

## 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 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;  
 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 OR 18- 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 MAINTAINED BY THE HOA.

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:

- 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  
 GRANTEE: AE GREEN MOUNTAIN, LLC  
 APN: 5485415  
 DATE: 02-06-2018

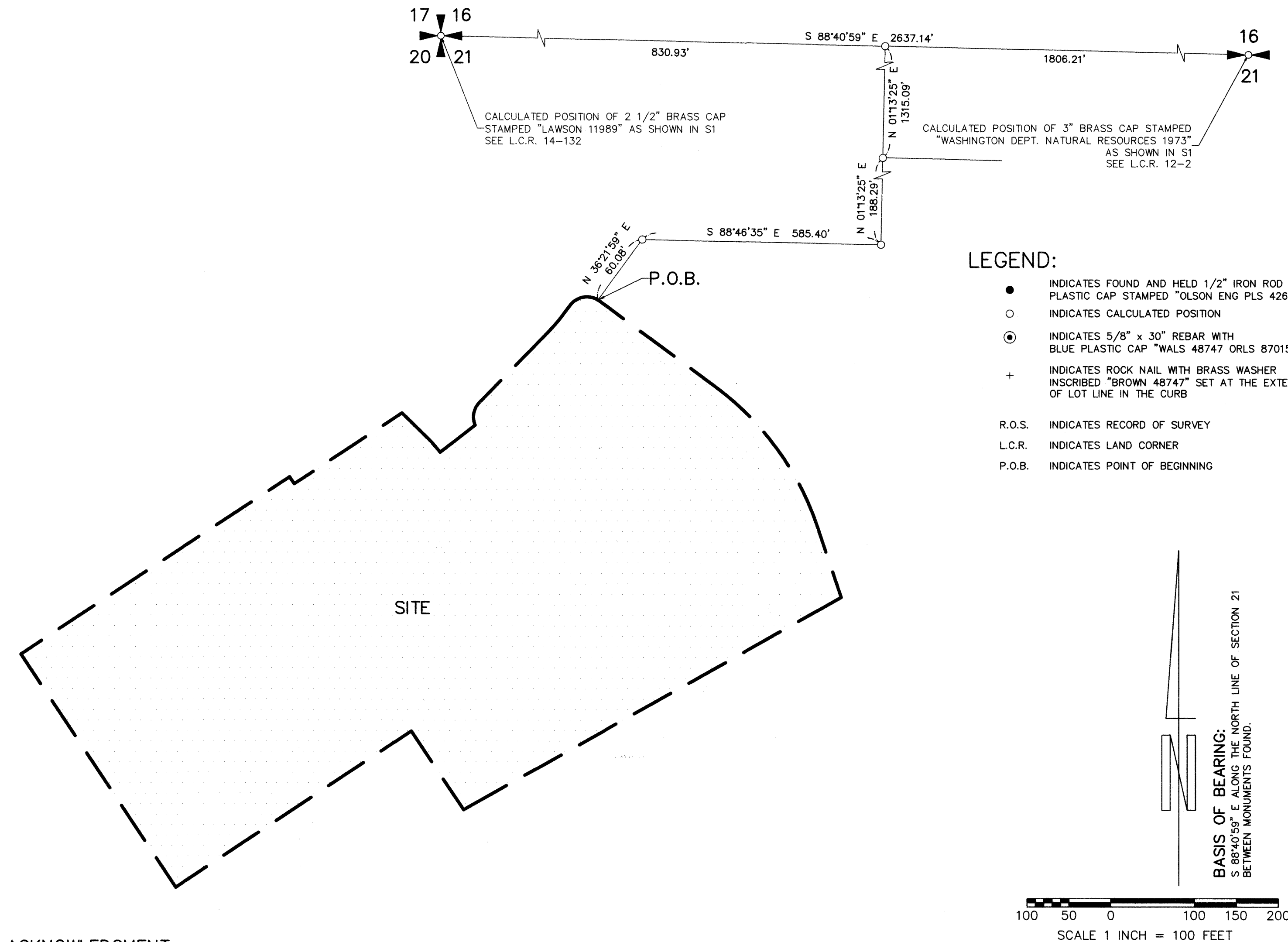
## LAND INVENTORY:

- |   |         |
|---|---------|
| 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



## ACKNOWLEDGMENT:

STATE OF WASHINGTON )  
 ) SS.  
 COUNTY OF CLARK )

ON THIS DAY 15<sup>th</sup> OF August, 2023,  
 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED ALLAN EVRIDGE TO ME KNOWN TO BE THE owner MEMBER OF AE Green Mountain LLC THE ENTITY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE SAID ENTITY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT he (S) ARE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT ON BEHALF OF THE SAID ENTITY.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR IN THE CERTIFICATE ABOVE WRITTEN.

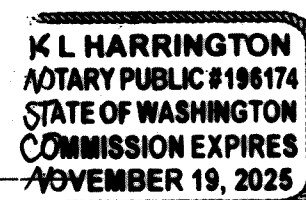
[Signature]  
 SIGNATURE OF NOTARY PUBLIC

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,

NAME PRINTED Krista L. Harrington

RESIDING AT Camas, WA

MY COMMISSION EXPIRES: Nov 19, 2025



## 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. 6138763

BY:

[Signature] ALLAN EVRIDGE 8/15/23  
 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.

# 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: [Signature] 8/22/23  
 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 PAID IN FULL AT THE DATE OF CERTIFICATION.

ATTESTED BY: [Signature] 8-22-23  
 CITY OF CAMAS FINANCE DIRECTOR DATE

CITY OF CAMAS COMMUNITY DEVELOPMENT DEPARTMENT:

APPROVED: [Signature] 8-22-23  
 CITY OF CAMAS COMMUNITY DEVELOPMENT DIRECTOR, OR DESIGNEE DATE

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.

APPROVED: [Signature] 8-22-23  
 CITY OF CAMAS ENGINEER DATE

FIRE CHIEF:

APPROVED: [Signature] 8-22-23  
 FIRE CHIEF, OR DESIGNEE DATE

CLARK COUNTY ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. 58.17.170, LAWS OF WASHINGTON, BE KNOWN AS THRIVE AT GREEN MOUNTAIN SUBDIVISION, PLAT NO. 6138761 IN THE COUNTY OF CLARK, STATE OF WASHINGTON.

[Signature] 8-22-23  
 COUNTY ASSESSOR DATE

CLARK COUNTY AUDITOR:

FILED FOR RECORD THIS 23 DAY OF August, 2023  
 IN BOOK 312 OF PLATS, AT PAGE 269  
 AT THE REQUEST OF ALLAN EVRIDGE

AUDITOR'S RECEIVING NO. 6138761  
[Signature] 8-15-2023  
 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 SURVEYING 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.

[Signature] 8-15-2023  
 EDWARD V. BROWN, PROFESSIONAL LAND SURVEYOR  
 PLS #48747

SCALE: N/A  
 JOB NO. 22-052  
 DATE: 08-14-2023  
 CALC BY: EVB  
 DRAWN BY: NG  
 CHECKED BY: EVB  
 SHEET 1 OF 4

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

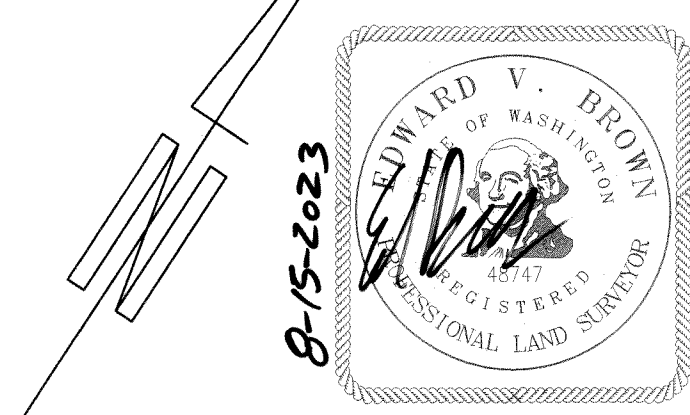


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THOMAS J FLETCHER D.L.C. IN THE  
SW 1/4 OF THE NW 1/4 OF SECTION  
21 AND THE SE 1/4 OF THE  
NE 1/4 OF SECTION 20,  
T. 2 N., R 3 E., W. M.,  
CITY OF CAMAS  
CLARK COUNTY, WASHINGTON

## 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

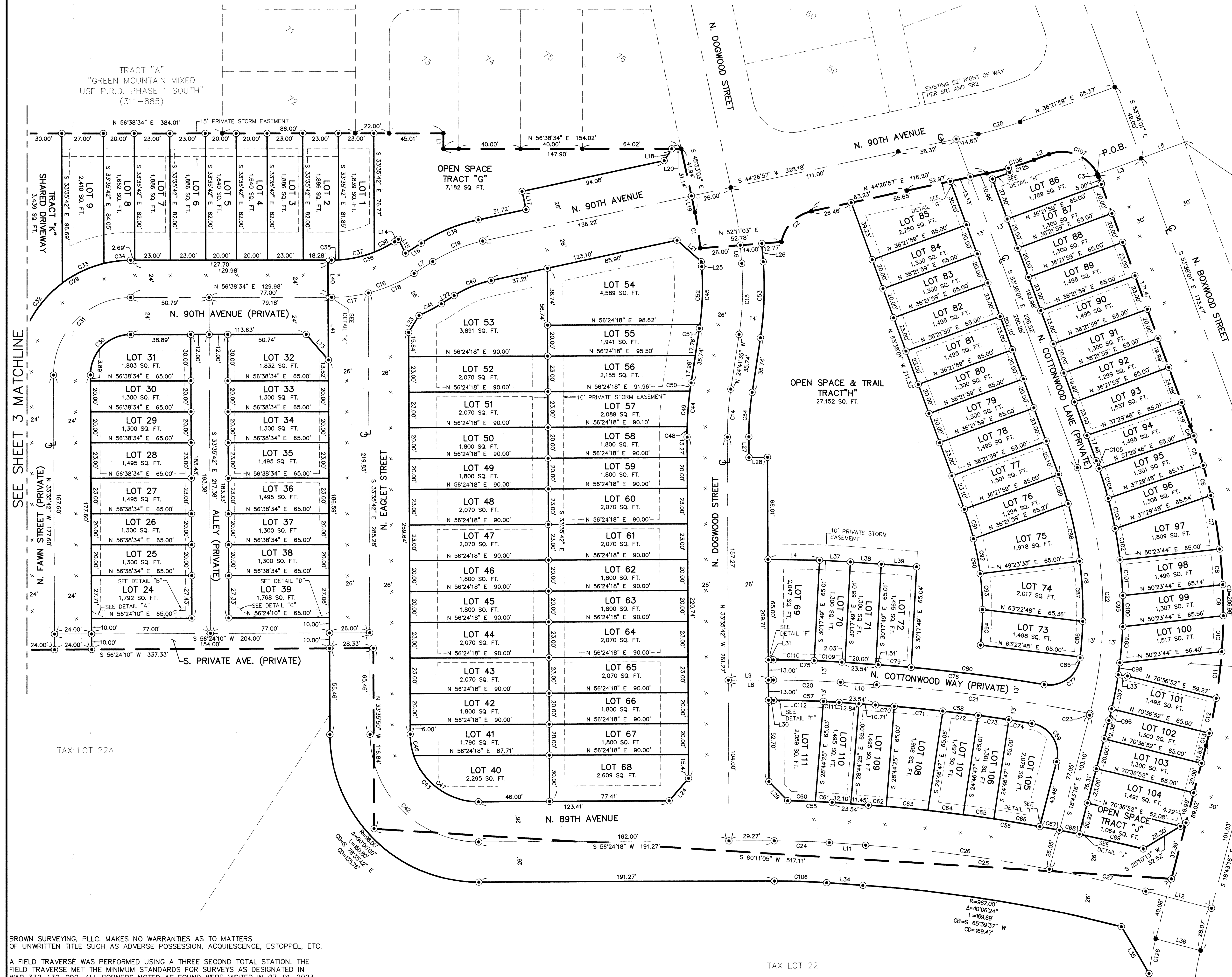


SCALE 1" = 30' FEET

SCALE: 1"=30'  
JOB NO. 22-052  
DATE: 08-14-2023  
CALC BY: EVB  
DRAWN BY: NG  
CHECKED BY: EVB  
SHEET 2 OF 4

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

SEE SHEET 3 MATCHLINE



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



# THRIVE AT GREEN MOUNTAIN SUBDIVISION

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"GREEN MOUNTAIN PRD POD B1"  
CITY FILE NO. SUB 18-04  
A SUBDIVISION IN A PORTION OF THE  
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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

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C41	96.00'	9°43'10"	16.28'	N 29°10'52" E	16.27'
C42	70.00'	90°00'00"	109.96'	S 78°35'42" E	98.99'
C43	44.00'	90°00'00"	69.12'	S 78°35'42" E	62.23'
C44	226.00'	8°54'06"	35.11'	S 29°08'38" E	35.08'
C45	174.00'	13°10'42"	40.02'	N 31°16'57" W	39.93'
C46	44.00'	18°33'11"	14.25'	S 42°52'17" E	14.19'
C47	44.00'	71°26'49"	54.87'	S 87°52'17" E	51.38'
C48	226.00'	1°42'26"	6.73'	S 32°44'29" E	6.73'
C49	226.00'	5°51'10"	23.09'	S 28°57'41" E	23.08'
C50	226.00'	1°20'31"	5.29'	S 25°21'51" E	5.29'
C51	174.00'	0°48'59"	2.48'	N 25°06'05" W	2.48'
C52	174.00'	12°21'43"	37.54'	N 31°41'26" W	37.47'
C53	214.00'	13°10'42"	49.22'	N 31°16'57" W	49.11'
C54	186.00'	8°54'06"	28.90'	S 29°08'38" E	28.87'
C55	514.00'	3°12'44"	28.82'	S 59°00'03" W	28.81'
C56	1014.00'	10°11'15"	180.29'	S 65°42'02" W	180.06'
C57	579.00'	4°12'07"	42.46'	S 58°30'22" W	42.45'
C58	1079.00'	5°24'54"	101.98'	S 63°18'52" W	101.94'
C59	20.00'	95°15'24"	33.25'	N 66°20'58" W	29.55'
C60	514.00'	1°59'48"	17.91'	S 58°23'35" W	17.91'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C105	280.00'	1°07'44"	5.52'	N 53°04'09" W	5.52'
C106	462.00'	4°12'07"	33.88'	S 58°30'22" W	33.87'
C107	25.00'	85°25'02"	37.27'	N 79°04'30" E	33.91'
C108	226.00'	8°04'58"	31.88'	N 40°24'28" E	31.86'
C109	605.00'	1°42'07"	17.97'	S 59°45'22" W	17.97'
C110	605.00'	2°30'00"	26.40'	S 57°39'18" W	26.40'
C111	579.00'	1°00'21"	10.16'	S 60°06'15" W	10.16'
C112	579.00'	3°11'46"	32.30'	S 58°00'11" W	32.29'
C113	25.00'	36°52'20"	16.09'	N 74°50'20" E	15.81'
C114	25.00'	66°55'26"	29.20'	N 22°56'27" E	27.57'
C115	25.00'	66°55'42"	29.20'	N 89°52'01" E	27.57'
C116	25.00'	31°19'48"	13.67'	N 40°44'16" E	13.50'
C117	25.00'	32°20'18"	14.11'	S 41°14'31" W	13.92'
C118	579.00'	1°00'21"	10.17'	S 56°54'29" W	10.17'
C119	25.00'	30°26'52"	13.28'	N 72°30'49" E	13.13'
C120	605.00'	0°53'05"	9.34'	S 56°50'51" W	9.34'
C121	25.00'	23°14'58"	10.14'	N 65°15'30" W	10.07'
C122	25.00'	24°43'52"	10.79'	S 41°16'05" E	10.71'
C123	25.00'	26°14'32"	11.45'	N 05°38'01" W	11.35'
C124	25.00'	33°22'55"	14.57'	S 35°24'44" E	14.36'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C21	1092.00'	7°19'38"	139.33'	S 64°15'44" W	139.24'
C22	267.00'	34°54'45"	162.69'	N 36°10'39" W	160.19'
C23	267.00'	0°14'06"	1.10'	N 18°50'19" W	1.10'
C24	488.00'	4°12'07"	35.79'	S 58°30'22" W	35.78'
C25	988.00'	10°40'19"	184.02'	S 65°56'34" W	183.76'
C26	988.00'	6°57'23"	119.95'	S 64°05'07" W	119.88'
C27	988.00'	3°42'56"	64.07'	S 69°25'16" W	64.06'
C28	200.00'	8°04'58"	28.21'	N 40°24'28" E	28.19'
C29	74.00'	90°14'16"	116.55'	S 11°31'26" W	104.87'
C30	26.00'	90°14'16"	40.95'	S 11°31'26" W	36.85'
C31	50.00'	90°14'16"	78.75'	S 11°31'26" W	70.86'
C32	74.00'	53°30'59"	69.12'	S 06°50'12" E	66.63'
C33	74.00'	23°12'09"	29.97'	S 31°31'22" W	29.76'
C34	74.00'	13°31'08"	17.46'	S 49°53'00" W	17.42'
C35	76.00'	3°33'27"	4.72'	N 54°51'51" E	4.72'
C36	76.00'	32°19'17"	42.87'	N 40°28'55" E	42.31'
C37	76.00'	17°48'49"	23.63'	N 44°10'43" E	23.53'
C38	76.00'	10°57'01"	14.53'	N 29°47'48" E	14.50'
C39	114.00'	20°07'40"	40.05'	S 34°23'07" W	39.84'
C40	74.00'	20°07'40"	26.00'	S 34°23'07" W	25.86'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C85	254.00'	0°08'20"	0.62'	N 26°33'02" W	0.62'
C86	254.00'	5°11'43"	23.03'	N 29°13'03" W	23.02'
C87	254.00'	8°47'32"	38.98'	N 36°12'41" W	38.94'
C88	254.00'	8°32'02"	37.83'	N 44°52'28" W	37.80'
C89	254.00'	4°29'33"	19.92'	N 51°23'15" W	19.91'
C90	189.00'	27°00'50"	89.11'	N 40°07'36" W	88.29'
C91	189.00'	6°02'33"	19.93'	N 50°36'45" W	19.92'
C92	189.00'	6°59'01"	23.04'	N 44°05'57" W	23.02'
C93	189.00'	6°59'52"	23.08'	N 37°06'31" W	23.07'
C94	189.00'	6°59'23"	23.06'	N 30°06'53" W	23.04'
C95	280.00'	34°54'45"	170.61'	N 36°10'39" W	167.99'
C96	280.00'	1°33'30"	7.62'	N 19°30'01" W	7.62'
C97	280.00'	4°34'21"	22.35'	N 22°33'57" W	22.34'
C98	280.00'	1°37'32"	7.94'	N 25°39'54" W	7.94'
C99	280.00'	4°47'30"	23.42'	N 28°52'25" W	23.41'
C100	280.00'	4°07'05"	20.12'	N 33°19'42" W	20.12'
C101	280.00'	4°42'37"	23.02'	N 37°44'33" W	23.01'
C102	280.00'	4°11'40"	20.50'	N 42°11'41" W	20.49'
C103	280.00'	4°06'55"	20.11'	N 46°20'59" W	20.11'
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.
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'	13°10'42"	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	12.67'	
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'	
68/69-74/75	11.75'	
75/76	11.77'	
76/77	11.83'	
77/78	11.75'	
78/79	11.75'	
79/80	11.75'	
80/81	11.83'	
81/82	11.75'	
82/83	11.75'	
83/84	11.75'	
84/85	11.75'	
85/86	11.75'	
86/87	11.75'	
87/88	11.75'	
88/89	11.75'	
89/90	11.75'	
90/91	11.75'	
91/92	11.75'	
92/93	11.75'	
93/94	11.75'	
94/95	11.75'	
95/96	11.75'	
96/97	11.75'	
97/98	11.75'	
98/99	11.75'	
99/100	11.75'	
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'

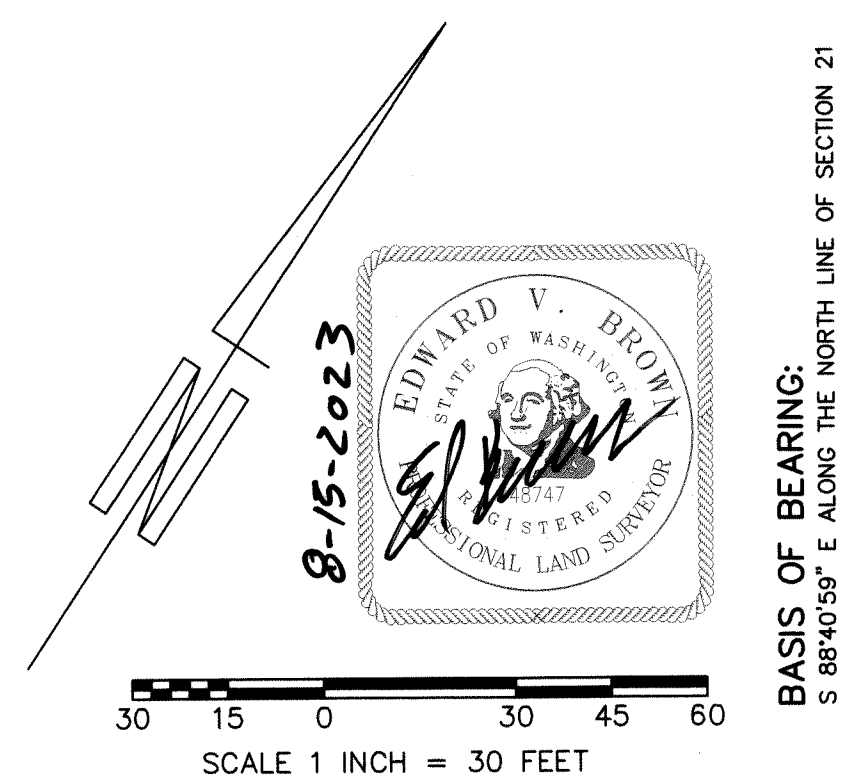
# THRIVE AT GREEN MOUNTAIN SUBDIVISION

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.

SCALE 1 INCH = 30 FEET

SCALE: 1"=30'  
JOB NO. 22-052  
DATE: 08-14-2023  
CALC BY: EVB  
DRAWN BY: NG  
CHECKED BY: EVB  
SHEET 4 OF 4

**BROWN**  
SURVEYING PLLC  
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.

