This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

BK 311 PG 924

ESTATES AT THE ARCHERY

PRELIMINARY APPROVED AS
"PARKLANDS AT CAMAS MEADOWS"
A SUBDIVISION IN A PORTION OF
THE NW 1/4 OF THE SE 1/4 AND THE
NW 1/4 AND THE NE 1/4 OF THE SW 1/4
OF SECTION 28,
T. 2 N., R. 3 E., W.M.
CITY OF CAMAS, CLARK COUNTY, WA
SHEET 1 OF 6

RESIDENTIAL PLAT NOTES (LOTS 1–42):

1. A HOMEOWNER'S ASSOCIATION (H.O.A.) IS REQUIRED FOR THE PARKLANDS DEVELOPMENT. COPIES OF THE CC&R'S ARE ON FILE WITH THE CITY OF CAMAS.
2. ALL COSTS ASSOCIATED WITH THE INSTALLATION OF THE STEP SYSTEMS FOR INDIVIDUAL LOTS WILL BE THE RESPONSIBILITY OF SAID INDIVIDUAL LOT OWNERS.
3. A RIGHT OF ENTRY IS HEREBY GRANTED TO THE CITY OF CAMAS FOR THE REPAIR AND MAINTENANCE OF THE STEP SEWER SYSTEM.
4. SEE TABLE 1 ON SHEET 6 OF THIS PLAT FOR THE DIMENSIONAL STANDARDS FOR THE LOTS IN THIS DEVELOPMENT PER THE ADOPTED DEVELOPER'S AGREEMENT.
5. NO FURTHER SHORT PLATTING OR SUBDIVIDING OF THE LOTS CONTAINED WITHIN THIS SUBDIVISION WILL BE PERMITTED.
6. 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 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. A FINAL OCCUPANCY PERMIT WILL NOT BE ISSUED BY THE BUILDING DEPARTMENT UNTIL ALL SUBDIVISION IMPROVEMENTS ARE COMPLETED AND ACCEPTED.
8. 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. SPECIFIED TREES SHALL BE MAINTAINED IN GOOD HEALTH, AND DAMAGED OR DYING TREES SHALL BE REPLACED WITHIN SIX MONTHS BY THE HOMEOWNER.
9. AUTOMATIC FIRE SPRINKLER SYSTEMS DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 13D ARE REQUIRED IN ALL RESIDENCES.
10. ILLEGALLY PARKED VEHICLES MAY BE SUBJECT TO TOWING OR OTHER PRIVATE PARKING ENFORCEMENT MEASURES IN ACCORDANCE WITH THE PROVISIONS OUTLINED IN THE H.O.A. DOCUMENTS AND C.C.&R'S.
11. SHOULD ARCHAEOLOGICAL MATERIALS (E.G. CONES, SHELL, STONE TOOLS, BEADS, CERAMICS, OLD BOTTLES, HEARTH, ETC.) BE OBSERVED DURING PROJECT ACTIVITIES, ALL WORK IN THE IMMEDIATE VICINITY SHOULD STOP AND THE STATE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION (360–586–3534), THE CITY PLANNING OFFICE, AND THE AFFECTED TRIBE(S) SHOULD BE CONTACTED IMMEDIATELY. IF ANY HUMAN REMAINS ARE OBSERVED, ALL WORK SHOULD CEASE AND THE IMMEDIATE AREA SECURED. LOCAL LAW ENFORCEMENT, THE COUNTY MEDICAL EXAMINER (360–397–8405), STATE PHYSICAL ANTHROPOLOGIST, DEPARTMENT OF ARCHAEOLOGY, AND AFFECTED TRIBE(S) SHOULD BE CONTACTED IMMEDIATELY. COMPLIANCE WITH ALL APPLICABLE LAWS PERTAINING TO ARCHAEOLOGICAL RESOURCES (RCW 27.53, 27.44 AND WAC 25–48) AND HUMAN REMAINS (RCW 68.50) IS REQUIRED. FAILURE TO COMPLY WITH THIS REQUIREMENT COULD CONSTITUTE A CLASS C FELONY.

BUSINESS PARK PLAT NOTES (LOTS 43–47):

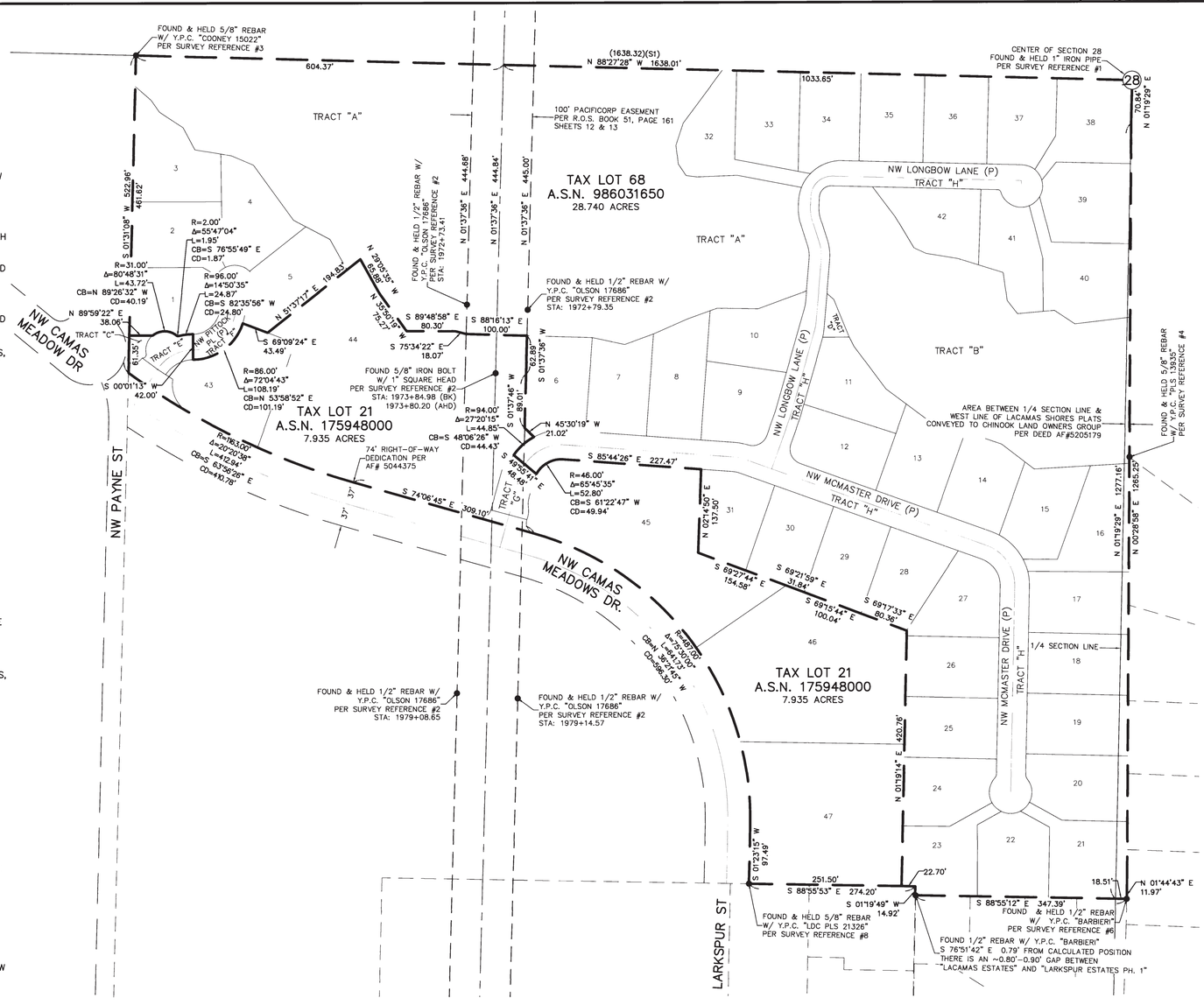
1. A HOMEOWNER'S ASSOCIATION (H.O.A.) IS REQUIRED FOR THE BUSINESS PARK DEVELOPMENT. COPIES OF THE CC&R'S ARE ON FILE WITH THE CITY OF CAMAS.
2. A RIGHT OF ENTRY IS HEREBY GRANTED TO THE CITY OF CAMAS FOR THE REPAIR AND MAINTENANCE OF THE STEP SEWER SYSTEM.
3. SEE TABLE 1 ON SHEET 6 OF THIS PLAT FOR THE DIMENSIONAL STANDARDS FOR THE LOTS IN THIS DEVELOPMENT PER THE ADOPTED DEVELOPER'S AGREEMENT.
4. NO FURTHER SHORT PLATTING OR SUBDIVIDING OF THE LOTS CONTAINED WITHIN THIS SUBDIVISION WILL BE PERMITTED.
5. THE LOTS IN THIS DEVELOPMENT ARE SUBJECT TO TRAFFIC IMPACT FEES AND FIRE IMPACT FEES. EACH NEW UNIT WILL BE SUBJECT TO THE PAYMENT OF APPROPRIATE IMPACT FEES AT THE TIME OF BUILDING PERMIT ISSUANCE OR AS OTHERWISE APPROVED BY THE CITY.
6. SHOULD ARCHAEOLOGICAL MATERIALS (E.G. CONES, SHELL, STONE TOOLS, BEADS, CERAMICS, OLD BOTTLES, HEARTH, ETC.) BE OBSERVED DURING PROJECT ACTIVITIES, ALL WORK IN THE IMMEDIATE VICINITY SHOULD STOP AND THE STATE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION (360–586–3534), THE CITY PLANNING OFFICE, AND THE AFFECTED TRIBE(S) SHOULD BE CONTACTED IMMEDIATELY. IF ANY HUMAN REMAINS ARE OBSERVED, ALL WORK SHOULD CEASE AND THE IMMEDIATE AREA SECURED. LOCAL LAW ENFORCEMENT, THE COUNTY MEDICAL EXAMINER (360–397–8405), STATE PHYSICAL ANTHROPOLOGIST, DEPARTMENT OF ARCHAEOLOGY, AND AFFECTED TRIBE(S) SHOULD BE CONTACTED IMMEDIATELY. COMPLIANCE WITH ALL APPLICABLE LAWS PERTAINING TO ARCHAEOLOGICAL RESOURCES (RCW 27.53, 27.44 AND WAC 25–48) AND HUMAN REMAINS (RCW 68.50) IS REQUIRED. FAILURE TO COMPLY WITH THIS REQUIREMENT COULD CONSTITUTE A CLASS C FELONY.

TRACT & EASEMENT NOTES:

1. TRACTS "A" & "B" ARE WETLAND TRACTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. THE WETLAND TRACTS SHALL REMAIN IN THEIR NATURAL STATE UNLESS OTHERWISE APPROVED BY THE CITY OF CAMAS.
2. RIGHT OF ENTRY SHALL BE GRANTED FOR PUBLIC ACCESS TO THE TRAIL SYSTEM ACROSS TRACTS "A", "B", "E", "F" AND "G".
3. MAINTENANCE OF THE TRAIL SYSTEM LOCATED IN TRACTS "A" & "B" SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
4. TRACTS "C" & "D" ARE OPEN SPACE TRACTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
5. TRACTS "E", "F", "G" AND "H" (NW PITTOCK PLACE, NW MCMASTER DRIVE, AND NW LONGBOW LANE) ARE PRIVATE ROADS AND UTILITY TRACTS, GRANTED TO THE HOMEOWNER'S ASSOCIATION WITH THIS PLAT AND WILL BE OWNED, SHARED, AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
6. THE STORMWATER SYSTEM IN ITS ENTIRETY SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. RIGHT OF ENTRY SHALL BE GRANTED TO THE CITY OF CAMAS FOR INSPECTIONS.
7. PERMANENT AND CONTINUOUS FENCING SHALL BE INSTALLED ALONG THE OUTER EDGE OF THE WETLAND BUFFER OF TRACTS "A" AND "B" ABUTTING ALL LOTS AND TRACTS.
8. PERMANENT SIGNAGE SHALL BE INSTALLED ALONG THE OUTER EDGE OF THE WETLAND BUFFERS THAT READ, "WETLAND AREA – LEAVE IN ITS NATURAL STATE. IT IS ILLEGAL TO CUT, PRUNE, OR MOW IN THE AREA. CALL THE CITY OF CAMAS FOR INFORMATION".
9. A PUBLIC INGRESS AND EGRESS EASEMENT IS GRANTED OVER TRACTS "E" AND "F".

PUBLIC UTILITY & SIDEWALK EASEMENT:

A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON ALL DESIGNATED PRIVATE ROAD TRACTS AND/OR ROAD EASEMENTS, AND THE EXTERIOR 6.00 FEET OF ALL LOTS AND TRACTS LYING PARALLEL WITH AND ADJACENT TO ALL PUBLIC AND PRIVATE ROADS AND/OR EASEMENT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING AND MAINTAINING OF ELECTRIC, TELEPHONE, TV, CABLE, WATER, SANITARY SEWER, AND OTHER UTILITIES AS NOTED. ALSO, A SIDEWALK EASEMENT IS RESERVED, AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS, UPON THE EXTERIOR SIX (6) FEET OF ALL LOTS AND TRACTS PARALLEL WITH AND ADJACENT TO THE PUBLIC ROAD FRONTAGES.



LEGEND:

- ● INDICATES MONUMENT FOUND AS NOTED
- ◉ INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "RENTON 37535", SET
- ⊗ INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "PLS 37535", SET
- \+ INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "PLS 37535" SET AS A WITNESS CORNER AT THE EXTENSION OF LOT LINE IN THE CURB
- ○ INDICATES CALCULATED POSITION NOTHING SET

SURVEY REFERENCES:

1) SURVEY BOOK 49, PAGE 186
2) SURVEY BOOK 51, PAGE 161
3) SURVEY BOOK 49, PAGE 167
4) "LACAMAS SHORES – PHASE 6C" SUBDIVISION BOOK J, PAGE 531
5) "LACAMAS SHORES – PHASE 6D" SUBDIVISION BOOK J, PAGE 559
6) "LACAMAS ESTATES" SUBDIVISION BOOK 311, PAGE 414
7) "LARKSPUR ESTATES PH. 1" SUBDIVISION BOOK 311, PAGE 358
8) "LARKSPUR ESTATES PH. 2" SUBDIVISION BOOK 311, PAGE 401
9) SURVEY BOOK 53, PAGE 111
10) SURVEY BOOK 54, PAGE 024

10/31/17
DANIEL ADOLPH RENTON · STATE OF WASHINGTON · 37535 · REGISTERED PROFESSIONAL LAND SURVEYOR

100 50 0 100 150 200
SCALE 1 INCH = 100 FEET

BASIS OF BEARINGS: NAD83(2011)(EPOCH:2010.0000), WASHINGTON STATE PLANE COORDINATE SYSTEM SOUTH ZONE, U.S. SURVEY FEET

DEED REFERENCE (T.L. 68):

GRANTOR: CHINOOK LANDOWNWERS GROUP OF VANCOUVER, WASHINGTON, L.L.C.
GRANTEE: ESTATES AT PARKLANDS LLC
AFN: 5408391
DATE: MAY 31, 2017

DEED REFERENCE (T.L. 21):

GRANTOR: CHINOOK LANDOWNWERS GROUP OF VANCOUVER, WASHINGTON, L.L.C.
GRANTEE: ARCHERY HOLDINGS LLC
AFN: 5408393
DATE: MAY 31, 2017

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPLE, ETC.

A FIELD TRAVERSE WAS PERFORMED USING A FIVE 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 JUNE OF 2015.

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 PAID IN FULL.

ATTESTED BY: Cath Wilson 11/27/17
CITY OF CAMAS FINANCE DIRECTOR — DATE

CITY OF CAMAS COMMUNITY DEVELOPMENT:

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

CITY OF CAMAS ENGINEER:

A) ALL IMPROVEMENTS HAVE BEEN INSTALLED OR FINANCIALLY SECURED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS TITLE 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 OR FINANCIALLY SECURED FOR CITY RECORDS.

APPROVED: SR Wall 11/27/17
CITY OF CAMAS ENGINEER — DATE

FIRE CHIEF:

APPROVED: Jim Schlumpberger 11/22/17
FIRE CHIEF, OR DESIGNEE — DATE

CLARK COUNTY ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W 58.17.170, LAWS OF WASHINGTON, TO BE KNOWN AS "ESTATES AT THE ARCHERY", PLAT NO. _____ IN THE COUNTY OF CLARK, STATE OF WASHINGTON.

Peter VanNortwick By Julie Olson 11/27/17
COUNTY ASSESSOR — DATE

CLARK COUNTY AUDITOR:

FILED FOR RECORD THIS 27th DAY OF November, 2017
IN BOOK 311 OF PLATS, AT PAGE 924
AT THE REQUEST OF ESTATES AT PARKLANDS, LLC & ARCHERY HOLDINGS, LLC
AUDITOR'S RECEIVING NO. 5410554

Greg Kimsey by Nadine Ungaarden
DEPUTY/COUNTY AUDITOR

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT AS SHOWN IS A TRUE RETURN FROM THE FIELD AND THAT THE DELINEATION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

10/31/17
DANIEL A. RENTON, PROFESSIONAL LAND SURVEYOR — DATE
PLS NO. 37535

MINISTER–GLAESER SURVEYING INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694–3313

JOB NO. 15–185
DATE: 10–31–17
CALC BY: DLS
DRAWN BY: CSA
CHECKED BY: DAR
FILE: 15185.DWG

BK 311 PG 924

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

BK 311 PG 924

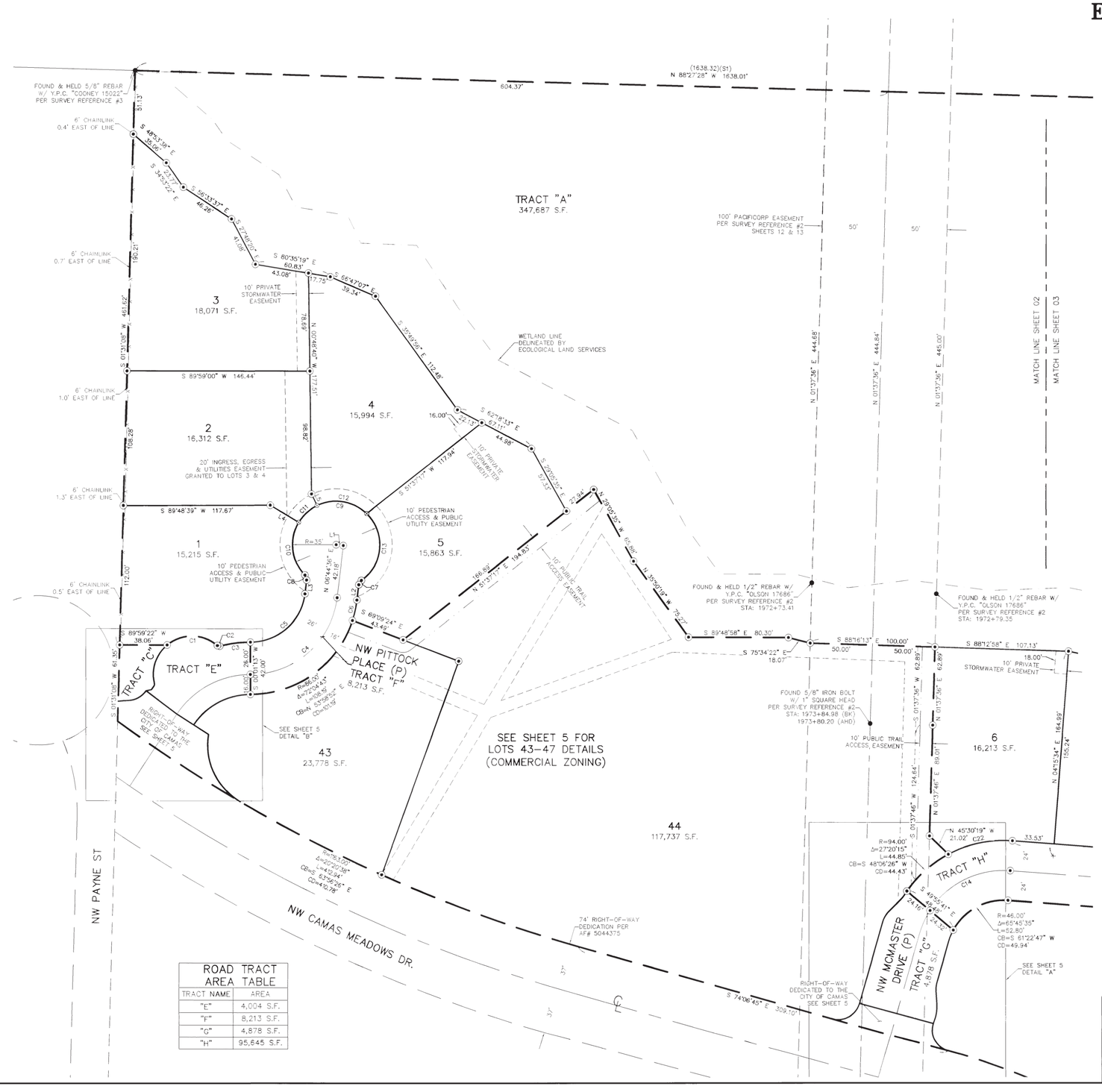
ESTATES AT THE ARCHERY

PRELIMINARY APPROVED AS
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A SUBDIVISION IN A PORTION OF
THE NW 1/4 OF THE SE 1/4 AND THE
NW 1/4 AND THE NE 1/4 OF THE SW 1/4
OF SECTION 28,
T. 2 N., R. 3 E., W.M.
CITY OF CAMAS, CLARK COUNTY, WA
SHEET 2 OF 6

CURVE TABLE SHEETS 2–4					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	31.00'	80°48'31"	43.72'	N 89°26'32" W	40.19'
C2	2.00'	55°47'04"	1.95'	S 76°55'49" E	1.87'
C3	96.00'	14°50'35"	24.87'	S 82°35'56" W	24.80'
C4	70.00'	83°16'37"	101.74'	N 48°22'55" E	93.02'
C5	44.00'	83°16'37"	63.95'	N 48°22'55" E	58.47'
C6	86.00'	11°11'55"	16.81'	N 12°20'33" E	16.78'
C7	5.00'	47°58'14"	4.19'	S 30°43'43" W	4.07'
C8	5.00'	50°54'50"	4.44'	N 18°42'49" W	4.30'
C9	35.00'	278°53'04"	170.36'	N 84°43'42" W	45.52'
C10	35.00'	75°06'12"	45.88'	S 06°37'08" E	42.66'
C11	35.00'	33°12'11"	20.28'	S 47°32'04" W	20.00'
C12	35.00'	70°05'45"	42.82'	N 80°48'58" W	40.20'
C13	35.00'	100°28'55"	61.38'	N 04°28'22" E	53.81'
C14	70.00'	61°45'45"	75.46'	S 63°22'42" W	71.86'
C15	70.00'	15°29'29"	18.93'	N 77°59'42" W	18.87'
C16	70.00'	71°33'54"	87.43'	N 34°28'00" W	81.86'
C17	100.00'	3°49'07"	6.66'	N 17°50'29" E	6.66'
C18	70.00'	11°06'06"	13.56'	N 10°22'52" E	13.54'
C19	70.00'	22°35'32"	27.60'	N 06°27'57" W	27.42'
C20	70.00'	20°06'55"	24.58'	S 07°42'16" E	24.45'
C21	35.00'	89°09'49"	54.47'	S 46°56'06" W	49.13'
C22	94.00'	32°29'00"	53.29'	S 78°01'03" W	52.58'
C23	46.00'	15°29'29"	12.44'	N 77°59'42" W	12.40'
C24	94.00'	13°34'37"	22.27'	N 78°57'07" W	22.22'
C25	25.00'	88°05'09"	38.43'	N 63°47'37" E	34.76'
C26	25.00'	90°00'00"	39.27'	S 25°14'57" E	35.36'
C27	46.00'	71°33'54"	57.46'	N 34°28'00" W	53.79'
C28	94.00'	71°33'56"	117.41'	N 34°28'00" W	109.93'
C29	94.00'	8°34'43"	14.07'	N 65°57'36" W	14.06'
C30	94.00'	34°32'25"	56.67'	N 44°24'02" W	55.81'
C31	94.00'	13°05'07"	21.47'	N 20°35'16" W	21.42'
C32	94.00'	15°21'40"	25.20'	N 06°21'52" W	25.13'
C33	10.00'	40°49'14"	7.12'	S 19°05'40" E	6.97'
C34	10.00'	41°01'53"	7.16'	N 21°49'53" E	7.01'
C35	35.00'	261°51'07"	159.96'	S 88°34'44" E	52.89'
C36	35.00'	67°38'20"	41.32'	N 05°41'07" W	38.96'
C37	35.00'	34°38'19"	21.16'	N 45°27'13" E	20.84'
C38	35.00'	53°04'46"	32.42'	N 89°18'46" E	31.28'
C39	35.00'	34°52'34"	21.30'	S 46°42'35" E	20.98'
C40	35.00'	71°37'08"	43.75'	S 06°32'16" W	40.96'
C41	74.00'	3°49'07"	4.93'	N 17°50'29" E	4.93'
C42	116.00'	3°49'07"	7.73'	N 17°50'29" E	7.73'
C43	70.00'	11°06'06"	13.56'	N 10°22'52" E	13.54'
C44	85.00'	11°06'06"	16.47'	N 10°22'52" E	16.44'
C45	50.00'	22°35'32"	19.72'	N 06°27'57" W	19.59'
C46	84.00'	22°35'32"	33.12'	N 06°27'57" W	32.91'
C47	90.00'	20°06'55"	31.60'	S 07°42'16" E	31.43'
C48	56.00'	20°06'55"	19.66'	S 07°42'16" E	19.56'
C49	70.00'	89°09'49"	108.93'	S 46°56'06" W	98.27'
C50	20.00'	89°09'49"	31.12'	S 46°56'06" W	28.08'
C51	70.00'	19°22'58"	23.68'	S 12°02'41" W	23.57'
C52	70.00'	22°12'38"	27.14'	S 32°50'28" W	26.97'
C53	70.00'	47°34'13"	58.12'	S 67°43'54" W	56.46'
C54	5.00'	72°32'33"	6.33'	N 52°12'44" W	5.92'
C55	35.00'	252°32'33"	154.27'	N 37°47'16" E	56.44'
C56	35.00'	96°03'16"	58.68'	S 63°58'05" E	52.04'
C57	35.00'	37°14'17"	22.75'	N 49°23'08" E	22.35'
C58	35.00'	46°31'43"	28.42'	N 07°30'08" E	27.65'
C59	35.00'	34°56'47"	21.35'	N 33°14'07" W	21.02'
C60	35.00'	37°46'30"	23.08'	N 69°35'45" W	22.66'
C61	85.00'	1°57'15"	2.90'	N 14°57'18" E	2.90'
C62	85.00'	9°08'51"	13.57'	N 09°24'15" E	13.56'

LINE TABLE SHEETS 2–4		
LINE	BEARING	DISTANCE
L1	S 83°15'24" E	5.78'
L2	N 06°44'36" E	12.46'
L3	S 06°44'36" W	11.13'
L4	N 59°04'02" W	26.51'
L5	S 25°51'51" E	10.23'
L6	N 17°45'43" W	36.12'
L7	N 02°21'12" E	17.47'
L8	S 01°31'00" W	9.00'

ROAD TRACT AREA TABLE	
TRACT NAME	AREA
"E"	4,004 S.F.
"F"	8,213 S.F.
"G"	4,878 S.F.
"H"	95,645 S.F.



SURVEY REFERENCES:

1) SURVEY BOOK 49, PAGE 186
2) SURVEY BOOK 51, PAGE 161
3) SURVEY BOOK 49, PAGE 167
4) "LACAMAS SHORES – PHASE 6C" SUBDIVISION BOOK J, PAGE 531
5) "LACAMAS SHORES – PHASE 6D" SUBDIVISION BOOK J, PAGE 559
6) "LACAMAS ESTATES" SUBDIVISION BOOK 311, PAGE 414
7) "LARKSPUR ESTATES PH. 1" SUBDIVISION BOOK 311, PAGE 358
8) "LARKSPUR ESTATES PH. 2" SUBDIVISION BOOK 311, PAGE 401
9) SURVEY BOOK 53, PAGE 111
10) SURVEY BOOK 54, PAGE 024

DEED REFERENCE:

GRANTOR: CHINOOK LANDOWNWERS GROUP OF VANCOUVER, WASHINGTON, L.L.C.
GRANTEE: ESTATES AT PARKLANDS LLC
AFN: 5408391
DATE: MAY 31, 2017

LEGEND:

- ● INDICATES MONUMENT FOUND AS NOTED
- ⊙ INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "RENTON 37535", SET
- ⊗ INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "PLS 37535", SET
- \+ INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "PLS 37535" SET AS A WITNESS CORNER AT THE EXTENSION OF LOT LINE IN THE CURB
- ○ INDICATES CALCULATED POSITION NOTHING SET

BASIS OF BEARINGS: NAD83(2011)(EPOCH:2010.0000), WASHINGTON STATE PLANE COORDINATE SYSTEM SOUTH ZONE, U.S. SURVEY FEET

10/31/17
DANIEL ADOLPH RENTON
STATE OF WASHINGTON
37535
REGISTERED PROFESSIONAL LAND SURVEYOR

40 20 0 40 60 80
SCALE 1 INCH = 40 FEET

MINISTER–GLAESER SURVEYING INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694–3313

JOB NO. 15–185
DATE: 10–31–17
CALC BY: DLS
DRAWN BY: CSA
CHECKED BY: DAR
FILE: 15185.DWG

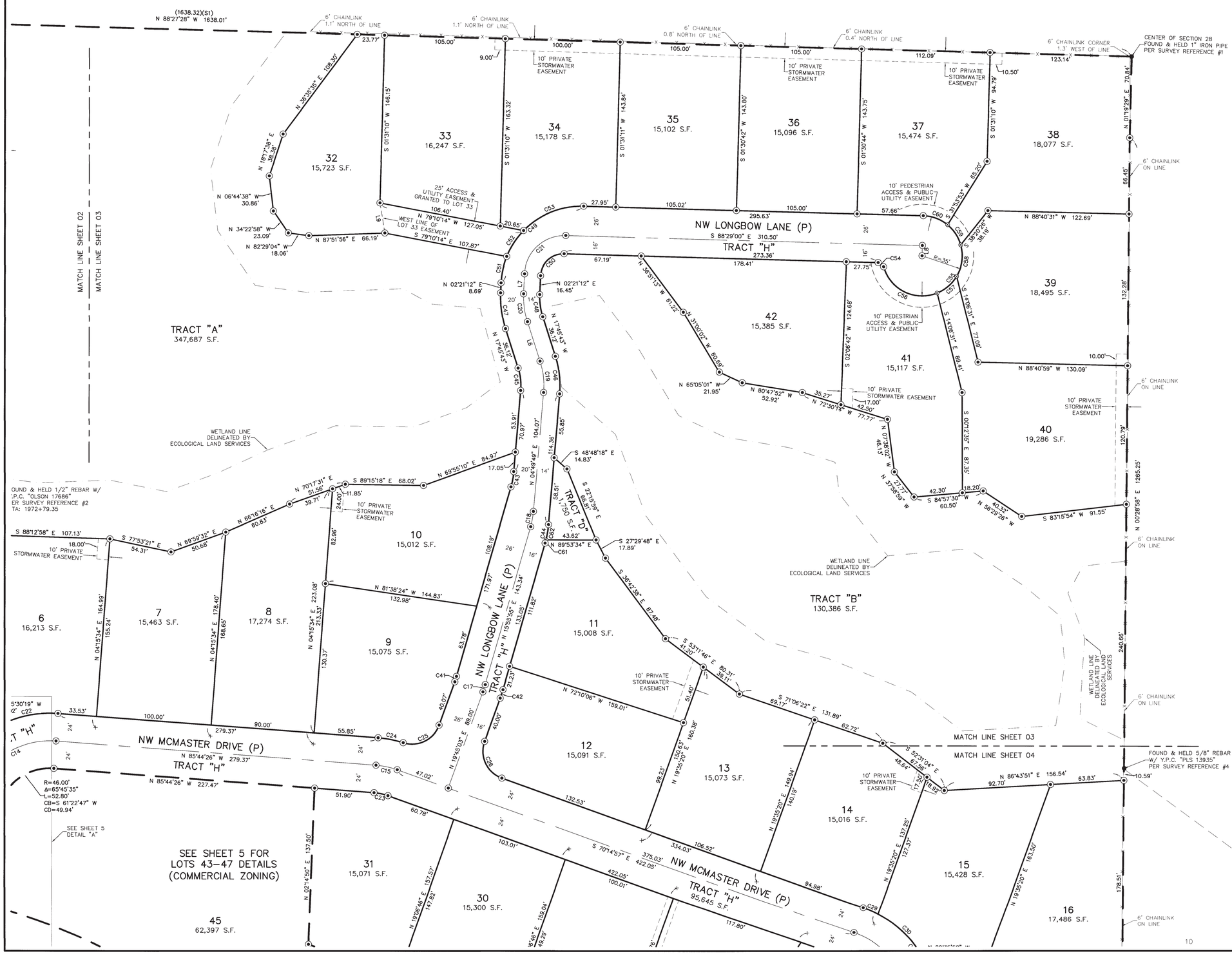
BK 311 PG 924

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BK 311 PG 924

ESTATES AT THE ARCHERY

PRELIMINARY APPROVED AS
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A SUBDIVISION IN A PORTION OF
THE NW 1/4 OF THE SE 1/4 AND THE
NW 1/4 AND THE NE 1/4 OF THE SW 1/4
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T. 2 N., R. 3 E., W.M.
CITY OF CAMAS, CLARK COUNTY, WA
SHEET 3 OF 6



SURVEY REFERENCES:

1) SURVEY BOOK 49, PAGE 186
2) SURVEY BOOK 51, PAGE 161
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4) "LACAMAS SHORES – PHASE 6C" SUBDIVISION BOOK J, PAGE 531
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6) "LACAMAS ESTATES" SUBDIVISION BOOK 311, PAGE 414
7) "LARKSPUR ESTATES PH. 1" SUBDIVISION BOOK 311, PAGE 358
8) "LARKSPUR ESTATES PH. 2" SUBDIVISION BOOK 311, PAGE 401
9) SURVEY BOOK 53, PAGE 111
10) SURVEY BOOK 54, PAGE 024

DEED REFERENCE:

GRANTOR: CHINOOK LANDOWNWERS GROUP OF VANCOUVER, WASHINGTON, L.L.C.
GRANTEE: ESTATES AT PARKLANDS LLC
AFN: 5408391
DATE: MAY 31, 2017

LEGEND:

- ● INDICATES MONUMENT FOUND AS NOTED
- ⊙ INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "RENTON 37535", SET
- ⊗ INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "PLS 37535", SET
- \+ INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "PLS 37535" SET AS A WITNESS CORNER AT THE EXTENSION OF LOT LINE IN THE CURB
- ○ INDICATES CALCULATED POSITION NOTHING SET

BASIS OF BEARINGS: NAD83(2011)(EPOCH:2010.0000), WASHINGTON STATE PLANE COORDINATE SYSTEM SOUTH ZONE, U.S. SURVEY FEET

10/31/17
DANIEL ADOLPH RENTON
STATE OF WASHINGTON
37535
REGISTERED
PROFESSIONAL LAND SURVEYOR

40 20 0 40 60 80
SCALE 1 INCH = 40 FEET

MINISTER–GLAESER SURVEYING INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694–3313

JOB NO. 15–185
DATE: 10–31–17
CALC BY: DLS
DRAWN BY: CSA
CHECKED BY: DAR
FILE: 15185.DWG

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BK 311 PG 924

ESTATES AT THE ARCHERY

PRELIMINARY APPROVED AS
"PARKLANDS AT CAMAS MEADOWS"
A SUBDIVISION IN A PORTION OF
THE NW 1/4 OF THE SE 1/4 AND THE
NW 1/4 AND THE NE 1/4 OF THE SW 1/4
OF SECTION 28,
T. 2 N., R. 3 E., W.M.
CITY OF CAMAS, CLARK COUNTY, WA
SHEET 4 OF 6

NW MCMASTER DRIVE (P)
TRACT "H"
95,645 S.F.
N 85°44'26" W 279.37'
N 85°44'26" W 227.47'
46.00'
55°45'35"
52.80'
=S 61°22'47" W
=49.94'
SEE SHEET 5
DETAIL "A"
SEE SHEET 5 FOR
LOTS 43–47 DETAILS
(COMMERCIAL ZONING)
NW CAMAS MEADOWS DR.
NW LARKSPUR ST
74' RIGHT-OF-WAY
DEDICATION PER
AF# 5044375
FOUND & HELD 5/8" REBAR
W/ Y.P.C. "LDC PLS 21326"
PER SURVEY REFERENCE #8
FOUND & HELD 5/8" REBAR
W/ Y.P.C. "BARBIERI"
PER SURVEY REFERENCE #6
FOUND 1/2" REBAR W/ Y.P.C. "BARBIERI"
S 76°51'42" E 0.79' FROM CALCULATED POSITION
THERE IS AN ~0.80'~0.90' GAP BETWEEN
"LACAMAS ESTATES" AND "LARKSPUR ESTATES PH. 1"
MATCH LINE SHEET 03
MATCH LINE SHEET 04
FOUND & HELD 5/8" REBAR
W/ Y.P.C. "PLS 13935"
PER SURVEY REFERENCE #4
FOUND 5/8" REBAR W/
"PLS 13935" Y.P.C.
10' PRIVATE
STORMWATER
EASEMENT
10' PEDESTRIAN
ACCESS & PUBLIC
UTILITY EASEMENT
6' CHAINLINK
ON LINE
6' BOARD FENCE
0.4' SOUTH OF LINE
4' HOG WIRE
"LACAMAS SHORES
PHASE 6C"
"LACAMAS SHORES
PHASE 6D"
"LACAMAS ESTATES"
"LARKSPUR ESTATES
PHASE 2"
"LARKSPUR ESTATES
PHASE 1"
TRACT "G"
TRACT "A"

12	15,091 S.F.	
13	15,073 S.F.	
14	15,016 S.F.	
15	15,428 S.F.	
16	17,486 S.F.	
17	16,663 S.F.	
18	16,477 S.F.	
19	16,622 S.F.	
20	16,805 S.F.	
21	17,359 S.F.	
22	15,456 S.F.	
23	15,104 S.F.	
24	15,104 S.F.	
25	15,196 S.F.	
26	15,195 S.F.	
27	15,052 S.F.	
28	15,039 S.F.	
29	15,015 S.F.	
30	15,300 S.F.	
31	15,071 S.F.	
45	62,397 S.F.	
46	68,047 S.F.	
47	59,602 S.F.	

SURVEY REFERENCES:

1) SURVEY BOOK 49, PAGE 186
2) SURVEY BOOK 51, PAGE 161
3) SURVEY BOOK 49, PAGE 167
4) "LACAMAS SHORES – PHASE 6C" SUBDIVISION BOOK J, PAGE 531
5) "LACAMAS SHORES – PHASE 6D" SUBDIVISION BOOK J, PAGE 559
6) "LACAMAS ESTATES" SUBDIVISION BOOK 311, PAGE 414
7) "LARKSPUR ESTATES PH. 1" SUBDIVISION BOOK 311, PAGE 358
8) "LARKSPUR ESTATES PH. 2" SUBDIVISION BOOK 311, PAGE 401
9) SURVEY BOOK 53, PAGE 111
10) SURVEY BOOK 54, PAGE 024

DEED REFERENCE:

GRANTOR: CHINOOK LANDOWNERS GROUP OF VANCOUVER, WASHINGTON, L.L.C.
GRANTEE: ESTATES AT PARKLANDS LLC
AFN: 5408391
DATE: MAY 31, 2017

LEGEND:

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- ○ INDICATES CALCULATED POSITION NOTHING SET

BASIS OF BEARINGS: NAD83(2011)(EPOCH:2010.0000), WASHINGTON STATE PLANE COORDINATE SYSTEM SOUTH ZONE, U.S. SURVEY FEET

10/31/17
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STATE OF WASHINGTON
37535
REGISTERED
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40 20 0 40 60 80
SCALE 1 INCH = 40 FEET

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VANCOUVER, WA 98661
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BK 311 PG 924

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BK311 PG 924

ESTATES AT THE ARCHERY

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A SUBDIVISION IN A PORTION OF
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NW 1/4 AND THE NE 1/4 OF THE SW 1/4
OF SECTION 28,
T. 2 N., R. 3 E., W.M.
CITY OF CAMAS, CLARK COUNTY, WA
SHEET 5 OF 6

SURVEY REFERENCES:

1) SURVEY BOOK 49, PAGE 186
2) SURVEY BOOK 51, PAGE 161
3) SURVEY BOOK 49, PAGE 167
4) "LACAMAS SHORES – PHASE 6C" SUBDIVISION BOOK J, PAGE 531
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6) "LACAMAS ESTATES" SUBDIVISION BOOK 311, PAGE 414
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9) SURVEY BOOK 53, PAGE 111
10) SURVEY BOOK 54, PAGE 024

DEED REFERENCE:

GRANTOR: CHINOOK LANDOWNWERS GROUP OF VANCOUVER, WASHINGTON, L.L.C.
GRANTEE: ARCHERY HOLDINGS LLC
AFN: 5408393
DATE: MAY 31, 2017

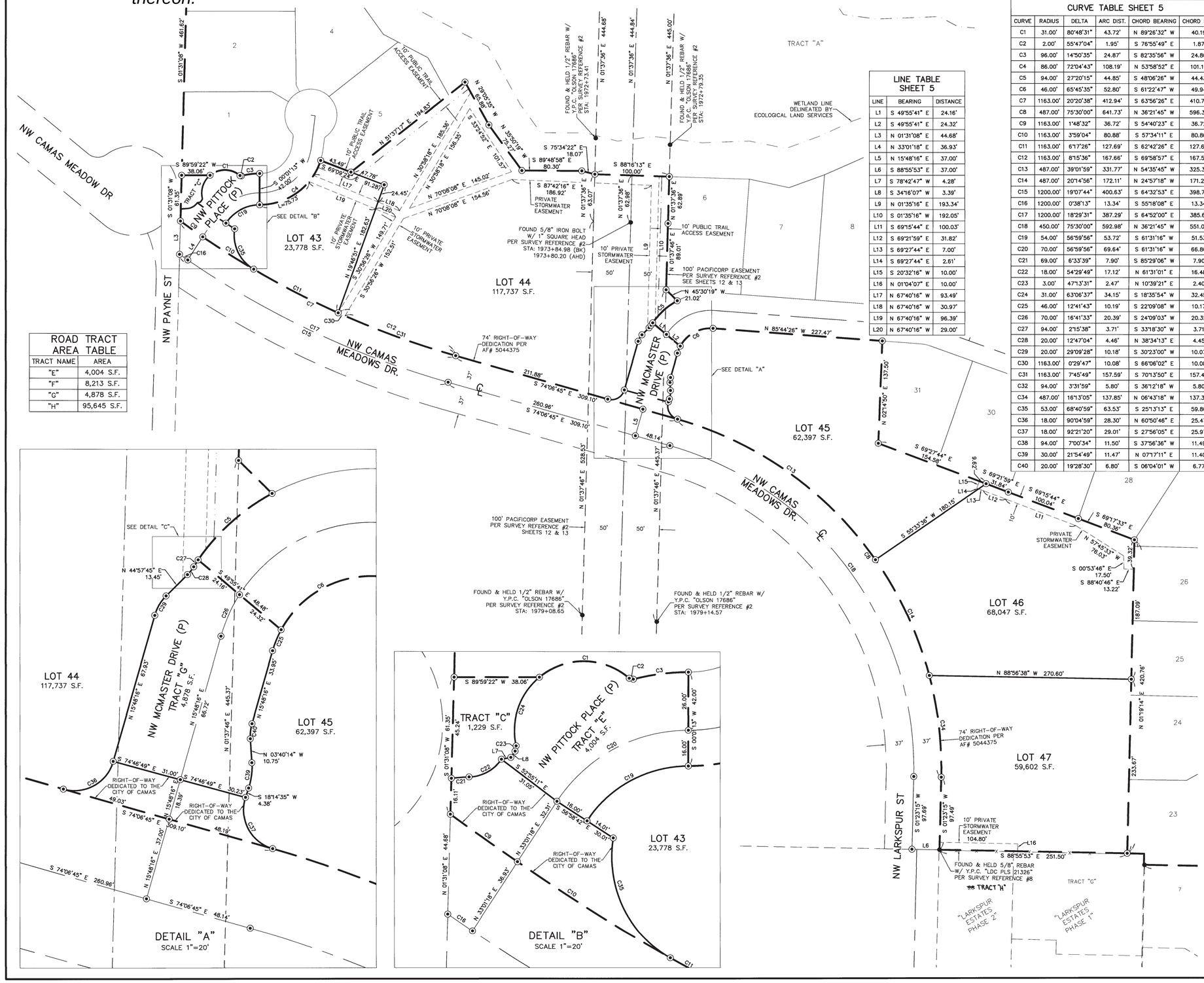
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- ○ INDICATES CALCULATED POSITION NOTHING SET

ROAD TRACT AREA TABLE	
TRACT NAME	AREA
"E"	4,004 S.F.
"F"	8,213 S.F.
"G"	4,878 S.F.
"H"	95,645 S.F.

LINE TABLE SHEET 5		
LINE	BEARING	DISTANCE
L1	S 49°55'41" E	24.16'
L2	S 49°55'41" E	24.32'
L3	N 01°31'08" E	44.68'
L4	N 33°01'18" E	36.93'
L5	N 15°48'16" E	37.00'
L6	S 88°55'53" E	37.00'
L7	S 78°42'47" W	4.28'
L8	S 34°16'07" W	3.39'
L9	N 01°35'16" E	193.34'
L10	S 01°35'16" W	192.05'
L11	S 69°15'44" E	100.03'
L12	S 69°21'59" E	31.82'
L13	S 69°27'44" E	7.00'
L14	S 69°27'44" E	2.61'
L15	S 20°32'16" W	10.00'
L16	N 01°04'07" E	10.00'
L17	N 67°40'16" W	93.49'
L18	N 67°40'16" W	30.97'
L19	N 67°40'16" W	96.39'
L20	N 67°40'16" W	29.00'

CURVE TABLE SHEET 5					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	31.00'	80°48'31"	43.72'	N 89°26'32" W	40.19'
C2	2.00'	55°47'04"	1.95'	S 76°55'49" E	1.87'
C3	96.00'	14°50'35"	24.87'	S 82°35'56" W	24.80'
C4	86.00'	72°04'43"	108.19'	N 53°58'52" E	101.19'
C5	94.00'	27°20'15"	44.85'	S 48°06'26" W	44.43'
C6	46.00'	65°45'35"	52.80'	S 61°22'47" W	49.94'
C7	1163.00'	20°20'38"	412.94'	S 63°56'26" E	410.78'
C8	487.00'	75°30'00"	641.73'	N 36°21'45" W	596.30'
C9	1163.00'	1°48'32"	36.72'	S 54°40'23" E	36.72'
C10	1163.00'	3°59'04"	80.88'	S 57°34'11" E	80.86'
C11	1163.00'	6°17'26"	127.69'	S 62°42'26" E	127.62'
C12	1163.00'	8°15'36"	167.66'	S 69°58'57" E	167.52'
C13	487.00'	39°01'59"	331.77'	N 54°35'45" W	325.39'
C14	487.00'	20°14'56"	172.11'	N 24°57'18" W	171.22'
C15	1200.00'	19°07'44"	400.63'	S 64°32'53" E	398.77'
C16	1200.00'	0°38'13"	13.34'	S 55°18'08" E	13.34'
C17	1200.00'	18°29'31"	387.29'	S 64°52'00" E	385.61'
C18	450.00'	75°30'00"	592.98'	N 36°21'45" W	551.00'
C19	54.00'	56°59'56"	53.72'	S 61°31'16" W	51.53'
C20	70.00'	56°59'56"	69.64'	S 61°31'16" W	66.80'
C21	69.00'	6°33'39"	7.90'	S 85°29'06" W	7.90'
C22	18.00'	54°29'49"	17.12'	N 61°31'01" E	16.48'
C23	3.00'	47°13'31"	2.47'	N 10°39'21" E	2.40'
C24	31.00'	63°06'37"	34.15'	S 18°35'54" W	32.45'
C25	46.00'	12°41'43"	10.19'	S 22°09'08" W	10.17'
C26	70.00'	16°41'33"	20.39'	S 24°09'03" W	20.32'
C27	94.00'	2°15'38"	3.71'	S 33°18'30" W	3.71'
C28	20.00'	12°47'04"	4.46'	N 38°34'13" E	4.45'
C29	20.00'	29°09'28"	10.18'	S 30°23'00" W	10.07'
C30	1163.00'	0°29'47"	10.08'	S 66°06'02" E	10.08'
C31	1163.00'	7°45'49"	157.59'	S 70°13'50" E	157.47'
C32	94.00'	3°31'59"	5.80'	S 36°12'18" W	5.80'
C34	487.00'	16°13'05"	137.85'	N 06°43'18" W	137.39'
C35	53.00'	68°40'59"	63.53'	S 25°13'13" E	59.80'
C36	18.00'	90°04'59"	28.30'	N 60°50'46" E	25.47'
C37	18.00'	92°21'20"	29.01'	S 27°56'05" E	25.97'
C38	94.00'	7°00'34"	11.50'	S 37°56'36" W	11.49'
C39	30.00'	21°54'49"	11.47'	N 07°17'11" E	11.40'
C40	20.00'	19°28'30"	6.80'	S 06°04'01" W	6.77'



BASIS OF BEARINGS: NAD83(2011)(EPOCH:2010.0000), WASHINGTON STATE PLANE COORDINATE SYSTEM SOUTH ZONE. U.S. SURVEY FEET

10/31/17

DANIEL ADOLPH RENTON — STATE OF WASHINGTON — 37535 — REGISTERED PROFESSIONAL LAND SURVEYOR

60 30 0 60 90 120
SCALE 1 INCH = 60 FEET

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SHEET 6 OF 6

BUILDING SETBACKS DIAGRAM

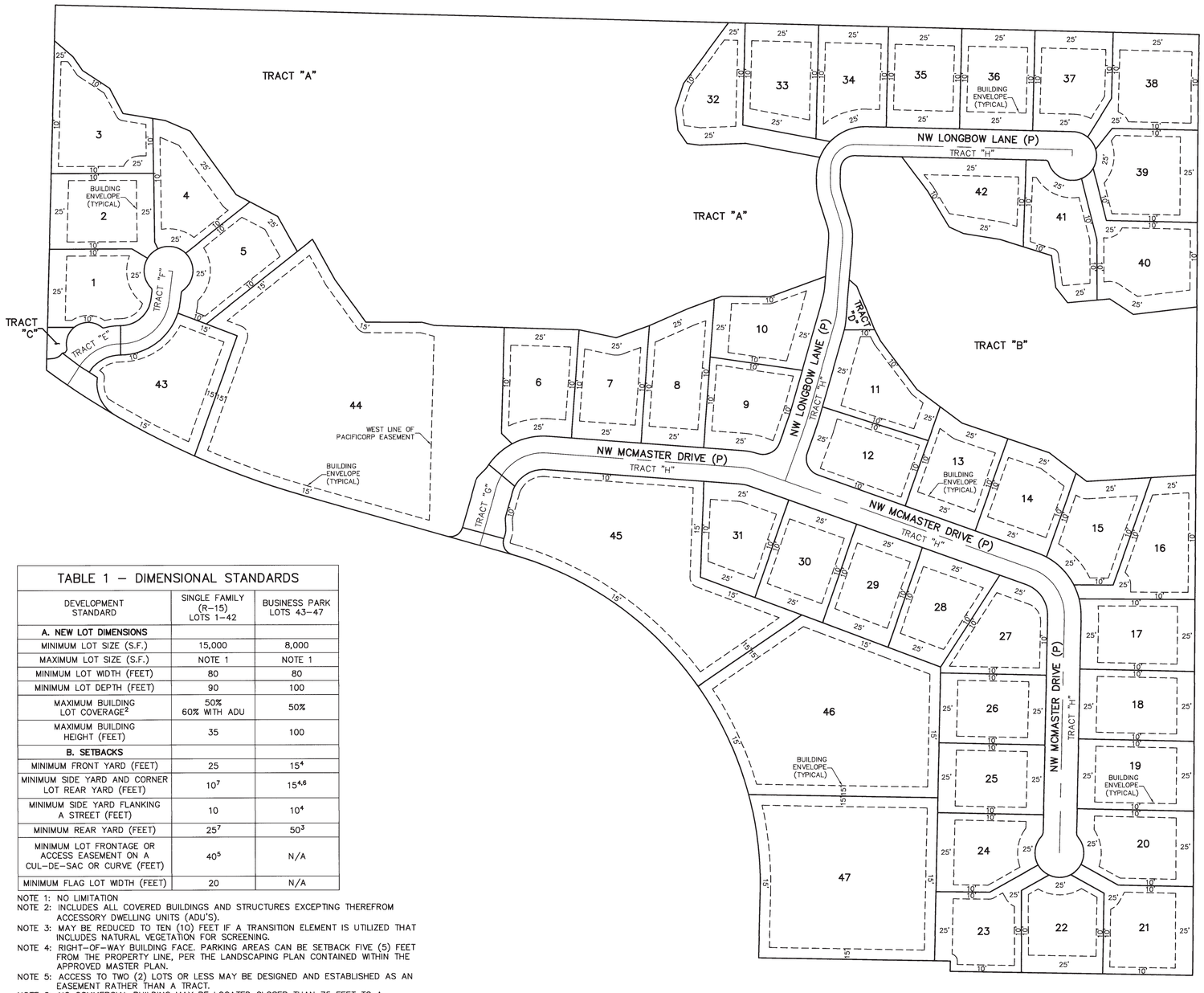


TABLE 1 – DIMENSIONAL STANDARDS		
DEVELOPMENT STANDARD	SINGLE FAMILY (R-15) LOTS 1-42	BUSINESS PARK LOTS 43-47
A. NEW LOT DIMENSIONS		
MINIMUM LOT SIZE (S.F.)	15,000	8,000
MAXIMUM LOT SIZE (S.F.)	NOTE 1	NOTE 1
MINIMUM LOT WIDTH (FEET)	80	80
MINIMUM LOT DEPTH (FEET)	90	100
MAXIMUM BUILDING LOT COVERAGE[2]	50% 60% WITH ADU	50%
MAXIMUM BUILDING HEIGHT (FEET)	35	100
B. SETBACKS		
MINIMUM FRONT YARD (FEET)	25	15[4]
MINIMUM SIDE YARD AND CORNER LOT REAR YARD (FEET)	10[7]	15[4,6]
MINIMUM SIDE YARD FLANKING A STREET (FEET)	10	10[4]
MINIMUM REAR YARD (FEET)	25[7]	50[3]
MINIMUM LOT FRONTAGE OR ACCESS EASEMENT ON A CUL-DE-SAC OR CURVE (FEET)	40[5]	N/A
MINIMUM FLAG LOT WIDTH (FEET)	20	N/A

NOTE 1: NO LIMITATION
NOTE 2: INCLUDES ALL COVERED BUILDINGS AND STRUCTURES EXCEPTING THEREFROM ACCESSORY DWELLING UNITS (ADU'S).
NOTE 3: MAY BE REDUCED TO TEN (10) FEET IF A TRANSITION ELEMENT IS UTILIZED THAT INCLUDES NATURAL VEGETATION FOR SCREENING.
NOTE 4: RIGHT-OF-WAY BUILDING FACE. PARKING AREAS CAN BE SETBACK FIVE (5) FEET FROM THE PROPERTY LINE, PER THE LANDSCAPING PLAN CONTAINED WITHIN THE APPROVED MASTER PLAN.
NOTE 5: ACCESS TO TWO (2) LOTS OR LESS MAY BE DESIGNED AND ESTABLISHED AS AN EASEMENT RATHER THAN A TRACT.
NOTE 6: NO COMMERCIAL BUILDING MAY BE LOCATED CLOSER THAN 75 FEET TO A RESIDENTIAL LOT EXISTING ON THE EFFECTIVE DATE OF THIS AGREEMENT.
NOTE 7: FIVE (5) FEET FOR A.D.U. OR ACCESSORY BUILDINGS.

BASIS OF BEARINGS: NAD83(2011)(EPOCH:2010.0000), WASHINGTON STATE PLANE COORDINATE SYSTEM SOUTH ZONE, U.S. SURVEY FEET

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80 40 0 80 120 160
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