NOTES:

1. A HOMEOWNER'S ASSOCIATION (HOA) WILL BE REQUIRED FOR THIS DEVELOPMENT. THE DECLARATION (CC&R'S) OF THRIVE AT GREEN MOUNTAIN SUBDIVISION WAS RECORDED UNDER CLARK COUNTY RECORDING

2. THE HOMEOWNER'S ASSOCIATION IS RESPONSIBLE FOR MAINTAINING ALL PRIVATE ROADS AND ASSOCIATED INFRASTRUCTURE IN THIS SUBDIVISION, INCLUDING BUT NOT LIMITED TO THE PAVEMENT, CURBS, SIDEWALKS, TRAIL, FENCING, LANDSCAPING, STREET LIGHTS AND STORM DRAINAGE UTILITIES.

3. THE FOLLOWING MINIMUM SETBACKS SHALL APPLY PER THE PRD MASTER PLAN: a. FRONT LOADED GARAGE SETBACKS: FRONT YARD 18-FEET, SIDE YARD 3-FEET OR O-FEET AT ATTACHED LOT LINE, SIDE YARD FLANKING A STREET 10-FEET AND SIDE YARD FLANKING AN ALLEY 5-FEET, REAR YARD

> b. ALLEY LOADED GARAGE SETBACKS: FRONT YARD 6-FEET, SIDE YARD 3-FEET OR 0-FEET AT ATTACHED LINE, SIDE YARD FLANKING A STREET 10-FEET AND SIDE YARD FLANKING AN ALLEY 5-FEET, REAR YARD 4-FEET

4. NO FURTHER SHORT PLATTING OR SUBDIVIDING WILL BE PERMITTED ONCE THE FINAL PLAT HAS BEEN RECORDED.

5. BUILDING PERMITS WILL NOT BE ISSUED BY THE BUILDING DEPARTMENT UNTIL ALL SUBDIVISION IMPROVEMENTS ARE COMPLETED AND ACCEPTED BY THE CITY.

6. THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO TRAFFIC IMPACT FEES, SCHOOL IMPACT FEES. AND PARK/OPEN SPACE IMPACT FEES. EACH NEW DWELLING UNIT WILL BE SUBJECT TO THE PAYMENT OF APPROPRIATE IMPACT FEES AT THE TIME OF BUILDING PERMIT ISSUANCE OR AS OTHERWISE PROVIDED BY THE CITY.

7. PRIOR TO THE BUILDING DEPARTMENT ISSUING A CERTIFICATE OF OCCUPANCY, EACH LOT SHALL INSTALL A MINIMUM OF ONE 2" CALIPER TREE TO BE LOCATED IN THE PLANTER STRIP OR FRONT YARD OF EACH LOT AS SPECIFIED ON THE PLAT. SPECIFIED TREES SHALL BE MAINTAINED IN GOOD HEALTH, AND DAMAGED OR DYING TREES SHALL BE PROMPTLY REPLACED (WITHIN SIX MONTHS) BY THE HOMEOWNER.

8. AUTOMATIC FIRE SPRINKLER SYSTEMS DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 13D ARE REQUIRED IN ALL STRUCTURES.

9. THE STORM DRAINAGE COLLECTION SYSTEM LOCATED IN PRIVATE TRACTS; 'N. FAWN STREET', SOUTH PRIVATE AVENUE', N. COTTONWOOD WAY', 'N. COTTONWOOD LANE', LANDSCAPE BUFFER TRACT E ADJACENT TO LOTS 10-23, THE STORM EASEMENT ADJACENT TO LOTS 54-68, AND THE STORMWATER TREATMENT AND DETENTION FACILITY; SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA). RIGHT-OF-ENTRY SHALL BE GRANTED TO THE CITY FOR INSPECTION PURPOSES OF THE STORMWATER TREATMENT AND DETENTION FACILITY.

10. A HOMEOWNER'S ASSOCIATION SHALL BE REQUIRED FOR THIS DEVELOPMENT INCLUDING CONDITIONS, COVENANTS, AND RESTRICTIONS (CC&R'S) TO ENSURE THERE ARE ADEQUATE AND APPROPRIATE MEASURES ARE IN PLACE FOR THE PERPETUAL OWNERSHIP AND MAINTENANCE OF 'N. FAWN STREET', SOUTH PRIVATE STREET', SW ALLEY', N. COTTONWOOD WAY', 'N. COTTONWOOD LANE', SHARED DRIVEWAY TRACT ADJACENT TO LOTS 10-23, LANDSCAPING, OPEN SPACES/PARK, TRAILS, PARKING LOTS, PRIVATE STORMWATER SYSTEM LOCATED BEHIND LOTS 54-68 AND WITHIN THE LANDSCAPE BUFFER TRACT. ALL PRIVATE ROADS AND ALLEYS, AND THE STORMWATER FACILITY LOCATED ON THE URBAN VILLAGE PARCEL TO THE SOUTH, ADDITIONALLY, THE CC&R'S ARE TO STATE THAT THE CITY SHALL HAVE RIGHT-OF-ENTRY TO INSPECT THE STORMWATER FACILITY.

11. ALL STREETS AND AVENUES AS DEPICTED ON THIS PLAT ARE HEREBY DEDICATED TO THE CITY OF CAMAS WITH THIS PLAT. ALL TRACTS AND PRIVATE ROADS AS DEPICTED ON THIS PLAT ARE HEREBY DEDICATED TO, AND TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

12. TRACT E IS A LANDSCAPE BUFFER AND OPEN SPACE TRACT TO BE OWNED AND MAINTAINED BY THE HOA.

13. TRACTS F AND I ARE OPEN SPACE AND TRAIL AREA TRACTS TO BE OWNED AND

14. TRACT G IS AN OPEN SPACE AND PARKING AREA TRACT AND IS TO BE OWNED AND MAINTAINED BY THE HOA.

15. TRACT H IS AN OPEN SPACE/PARK, TRAIL AND PARKING AREA TRACT AND IS TO BE

OWNED AND MAINTAINED BY THE HOA.

16. TRACT J IS AN OPEN SPACE TRACT TO BE OWNED AND MAINTAINED BY THE HOA.

17. TRACT K IS A SHARED DRIVEWAY TRACT FOR THE BENEFIT OF LOTS 10-16 AND IS TO OWNED AND MAINTAINED BY THE HOA.

18. AN ACCESS AND UTILITY MAINTENANCE EASEMENT IS PROVIDED TO THE CITY OF CAMAS OVER THE PRIVATE STREETS, ALLEYS AND SHARED DRIVEWAY TRACT __ FOR THE INSPECTION, MAINTENANCE AND OPERATION OF PUBLIC WATER AND SEWER SYSTEMS.

19. PRIVATE STREETS WITH STREET LIGHTING WILL HAVE A SEPARATE METER AND MAINTENANCE OF ALL LIGHT AND POWER IS THE RESPONSIBILITY OF THE HOA.

SURVEY REFERENCES:

MAINTAINED BY THE HOA.

1) GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1D BOOK 311, PAGE 884 2) GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1 SOUTH BOOK 311, PAGE 885

3) GREEN MOUNTAIN MIXED USE P.R.D. PHASE 2C BOOK 312, PAGE 101

DEED REFERENCE:

GRANTOR: GREEN MOUNTAIN LAND LLC AE GREEN MOUNTAIN, LLC GRANTEE: 5485415 AFN: DATE: 02-06-2018

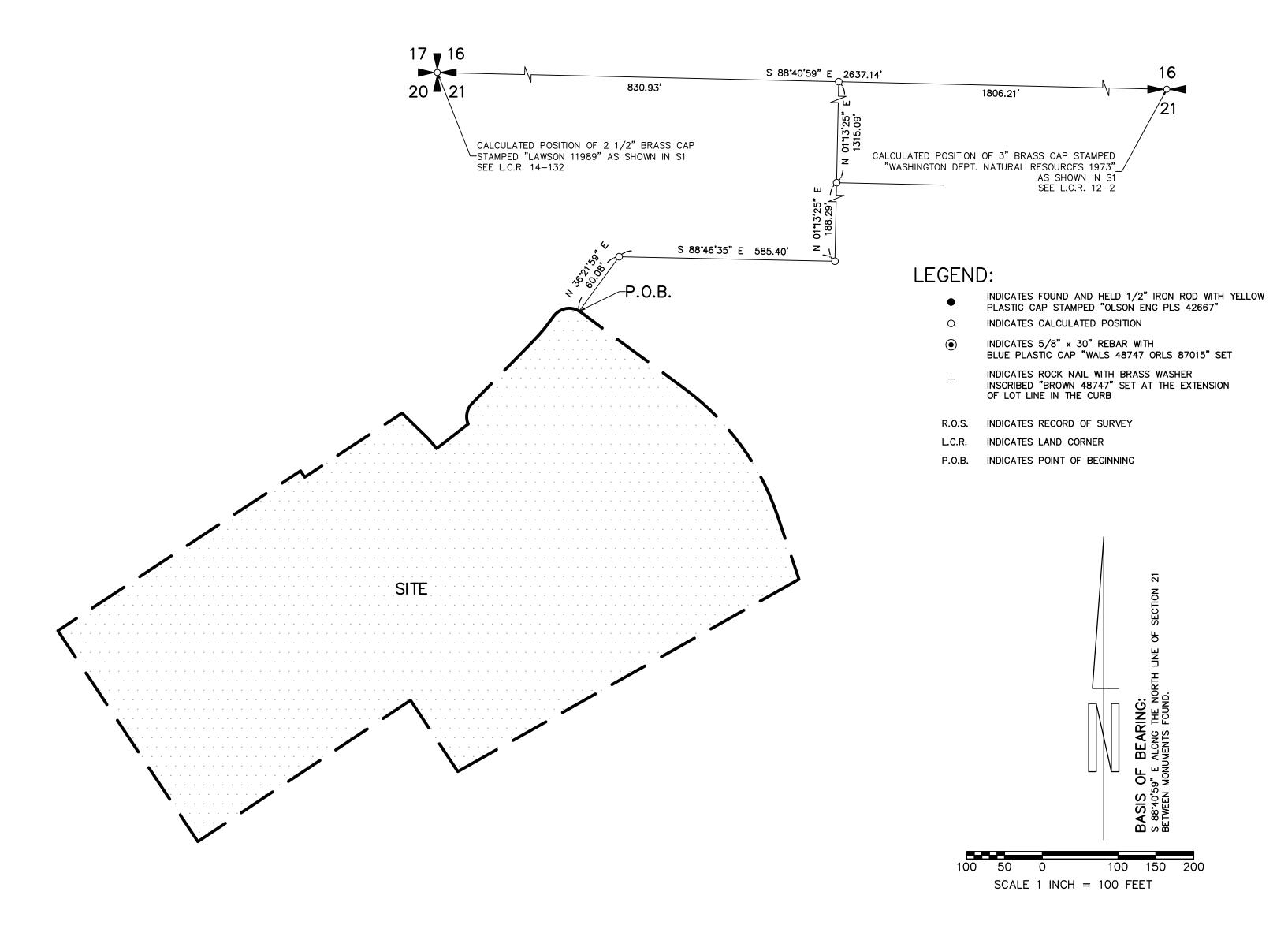
LAND INVENTORY:

A) TOTAL ACREAGE 7.89 AC B) TOTAL DEVELOPED ACREAGE 7.89 AC C) TOTAL LOT AREA 4.48 AC D) TOTAL INFRASTRUCTURE ACREAGE (PUBLIC RIGHT OF WAY) 1.37 AC

E) TOTAL ACREAGE OF RECREATIONAL OPEN SPACES (TRACTS) 0.97 AC F) TOTAL ACREAGE OF PRIVATE ROADS, DRIVEWAYS & ALLEYS 1.07 AC

BROWN SURVEYING, PLLC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, ETC.

A FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED IN 07-01-2023.



ACKNOWLEDGMENT:

STATE OF WASHINGTON COUNTY OF CLARK

RESIDING AT

THIS IS TO CERTIFY THAT ON THIS DAY OF BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED ALLAN EVRIDGE TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING

DEDICATION AND ACKNOWLEDGMENT TO ME THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST WRITTEN ABOVE

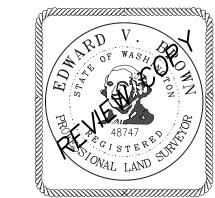
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATED THE SAME FOR A COMMON INTEREST COMMUNITY NAMED "THRIVE AT GREEN MOUNTAIN SUBDIVISION", A PLAT COMMUNITY, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST ACT, SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON COMMON INTEREST OWNERSHIP ACT AND NOT FOR ANY PUBLIC PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION FOR "THRIVE AT GREEN MOUNTAIN SUBDIVISION", RECORDED UNDER CLARK COUNTY RECORDING NO._____

DECLARANT DECLARATION:

UTILITY AND SIDEWALK EASEMENT: AN EASEMENT IS HEREBY RESERVED UNDER AND UPON ALL TRACTS AND THE EXTERIOR SIX FEET ON ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC/PRIVATE ROADS AND TRACTS 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, SHALL BE RESERVED UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS ADJACENT TO PUBLIC STREETS.

MEMBER/MANAGER DATE



THRIVE AT GREEN MOUNTAIN **SUBDIVISION**

ORIGINALLY APPROVED AS "GREEN MOUNTAIN PRD POD B1" CITY FILE NO. SUB 18-04 A SUBDIVISION IN A PORTION OF THE THOMAS J FLETCHER D.L.C. IN THE SW 1/4 OF THE NW 1/4 OF SECTION 21 AND THE SE 1/4 OF THE NE 1/4 OF SECTION 20, T. 2 N., R 3 E., W. M., CITY OF CAMAS CLARK COUNTY, WASHINGTON

CITY OF CAMAS MAYOR:

APPROVED:					
	CITY	OF	CAMAS	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 PAIN IN FULL AT THE DATE OF CERTIFICATION.

CITY OF CAMAS FINANCE DIRECTOR

CITY OF CAMAS COMMUNITY DEVELOPMENT DEPARTMENT:

CITY OF CAMAS COMMUNITY DEVELOPMENT DIRECTOR, OR DESIGNEE

CITY OF CAMAS ENGINEER:

A) ALL IMPROVEMENTS HAVE BEEN INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF CMC TITLE 17 AND WITH THE PRELIMINARY PLAT APPROVAL;

B) ALL IMPROVEMENTS CAN OR WILL MEET CURRENT PUBLIC WORKS DRAWING STANDARDS FOR ROAD, UTILITY AND DRAINAGE CONSTRUCTION PLANS;

C) 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.

CITY OF CAMAS ENGINEER

APPROVED:

FIRE CHIEF:

FIRE CHIEF, OR DESIGNEE

CLARK COUNTY ASSESSOR: THIS PLAT MEETS THE REQUIREMENTS OF R.C.W 58.17.170, LAWS OF WASHINGTON, TO BE KNOWN AS THRIVE AT GREEN MOUNTAIN SUBDIVISION,

ALLAN EVRIDGE

PLAT NO._____ IN THE COUNTY OF CLARK, STATE OF WASHINGTON.

COUNTY ASSESSOR

CLARK COUNTY AUDITOR: FILED FOR RECORD THIS _ OF PLATS, AT PAGE

AT THE REQUEST OF _ AUDITOR'S RECEIVING NO.

DEPUTY/COUNTY AUDITOR

SURVEYOR'S CERTIFICATE:

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 ALLAN EVRIDGE IN SEPTEMBER, 2021 I HEREBY CERTIFY THAT THIS MAP FOR "THRIVE AT GREEN MOUNTAIN SUBDIVISION" IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED, THAT THE BEARING AND DISTANCES ARE CORRECTLY SHOWN, THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN, AND THAT THE BOUNDARIES OF THE LOTS AND TRACTS, (1) TO THE EXTENT DETERMINED BY THE 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.

EDWARD V. BROWN, PROFESSIONAL LAND SURVEYOR PLS #48747

SCALE: N/A JOB NO. <u>22-052</u> DATE: 08-10-202 CALC BY: EVB

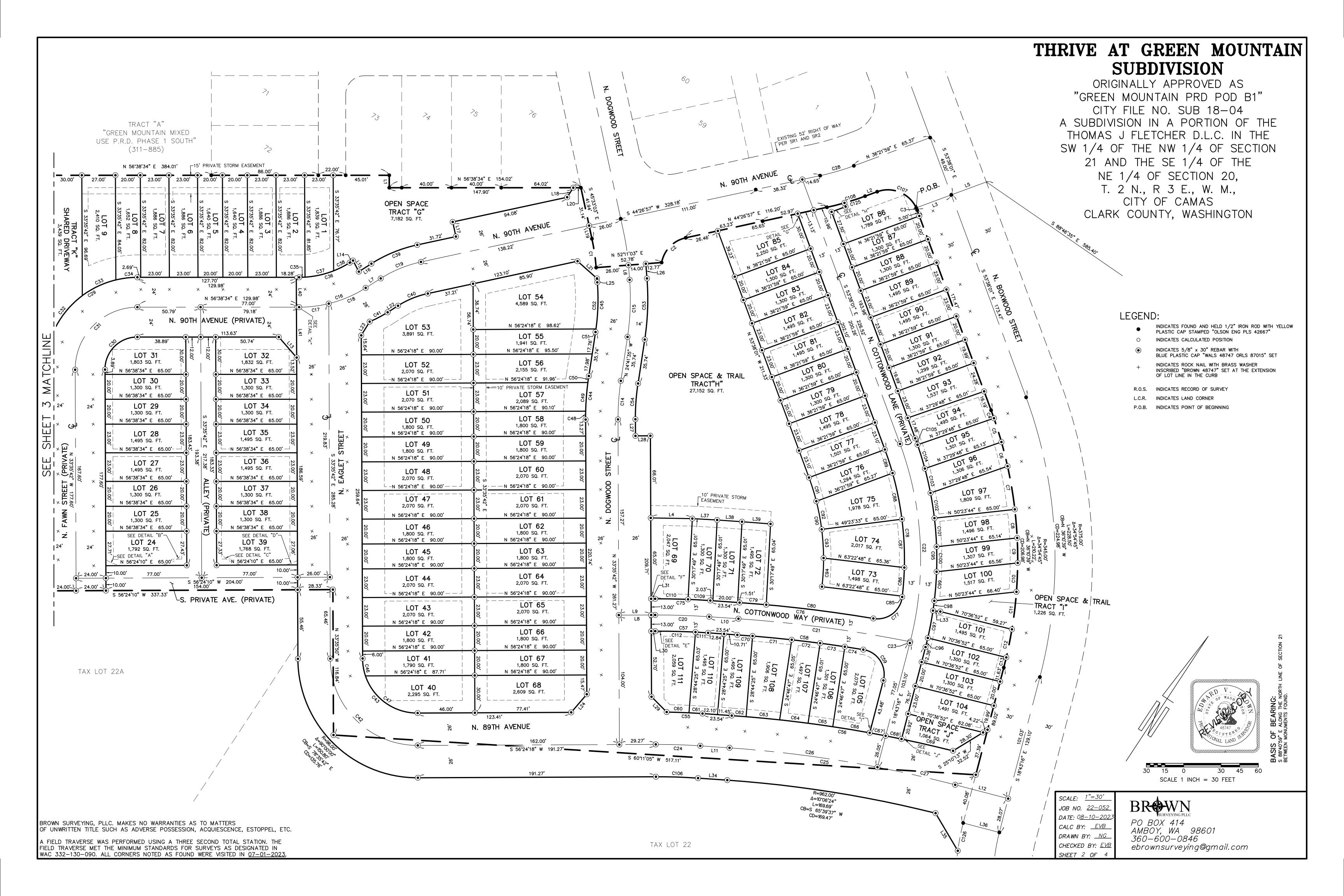
DRAWN BY: NG

CHECKED BY: EVB

SHEET 1 OF 4

PO BOX 414

AMBOY. WA 98601 360-600-0846 ebrownsurveying@gmail.com



TRACT "A" "GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1 SOUTH" (311 - 885)N 56'38'34" E N 56°38'34" E 384.01' - 30.00' 90.00' 30.00' LOT 10 2,520 SQ. FT. N 56°38'34" E 90.00' LOT 11 1,800 SQ. FT. N 56*38'34" E 90.00' LOT 12 1,800 SQ. FT. N 56'38'34" E 90.00' LOT 13 2,070 SQ. FT. -N 56**°**38'34" E 90.00'-2,070 SQ. FT. N 56'38'34" E 90.00' LOT 15 CHLINE 1,800 SQ. FT. N 56°38'34" E 90.00' LOT 16 1,800 SQ. FT. 1 N 56°38'34" E 90.00' MAA LOT 17 2,070 SQ. FT. ¹ $^{\prime}$ - — — N 56**°**38'34" E 90.00'-LOT 18 24' | | | | | | N 56'38'34" E 90.00' 1,800 SQ. FT. N 56°38'34" E 90.00' SEI LOT 20 1,800 SQ. FT. N 56°38'34" E 90.00' LOT 21 2,070 SQ. FT. -N 56**°**38**'**34" E 90.00'-∀ က ွာ ျ LOT 22 2,070 SQ. FT. N 56'38'34" E 90.00' 24' 2,070 SQ. FT. N 56°38'34" E 100.00' OPEN SPACE & TRAIL TRACT "F" 2,512 SQ. FT. N 56°24'10" 100.00' *!_* 30.00' S 56°24'10" W 337.33'

	CURVE TABLE								
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.				
C1	174.00'	7*44'06"	23.49'	N 41°41'00" W	23.47'				
C2	25.00'	67"13'18"	29.33'	S 10°50'18" W	27.68'				
С3	25.00'	4*34'38"	2.00'	N 55*55'20" W	2.00'				
C4	345.00'	1*07'46"	6.80'	N 53°04'08" W	6.80'				
C5	345.00'	319'28"	20.02'	N 50°50'31" W	20.02'				
C6	345.00'	319'59"	20.07	N 47°30'47" W	20.07				
C7	345.00'	5*50'32"	35.18'	N 42°55'32" W	35.16'				
C8	345.00'	3*49'18"	23.01'	N 38°05'37" W	23.01'				
С9	345.00'	3*20'06"	20.08'	N 34°30'54" W	20.08'				
C10	345.00'	3°51'53"	23.27	N 30°54'54" W	23.27'				
C11	345.00'	5*02'51"	30.39'	N 26°27'32" W	30.38'				
C12	345.00'	3*49'28"	23.03'	N 22°01'23" W	23.02'				
C13	345.00'	1°23'23"	8.37'	N 19*24'58" W	8.37'				
C14	200.00'	8*54'06"	31.07'	S 29°08'38" E	31.04'				
C15	200.00'	1310'42"	46.00'	N 31°16'57" W	45.90'				
C16	100.00'	321917"	56.41'	N 40°28'55" E	55.67'				
C17	100.00'	13*46'15"	24.03'	N 49°45'26" E	23.98'				
C18	100.00'	18 ° 33'02"	32.38'	N 33°35'48" E	32.24'				
C19	100.00'	20°07'40"	35.13'	S 34°23'07" W	34.95'				
C20	592.00'	4°12'07"	43.42'	S 58'30'22" W	43.41'				

CURVE TABLE					CURVE TABLE						
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.	CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C61	514.00'	1"12'56"	10.90'	S 59*59'57" W	10.90'	C85	254.00'	0°08'20"	0.62'	N 26'33'02" W	0.62'
C62	1014.00'	0*39'10"	11.55'	S 60°56'00" W	11.55'	C86	254.00'	5"11'43"	23.03'	N 2943'03" W	23.02'
C63	1014.00'	1°31'48"	27.08'	S 62°01'29" W	27.08'	C87	254.00'	8*47'32"	38.98'	N 3612'41" W	38.94'
C64	1014.00'	1°18'04"	23.03'	S 63°26'25" W	23.03'	C88	254.00'	8'32'02"	37.83'	N 44°52'28" W	37.80'
C65	1014.00'	1°07'52"	20.02'	S 64*39'23" W	20.02'	C89	254.00'	4*29'33"	19.92'	N 51°23'15" W	19.91'
C66	1014.00'	1°42'02"	30.09'	S 66°04'20" W	30.09'	C90	189.00'	27*00'50"	89.11	N 40°07'36" W	88.29'
C67	1014.00'	0°44'11"	13.03'	S 6717'26" W	13.03'	C91	189.00'	6°02'33"	19.93'	N 50°36'45" W	19.92'
C68	1014.00'	0*44'09"	13.02'	S 68°01'36" W	13.02'	C92	189.00'	6*59'01"	23.04'	N 44°05'57" W	23.02'
C69	1014.00'	2*24'00"	42.47'	S 69*35'40" W	42.47'	C93	189.00'	6*59'52"	23.08'	N 37°06'31" W	23.07'
C70	1079.00	0*39'10"	12.29'	S 60°56'00" W	12.29'	C94	189.00'	6*59'23"	23.06'	N 30°06'53" W	23.04'
C71	1079.00	1°40'35"	31.57	S 62*05'53" W	31.57'	C95	280.00'	34*54'45"	170.61	N 3610'39" W	167.99'
C72	1079.00	1°13'22"	23.03'	S 63°32'51" W	23.03'	C96	280.00'	1°33'30"	7.62'	N 19'30'01" W	7.62'
C73	1079.00	1°03'47"	20.02'	S 64°41'25" W	20.02'	C97	280.00'	4*34'21"	22.35'	N 22'33'57" W	22.34'
C74	1079.00	0*48'01"	15.07'	S 65°37'19" W	15.07'	C98	280.00'	1°37'32"	7.94'	N 25 * 39'54" W	7.94'
C75	605.00'	4°12'07"	44.37'	S 58'30'22" W	44.36'	C99	280.00'	4*47'30"	23.42'	N 28'52'25" W	23.41'
C76	1105.00'	5*36'53"	108.29'	S 63°24'52" W	108.24'	C100	280.00'	4*07'05"	20.12'	N 3319'42" W	20.12'
C77	20.00'	92*42'10"	32.36'	N 19*52'13" E	28.94'	C101	280.00'	4*42'37"	23.02'	N 37°44'33" W	23.01'
C78	254.00'	27*09'10"	120.37'	N 40°03'26" W	119.25'	C102	280.00'	411'40"	20.50'	N 42°11'41" W	20.49'
C79	1105.00'	1°06'52"	21.49'	S 61°09'51" W	21.49'	C103	280.00'	4*06'55"	20.11'	N 46°20'59" W	20.11'
C80	1105.00'	4°30'01"	86.79'	S 63°58'18" W	86.77'	C104	280.00'	4°05'51"	20.02'	N 50°27'22" W	20.02'

CURVE TABLE

CURVE | RADIUS | DELTA | ARC DIST. | CHORD BEARING | CHORD DIST.

3°42'56" | 64.07' | S 69°25'16" W

1.10' N 18**°**50'19" W

139.24

1.10'

35.78'

183.76

119.88

64.06'

70.86

29.76

17.42'

4.72'

42.31

23.53'

14.50'

39.84

C21 | 1092.00' | 718'38" | 139.33' | S 6415'44" W

C22 | 267.00' | 34°54'45" | 162.69' | N 36°10'39" W

C24 | 488.00' | 412'07" | 35.79' | S 58'30'22" W

C25 | 988.00' | 10°40'19" | 184.02' | S 65°56'34" W

C26 | 988.00' | 6°57'23" | 119.95' | S 64°05'07" W

C28 | 200.00' | 8°04'58" | 28.21' | N 40°24'28" E

C29 | 74.00' | 90°14'16" | 116.55' | S 11°31'26" W

C30 | 26.00' | 90°14'16" | 40.95' | S 11°31'26" W

C31 | 50.00' | 90°14'16" | 78.75' | S 11°31'26" W

C32 | 74.00' | 53°30'59" | 69.12' | S 06°50'12" E

C33 74.00' 23'12'09" 29.97' S 31'31'22" W

C34 74.00' 13°31'08" 17.46' S 49°53'00" W

C35 | 76.00' | 3'33'27" | 4.72' | N 54'51'51" E

C36 76.00' 32'19'17" 42.87' N 40'28'55" E

C37 | 76.00' | 17°48'49" | 23.63' | N 44°10'43" E

C38 76.00' 10°57'01" 14.53' N 29°47'48" E

C39 | 114.00' | 20°07'40" | 40.05' | S 34°23'07" W

C40 | 74.00' | 20°07'40" | 26.00' | S 34°23'07" W |

C23 | 267.00' | 014'06" |

	LINE TABI	_E		LINE TABI	_E
ΙE	BEARING	DISTANCE	LINE	BEARING	ı
1	S 33°21'26" E	10.00'	L21	S 81°49'25" E	
2	N 36°21'59" E	10.37	L22	N 24°19'17" E	
3	S 36°21'59" W	30.08'	L23	N 01°55'57" W	
1	N 57*34'03" E	33.41'	L24	N 07°19'10" E	
5	N 36°21'59" E	30.00'	L25	S 37*52'18" E	
3	N 37°52'18" W	11.86'	L26	N 37*52'18" W	
7	N 24°19'17" E	14.28'	L27	N 33*35'42" W	
3	S 56°24'18" W	29.27	L28	S 56°24'18" W	
)	N 56°24'18" E	26.00'	L29	N 78°03'58" W	
0	S 60°36'25" W	23.54'	L30	N 56*24'18" E	
1	N 60°36'25" E	23.54'	L31	N 56°24'18" E	
2	N 7116'44" E	43.98'	L33	N 63*55'12" E	
3	S 74°22'25" E	21.84'	L34	S 60°36'25" W	
4	N 24*19'17" E	3.15'	L35	N 63*56'42" W	
5	S 60°59'21" E	10.03'	L36	N 71"16'57" E	
6	N 24°19'17" E	11.95'	L37	N 59°50'08" E	
					Т

L18

L19

L20 N 56'38'34" E

6.12

LINE	BEARING	DISTANCE
L42	S 33*35'42" E	5.00'
L43	S 33*35'42" E	3.73'
L44	N 33°35'42" W	3.57'
L45	N 53°38'01" W	9.58'
L46	S 44°26'57" W	2.05'
L47	S 36°21'59" W	2.29'
L48	S 53*38'01" E	10.46
L49	S 18°43'16" E	10.85
L50	S 66°50'58" W	2.58'
L51	S 68°30'40" W	4.13'
L52	N 18*43'16" W	13.95'
L53	S 4913'20" E	3.18'

THRIVE AT GREEN MOUNTAIN **SUBDIVISION**

ORIGINALLY APPROVED AS "GREEN MOUNTAIN PRD POD B1" CITY FILE NO. SUB 18-04 A SUBDIVISION IN A PORTION OF THE THOMAS J FLETCHER D.L.C. IN THE SW 1/4 OF THE NW 1/4 OF SECTION 21 AND THE SE 1/4 OF THE NE 1/4 OF SECTION 20, T. 2 N., R 3 E., W. M., CITY OF CAMAS CLARK COUNTY, WASHINGTON

LEGEND:

CURVE TABLE

CURVE RADIUS DELTA ARC DIST. CHORD BEARING CHORD DIST.

16.27

62.23

35.08'

39.93

14.19'

51.38'

6.73'

23.08

5.29'

2.48'

37.47

49.11

28.87

28.81

180.06'

101.94

29.55

17.91

5.52'

33.87

33.91'

31.86'

17.97

26.40'

10.16

32.29'

15.81'

27.57

27.57

13.50'

13.92'

10.17

13.13'

9.34'

10.07

11.35

14.36'

C41 | 96.00' | 9'43'10" | 16.28' | N 29'10'52" E

C42 | 70.00' | 90°00'00" | 109.96' | S 78°35'42" E

C43 | 44.00' | 90°00'00" | 69.12' | S 78°35'42" E

C44 | 226.00' | 8°54'06" | 35.11' | S 29°08'38" E

C45 | 174.00' | 1310'42" | 40.02' | N 3116'57" W

C46 | 44.00' | 18*33'11" | 14.25' | S 42*52'17" E

C47 | 44.00' | 71°26'49" | 54.87' | S 87°52'17" E

C48 | 226.00' | 1°42'26" | 6.73' | S 32°44'29" E

C49 | 226.00' | 5°51'10" | 23.09' | S 28°57'41" E

C50 | 226.00' | 1°20'31" | 5.29' | S 25°21'51" E

C51 | 174.00' | 0°48'59" | 2.48' | N 25°06'05" W

C52 | 174.00' | 12°21'43" | 37.54' | N 31°41'26" W

C53 | 214.00' | 1310'42" | 49.22' | N 3116'57" W

C54 | 186.00' | 8*54'06" | 28.90' | S 29*08'38" E

C55 | 514.00' | 312'44" | 28.82' | S 59'00'03" W

C56 | 1014.00' | 1011'15" | 180.29' | S 65'42'02" W

C57 | 579.00' | 412'07" | 42.46' | S 58'30'22" W

C58 | 1079.00' | 5°24'54" | 101.98' | S 63°18'52" W

C59 | 20.00' | 95°15'24" | 33.25' | N 66°20'58" W

C60 | 514.00' | 1°59'48" | 17.91' | S 58°23'35" W

C105 | 280.00' | 1°07'44" | 5.52' | N 53°04'09" W

C106 | 462.00' | 4*12'07" | 33.88' | S 58*30'22" W

C107 | 25.00' | 85°25'02" | 37.27' | N 79°04'30" E

C108 | 226.00' | 8°04'58" | 31.88' | N 40°24'28" E

C109 | 605.00' | 1°42'07" | 17.97' | S 59°45'22" W

C110 | 605.00' | 2°30'00" | 26.40' | S 57°39'18" W

C111 | 579.00' | 1°00'21" | 10.16' | S 60°06'15" W

C112 | 579.00' | 311'46" | 32.30' | S 58'00'11" W

C113 | 25.00' | 36°52'20" | 16.09' | N 74°50'20" E

C114 | 25.00' | 66°55'26" | 29.20' | N 22°56'27" E

C115 | 25.00' | 66°55'42" | 29.20' | N 89°52'01" E

C116 | 25.00' | 31°19'48" | 13.67' | N 40°44'16" E

C117 | 25.00' | 32°20'18" | 14.11' | S 41°14'31" W

C118 | 579.00' | 1°00'21" | 10.17' | S 56°54'29" W

C119 | 25.00' | 30°26'52" | 13.29' | N 72°30'49" E

C120 | 605.00' | 0°53'05" | 9.34' | S 56°50'51" W

C121 | 25.00' | 2314'58" | 10.14' | N 6515'30" W

C122 | 25.00' | 24°43'52" | 10.79' | S 41°16'05" E

C123 | 25.00' | 26"14'32" | 11.45' | N 05"36'01" W

C124 | 25.00' | 33°22'55" | 14.57' | S 35°24'44" E

CURVE TABLE

CURVE RADIUS DELTA ARC DIST. CHORD BEARING CHORD DIST.

- INDICATES FOUND AND HELD 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "OLSON ENG PLS 42667"
- INDICATES CALCULATED POSITION
- INDICATES 5/8" x 30" REBAR WITH BLUE PLASTIC CAP "WALS 48747 ORLS 87015" SET
- INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "BROWN 48747" SET AT THE EXTENSION

R.O.S. INDICATES RECORD OF SURVEY

L.C.R. INDICATES LAND CORNER

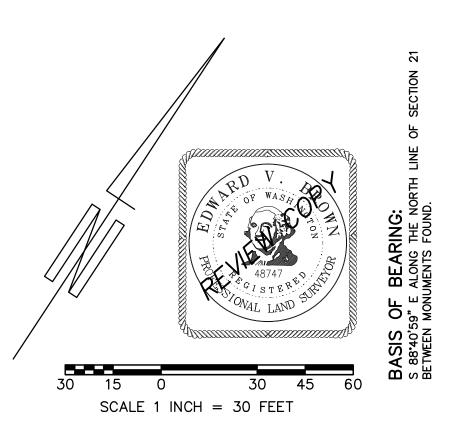
P.O.B. INDICATES POINT OF BEGINNING

	CURVE TABLE							
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.			
C125	226.00'	4*24'41"	17.40'	N 38°34'19" E	17.40'			
C126	180.00'	7"14'24"	22.74'	S 22°20'26" E	22.73'			
C127	226.00'	3°40'17"	14.48'	N 42*36'48" E	14.48'			

CURB SCREW OFFSET TABLE						
LOT LINE	OFFSET					
1/TRACT A	10.37'					
1/2	9.76'					
2/3 - 7/8	9.75'					
8/9	10.06'					
10/TRACT K	12.67'					
10/11-14/15	5.25'					
15/16	10.29'					
16/17	9.79'					
17/18–31	9.75'					
32-39	11.75'					
40/41	12.25'					
41/42-52/53	11.75'					
53/54	12.01'					
54/55	11.86'					
55/56	12.12'					
56/57	11.85'					
57/58-67/68	11.75'					
86/87-94/95	11.75'					
95/96	11.77'					
96/97	11.83'					
97/98	11.75'					
98/99	11.75'					
99/100	11.83'					
100/TRACT I	11.94'					
TRACT I/ 101	11.78'					
101/102-103/104	11.75'					
104/J	14.65'					
105-111	11.75'					

BEARING	DISTANCE	LINE	BEARING	DISTANCE
S 33°21'26" E	10.00'	L21	S 81°49'25" E	20.91'
N 36°21'59" E	10.37	L22	N 24°19'17" E	9.88'
S 36°21'59" W	30.08'	L23	N 01°55'57" W	12.93'
N 57°34'03" E	33.41'	L24	N 071910" E	19.22'
N 36°21'59" E	30.00'	L25	S 37*52'18" E	3.17'
N 37°52'18" W	11.86'	L26	N 37*52'18" W	11.85'
N 24°19'17" E	14.28'	L27	N 33°35'42" W	13.25'
S 56°24'18" W	29.27	L28	S 56°24'18" W	12.00'
N 56°24'18" E	26.00'	L29	N 78*03'58" W	17.34'
S 60°36'25" W	23.54'	L30	N 56*24'18" E	3.27'
N 60°36'25" E	23.54'	L31	N 56*24'18" E	3.27'
N 71°16'44" E	43.98'	L33	N 63°55'12" E	5.96'
S 74°22'25" E	21.84'	L34	S 60°36'25" W	23.54'
N 24°19'17" E	3.15'	L35	N 63*56'42" W	35.08'
S 60°59'21" E	10.03'	L36	N 7116'57" E	30.00'
N 24°19'17" E	11.95'	L37	N 59°50'08" E	20.00'
N 45°33'03" W	12.00'	L38	N 60°36'25" E	20.00'
N 00°33'03" W	9.10'	L39	N 61°03'10" E	23.01'
N 45°33'03" W	10.80'	L40	S 33°35'42" E	24.00'

L41 S 33°35'42" E 40.48'



JOB NO. <u>22-052</u> DATE: 08-10-202 CALC BY: <u>EVB</u> DRAWN BY: NG CHECKED BY: <u>EVB</u> SHEET 3 OF 4

PO BOX 414 AMBOY, WA 98601 360-600-0846 ebrownsurveying@gmail.com

BROWN SURVEYING, PLLC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, ETC.

A FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED IN 07-01-2023.

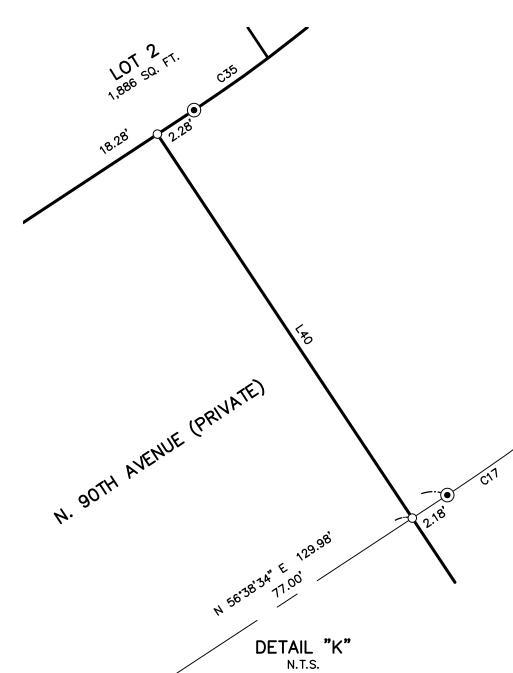
DETAIL "A" DETAIL "B" DETAIL "C" DETAIL "E" LOT 105 1,882 SQ. FT. DETAIL "J" DETAIL "G" DETAIL "H"

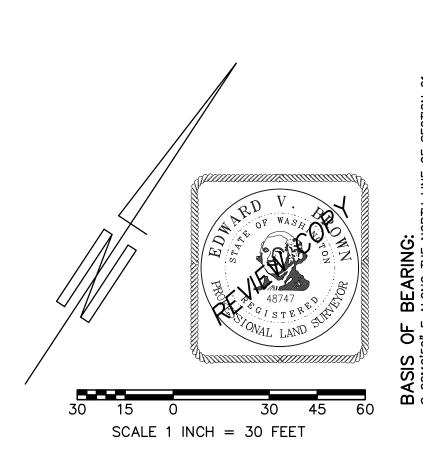
THRIVE AT GREEN MOUNTAIN **SUBDIVISION**

ORIGINALLY APPROVED AS "GREEN MOUNTAIN PRD POD B1" CITY FILE NO. SUB 18-04 A SUBDIVISION IN A PORTION OF THE THOMAS J FLETCHER D.L.C. IN THE SW 1/4 OF THE NW 1/4 OF SECTION 21 AND THE SE 1/4 OF THE NE 1/4 OF SECTION 20, T. 2 N., R 3 E., W. M., CITY OF CAMAS CLARK COUNTY, WASHINGTON

LEGEND:

- INDICATES FOUND AND HELD 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "OLSON ENG PLS 42667"
- INDICATES CALCULATED POSITION
- INDICATES 5/8" x 30" REBAR WITH BLUE PLASTIC CAP "WALS 48747 ORLS 87015" SET
- INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "BROWN 48747" SET AT THE EXTENSION OF LOT LINE IN THE CURB
- R.O.S. INDICATES RECORD OF SURVEY
- INDICATES LAND CORNER
- P.O.B. INDICATES POINT OF BEGINNING





JOB NO. <u>22-052</u> DATE: 0<u>8-10-202</u> CALC BY: <u>EVB</u> DRAWN BY: NG CHECKED BY: <u>EVB</u> SHEET 4 OF 4

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