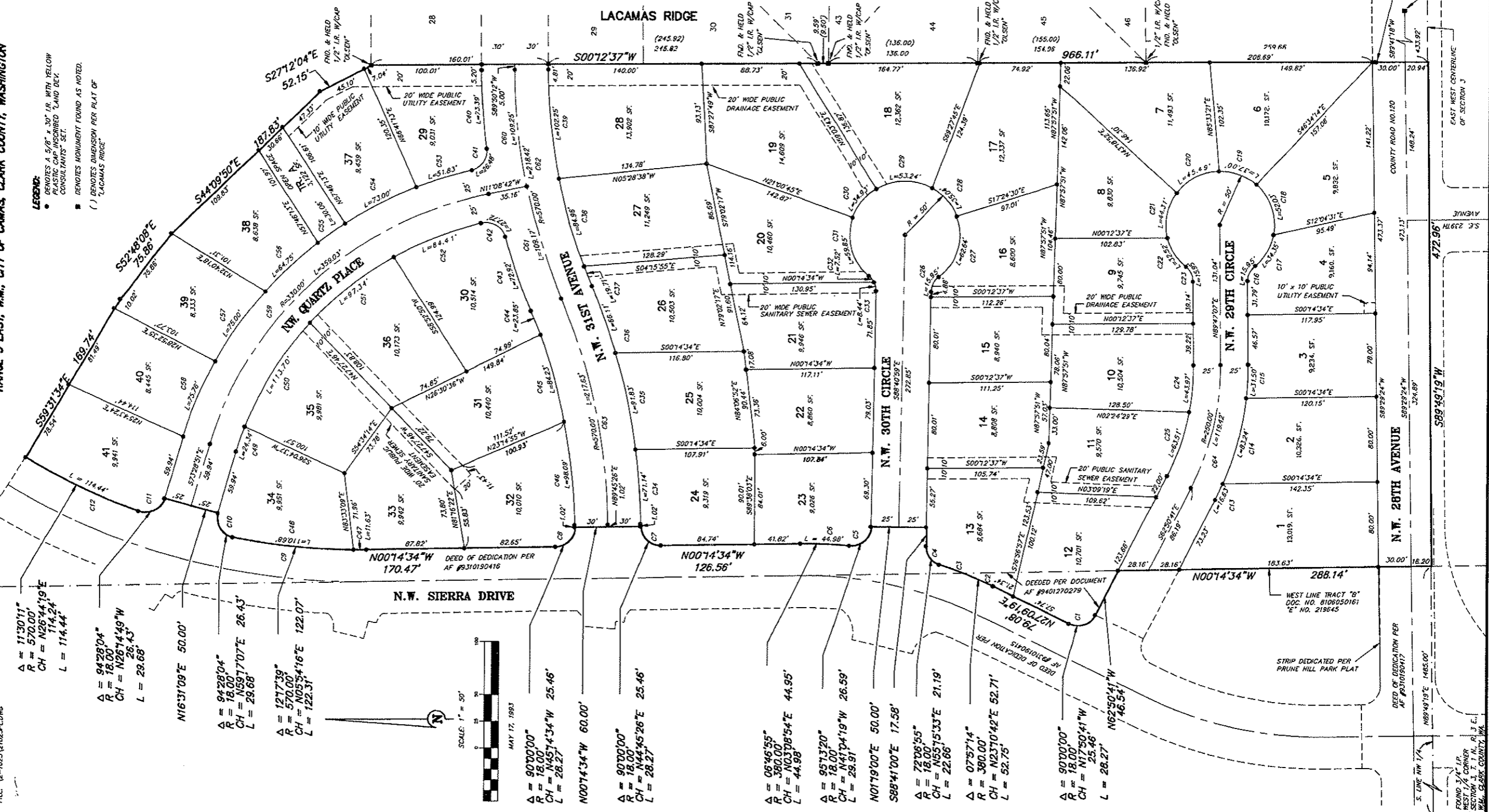


LAND DEVELOPMENT CONSULTANTS
2114 MAIN STREET, SUITE 101
MANICORER, WA 98660
(206) 695-1074
JDB # 2-1023
FILE: L-1023\1023.PLDWG

SUMMIT OAKS ESTATES
A PORTION OF THE NW 1/4 OF SECTION 3, TOWNSHIP 1 NORTH,
RANGE 3 EAST, WM., CITY OF CAMAS, CLARK COUNTY, WASHINGTON

CURVE	RADIUS	LENGTH	DELTA
C1	18.00'	29.71'	90.00°
C2	360.00'	29.71'	04.28'45"
C3	360.00'	23.05'	03.28'29"
C4	18.00'	22.66'	72.58'55"
C5	18.00'	29.91'	90.00°
C6	18.00'	28.27'	80.00°
C7	18.00'	28.27'	80.00°
C8	570.00'	172.31'	127.73°
C9	18.00'	29.69'	94.28'04"
C10	18.00'	29.69'	94.28'04"
C11	18.00'	114.44'	117.00°
C12	570.00'	172.31'	127.73°
C13	18.00'	29.69'	94.28'04"
C14	223.00'	43.52'	17.00'36"
C15	223.00'	43.52'	17.00'36"
C16	18.00'	15.95'	50.94'45"
C17	18.00'	34.55'	59.21'49"
C18	18.00'	34.55'	59.21'49"
C19	50.00'	52.03'	58.57'33"
C20	50.00'	52.03'	58.57'33"
C21	50.00'	52.03'	58.57'33"
C22	50.00'	52.03'	58.57'33"
C23	18.00'	15.95'	50.94'45"
C24	223.00'	43.52'	17.00'36"
C25	223.00'	43.52'	17.00'36"
C26	18.00'	15.95'	50.94'45"
C27	18.00'	15.95'	50.94'45"
C28	18.00'	15.95'	50.94'45"
C29	18.00'	15.95'	50.94'45"
C30	18.00'	15.95'	50.94'45"
C31	18.00'	15.95'	50.94'45"
C32	18.00'	15.95'	50.94'45"
C33	18.00'	15.95'	50.94'45"
C34	18.00'	15.95'	50.94'45"
C35	18.00'	15.95'	50.94'45"
C36	18.00'	15.95'	50.94'45"
C37	18.00'	15.95'	50.94'45"
C38	18.00'	15.95'	50.94'45"
C39	18.00'	15.95'	50.94'45"
C40	18.00'	15.95'	50.94'45"
C41	18.00'	15.95'	50.94'45"
C42	18.00'	15.95'	50.94'45"
C43	18.00'	15.95'	50.94'45"
C44	18.00'	15.95'	50.94'45"
C45	18.00'	15.95'	50.94'45"
C46	18.00'	15.95'	50.94'45"
C47	18.00'	15.95'	50.94'45"
C48	18.00'	15.95'	50.94'45"
C49	18.00'	15.95'	50.94'45"
C50	18.00'	15.95'	50.94'45"
C51	18.00'	15.95'	50.94'45"
C52	18.00'	15.95'	50.94'45"
C53	18.00'	15.95'	50.94'45"
C54	18.00'	15.95'	50.94'45"
C55	18.00'	15.95'	50.94'45"
C56	18.00'	15.95'	50.94'45"
C57	18.00'	15.95'	50.94'45"
C58	18.00'	15.95'	50.94'45"
C59	18.00'	15.95'	50.94'45"
C60	18.00'	15.95'	50.94'45"
C61	18.00'	15.95'	50.94'45"
C62	18.00'	15.95'	50.94'45"
C63	18.00'	15.95'	50.94'45"
C64	18.00'	15.95'	50.94'45"
C65	18.00'	15.95'	50.94'45"
C66	18.00'	15.95'	50.94'45"
C67	18.00'	15.95'	50.94'45"
C68	18.00'	15.95'	50.94'45"
C69	18.00'	15.95'	50.94'45"
C70	18.00'	15.95'	50.94'45"
C71	18.00'	15.95'	50.94'45"
C72	18.00'	15.95'	50.94'45"
C73	18.00'	15.95'	50.94'45"
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C81	18.00'	15.95'	50.94'45"
C82	18.00'	15.95'	50.94'45"
C83	18.00'	15.95'	50.94'45"
C84	18.00'	15.95'	50.94'45"
C85	18.00'	15.95'	50.94'45"
C86	18.00'	15.95'	50.94'45"
C87	18.00'	15.95'	50.94'45"
C88	18.00'	15.95'	50.94'45"
C89	18.00'	15.95'	50.94'45"
C90	18.00'	15.95'	50.94'45"
C91	18.00'	15.95'	50.94'45"
C92	18.00'	15.95'	50.94'45"
C93	18.00'	15.95'	50.94'45"
C94	18.00'	15.95'	50.94'45"
C95	18.00'	15.95'	50.94'45"
C96	18.00'	15.95'	50.94'45"
C97	18.00'	15.95'	50.94'45"
C98	18.00'	15.95'	50.94'45"
C99	18.00'	15.95'	50.94'45"
C100	18.00'	15.95'	50.94'45"

LEGEND:
 • DENOTES A 5/8" x 30" I.R. WITH YELLOW PLASTIC CAP INSCRIBED "LAND DEV. CONSULTANTS' SET."
 ■ DENOTES MONUMENT FOUND AS NOTED.
 () DENOTES DIMENSION PER PLAT OF "LACAMAS RIDGE".



CITY PLANNING COMMISSION
 APPROVED BY: *Mark D. [Signature]*
 CHAIRMAN, CITY OF CAMAS PLANNING COMMISSION

CITY MAYOR
 APPROVED AND ACCEPTED BY: *[Signature]*
 MAYOR, CITY OF CAMAS

ATTORNEY: *[Signature]*
 CITY CLERK

CITY ENGINEER: *[Signature]*
 CITY OF CAMAS ENGINEER

COUNTY ASSESSOR
 THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. 58-17-020, LAMS OF WASHINGTON, TO BE KNOWN AS "SUMMIT OAKS ESTATES".
 PLAT NUMBER: *11-11-1993*, IN CLARK COUNTY, WASHINGTON.

DATE: 3/14/94

COUNTY ASSESSOR: *[Signature]*

TESTIFIED BY: *[Signature]*
 COUNTY ASSESSOR

DATE: 3/14/94

LAND SURVEYOR: *[Signature]*
 I HEREBY CERTIFY THAT THIS PLAT AS SHOWN IS A TRUE RETURN FROM THE FIELD AND THAT THE DIMENSIONS ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DISTRICT HEALTH OFFICER: *[Signature]*
 DATE: 3/14/94



BASES OF BEARINGS:
 CLARK COUNTY BOOK 29, PAGE 125
 RECORDED IN BOOK 29, PAGE 125

UTILITY EASEMENTS:
 UTILITIES ARE TO BE LOCATED UNDER AND UPON THE INTERIORS SIX (6) FEET OF THE FRONT AND REAR LOT LINES, AND FIVE (5) FEET ALONG ALL SIDE LOT LINES FOR THE PURPOSE OF LAYING, CONSTRUCTING, REPAIRING, OPERATING AND MAINTAINING PUBLIC UTILITIES.

NOTES:
 1) A HOMEOWNERS ASSOCIATION WILL BE REQUIRED FOR THIS DEVELOPMENT.
 2) THE OPEN SPACE BEING SET ASIDE PER CITY ORDINANCE SHALL BE MAINTAINED IN COMMON BY THE HOMEOWNERS ASSOCIATION.
 3) ALL LOTS IN THIS DEVELOPMENT APPROVED BY THE CITY FOR SINGLE-FAMILY HOMES EXCLUSIVELY.
 4) ALL OPEN SPACE WILL BE LOCATED IN OPEN SPACE TRACTS AND NOT IN ANY PLATTED LOTS.
 5) A COPY OF THE CC & R'S WILL ACCOMPANY THIS PLAT.
 6) NO FURTHER SHORT PLATTING OF SUBDIVISIONS WILL BE PERMITTED ONCE THE FINAL PLAT IS SIGNED.
 FOUND 5.0' x 3.0' I.R. (HOLD LINE ONLY, 3.38' SOUTH) WITH YELLOW PLASTIC CAP INSCRIBED "LAND DEV. CONSULTANTS' SET PER SURVEY RECORDED IN BOOK 29, PAGE 123."
 FOUND BR. S.W. PER PLAT OF SECTION 3, T.1N., R.3E., W.W., CLARK COUNTY, WA.

BK 310 P662

BK 310 P662

SUMMIT OAKS ESTATES PHASE II

PORTIONS OF THE NORTH HALF OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CITY OF CAMAS, COUNTY OF CLARK, STATE OF WASHINGTON

JULY 20, 1998
SHEET 2 OF 2

UTILITY NOTE:

AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE INTERIOR SIX (6) FEET OF FRONT AND REAR LOT LINES AND FIVE (5) FEET ALONG ALL SIDE LOT LINES FOR THE PURPOSE OF LAYING, CONSTRUCTING, RENEWING, OPERATING, AND MAINTAINING PUBLIC UTILITIES.

NOTES:

1. A HOMEOWNER'S ASSOCIATION WILL BE REQUIRED FOR THIS DEVELOPMENT.
2. A RIGHT OF ENTRY IS HEREBY GRANTED TO THE CITY OF CAMAS FOR MAINTENANCE AND REPAIR OF THE SANITARY SEWER SYSTEM.
3. ALL OPEN SPACE IS LOCATED IN TRACTS "A" AND "B" AS SHOWN.
4. THE OPEN SPACE BEING SET ASIDE PER CITY REQUIREMENTS WILL BE HELD IN COMMON BY THE HOMEOWNER'S ASSOCIATION AND WILL BE PROTECTED IN A MANNER APPROVED BY THE CITY.
5. A COPY OF THE C.C. & R.'S WILL ACCOMPANY THIS PLAT.
6. NO FURTHER SHORT PLATTING OR SUBDIVIDING WILL BE PERMITTED.
7. NO FINAL OCCUPANCY PERMITS WILL BE ISSUED BY THE BUILDING DEPARTMENT UNTIL ALL SUBDIVISION IMPROVEMENTS HAVE BEEN COMPLETED AND ACCEPTED BY THE CITY.
8. OPEN SPACE, GREENWAYS AND COMMON AREAS RETAINED BY THE DEVELOPER OR HOMEOWNER'S ASSOCIATION SHALL REMAIN IN THEIR NATURAL STATE UNLESS OTHERWISE APPROVED BY THE CITY COUNCIL.
9. ALL PLATTED STREETS ARE PUBLIC STREETS AND ARE TO BE DEDICATED TO THE CITY OF CAMAS.
10. TRACT C SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER.
11. THE DEVELOPED AGERAGE OF THIS PROJECT IS 13.724 ACRES, BEING LOCATED ENTIRELY WITHIN THE FISHER BASIN. THE TOTAL OPEN SPACE BEING PLATTED HEREON IS 0.420 ACRES.
12. THE MINIMUM FRONT, REAR AND FLANKING SETBACK FOR ALL LOTS SHALL BE 20 FEET. THE MINIMUM SIDE SETBACK FOR LOTS 1 THRU 6, AND LOTS 14 THRU 16 SHALL BE 10 FEET. FOR ALL OTHER LOTS, THE SIDE SETBACK SHALL BE 5 FEET. TYPICAL CORNER LOT SETBACKS AS GRAPHICALLY SHOWN AND SPECIFICALLY DEPICTED ON LOT 21.

LEGEND:

- DENOTES FOUND 5/8" X 30" IRON ROD W/ YELLOW PLASTIC CAP MARKED "OOQUIST PLS 21326", VISITED JUNE 23, 1998
- DENOTES 5/8" X 30" IRON ROD W/ YELLOW PLASTIC CAP MARKED "LDC PLS 21326", SET ON AUGUST 11, 1998

SURVEY DATA:

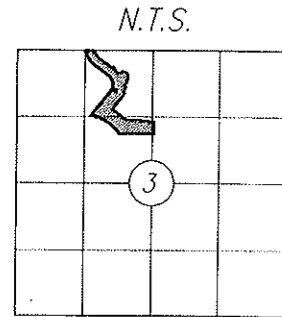
SURVEY CREW: JACK STRATHMAN
DAN BUNDY
EQUIPMENT: TOPCON GTS-3B
TOTAL STATION
METHODS: FIELD TRAVERSE
COMPASS BALANCE

BASIS OF BEARINGS AND BOUNDARY:

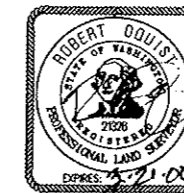
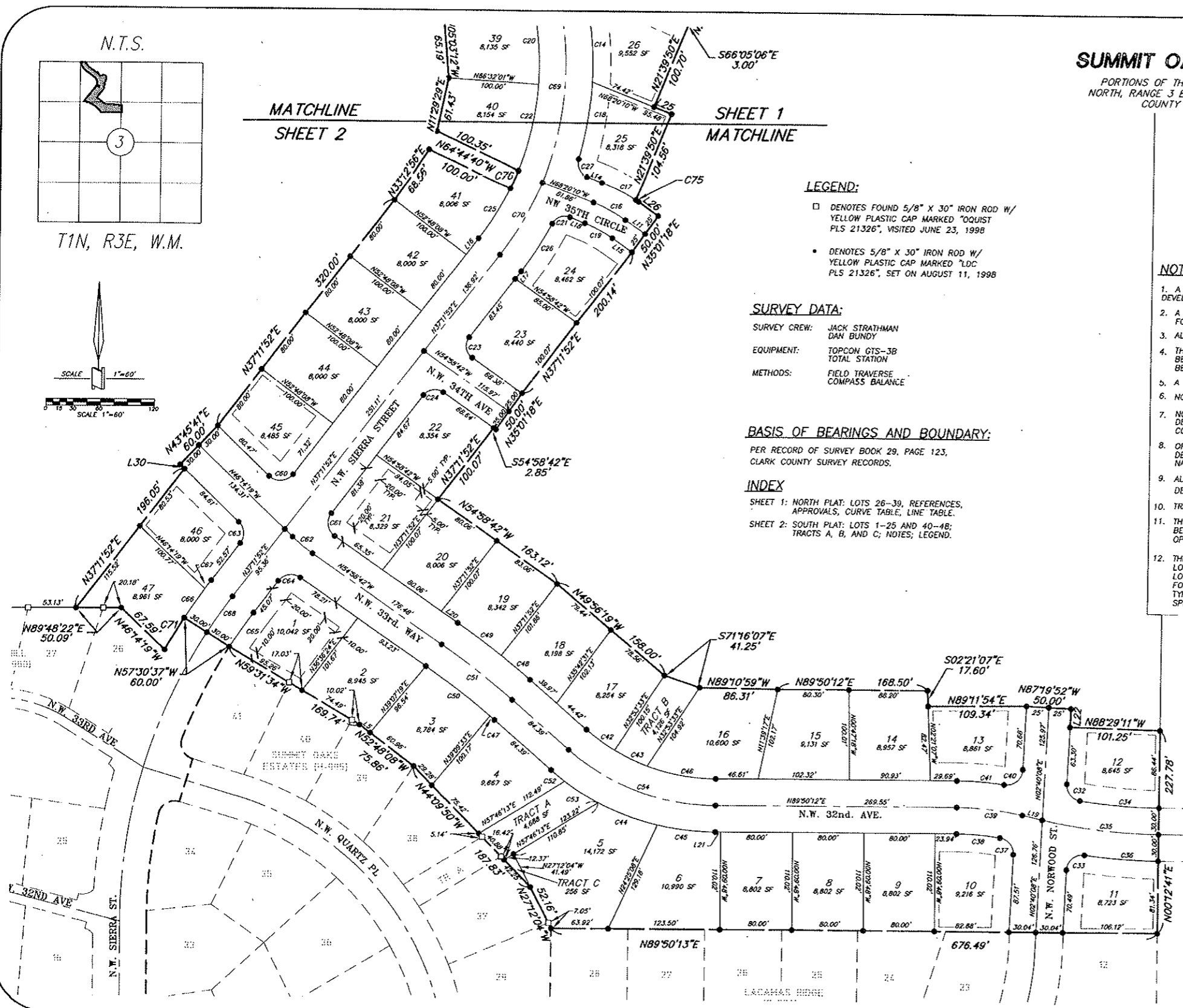
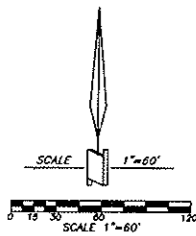
PER RECORD OF SURVEY BOOK 29, PAGE 123,
CLARK COUNTY SURVEY RECORDS.

INDEX

SHEET 1: NORTH PLAT: LOTS 26-39, REFERENCES,
APPROVALS, CURVE TABLE, LINE TABLE.
SHEET 2: SOUTH PLAT: LOTS 1-25 AND 40-48;
TRACTS A, B, AND C; NOTES; LEGEND.



T1N, R3E, W.M.



PREPARED BY:
LDC DESIGN GROUP
1400 WASHINGTON STREET, SUITE 150
VANCOUVER, WASHINGTON 98660
(360) 695-1074
1182PLAT.DWG

DIRECTED AND REVIEWED BY: R.H. OQUIST
COMPUTATION & MAPPING BY: B. COLE

BK 310 P662

BK 310 P662 2 of 2

BK 310 P662

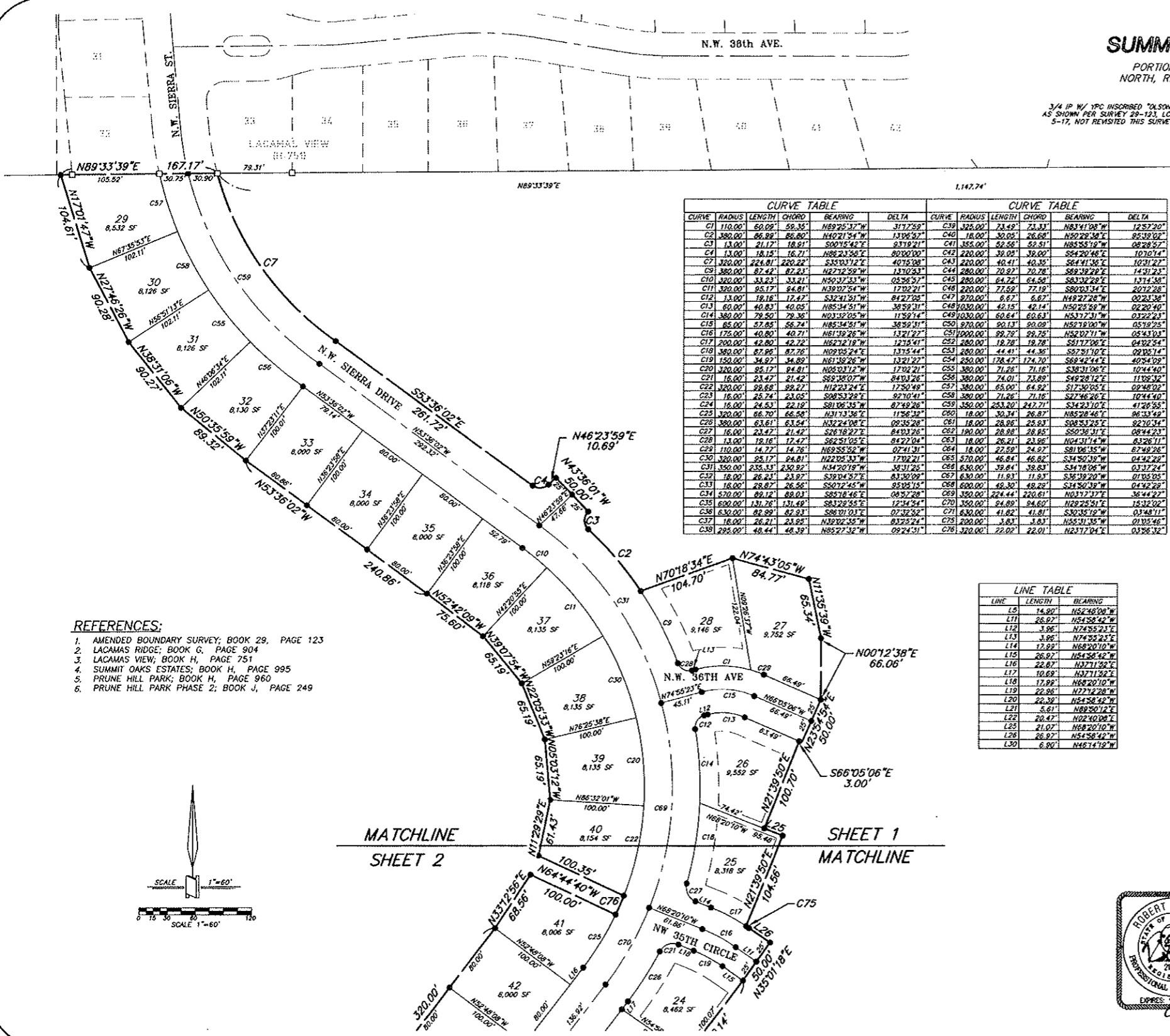
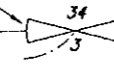
BK 310 P662

SUMMIT OAKS ESTATES PHASE II

PORTIONS OF THE NORTH HALF OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CITY OF CAMAS, COUNTY OF CLARK, STATE OF WASHINGTON

3/4 IN. W/ YPC INSCRIBED "OLSON" AS SHOWN PER SURVEY 29-123, LOR 5-17, NOT REVISITED THIS SURVEY

JULY 20, 1998
SHEET 1 OF 2

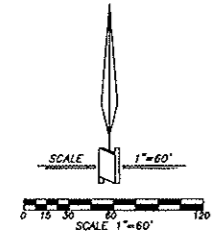


CURVE TABLE					CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	110.00'	60.09'	58.35'	N89°25'32"W	317°59'	C39	325.00'	73.49'	73.33'	N83°11'08"W	123°22'02"
C2	380.00'	86.89'	86.80'	N40°21'54"W	131°06'57"	C40	18.00'	30.05'	28.68'	N50°28'18"W	85°39'02"
C3	13.00'	11.17'	10.81'	S00°15'42"E	83°19'21"	C41	355.00'	56.56'	56.41'	N85°55'19"W	08°28'57"
C4	13.00'	18.15'	16.71'	N86°33'58"E	80°00'00"	C42	220.00'	39.02'	38.02'	S54°20'46"E	103°01'47"
C5	380.00'	87.42'	87.23'	N27°12'59"W	131°05'37"	C43	220.00'	40.41'	40.35'	S64°41'36"E	103°12'27"
C6	320.00'	33.23'	33.21'	N50°17'33"W	05°56'57"	C44	280.00'	70.87'	70.78'	S69°19'29"E	143°12'23"
C7	320.00'	95.17'	94.81'	N39°10'54"W	170°21'21"	C45	280.00'	64.24'	64.60'	S83°32'29"E	131°43'58"
C8	13.00'	18.16'	17.47'	S32°41'51"W	84°27'58"	C46	270.00'	6.67'	6.67'	N48°27'28"W	00°23'38"
C9	60.00'	40.62'	40.65'	N85°24'51"W	38°59'31"	C47	1030.00'	42.15'	42.14'	N50°22'50"W	02°20'40"
C10	380.00'	79.50'	79.38'	N03°12'05"E	115°14'45"	C48	1030.00'	60.64'	60.64'	N53°24'17"W	03°22'21"
C11	65.00'	57.85'	56.74'	N85°34'51"W	38°59'31"	C49	970.00'	90.13'	90.09'	N52°18'00"W	05°19'25"
C12	175.00'	40.80'	40.71'	N61°39'26"W	132°12'27"	C50	1000.00'	99.79'	99.75'	N52°12'11"W	05°43'58"
C13	200.00'	42.80'	42.72'	N62°18'18"W	127°54'41"	C51	280.00'	19.78'	19.78'	S51°17'06"E	04°02'54"
C14	380.00'	87.86'	87.76'	N09°05'24"E	137°54'44"	C52	280.00'	44.41'	44.36'	S57°51'10"E	09°05'14"
C15	150.00'	34.87'	34.89'	N61°39'26"W	132°12'27"	C53	280.00'	178.47'	174.20'	S69°42'44"E	40°54'09"
C16	380.00'	79.50'	79.38'	N03°12'05"E	115°14'45"	C54	380.00'	71.81'	71.81'	S31°01'17"E	104°44'01"
C17	15.00'	23.47'	21.42'	S69°38'07"W	84°13'26"	C55	380.00'	74.01'	73.89'	S49°28'12"E	113°02'32"
C18	320.00'	89.68'	89.27'	N12°23'24"E	173°04'49"	C56	380.00'	65.00'	64.92'	S17°30'05"E	09°48'02"
C19	16.00'	25.74'	23.05'	S08°53'28"E	92°10'41"	C57	380.00'	71.26'	71.16'	S27°46'26"E	104°44'01"
C20	16.00'	24.53'	22.19'	S81°05'35"W	87°49'26"	C58	380.00'	233.20'	247.71'	S34°23'10"E	41°26'55"
C21	320.00'	86.70'	86.58'	N31°13'56"E	115°56'19"	C59	18.00'	30.14'	28.87'	N85°08'46"E	86°33'49"
C22	380.00'	83.81'	83.24'	N32°24'08"E	08°35'28"	C60	18.00'	28.85'	28.83'	S88°32'52"E	92°20'54"
C23	16.00'	23.47'	21.42'	S69°38'07"W	84°13'26"	C61	180.00'	28.81'	28.85'	S82°03'11"E	08°44'21"
C24	110.00'	14.77'	14.76'	N69°55'52"W	07°41'31"	C62	18.00'	26.81'	23.95'	N04°31'14"W	83°26'11"
C25	320.00'	95.17'	94.81'	N22°05'33"W	170°21'21"	C63	18.00'	27.69'	24.87'	S81°06'35"W	87°49'26"
C26	350.00'	235.33'	230.92'	N34°20'19"W	34°31'25"	C64	18.00'	46.84'	46.82'	S34°50'19"W	04°42'29"
C27	18.00'	28.23'	23.97'	S39°04'57"E	83°30'09"	C65	630.00'	39.84'	39.83'	S34°18'06"W	03°37'24"
C28	18.00'	28.67'	26.56'	S50°24'55"W	85°05'15"	C66	630.00'	71.93'	71.93'	S38°39'20"W	01°05'05"
C29	570.00'	89.12'	88.03'	S85°18'46"E	08°52'28"	C67	600.00'	48.30'	48.28'	S24°50'32"W	04°42'29"
C30	600.00'	131.26'	131.49'	S83°28'55"E	12°14'54"	C68	350.00'	24.69'	24.69'	N89°25'51"E	16°32'02"
C31	630.00'	82.89'	82.83'	S86°10'13"E	07°32'32"	C69	630.00'	41.82'	41.81'	S30°35'19"W	03°48'11"
C32	18.00'	26.21'	23.85'	N39°02'35"W	83°25'24"	C70	200.00'	3.83'	3.83'	N55°31'35"W	01°05'46"
C33	285.00'	48.44'	48.39'	N85°27'32"W	09°24'31"	C71	320.00'	22.02'	22.01'	N23°17'04"E	03°56'32"

LINE	LENGTH	BEARING
L5	14.90'	N52°48'08"W
L11	26.97'	N54°58'42"W
L12	3.86'	N74°55'23"E
L13	3.86'	N74°55'23"E
L14	17.89'	N68°20'10"W
L15	26.97'	N61°58'42"W
L16	22.67'	N77°11'52"E
L17	10.69'	N77°11'52"E
L18	17.99'	N68°20'10"W
L19	22.96'	N77°12'28"W
L20	22.38'	N64°58'42"W
L21	5.61'	N89°20'12"E
L22	20.47'	N62°40'08"E
L23	21.07'	N68°20'10"W
L26	26.97'	N54°58'42"W
L30	6.90'	N46°14'12"W

REFERENCES:

1. AMENDED BOUNDARY SURVEY; BOOK 29, PAGE 123
2. LACAMAS RIDGE; BOOK G, PAGE 904
3. LACAMAS VIEW; BOOK H, PAGE 751
4. SUMMIT OAKS ESTATES; BOOK H, PAGE 995
5. PRUNE HILL PARK; BOOK H, PAGE 960
6. PRUNE HILL PARK PHASE 2; BOOK J, PAGE 249



CITY PLANNING COMMISSION
APPROVED BY: *[Signature]*
CHAIRMAN, CITY OF CAMAS PLANNING COMMISSION

CITY MAYOR
APPROVED AND ACCEPTED BY: _____
MAYOR, CITY OF CAMAS

ATTEST
[Signature]
CITY CLERK

CITY ENGINEER
[Signature]
APPROVED BY: _____
CITY OF CAMAS ENGINEER

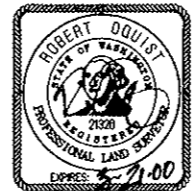
COUNTY ASSESSOR
THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. 58-17-070 LAWS OF WASHINGTON, TO BE KNOWN AS "SUMMIT OAKS ESTATES PHASE II"
PLAT NO. _____ IN THE COUNTY OF CLARK, STATE OF WASHINGTON.

[Signature] 4-15-99
COUNTY ASSESSOR DATE

ATTESTED BY: _____
COUNTY AUDITOR

AUDITOR'S CERTIFICATE
FILE FOR RECORD THIS 16 DAY OF April 1998.
[Signature]
CLERK COUNTY AUDITOR

3094374
LAND SURVEYOR
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.
[Signature] 2-25-09
ROBERT OQUIST P.L.S. NO. 21,326 DATE



PREPARED BY:
LDC DESIGN GROUP
1400 WASHINGTON STREET, SUITE 150
VANCOUVER, WASHINGTON 98660
(360) 695-1074
1182PLAT.DWG
DIRECTED AND REVIEWED BY: R.H. OQUIST
COMPUTATION & MAPPING BY: B. COLE

BK 310 P662

BK 310 P662 1 of 2

SUMMIT OAKS ESTATES PHASE III-A

A REPLAT OF A PORTION OF SUMMIT OAKS ESTATES PHASE III, AS RECORDED IN BOOK 310, AT PAGE 686, CLARK COUNTY SURVEY RECORDS, TOGETHER WITH PORTIONS OF THE NORTH HALF OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, CITY OF CAMAS, COUNTY OF CLARK, STATE OF WASHINGTON

NOVEMBER 19, 2002



SCALE 1"=80'

BASIS OF BEARINGS AND BOUNDARY:

FOR RECORD OF SURVEY BOOK 26, PAGE 124, CLARK COUNTY SURVEY RECORDS.

LEGEND:

- REINFORCED IRON 1/2" IRON ROD WITH YELLOW PLASTIC CAP MARKED "LDC PLS 31288", SET APRIL 24, 1998, FOR SUMMIT OAKS ESTATES PHASE II (310-662)
 - REINFORCED 5/8" X 36" IRON ROD WITH YELLOW PLASTIC CAP MARKED "LDC PLS 31289", SET APRIL 24, 1998, FOR SUMMIT OAKS ESTATES PHASE II
 - REINFORCED 5/8" X 36" IRON ROD WITH YELLOW PLASTIC CAP MARKED "LDC PLS 31291", SET NOVEMBER 8, 2002.
 - 1/2" IRON ROD WITH YELLOW PLASTIC CAP MARKED "LDC PLS 31292", HELD FOR LACAMAS RIDGE (G-904)
- NOTE: BRASS BENCHMARK SET IN THE GROUND AT THE EXTENSION OF ALL LINES, MARK FOR LINE ONLY.
- PUE DENOTES PUBLIC UTILITIES EASEMENT TO THE CITY OF CAMAS

REPLATING NOTE

THE PURPOSE OF THIS REPLAT IS TO RECONFORM LOTS 10, 11 AND 12 AND TRACT B, AND RESERVE THE EASTERN BOUNDARY TO ALLOW FOR THE EXTENSION OF A HIGHWAY TO THE PROPERTY TO THE EAST. THE BOUNDARY ON THE EAST PROPERTY LINE HAS ADJUSTED THE BOUNDARY LINE ADJUSTMENT TO CORRECT TO A PROPOSED ADJACENT DEVELOPMENT, AND ALLOW THE CONTINUATION OF SAID HIGHWAY EXTENSION.

SURVEY DATA:

SURVEY CREW: JACK STRATHMAN
BRAD REINHOLD

EQUIPMENT: GEDIMETER 810 PRO
ROBOTIC TOTAL STATION

METHODS: FIELD TRAVERSE
COMPASS BALANCE

REFERENCES:

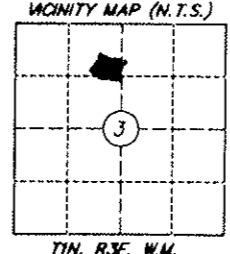
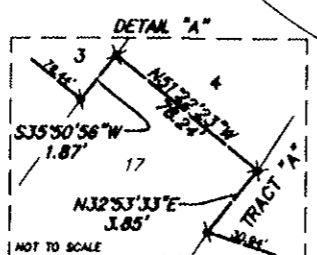
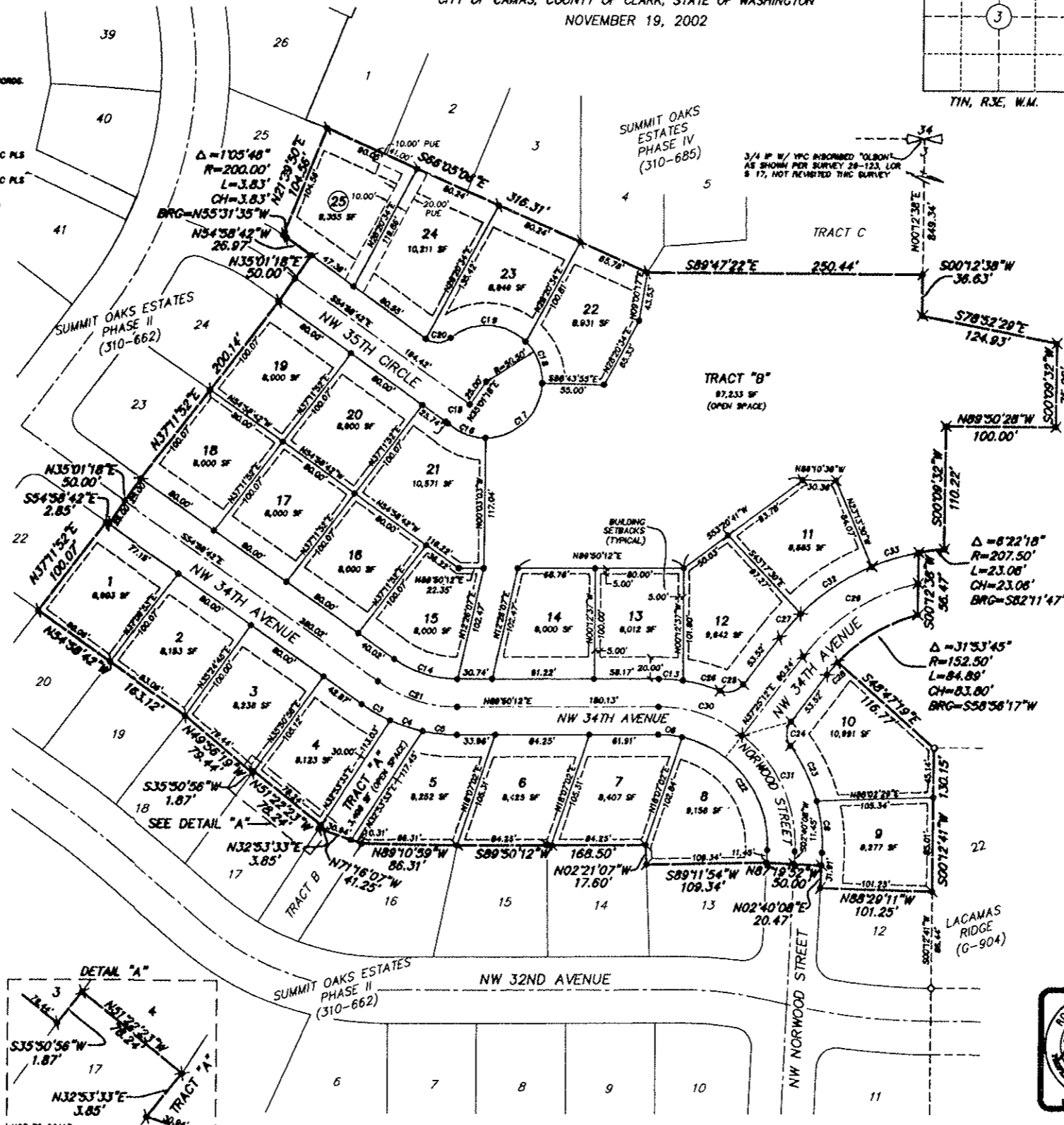
- ADJUSTED BOUNDARY SURVEY; BOOK 26, PAGE 123
- LACAMAS RIDGE; BOOK 6, PAGE 904
- LACAMAS RIDGE; BOOK 4, PAGE 701
- SUMMIT OAKS ESTATES; BOOK 4, PAGE 686
- FRANK HILL PARK; BOOK 4, PAGE 686
- FRANK HILL PARK; BOOK 4, PAGE 340
- SUMMIT OAKS ESTATES PHASE II; BOOK 310, PAGE 682
- SUMMIT OAKS ESTATES PHASE III; BOOK 310, PAGE 688

UTILITY NOTE:

AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR (E) FEET AT THE FRONT AND REAR BOUNDARY LINES AND THE EXTERIOR (S) FEET AT THE SIDE BOUNDARY LINES OF ALL LOTS FOR THE LINES, CONDUITS, TRENCHES, CABLES, AND MOUNTING ELECTRIC, TELEPHONE, TV CABLE, AND SANITARY SEWER SERVICES.

NOTES:

- A HOMEOWNERS ASSOCIATION WILL BE REQUIRED FOR THIS DEVELOPMENT.
- A RIGHT OF ENTRY IS HEREBY GRANTED TO THE CITY OF CAMAS FOR MAINTENANCE AND REPAIR OF THE SANITARY SEWER SYSTEM.
- ALL OPEN SPACE IS LOCATED IN TRACTS "A" AND "B" AS SHOWN.
- THE OPEN SPACE BEING SET ASIDE PER CITY REQUIREMENTS WILL BE HELD IN COMMON BY THE HOMEOWNERS ASSOCIATION AND WILL BE PROTECTED IN A MANNER APPROVED BY THE CITY.
- A COPY OF THE C.C. & R.'S WILL ACCOMPANY THIS PLAT.
- NO FURTHER SUBDIVISIONS OR SUBDIVIDING WILL BE PERMITTED.
- NO FINAL OCCUPANCY PERMITS WILL BE ISSUED BY THE BUILDING DEPARTMENT UNTIL ALL SUBDIVISION IMPROVEMENTS HAVE BEEN COMPLETED AND ACCEPTED BY THE CITY.
- OPEN SPACE, BROWNSHAW AND COMMON AREAS RETAINED BY THE DEVELOPER OR HOMEOWNERS ASSOCIATION SHALL REMAIN IN THEIR NATURAL STATE UNLESS OTHERWISE APPROVED BY THE CITY COUNCIL.
- ALL PLATTED STREETS ARE PUBLIC STREETS AND ARE TO BE DEDICATED TO THE CITY OF CAMAS.
- THE TOTAL ACREAGE OF THIS PROJECT IS 8.784 ACRES. THE DEVELOPED ACREAGE OF THIS PROJECT IS 8.863 ACRES. THE TOTAL OPEN SPACE BEING PLATTED HEREON IS 2.811 ACRES.
- LOTS SHALL CONSIST OF SINGLE FAMILY HOMES ONLY.
- FILL PLACED WITHIN BUILDING ENVELOPES SHALL BE STRUCTURAL FILL ONLY. PLACEMENT AND COMPACTION OF SUCH FILL MATERIAL SHALL BE VERIFIED BY A THIRD PARTY AGENCY.
- ALL LOTS SHALL PAY APPLICABLE SCHOOL, TRAFFIC AND PARK-OPEN SPACE IMPACT FEES AT TIME OF BUILDING PERMIT ISSUANCE. IMPROVED HOMES ARE EXEMPT FROM PAYMENT OF THE FINE IMPACT FEE.



CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C3	150.00	112°21'	28.68	S89°53'33"E	28.84'
C4	150.00	112°37'	31.14	S72°15'31"E	31.08'
C5	150.00	112°08'	31.20	S84°11'14"E	31.23'
C6	150.00	122°12'	21.74	N83°36'12"W	21.68'
C7	150.00	18°05'04"	47.34	N88°22'24"W	47.15'
C8	150.00	8°24'00"	21.81	N88°58'24"W	21.85'
C9	150.00	33°11'58"	61.41	S72°34'18"E	60.54'
C10	75.00	8°35'52"	2.80	N82°50'48"W	2.80'
C11	50.50	41°50'12"	36.71	N82°33'27"E	35.82'
C12	50.50	86°40'28"	78.18	N48°38'31"E	70.58'
C13	50.50	46°34'14"	41.34	N28°11'01"W	40.20'
C14	50.50	83°45'24"	73.84	N87°30'50"W	67.44'
C15	18.58	74°24'50"	24.10	N87°46'53"E	22.44'
C16	124.00	35°11'08"	78.78	S72°34'18"E	78.86'
C17	100.00	80°22'43"	140.29	N17°31'12"W	128.08'
C18	150.00	21°27'02"	36.36	N88°38'27"W	36.43'
C19	18.00	74°17'10"	23.34	N88°16'37"W	21.74'
C20	18.00	74°17'10"	23.34	N72°51'17"E	21.74'
C21	180.00	13°30'01"	38.34	N78°31'34"W	38.36'
C22	207.50	7°34'33"	26.84	S41°22'28"W	26.82'
C23	182.50	8°24'37"	15.84	S84°11'14"E	15.84'
C24	180.00	38°31'07"	124.80	S37°30'45"W	122.84'
C25	124.00	37°38'00"	81.88	N72°34'18"E	80.83'
C26	124.00	38°14'48"	120.84	N62°57'40"W	118.82'
C27	207.50	21°28'48"	77.87	S88°10'07"W	77.22'
C28	207.50	12°14'58"	44.31	S72°34'18"E	44.23'

CITY PLANNING COMMISSION
APPROVED BY: *[Signature]* 2/20/03
CHAIRMAN, CITY OF CAMAS PLANNING COMMISSION

CITY MAYOR
APPROVED AND ACCEPTED BY: *[Signature]*
MAYOR, CITY OF CAMAS

ATTEST
[Signature] 2/20/03
CITY CLERK

CITY ENGINEER
APPROVED BY: *[Signature]* 2-19-03
CITY ENGINEER

CITY FIRE CHIEF
APPROVED BY: *[Signature]* 2/19/03
CITY OF CAMAS FIRE CHIEF

COUNTY ASSESSOR
THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. 58.17.070 LAWS OF WASHINGTON, TO BE KNOWN AS "SUMMIT OAKS ESTATES PHASE III - AMENDED" PLAT NO. BK311P03 IN THE COUNTY OF CLARK, STATE OF WASHINGTON.
[Signature] 3-10-03
COUNTY ASSESSOR

AUDITOR'S CERTIFICATE
FILE FOR RECORD THIS 11 DAY OF March 2003
[Signature]
CLARK 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.
[Signature] 02.18.2003
ROBERT OQUIST P.L.S. NO. 21,326



PREPARED BY:
LDC DESIGN GROUP
8513 NE HAZEL DELL AVE, SUITE 202
VANCOUVER, WASHINGTON 98665
(360) 573-0370
1243PLT3A.DWG
DIRECTED AND REVIEWED BY: R.H. OQUIST
COMPUTATION & MAPPING BY: C. HALCUMB
B. COLE

SUMMIT OAKS ESTATES PHASE IV

A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 3,
TOWNSHIP 1 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN,
CITY OF CAMAS, COUNTY OF CLARK, STATE OF WASHINGTON

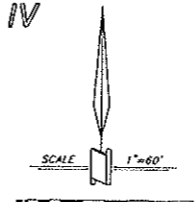
APRIL 15, 1999

SURVEY DATA:

SURVEY CREW: JACK STRATHMAN
DAN BUNDY
EQUIPMENT: TOPCON GTS-3B
TOTAL STATION
METHODS: FIELD TRAVERSE
COMPASS BALANCE

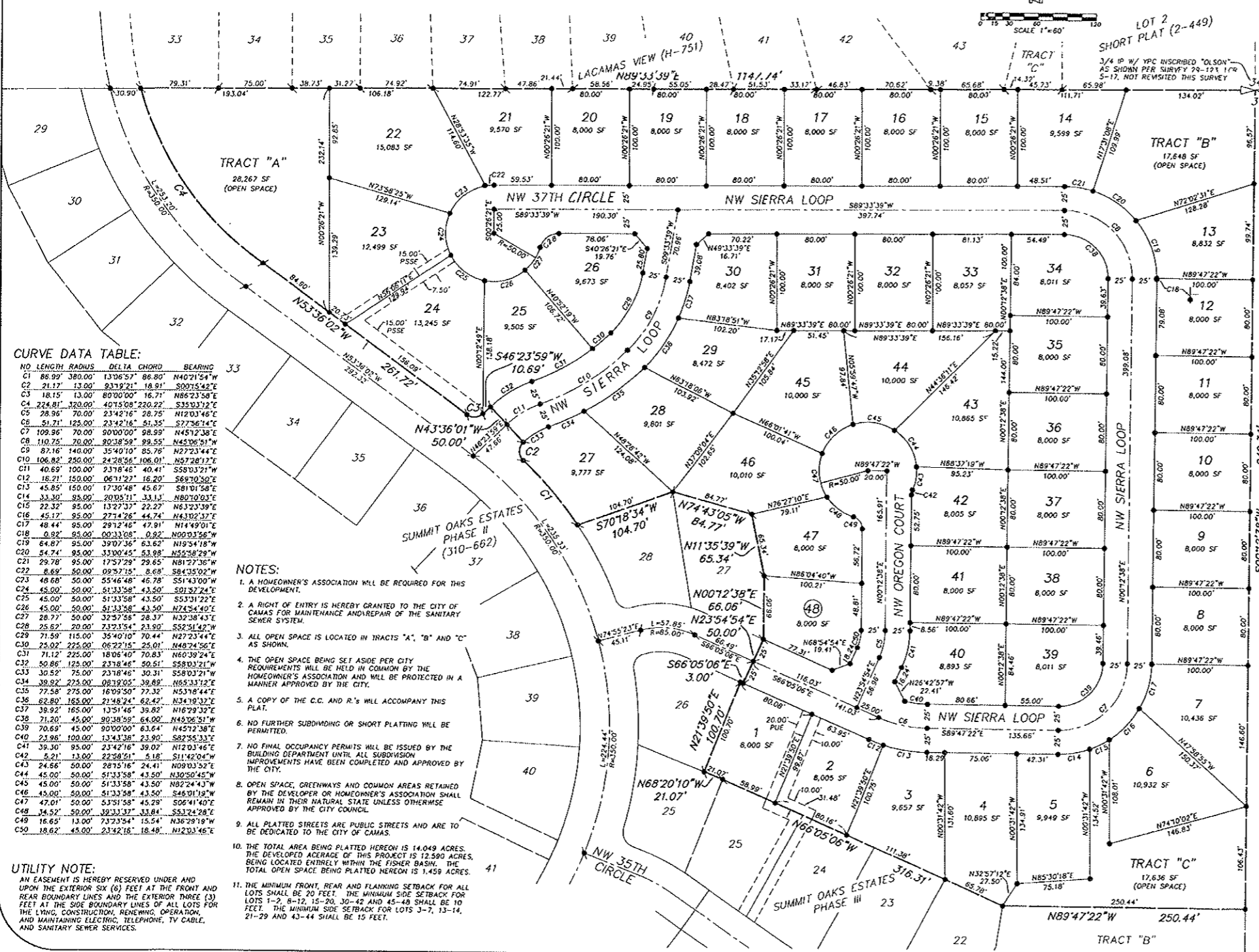
REFERENCES:

1. AMENDED BOUNDARY SURVEY; BOOK 29, PAGE 123
2. LACAMAS RIDGE; BOOK G, PAGE 304
3. LACAMAS VIEW; BOOK H, PAGE 751
4. SUMMIT OAKS ESTATES; BOOK H, PAGE 995
5. PRUNE HILL PARK; BOOK H, PAGE 560
6. PRUNE HILL PARK PHASE 2; BOOK J, PAGE 249
7. SUMMIT OAKS ESTATES PHASE II; BOOK 310, PAGE 662



LEGEND:

- DENOTES FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "LOC PLS 21326", PER SUMMIT OAKS ESTATES PHASE II (310-662), OR 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "OQUIST PLS 21326" PER LACAMAS VIEW (H-751)
- DENOTES 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "LOC PLS 21326", SET ON APRIL 23, 1999.
- PSSE DENOTES PUBLIC SANITARY SEWER EASEMENT TO THE CITY OF CAMAS
- PUE DENOTES PUBLIC UTILITY EASEMENT



CURVE DATA TABLE:

NO	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	86.99'	380.00'	13.06°57'	86.80'	N40°21'54"W
C2	21.17'	13.00'	93°19'21"	18.91'	S00°15'42"E
C3	18.15'	13.00'	80°00'00"	16.91'	N86°23'58"E
C4	224.81'	320.00'	40°15'08"	220.22'	S35°03'32"E
C5	28.96'	70.00'	23°42'16"	28.75'	N12°03'46"E
C6	51.71'	125.00'	23°42'16"	51.35'	S77°36'14"E
C7	109.96'	70.00'	90°00'00"	98.99'	N45°12'38"E
C8	110.75'	70.00'	90°38'59"	99.55'	N45°06'51"W
C9	87.16'	140.00'	35°40'10"	85.76'	N27°23'44"E
C10	106.82'	250.00'	24°28'56"	106.91'	N62°28'12"E
C11	40.65'	100.00'	23°18'18"	40.41'	S55°03'21"W
C12	16.21'	150.00'	06°11'22"	16.20'	S69°10'50"E
C13	45.85'	150.00'	17°30'46"	45.67'	S81°01'58"E
C14	33.30'	95.00'	20°05'11"	33.13'	N80°10'03"E
C15	22.32'	95.00'	13°27'37"	22.27'	N63°23'39"E
C16	45.12'	95.00'	22°14'26"	44.74'	N43°02'37"E
C17	48.44'	95.00'	29°12'48"	47.91'	N14°49'01"E
C18	0.92'	95.00'	00°33'06"	0.92'	N00°33'06"W
C19	64.87'	95.00'	39°07'36"	63.62'	N19°54'18"W
C20	54.74'	95.00'	33°00'45"	53.98'	N52°58'29"W
C21	29.78'	95.00'	17°57'29"	29.65'	N81°27'36"W
C22	8.69'	95.00'	09°57'15"	8.66'	S84°35'02"W
C23	49.88'	50.00'	55°46'48"	45.76'	S51°43'00"W
C24	45.00'	50.00'	51°33'58"	43.50'	S01°52'24"E
C25	45.00'	50.00'	51°33'58"	43.50'	S53°31'22"E
C26	45.00'	50.00'	51°33'58"	43.50'	N74°54'40"E
C27	28.77'	50.00'	32°57'58"	28.37'	N32°38'43"E
C28	25.67'	20.00'	23°23'54"	23.90'	S82°31'42"W
C29	71.59'	115.00'	35°40'10"	70.44'	N27°23'44"E
C30	25.02'	225.00'	06°22'15"	25.01'	N48°24'56"E
C31	71.12'	225.00'	18°06'40"	70.83'	N60°39'24"E
C32	50.86'	125.00'	23°18'46"	50.51'	S58°03'21"W
C33	30.52'	75.00'	23°18'46"	30.31'	S58°03'21"W
C34	39.82'	225.00'	08°19'05"	39.89'	N55°33'12"E
C35	77.58'	275.00'	16°09'50"	77.32'	N53°18'44"E
C36	62.80'	150.00'	21°48'24"	62.47'	N41°19'32"E
C37	39.92'	165.00'	13°51'46"	39.82'	N16°29'32"E
C38	71.20'	45.00'	80°38'59"	64.00'	N45°06'51"W
C39	70.69'	45.00'	80°00'00"	63.64'	N45°12'38"E
C40	23.98'	100.00'	13°43'38"	23.90'	S82°55'33"E
C41	39.30'	95.00'	23°42'16"	39.07'	N12°03'46"E
C42	5.21'	13.00'	92°58'51"	5.16'	S11°42'04"W
C43	24.66'	50.00'	28°15'18"	24.41'	N09°03'52"E
C44	45.00'	50.00'	51°33'58"	43.50'	N30°50'45"W
C45	45.00'	50.00'	51°33'58"	43.50'	N82°24'43"W
C46	45.00'	50.00'	51°33'58"	43.50'	S46°31'19"W
C47	47.01'	50.00'	53°51'58"	45.29'	S06°41'40"E
C48	34.97'	50.00'	39°31'37"	33.84'	S53°24'28"E
C49	16.65'	13.00'	23°33'54"	16.54'	N32°29'19"W
C50	18.62'	45.00'	23°42'16"	18.48'	N12°03'46"E

NOTES:

1. A HOMEOWNER'S ASSOCIATION WILL BE REQUIRED FOR THIS DEVELOPMENT.
2. A RIGHT OF ENTRY IS HEREBY GRANTED TO THE CITY OF CAMAS FOR MAINTENANCE AND REPAIR OF THE SANITARY SEWER SYSTEM.
3. ALL OPEN SPACE IS LOCATED IN TRACTS "A", "B" AND "C" AS SHOWN.
4. THE OPEN SPACE BEING SET ASIDE PER CITY REQUIREMENTS WILL BE HELD IN COMMON BY THE HOMEOWNER'S ASSOCIATION AND WILL BE PROTECTED IN A MANNER APPROVED BY THE CITY.
5. A COPY OF THE C.G. AND R.'S WILL ACCOMPANY THIS PLAT.
6. NO FURTHER SUBDIVIDING OR SHORT PLATTING WILL BE PERMITTED.
7. NO FINAL OCCUPANCY PERMITS WILL BE ISSUED BY THE BUILDING DEPARTMENT UNTIL ALL SUBDIVISION IMPROVEMENTS HAVE BEEN COMPLETED AND APPROVED BY THE CITY.
8. OPEN SPACE, GREENWAYS AND COMMON AREAS RETAINED BY THE DEVELOPER OR HOMEOWNER'S ASSOCIATION SHALL REMAIN IN THEIR NATURAL STATE UNLESS OTHERWISE APPROVED BY THE CITY COUNCIL.
9. ALL PLATTED STREETS ARE PUBLIC STREETS AND ARE TO BE DEDICATED TO THE CITY OF CAMAS.
10. THE TOTAL AREA BEING PLATTED HEREON IS 14.049 ACRES. THE DEVELOPED ACREAGE OF THIS PROJECT IS 12.590 ACRES, BEING LOCATED ENTIRELY WITHIN THE FISHER BASIN. THE TOTAL OPEN SPACE BEING PLATTED HEREON IS 1.459 ACRES.
11. THE MINIMUM FRONT, REAR AND PLANNING SETBACK FOR ALL LOTS SHALL BE 20 FEET. THE MINIMUM SIDE SETBACK FOR LOTS 1-7, 8-12, 15-20, 30-42 AND 45-48 SHALL BE 10 FEET. THE MINIMUM SIDE SETBACK FOR LOTS 3-7, 13-14, 21-29 AND 43-44 SHALL BE 15 FEET.

UTILITY NOTE:

AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET AT THE FRONT AND REAR BOUNDARY LINES AND THE EXTERIOR THREE (3) FEET AT THE SIDE BOUNDARY LINES OF ALL LOTS FOR THE LYING, CONSTRUCTION, RENEWING OPERATION, AND MAINTAINING ELECTRIC, TELEPHONE, TV CABLE, AND SANITARY SEWER SERVICES.

BASIS OF BEARINGS AND BOUNDARY:
PER RECORD OF SURVEY BOOK 29, PAGE 123,
CLARK COUNTY SURVEY RECORDS.

CITY PLANNING COMMISSION

APPROVED BY: *[Signature]*
CHAIRMAN, CITY OF CAMAS PLANNING COMMISSION

CITY MAYOR

APPROVED AND ACCEPTED BY: *[Signature]*
MAYOR, CITY OF CAMAS

ATTEST

[Signature]
CITY CLERK

CITY ENGINEER

APPROVED BY: *[Signature]*
CITY OF CAMAS ENGINEER

COUNTY ASSESSOR

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. 58.17.070 LAWS OF WASHINGTON, TO BE KNOWN AS "SUMMIT OAKS ESTATES PHASE IV" PLAT NO. _____ IN THE COUNTY OF CLARK, STATE OF WASHINGTON.

[Signature] 7/1/99
COUNTY ASSESSOR
ATTESTED BY: *[Signature]* 3/27/436
COUNTY AUDITOR

AUDITOR'S CERTIFICATE

FILE FOR RECORD THIS 9 DAY OF July, 1999
[Signature]
CLARK 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.

[Signature] 5-17-99
ROBERT OQUIST P.L.S. NO. 21,326 DATE



PREPARED BY:
LDC DESIGN GROUP
1400 WASHINGTON STREET, SUITE 150
VANCOUVER, WASHINGTON 98660
(360) 695-1074
1243PLT4.DWG
DIRECTED AND REVIEWED BY: R.H. OQUIST
COMPUTATION & MAPPING BY: C. HALCUMB