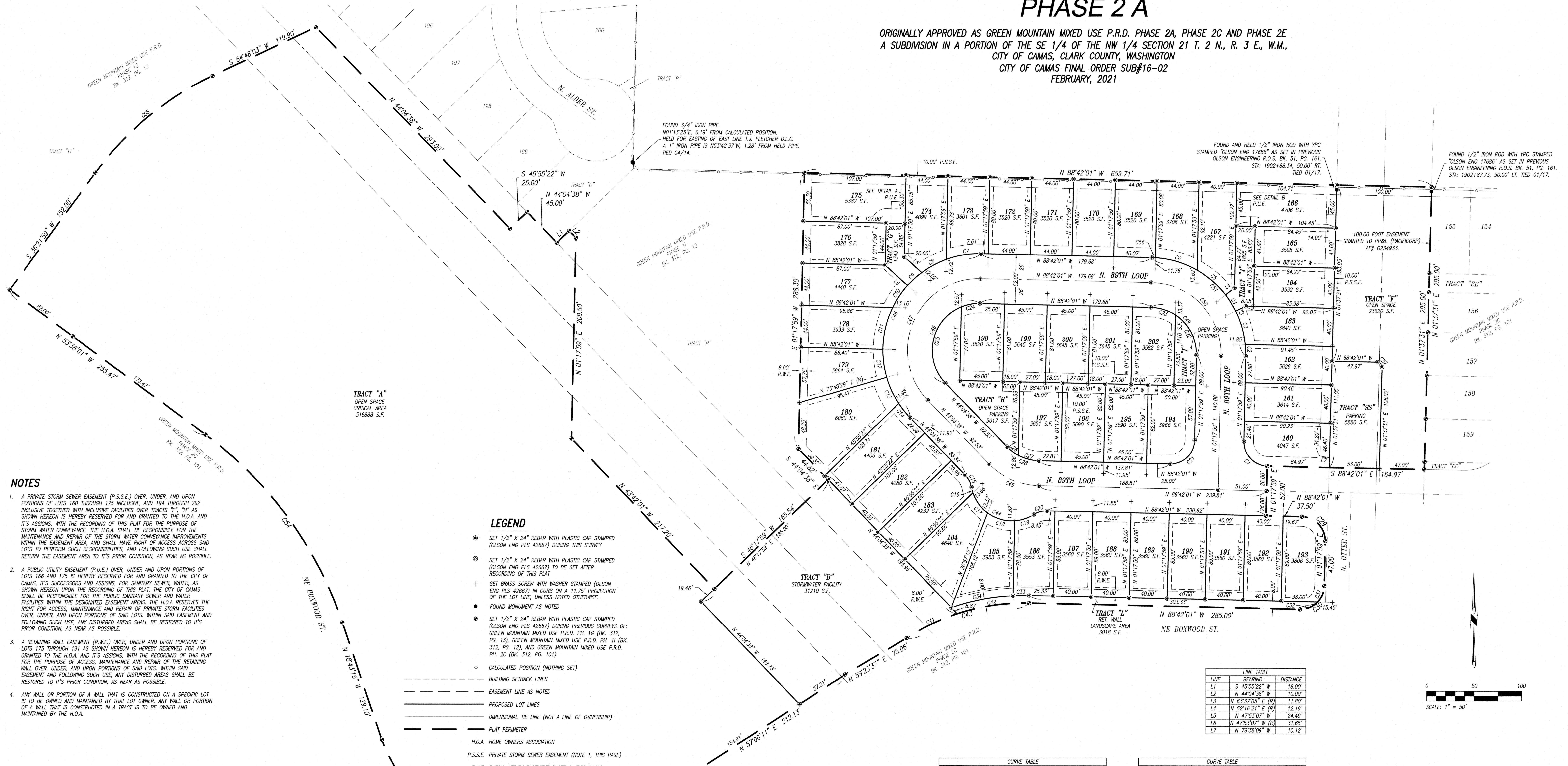


GREEN MOUNTAIN MIXED USE P.R.D. PHASE 2 A

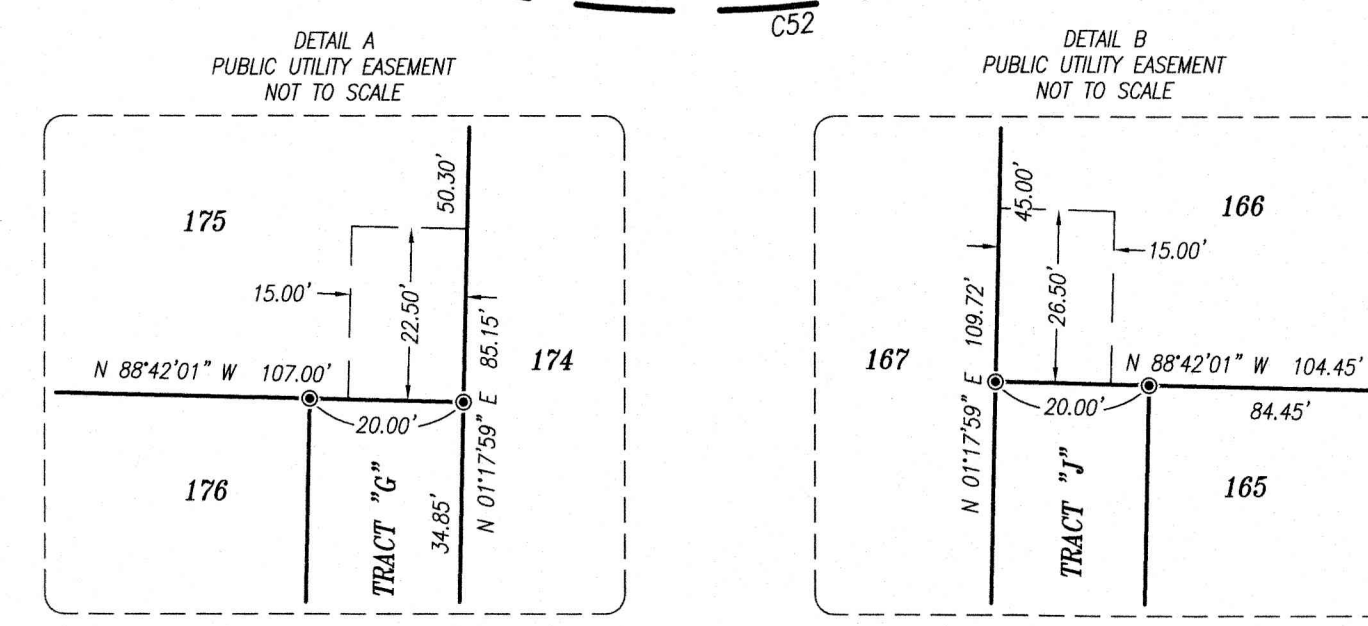
ORIGINALLY APPROVED AS GREEN MOUNTAIN MIXED USE P.R.D. PHASE 2A, PHASE 2C AND PHASE 2E
A SUBDIVISION IN A PORTION OF THE SE 1/4 OF THE NW 1/4 SECTION 21 T. 2 N., R. 3 E., W.M.,
CITY OF CAMAS, CLARK COUNTY, WASHINGTON
CITY OF CAMAS FINAL ORDER SUB#16-02
FEBRUARY, 2021



- ### NOTES
- A PRIVATE STORM SEWER EASEMENT (P.S.S.E.) OVER, UNDER, AND UPON PORTIONS OF LOTS 160 THROUGH 175 INCLUSIVE, AND 194 THROUGH 202 INCLUSIVE TOGETHER WITH INCLUSIVE FACILITIES OVER TRACTS "A", "H" AS SHOWN HEREON IS HEREBY RESERVED FOR AND GRANTED TO THE H.O.A. AND IT'S ASSIGNS, WITH THE RECORDING OF THIS PLAN FOR THE PURPOSE OF STORM WATER CONVEYANCE, THE H.O.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE STORM WATER CONVEYANCE IMPROVEMENTS WITHIN THE EASEMENT AREA, AND SHALL HAVE RIGHT OF ACCESS ACROSS SAID LOTS TO PERFORM SUCH RESPONSIBILITIES, AND FOLLOWING SUCH USE SHALL RETURN THE EASEMENT AREA TO IT'S PRIOR CONDITION, AS NEAR AS POSSIBLE.
 - A PUBLIC UTILITY EASEMENT (P.U.E.) OVER, UNDER AND UPON PORTIONS OF LOTS 166 AND 175 IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CAMAS, IT'S SUCCESSORS AND ASSIGNS, FOR SANITARY SEWER, WATER, AS SHOWN HEREON UPON THE RECORDING OF THIS PLAN. THE CITY OF CAMAS SHALL BE RESPONSIBLE FOR THE PUBLIC SANITARY SEWER AND WATER FACILITIES WITHIN THE DESIGNATED EASEMENT AREAS. THE H.O.A. RESERVES THE RIGHT FOR ACCESS, MAINTENANCE AND REPAIR OF PRIVATE STORM FACILITIES OVER, UNDER, AND UPON PORTIONS OF SAID LOTS. WITHIN SAID EASEMENT AND FOLLOWING SUCH USE, ANY DISTURBED AREAS SHALL BE RESTORED TO IT'S PRIOR CONDITION, AS NEAR AS POSSIBLE.
 - A RETAINING WALL EASEMENT (R.W.E.) OVER, UNDER AND UPON PORTIONS OF LOTS 175 THROUGH 191 AS SHOWN HEREON IS HEREBY RESERVED FOR AND GRANTED TO THE H.O.A. AND IT'S ASSIGNS, WITH THE RECORDING OF THIS PLAN FOR THE PURPOSE OF ACCESS, MAINTENANCE AND REPAIR OF THE RETAINING WALL OVER, UNDER, AND UPON PORTIONS OF SAID LOTS. WITHIN SAID EASEMENT AND FOLLOWING SUCH USE, ANY DISTURBED AREAS SHALL BE RESTORED TO IT'S PRIOR CONDITION, AS NEAR AS POSSIBLE.
 - ANY WALL OR PORTION OF A WALL THAT IS CONSTRUCTED ON A SPECIFIC LOT IS TO BE OWNED AND MAINTAINED BY THAT LOT OWNER. ANY WALL OR PORTION OF A WALL THAT IS CONSTRUCTED IN A TRACT IS TO BE OWNED AND MAINTAINED BY THE H.O.A.

- ### LEGEND
- SET 1/2" X 24" REBAR WITH PLASTIC CAP STAMPED (OLSON ENG PLS 42667) DURING THIS SURVEY
 - ⊙ SET 1/2" X 24" REBAR WITH PLASTIC CAP STAMPED (OLSON ENG PLS 42667) TO BE SET AFTER RECORDING OF THIS PLAN
 - + SET BRASS SCREW WITH WASHER STAMPED (OLSON ENG PLS 42667) IN CURB ON A 11.75' PROJECTION OF THE LOT LINE, UNLESS NOTED OTHERWISE.
 - FOUND MONUMENT AS NOTED
 - SET 1/2" X 24" REBAR WITH PLASTIC CAP STAMPED (OLSON ENG PLS 42667) DURING PREVIOUS SURVEYS OF GREEN MOUNTAIN MIXED USE P.R.D. PH. 1G (BK. 312, PG. 13), GREEN MOUNTAIN MIXED USE P.R.D. PH. 11 (BK. 312, PG. 12), AND GREEN MOUNTAIN MIXED USE P.R.D. PH. 2C (BK. 312, PG. 101)
 - CALCULATED POSITION (NOTHING SET)
 - BUILDING SETBACK LINES
 - EASEMENT LINE AS NOTED
 - PROPOSED LOT LINES
 - DIMENSIONAL TIE LINE (NOT A LINE OF OWNERSHIP)
 - PLAT PERIMETER
 - H.O.A. HOME OWNERS ASSOCIATION
 - P.S.S.E. PRIVATE STORM SEWER EASEMENT (NOTE 1, THIS PAGE)
 - P.U.E. PUBLIC UTILITY EASEMENT (NOTE 2, THIS PAGE)
 - R.W.E. RETAINING WALL EASEMENT (NOTE 3, THIS PAGE)

- ### TRACT NOTES
- TRACT "A" IS AN OPEN SPACE AND CRITICAL AREA GRANTED TO THE H.O.A. WITH THIS PLAT AND IS TO BE OWNED, SHARED AND MAINTAINED BY THE H.O.A.
- TRACT "B" IS A STORM FACILITY AREA GRANTED TO THE H.O.A. WITH THIS PLAT AND IS TO BE OWNED, SHARED AND MAINTAINED BY THE H.O.A.
- TRACT "C" IS AN OPEN SPACE AREA GRANTED TO THE H.O.A. WITH THIS PLAT AND IS TO BE OWNED, SHARED AND MAINTAINED BY THE H.O.A.
- TRACT "D" IS AN ACCESS TO LOTS 175-176 GRANTED TO THE H.O.A. WITH THIS PLAT AND IS TO BE OWNED AND MAINTAINED BY THE H.O.A.
- TRACT "E" IS A PARKING AND OPEN SPACE AREA GRANTED TO THE H.O.A. WITH THIS PLAT AND IS TO BE OWNED, SHARED AND MAINTAINED BY THE H.O.A.
- TRACT "F" IS AN ACCESS TO LOTS 164-166 GRANTED TO THE H.O.A. WITH THIS PLAT AND IS TO BE OWNED AND MAINTAINED BY THE H.O.A.
- TRACT "G" IS A RETAINING WALL AND A LANDSCAPE AREA GRANTED TO THE H.O.A. WITH THIS PLAT AND IS TO BE OWNED, SHARED AND MAINTAINED BY THE H.O.A.
- TRACT "H" IS A PARKING AREA GRANTED TO THE H.O.A. WITH THIS PLAT AND IS TO BE OWNED, SHARED AND MAINTAINED BY THE H.O.A.



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90'00"00"	25.00'	39.27'	N 43°42'01" W	35.36'
C2	703'17"00"	101.00'	124.44'	N 02°13'59" W	123.43'
C3	20'37'57"	101.00'	36.35'	N 16°04'06" W	36.15'
C4	11°20'45"	101.00'	20.00'	N 32°03'17" W	19.97'
C5	22°38'21"	101.00'	39.91'	N 49°02'50" W	39.65'
C6	26°06'03"	101.00'	48.01'	N 73°25'02" W	45.61'
C7	21°07'06"	101.00'	37.23'	N 80°44'27" E	37.02'
C8	16°58'44"	101.00'	29.34'	N 61°51'32" E	29.24'
C9	11°25'16"	101.00'	20.13'	N 47°49'31" E	20.10'
C10	15°48'19"	101.00'	27.86'	N 34°12'44" E	27.77'
C11	25°44'50"	101.00'	45.39'	N 13°26'09" E	45.01'
C12	18°43'13"	101.00'	29.53'	N 07°48'54" W	29.43'
C13	17°13'25"	101.00'	30.36'	N 24°48'14" W	30.25'
C14	10°39'42"	101.00'	18.79'	N 38°44'47" W	18.77'
C15	33°38'10"	25.00'	14.68'	N 27°15'33" W	14.47'
C16	7°58'34"	43.00'	5.99'	N 14°25'46" W	5.98'
C17	35°08'25"	43.00'	26.37'	N 35°59'17" W	25.96'
C18	40°38'10"	43.00'	30.50'	N 73°52'37" W	29.86'
C19	28°08'28"	43.00'	21.12'	N 71°44'04" W	20.91'
C20	33°38'10"	25.00'	14.68'	N 74°28'55" E	14.47'
C21	90°00'00"	25.00'	39.27'	N 46°17'59" E	35.36'
C22	57°57'11"	49.00'	49.26'	N 27°40'36" W	47.48'
C23	32°02'40"	49.00'	27.41'	N 72°40'36" W	27.05'
C24	23°13'38"	49.00'	19.86'	N 79°41'11" E	19.23'
C25	11°29'00"	49.00'	9.51'	N 11°59'52" E	9.13'
C26	17°42'04"	49.00'	15.14'	N 52°55'40" W	15.08'
C27	26°55'18"	49.00'	23.02'	N 75°14'21" W	22.81'
C28	44°37'22"	49.00'	38.16'	N 66°23'19" W	37.20'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 45°55'22" W	18.00'
L2	N 44°04'38" W	10.00'
L3	N 63°37'05" E (R)	11.80'
L4	N 52°16'21" E (R)	12.19'
L5	N 47°53'07" W	24.49'
L6	N 47°53'07" W (R)	31.85'
L7	N 79°38'09" W	10.12'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C29	90°00'00"	25.00'	39.27'	N 43°42'01" W	35.36'
C30	90°00'00"	25.00'	39.27'	N 43°42'01" W	35.36'
C31	42°50'37"	25.00'	18.69'	N 22°43'18" E	18.26'
C32	47°09'23"	25.00'	20.58'	N 67°43'18" E	20.00'
C33	47°04'04"	235.00'	16.68'	N 89°15'58" E	16.68'
C34	16°09'18"	235.00'	66.26'	N 79°09'18" E	66.04'
C35	41°24'35"	25.00'	18.07'	N 12°24'18" W	17.68'
C36	90°00'00"	25.00'	39.27'	N 46°17'59" E	35.36'
C37	90°00'00"	25.00'	39.27'	N 43°42'01" W	35.36'
C38	41°24'35"	25.00'	18.07'	N 22°00'17" E	17.68'
C39	17°24'15"	25.00'	7.59'	N 10°00'07" E	7.56'
C40	24°00'19"	25.00'	10.47'	N 32°42'24" E	10.40'
C41	14°55'56"	227.00'	59.14'	N 48°43'59" E	58.57'
C42	19°16'13"	227.00'	76.35'	N 81°39'53" E	75.59'
C43	34°11'48"	227.00'	135.48'	N 74°12'05" E	133.48'
C44	111°53'42"	43.00'	83.98'	N 66°23'19" W	71.25'
C45	44°37'22"	75.00'	58.41'	N 66°23'19" W	56.95'
C46	135°22'38"	49.00'	115.79'	N 23°36'41" E	90.66'
C47	135°22'38"	75.00'	177.21'	N 23°36'41" E	138.77'
C48	135°22'38"	101.00'	238.64'	N 23°36'41" E	186.88'
C49	90°00'00"	49.00'	76.97'	N 43°42'01" W	69.30'
C50	90°00'00"	75.00'	117.81'	N 43°42'01" W	106.07'
C51	90°00'00"	101.00'	158.85'	N 43°42'01" W	142.84'
C52	51°49'51"	270.00'	244.25'	N 83°01'06" E	236.00'
C53	52°20'42"	120.00'	109.63'	N 44°53'37" W	105.96'
C54	34°54'45"	405.00'	246.78'	N 36°10'39" W	242.98'
C55	28°26'04"	325.00'	161.29'	N 50°35'01" E	159.64'
C56	21°35'58"	101.00'	3.94'	N 87°35'02" W	3.94'
C57	90°19'31"	5.00'	7.88'	N 43°32'15" W	7.09'

