

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: _____ DATE _____
CITY OF CAMAS MAYOR

CITY OF CAMAS FINANCE DIRECTOR:
ATTESTED BY: _____ DATE _____
CITY OF CAMAS FINANCE DIRECTOR

CITY OF CAMAS COMMUNITY DEVELOPMENT
DEPARTMENT:
APPROVED: _____ DATE _____
CITY OF CAMAS COMMUNITY DEVELOPMENT DIRECTOR,
OR DESIGNEE

CITY OF CAMAS ENGINEER:
APPROVED: _____ DATE _____
CITY OF CAMAS ENGINEER

FIRE CHIEF:
APPROVED: _____ DATE _____
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,
PLAT NO. _____ IN THE COUNTY OF CLARK, STATE OF WASHINGTON.

CLARK COUNTY AUDITOR:
FILED FOR RECORD THIS _____ DAY OF _____, 2023
IN BOOK _____ OF PLATS, AT PAGE _____
AT THE REQUEST OF _____ ALLAN EVRIDGE
AUDITOR'S RECEIVING NO. _____

DEPUTY/COUNTY AUDITOR
EDWARD V. BROWN, PROFESSIONAL LAND SURVEYOR
PLS #48747

SCALE: N/A
JOB NO. 22-052
DATE: 08-10-2023
CALC BY: EVB
DRAWN BY: NG
CHECKED BY: EVB
SHEET 1 OF 4

EDWARD V. BROWN
PROFESSIONAL LAND SURVEYOR
REGISTERED
48747
STATE OF WASHINGTON
NATIONAL LAND SURVEYORS

EDWARD V. BROWN, PROFESSIONAL LAND SURVEYOR
PLS #48747

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PLS #48747

NOTES:

- 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 _____
- 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.
- THE FOLLOWING MINIMUM SETBACKS SHALL APPLY PER THE PRD MASTER PLAN:
 - FRONT LOADED GARAGE SETBACKS: FRONT YARD 18- FEET, SIDE YARD 3- FEET OR 0- FEET AT ATTACHED LOT LINE, SIDE YARD FLANKING A STREET 10- FEET AND SIDE YARD FLANKING AN ALLEY 5- FEET, REAR YARD 10- FEET;
 - 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 OR 18- FEET.
- NO FURTHER SHORT PLATTING OR SUBDIVIDING WILL BE PERMITTED ONCE THE FINAL PLAT HAS BEEN RECORDED.
- BUILDING PERMITS WILL NOT BE ISSUED BY THE BUILDING DEPARTMENT UNTIL ALL SUBDIVISION IMPROVEMENTS ARE COMPLETED AND ACCEPTED BY THE CITY.
- 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.
- 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.
- AUTOMATIC FIRE SPRINKLER SYSTEMS DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 13D ARE REQUIRED IN ALL STRUCTURES.
- 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.
- 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.
- 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.
- TRACT E IS A LANDSCAPE BUFFER AND OPEN SPACE TRACT TO BE OWNED AND MAINTAINED BY THE HOA.
- TRACTS F AND I ARE OPEN SPACE AND TRAIL AREA TRACTS TO BE OWNED AND MAINTAINED BY THE HOA.
- TRACT G IS AN OPEN SPACE AND PARKING AREA TRACT AND IS TO BE OWNED AND MAINTAINED BY THE HOA.
- TRACT H IS AN OPEN SPACE/PARK, TRAIL AND PARKING AREA TRACT AND IS TO BE OWNED AND MAINTAINED BY THE HOA.
- TRACT J IS AN OPEN SPACE TRACT TO BE OWNED AND MAINTAINED BY THE HOA.
- TRACT K IS A SHARED DRIVEWAY TRACT FOR THE BENEFIT OF LOTS 10-16 AND IS TO OWNED AND MAINTAINED BY THE HOA.
- 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.
- 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:

- GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1D BOOK 311, PAGE 884
- GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1 SOUTH BOOK 311, PAGE 885
- GREEN MOUNTAIN MIXED USE P.R.D. PHASE 2C BOOK 312, PAGE 101

DEED REFERENCE:

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

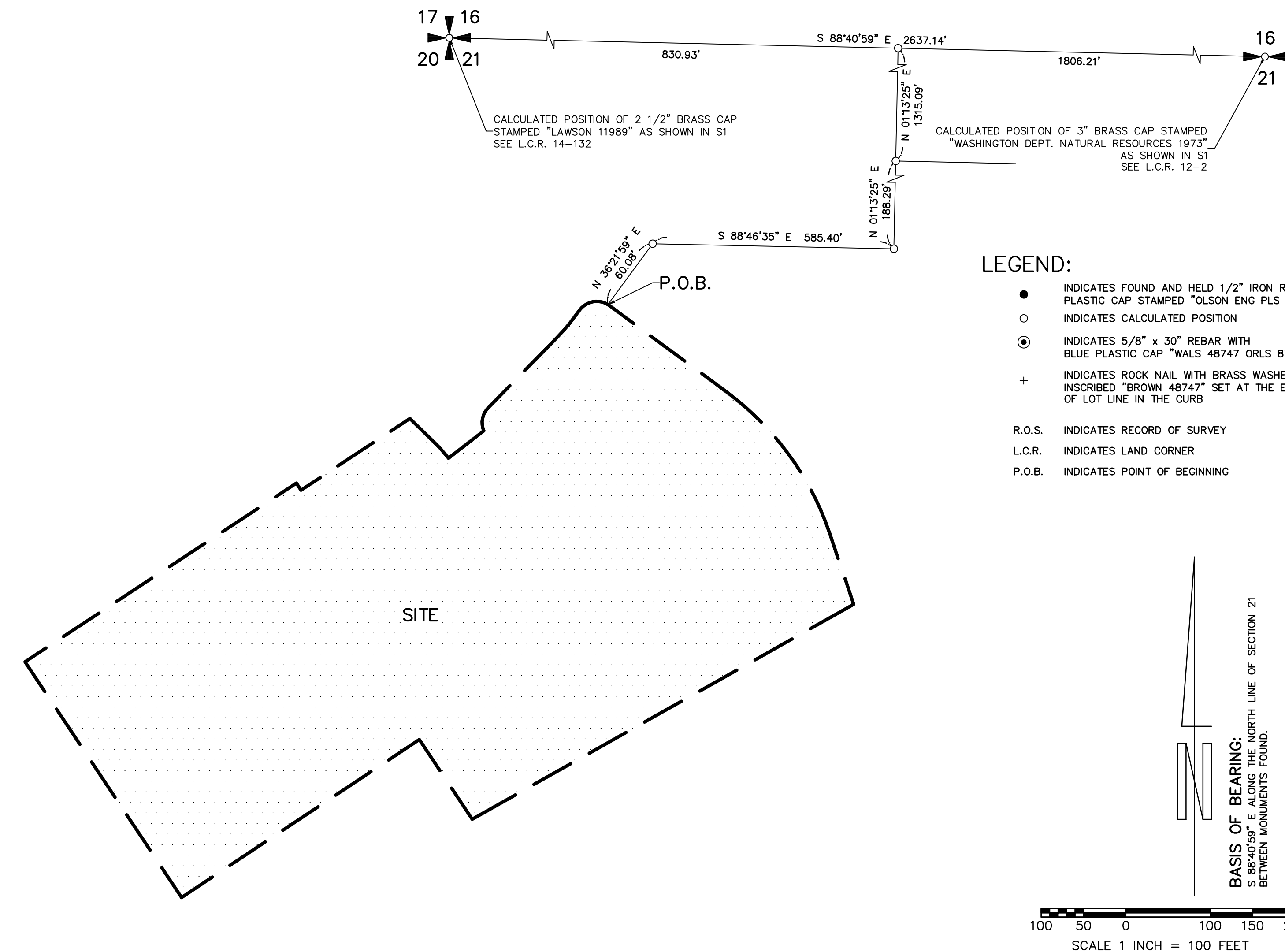
LAND INVENTORY:

- | | |
|---|---------|
| 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.

DWG FILE: 2205251.DWG DRAWN BY: NG PROJ MGR: EVB



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
- L.C.R. INDICATES LAND CORNER
- P.O.B. INDICATES POINT OF BEGINNING

SCALE 1 INCH = 100 FEET

DECLARANT DECLARATION:

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. _____

BY: _____
ALLAN EVRIDGE MEMBER/MANAGER DATE _____

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.

ACKNOWLEDGMENT:

STATE OF WASHINGTON
COUNTY OF CLARK

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2023, 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.

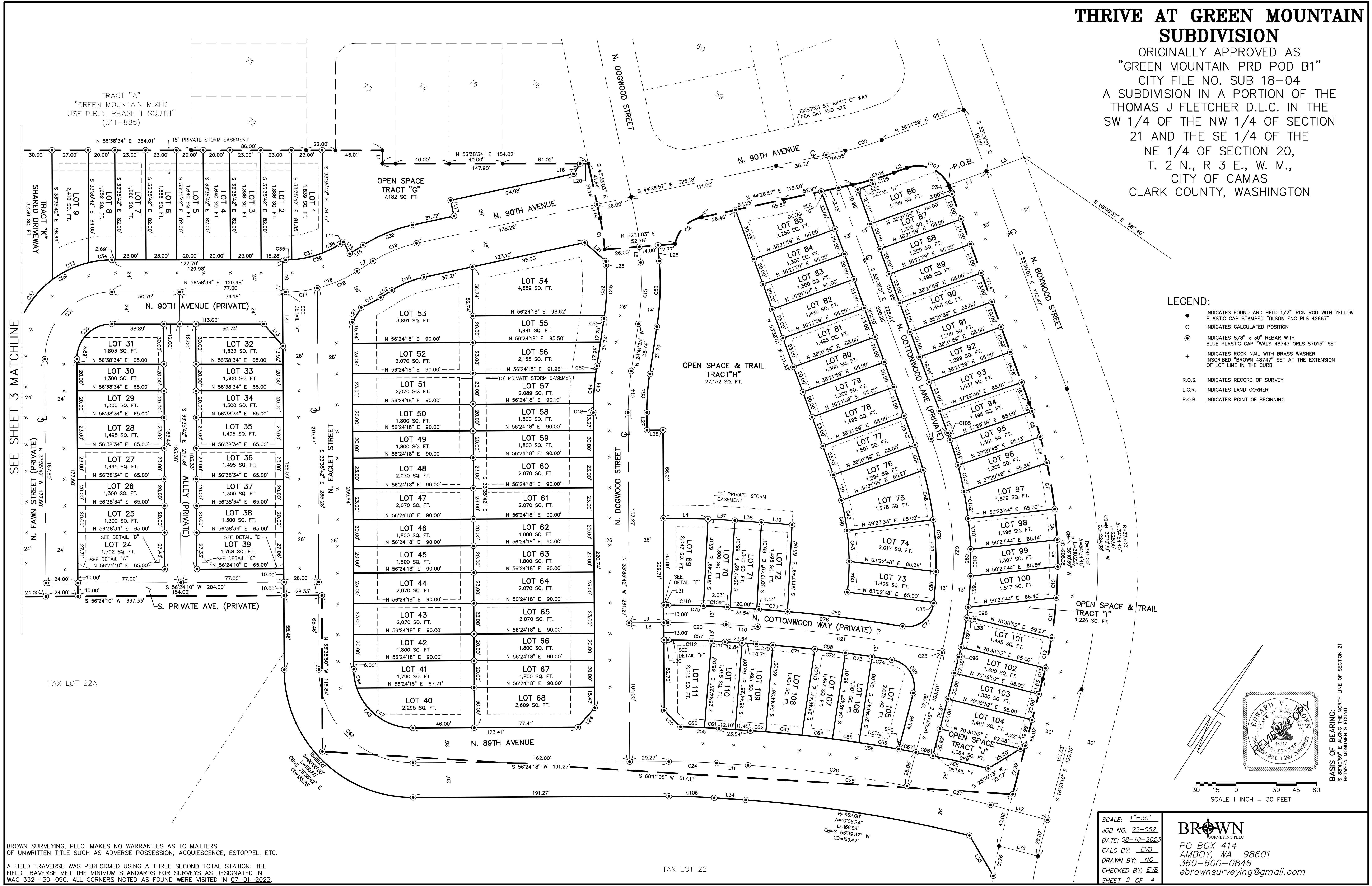
IN WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST WRITTEN ABOVE

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

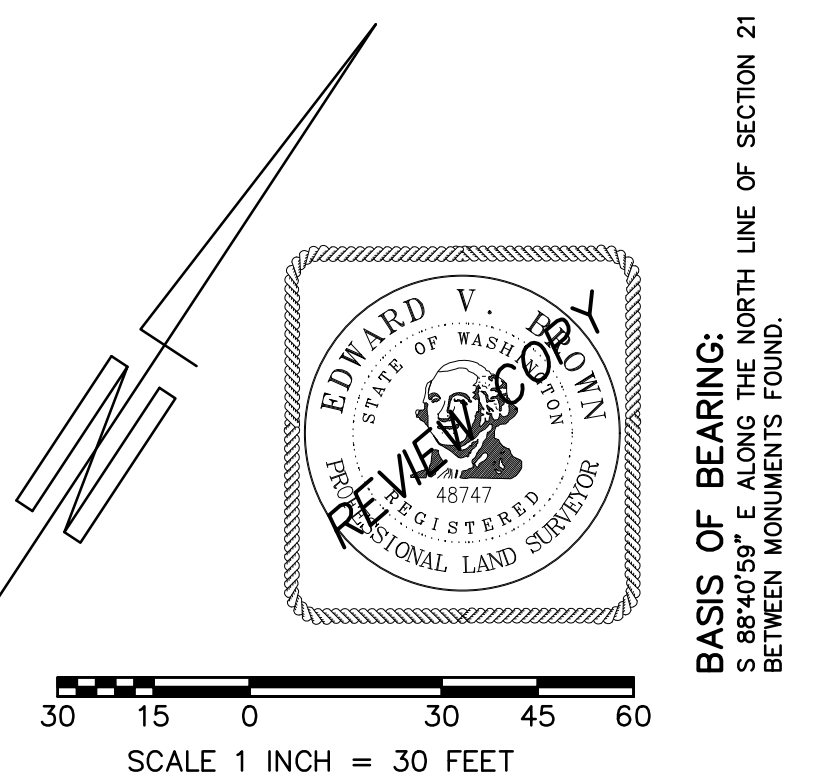
RESIDING AT _____

THRIVE AT GREEN MOUNTAIN SUBDIVISION

ORIGINALLY APPROVED AS
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 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:**
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 - P.O.B. INDICATES POINT OF BEGINNING



SCALE: 1"=30'
JOB NO.: 22-052
DATE: 08-10-2023
CALC BY: EVB
DRAWN BY: NG
CHECKED BY: EVB
SHEET 2 OF 4

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

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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.

BASIS OF BEARING: NORTH LINE OF SECTION 21
 FROM 1893-01-01
 BETWEEN MONUMENTS FOUND

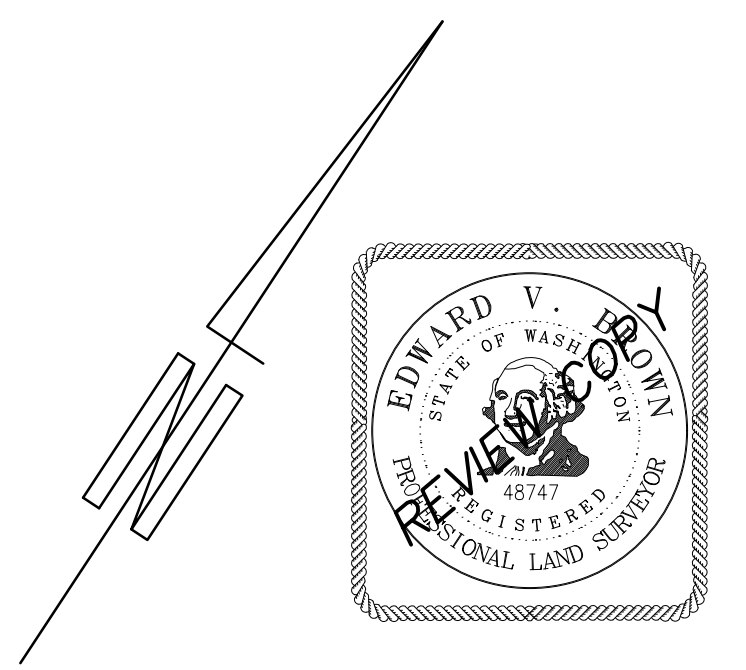
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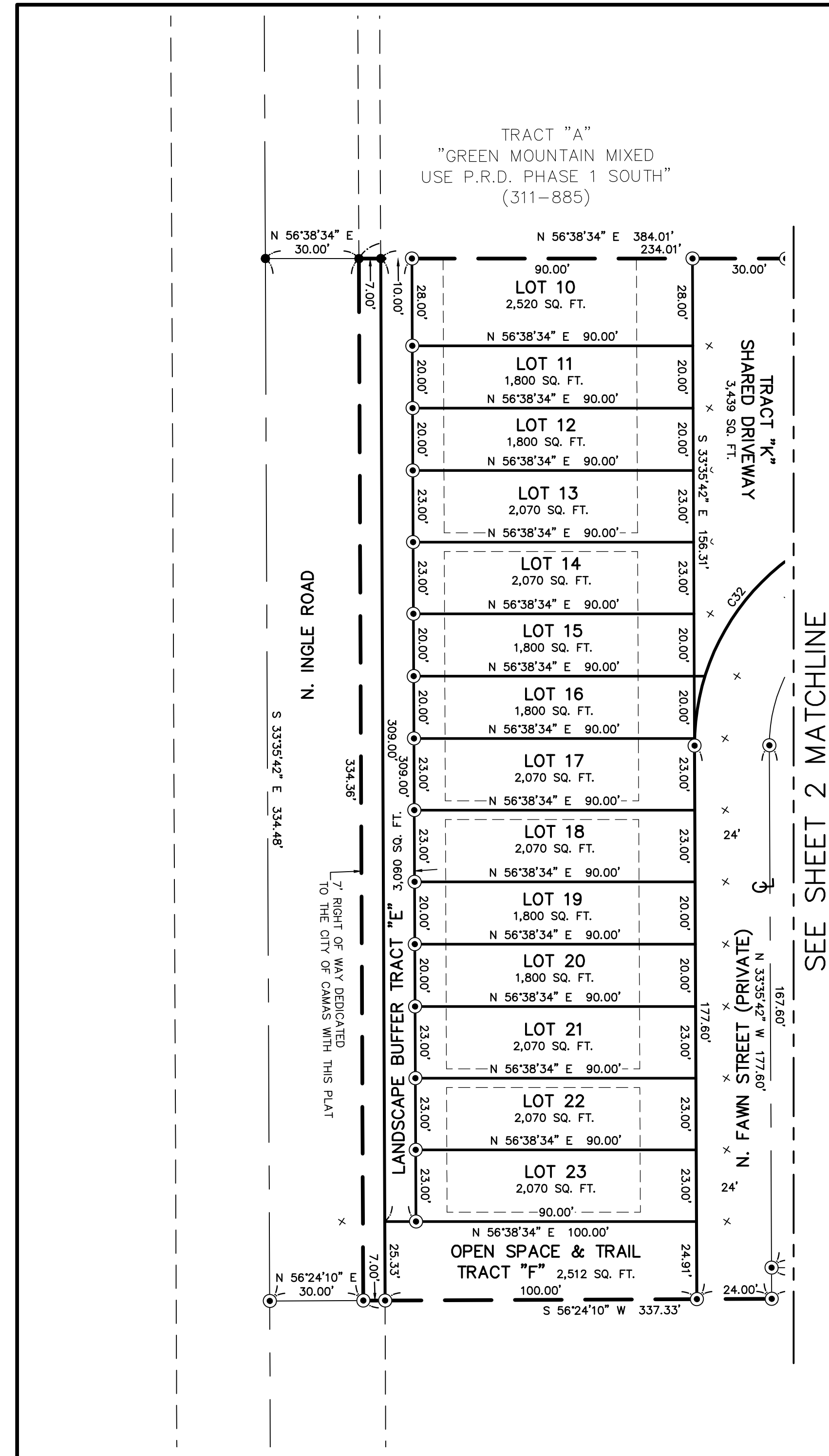


BASIS OF BEARING:
 S 88°07'59" E ALONG THE NORTH LINE OF SECTION 21
 BETWEEN MONUMENTS FOUND.

SCALE 1" = 30 FEET

SCALE: 1"=30'
 JOB NO. 22-052
 DATE: 08-10-2023
 CALC BY: EVB
 DRAWN BY: NG
 CHECKED BY: EVB
 SHEET 3 OF 4

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



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'
C3	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'	3°19'28"	20.02'	N 50°50'31" W	20.02'
C6	345.00'	3°19'59"	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'
C9	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'	1°31'04"	46.00'	N 31°16'57" W	45.90'
C16	100.00'	32°19'17"	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	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C61	514.00'	1°12'56"	10.90'	S 59°59'57" W	10.90'
C62	1014.00'	0°39'10"	11.55'	S 60°56'00" W	11.55'
C63	1014.00'	1°31'48"	27.08'	S 62°01'29" W	27.08'
C64	1014.00'	1°18'04"	23.03'	S 63°26'25" W	23.03'
C65	1014.00'	1°07'52"	20.02'	S 64°39'23" W	20.02'
C66	1014.00'	1°42'02"	30.09'	S 66°04'20" W	30.09'
C67	1014.00'	0°44'11"	13.03'	S 67°17'26" W	13.03'
C68	1014.00'	0°44'09"	13.02'	S 68°01'36" W	13.02'
C69	1014.00'	2°24'00"	42.47'	S 69°35'40" W	42.47'
C70	1079.00'	0°39'10"	12.29'	S 60°56'00" W	12.29'
C71	1079.00'	1°40'35"	31.57'	S 62°05'53" W	31.57'
C72	1079.00'	1°13'22"	23.03'	S 63°32'51" W	23.03'
C73	1079.00'	1°03'47"	20.02'	S 64°41'25" W	20.02'
C74	1079.00'	0°48'01"	15.07'	S 65°37'19" W	15.07'
C75	605.00'	4°12'07"	44.37'	S 58°30'22" W	44.36'
C76	1105.00'	5°36'53"	108.29'	S 63°24'52" W	108.24'
C77	20.00'	92°42'10"	32.36'	N 19°52'13" E	28.94'
C78	254.00'	27°09'10"	120.37'	N 40°03'26" W	119.25'
C79	1105.00'	1°06'52"	21.49'	S 61°09'51" W	21.49'
C80	1105.00'	4°30'01"	86.79'	S 63°58'18" W	86.77'

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	12.57'	
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'	
68/69-94/95	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'	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 33°21'26" E	10.00'
L2	N 36°21'59" E	10.37'
L3	S 36°21'59" W	30.08'
L4	N 57°34'03" E	33.41'
L5	N 36°21'59" E	30.00'
L6	N 37°52'18" W	11.86'
L7	N 24°19'17" E	14.28'
L8	S 56°24'18" W	29.27'
L9	N 56°24'18" E	26.00'
L10	S 60°36'25" W	23.54'
L11	N 60°36'25" E	23.54'
L12	N 71°16'44" E	43.98'
L13	S 74°22'25" E	21.84'
L14	N 24°19'17" E	3.15'
L15	S 60°59'21" E	10.03'
L16	N 24°19'17" E	11.95'
L17	N 45°33'03" W	12.00'
L18	N 00°33'03" W	9.10'
L19	N 45°33'03" W	10.80'
L20	N 56°38'34" E	6.12'

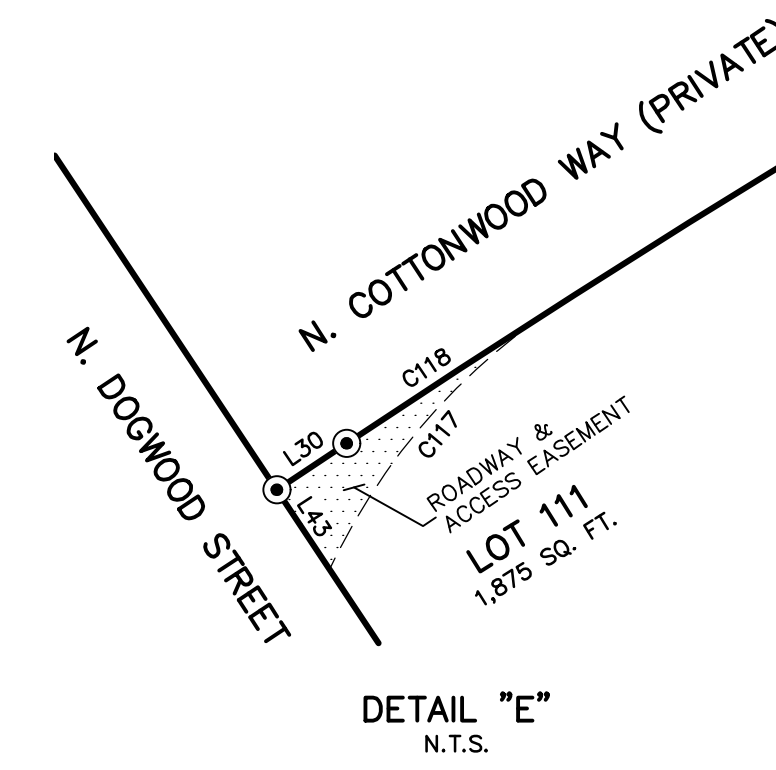
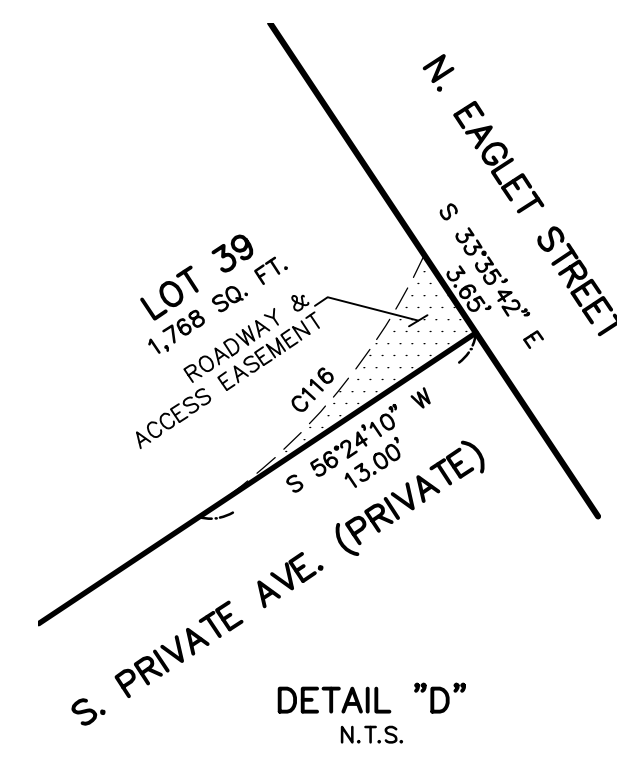
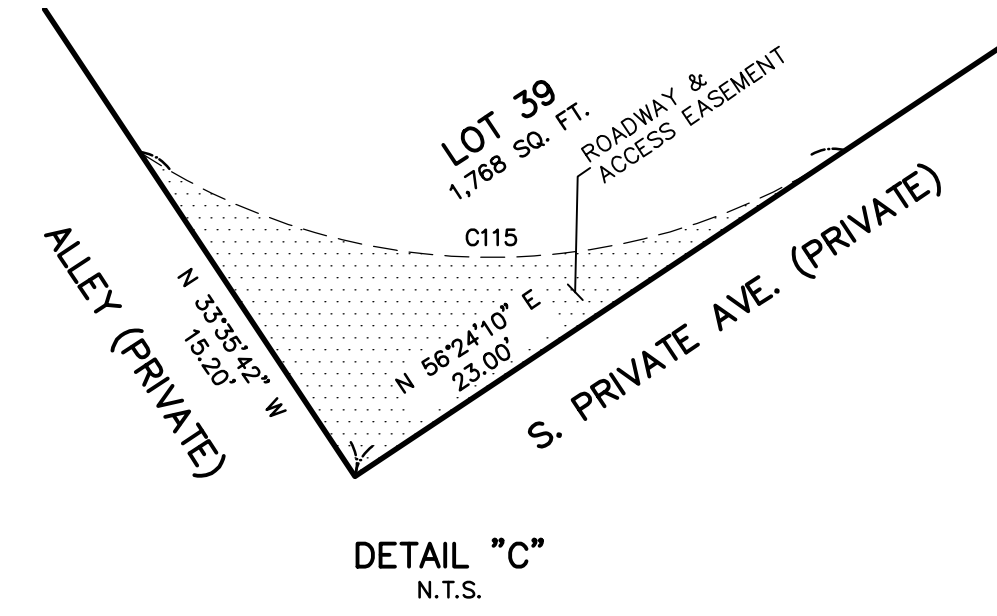
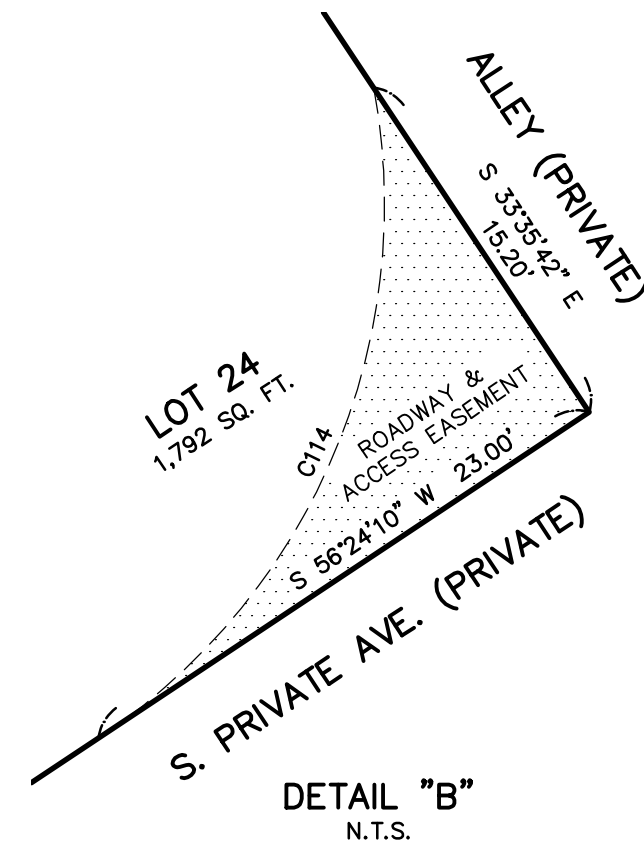
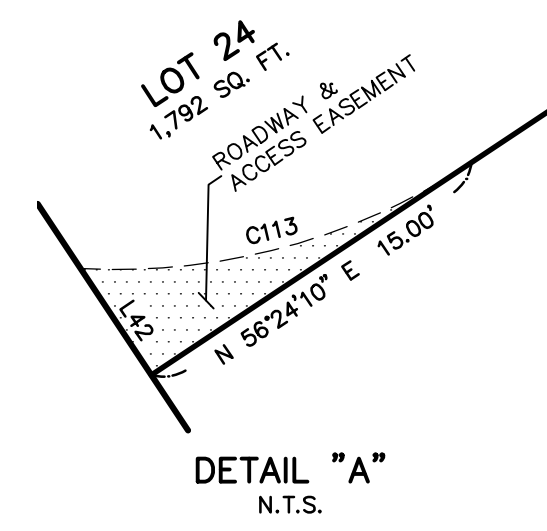
LINE TABLE		
LINE	BEARING	DISTANCE
L21	S 81°49'25" E	20.91'
L22	N 24°19'17" E	9.88'
L23	N 01°55'57" W	12.93'
L24	N 07°19'10" E	19.22'
L25	S 37°52'18" E	3.17'
L26	N 37°52'18" W	11.85'
L27	N 33°35'42" W	13.25'
L28	S 56°24'18" W	12.00'
L29	N 78°03'58" W	17.34'
L30	N 56°24'18" E	3.27'
L31	N 56°24'18" E	3.27'
L33	N 63°55'12" E	5.96'
L34	S 60°36'25" W	23.54'
L35	N 63°56'42" W	35.08'
L36	N 71°16'57" E	30.00'
L37	N 59°50'08" E	20.00'
L38	N 60°36'25" E	20.00'
L39	N 61°03'10" E	23.01'
L40	S 33°35'42" E	24.00'
L41	S 33°35'42" E	40.48'

LINE TABLE		
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 49°13'20" E	3.18'

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.

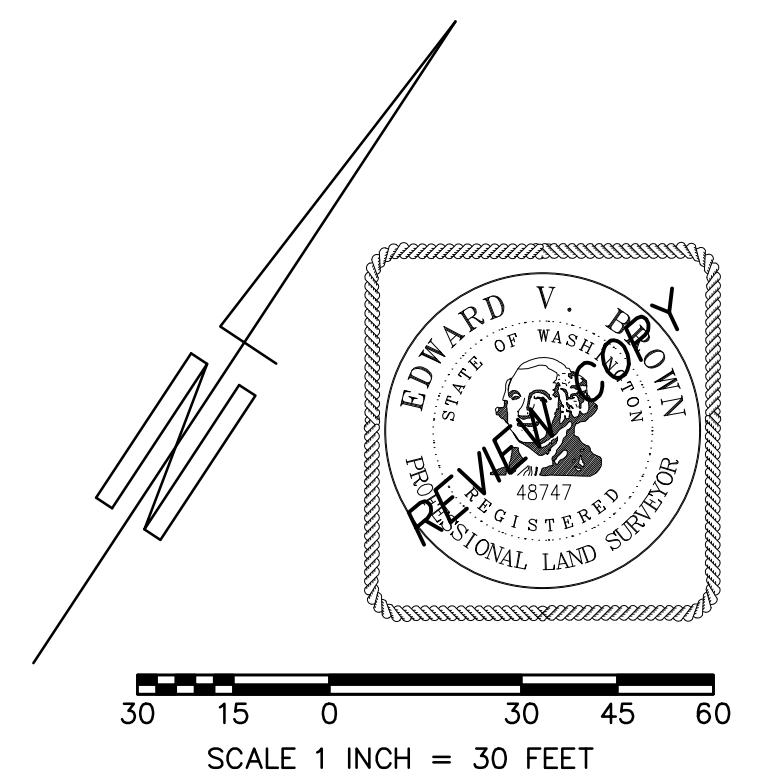
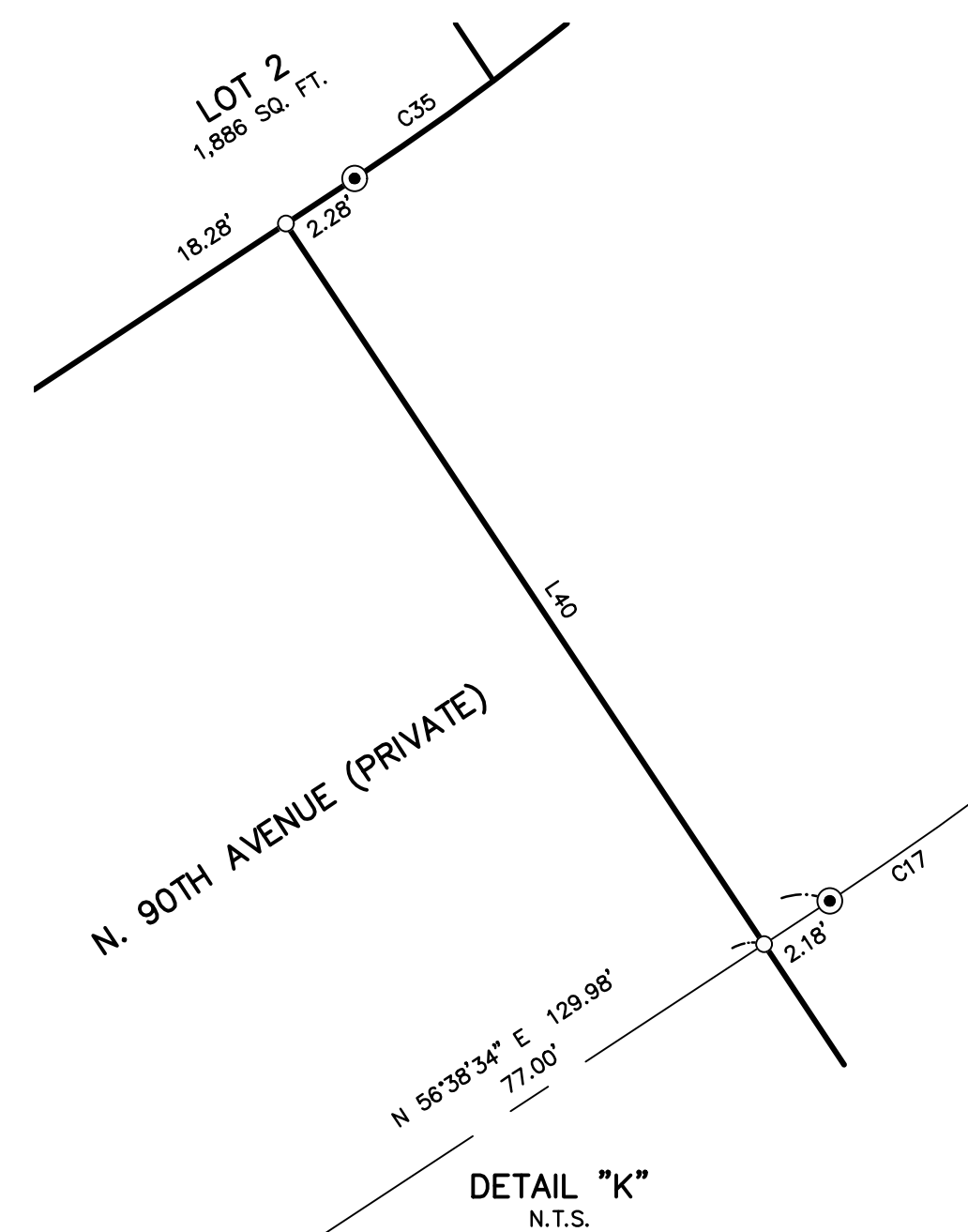
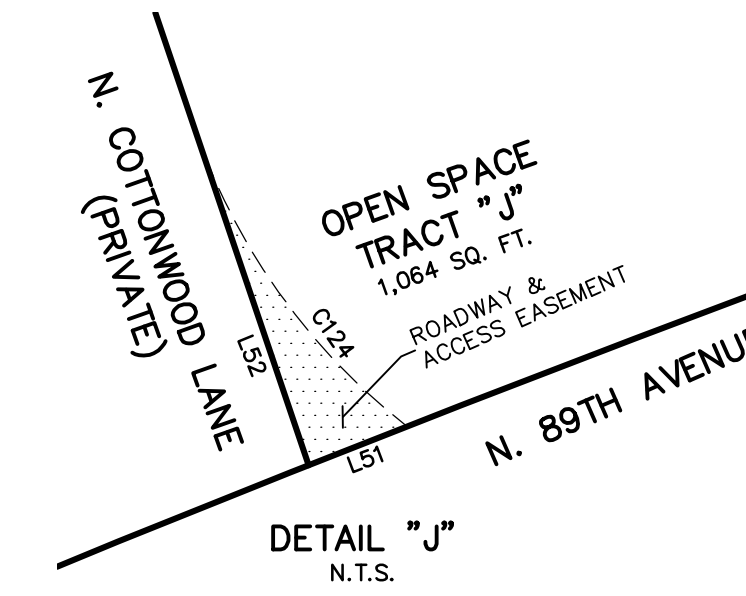
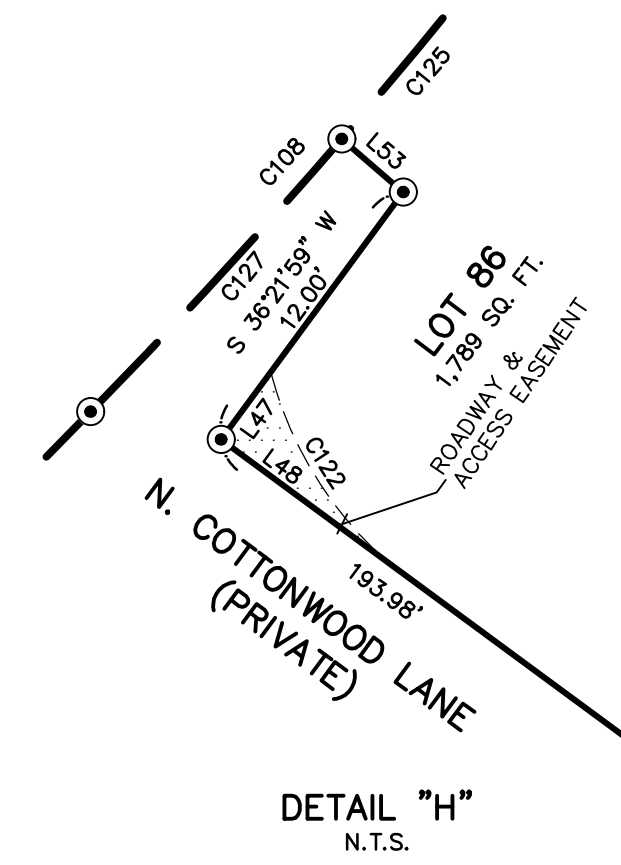
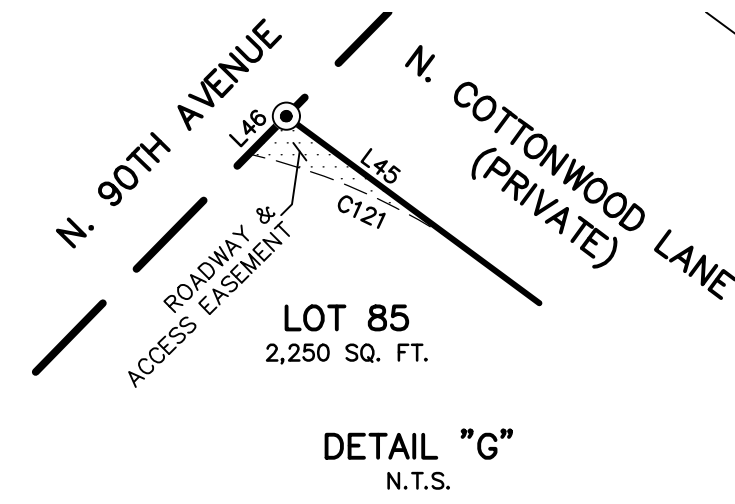
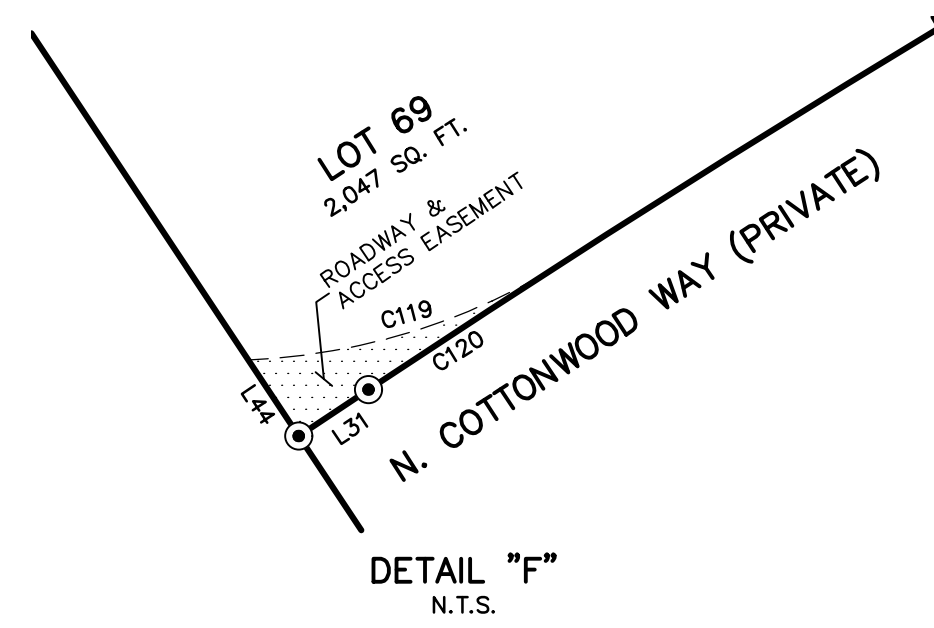
THRIVE AT GREEN MOUNTAIN SUBDIVISION

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
- L.C.R. INDICATES LAND CORNER
- P.O.B. INDICATES POINT OF BEGINNING



BASIS OF BEARING:
S 88°40'59" E ALONG THE NORTH LINE OF SECTION 21
BETWEEN MONUMENTS FOUND.

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SCALE: 1"=30'
JOB NO. 22-052
DATE: 08-10-2023
CALC BY: EVB
DRAWN BY: NG
CHECKED BY: EVB
SHEET 4 OF 4

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