREEN MOUNTAIN ESTATES PHASE 3 BY OLSON ENGINEERING, INC. RECORDED IN BOOK 312 OF PLATS, AT PAGE 99, RECORDS OF CLARK COUNTY, WASHINGTON.
- PLAT OF GREEN MOUNTAIN ESTATES PHASE 4A BY OLSON ENGINEERING, INC. RECORDED IN BOOK 312 OF PLATS, AT PAGE 201, RECORDS OF CLARK COUNTY, WASHINGTON.
- PLAT OF GREEN MOUNTAIN ESTATES PHASE 4B BY OLSON ENGINEERING, INC. RECORDED IN BOOK 312 OF PLATS, AT PAGE 224, RECORDS OF CLARK COUNTY, WASHINGTON.

## PLAT NOTES

- A HOMEOWNER'S ASSOCIATION (HOA) SHALL BE REQUIRED FOR THIS DEVELOPMENT. COPIES OF THE CONDITIONS, COVENANTS & RESTRICTIONS (C.C.&R'S) SHALL BE SUBMITTED AND ON FILE WITH THE CITY OF CAMAS.
- NO FURTHER SHORT PLATTING OR SUBDIVIDING OF ANY LOT OR TRACT WILL BE PERMITTED.
- BUILDING PERMITS WILL NOT BE ISSUED BY THE BUILDING DEPARTMENT UNTIL ALL REQUIRED SUBDIVISION IMPROVEMENTS ARE COMPLETED ACCORDING TO THE APPROVED PLANS AND FINAL ACCEPTANCE HAS BEEN ISSUED BY THE CITY OF CAMAS.
- MAXIMUM BUILDING LOT COVERAGE FOR THIS SUBDIVISION IS 40%.
- AT THE TIME OF BUILDING PERMIT ISSUANCE 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 THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO A \$97.18 FEE PER LOT, PAYABLE TO THE CITY OF VANCOUVER, AS THEIR PROPORTIONATE SHARE CONTRIBUTION FOR THE CONSTRUCTION OF A NORTHBOUND RIGHT TURN LANE ON NE 192ND AVE. AND A WESTBOUND RIGHT TURN LANE ON NE 13TH ST.
- AT THE TIME OF BUILDING PERMIT ISSUANCE THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO A \$1,235.77 FEE PER LOT, AS THEIR PROPORTIONATE SHARE CONTRIBUTION FOR THE NORTH SHORE SEWER TRANSMISSION SYSTEM (PREVIOUSLY KNOWN AND APPROVED AS THE "NORTH URBAN GROWTH AREA - SEWER TRANSMISSION SYSTEM" OR NUCA-STS).
- WETLANDS, STREAMS AND ASSOCIATED BUFFERS SHALL BE MAINTAINED IN THEIR NATURAL STATE AS DESCRIBED IN THE GREEN MOUNTAIN ESTATES FINAL WETLAND MITIGATION PLAN USACE REF: NWS-2017-22 PREPARED BY THE RESOURCE COMPANY, INC. DATED APRIL 18, 2017 ON FILE WITH THE CITY OF CAMAS AS REQUIRED FOR THE APPROVAL OF THIS FINAL PLAT. ANY MODIFICATIONS TO CRITICAL AREAS AND BUFFERS MUST BE APPROVED IN WRITING BY THE CITY OF CAMAS AFTER SUBMITAL OF A REVISED CRITICAL AREA REPORT.
- TREE TOPPING IS NOT PERMITTED WITH THIS DEVELOPMENT, NOR REMOVAL OF MORE THAN 20% OF A TREE'S CANOPY. TREES THAT ARE DETERMINED TO BE HAZARDOUS BY A LICENSED ARBORIST MAY BE REMOVED AFTER APPROVAL BY THE CITY OF CAMAS. REQUIRED STREET TREES AND BACKYARD TREES SHALL BE PROMPTLY REPLACED FOLLOWING REMOVAL WITH AN APPROVED SPECIES.
- ONE STREET TREE AND ONE BACKYARD TREE SHALL BE MAINTAINED IN GOOD HEALTH FOR EACH LOT AND REPLACED ONLY WHEN HAZARDOUS.
- THE GREEN MOUNTAIN ESTATES SUBDIVISION IS UNDER A FLIGHT CORRIDOR FOR GROVE AIRFIELD; AIRCRAFT NOISE IS TO BE EXPECTED.
- ENTRANCE INTO CLARK COUNTY'S CONSERVATION LANDS FROM INDIVIDUAL LOTS SHALL BE STRICTLY PROHIBITED WITHOUT FIRST OBTAINING AN ACCESS AGREEMENT FROM CLARK COUNTY.
- THE GREEN MOUNTAIN ESTATES SUBDIVISION, OF WHICH THIS PLAT OF PHASE 5A IS A PART, IS LOCATED ADJACENT TO CLARK COUNTY CONSERVATION LAND, LYING NORTH OF THE NORTH LINE OF THE NE 1/4 OF SECTION 21 AS SHOWN HEREON, MANAGED FOR SUSTAINABLE FORESTRY ON WHICH A VARIETY OF FORESTRY OPERATIONS MAY OCCUR THAT MAY NOT BE COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED DURATION. POTENTIAL DISCOMFORTS OR INCONVENIENCES MAY INCLUDE, BUT ARE NOT LIMITED TO: NOISE, ODORS, FUMES, DUST OR OPERATION OF MACHINERY DURING ANY TWENTY-FOUR (24) HOUR PERIOD.

## RESTRICTIONS

- THE PROPERTY DESCRIBED HEREIN IS SUBJECT TO THAT AVIATION EASEMENT IN FAVOR OF THE PORT OF CAMAS-WASHOUGAL RECORDED OCTOBER 8, 2019 UNDER AUDITOR'S FILE NO. 5657931 EAS, RECORDS OF CLARK COUNTY, WASHINGTON.

## CLARK COUNTY ASSESSOR

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

### GREEN MOUNTAIN ESTATES - PHASE 5 A

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 \_\_\_\_\_, 2023 AT \_\_\_\_\_ AM/PM.

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

## PHASE 5A SUBMITTED TO THE PLAT COMMUNITY

A PORTION OF THAT PARCEL OF LAND DESCRIBED IN EXHIBIT C OF THAT LOT SEGREGATION RECORDED JULY 27, 2017, UNDER AUDITOR'S FILE NO. 5426851 BLA SITUATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF CAMAS, CLARK COUNTY, WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER;  
THENCE NORTH 88°58' 07" WEST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER 840.46 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE LEAVING SAID NORTH LINE, SOUTH 01° 01' 53" WEST 152.00 FEET;  
THENCE SOUTH 88° 58' 07" EAST 23.79 FEET;  
THENCE SOUTH 01° 01' 53" WEST 337.00 FEET TO A POINT ON THE NORTH LINE OF GREEN MOUNTAIN ESTATES PHASE 4A RECORDED IN BOOK 312 OF PLATS AT PAGE 201, RECORDS OF SAID COUNTY;  
THENCE THE FOLLOWING COURSES ALONG THE NORTH AND WESTERLY LINES OF SAID GREEN MOUNTAIN ESTATES PHASE 4A;  
THENCE NORTH 88° 58' 07" WEST 628.51 FEET;  
THENCE SOUTH 44° 35' 33" WEST 9.00 FEET;  
THENCE NORTH 45° 24' 27" WEST 142.00 FEET;  
THENCE SOUTH 44° 35' 33" WEST 155.46 FEET;  
THENCE SOUTH 33° 12' 09" WEST 117.28 FEET;  
THENCE SOUTH 38° 32' 57" WEST 40.26 FEET;  
THENCE SOUTH 48° 38' 55" WEST 35.79 FEET;  
THENCE SOUTH 53° 24' 03" WEST 39.61 FEET;  
THENCE SOUTH 36° 35' 57" EAST 37.54 FEET;  
THENCE SOUTH 52° 24' 40" WEST 70.27 FEET;  
THENCE NORTH 37° 35' 20" WEST 110.05 FEET;  
THENCE SOUTH 52° 24' 40" WEST 68.61 FEET TO THE NORTHWESTERLY CORNER OF TRACT CC OF SAID GREEN MOUNTAIN ESTATES PHASE 4A;  
THENCE LEAVING SAID NORTH AND WESTERLY LINES OF SAID GREEN MOUNTAIN ESTATES PHASE 4A AND CONTINUING SOUTH 52° 24' 40" WEST 1.39 FEET;  
THENCE NORTH 37° 35' 20" WEST 102.15 FEET;  
THENCE NORTH 38° 40' 04" EAST 58.35 FEET TO A POINT ON A 43.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT;  
THENCE ALONG SAID 43.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS NORTH 30° 09' 54" WEST, 31.05 FEET), THROUGH A CENTRAL ANGLE OF 42° 19' 56", AN ARC DISTANCE OF 31.77 FEET;  
THENCE SOUTH 81° 00' 08" WEST 39.03 FEET;  
THENCE NORTH 36° 35' 57" WEST 100.00 FEET;  
THENCE NORTH 53° 24' 03" EAST 152.74 FEET;  
THENCE NORTH 33° 12' 09" EAST 137.17 FEET;  
THENCE NORTH 44° 35' 33" EAST 220.28 FEET;  
THENCE NORTH 01° 01' 53" EAST 27.04 FEET;  
THENCE NORTH 88° 58' 07" WEST 62.24 FEET;  
THENCE NORTH 01° 01' 53" EAST 77.45 FEET;  
THENCE SOUTH 88° 58' 07" EAST 9.43 FEET;  
THENCE NORTH 01° 01' 53" EAST 100.00 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER;  
THENCE SOUTH 88° 58' 07" EAST ALONG SAID NORTH LINE 910.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 12.20 ACRES, MORE OR LESS.

## DEED REFERENCE

GRANTOR: GREEN MOUNTAIN ESTATES LLC  
GRANTEE: GME DEVELOPMENT, LLC  
AF#: 5625397 D  
DATE: 07/11/2019

GRANTOR: GME DEVELOPMENT, LLC  
GRANTEE: GME DEVELOPMENT, LLC  
AF#: 5773382 BLA  
DATE: 08/12/2020

GRANTOR: GREEN MOUNTAIN ESTATES, LLC  
GRANTEE: GREEN MOUNTAIN ESTATES, LLC  
AF#: 5426851 BLA  
DATE: 07/27/2017

## 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 GREEN MOUNTAIN ESTATES, A PLAT COMMUNITY, AS THAT TERM IS DEFINED IN 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 GREEN MOUNTAIN ESTATES RECORDED UNDER CLARK COUNTY RECORDING NO. \_\_\_\_\_

GME DEVELOPMENT, LLC  
A WASHINGTON LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
ITS: \_\_\_\_\_

## ACKNOWLEDGMENT

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

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT \_\_\_\_\_ IS THE PERSON THAT APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT; AND ACKNOWLEDGED IT, AS AUTHORIZED SIGNATOR OF GME DEVELOPMENT, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE \_\_\_\_\_

DATED: \_\_\_\_\_, 2023.

PRINTED NAME: \_\_\_\_\_

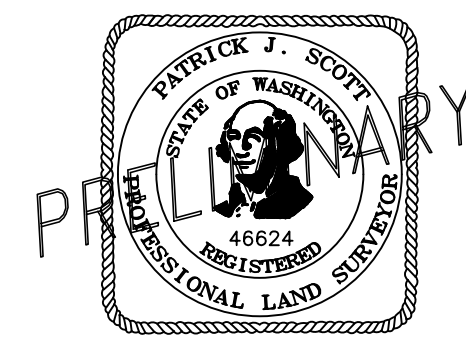
NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

## 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 THE HOLT GROUP, INC. ON AUGUST 3, 2021. I HEREBY CERTIFY THAT THIS MAP FOR GREEN MOUNTAIN ESTATES 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



02/27/23

## ACKNOWLEDGMENT

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

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

NOTARY SIGNATURE \_\_\_\_\_

DATED: \_\_\_\_\_, 2023.

PRINTED NAME: \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

PG. 1 OF 2 JOB# 9595.01.05

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FILE: J:\DATA\6000\9590\9595\SURVEY\PLATS\PHASE 5\9595.S.FINAL PLAT PHASE 5A.DWG

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