

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.

PARKER ESTATES

BEING A PORTION OF THE JOHN HICKS DONATION LAND CLAIM, LYING
WITHIN THE EAST HALF OF THE NORTHWEST QUARTER, AND THE
NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4,
TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN
CITY OF CAMAS, CLARK COUNTY, WASHINGTON
OCTOBER, 1994

PREPARED BY:

MacKay & Sposito Inc.
ENGINEERS SURVEYORS
PLANNERS
1702 MAIN STREET
VANCOUVER, WA 98660
(206) 463-2111 (206) 339-1774
FAX (206) 362-0822

CITY PLANNING COMMISSION
APPROVED BY: *Maia Kelleher*
CLARK COUNTY CITY OF CAMAS PLANNING COMMISSION

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

ATTEST
Jan Smith 10/17/94
CITY CLERK

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

COUNTY ASSESSOR
THIS PLAT MEETS THE REQUIREMENTS OF S.C.M. 59-17-020 LAWS OF
WASHINGTON TO BE PLACED AS PIONEER ESTATES
PLAT NO. *9402-0343* IN THE COUNTY OF CLARK STATE OF WASHINGTON
Don Anderson 10/27/94
COUNTY ASSESSOR

ATTEST BY: *[Signature]*
COUNTY RECORDER
9402-0343

SOUTHWEST WASHINGTON HEALTH DISTRICT



LAND SURVEYOR

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



BASIS OF BEARINGS

THE BEARING OF NORTH BEARING WEST ON THE NORTH LINE OF SECTION
4, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, AS
SHOWN ON THE SURVEY PRECEDED IN BOOK 17 OF SURVEYS AT PAGE 54,
RECORDED IN CLARK COUNTY, WASHINGTON.

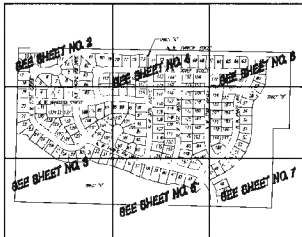
UTILITY EASEMENT

AN EASEMENT TO HEAVILY RECESSED UNDER AND UPON THE EXTERIOR
20 (20) FEET OF FRONT AND REAR BOUNDARY LINES AND ONE (1) FOOT
SIDE (S) FEET OF SIDE BOUNDARY LINES OF ALL LOTS FOR THE PURPOSE
OF LEADING, CONSTRUCTING, MAINTAINING, OPERATING AND MAINTAINING ELECTRIC,
TELEPHONE, GAS AND STORM DRAINAGE SERVICES.

LEGAL DESCRIPTION

A PORTION OF TRACT 1 OF THAT TRACT OF LAND CONVEYED TO DONALD
S. WOODWARD BY DEED RECORDED UNDER PLAT NO. 880318000,
RECORDED IN CLARK COUNTY, WASHINGTON.

SHEET LAYOUT



NOTES

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF
5/8" x 3/4" IRON RODS ARE SET AT ALL PROPERTY CORNERS.
THE CENTER OF GRAVITATION (C.G.) WILL BE POSTMARKED
ALONG WITH INTERIOR MONUMENTATION.
• PERMANENT SET 5/8" x 3/4" IRON ROD W/ YELLOW
PLASTIC CAP STAMPED "1994 18888"
• PERMANENT IRON MONUMENTATION ON APRIL 4, 1994,
TYPE AS NOTED.
2. FRONT PROPERTY CORNERS ARE ALSO IDENTIFIED WITH
BRASS NAILS WITH ALUMINUM STAMPED PLAS TUBES SET IN
THE CORNER ON PROJECTIONS OF THE LOT LINES FROM PIONEER
PROPERTY MONUMENTATION. THE NAILS 50 SET ARE
GOOD FOR LOTS NOT YET DEVELOPED. THE REAR PROPERTY
CORNERS ALONG N.W. PARKER STREET ARE SET ON LINE
3/4" FROM THE TRUE CORNER DUE TO A MASONRY WALL
AND CONCRETE FOOTING.
3. THE HEAVY DASHED LINE INDICATES THE BOUNDARY OF LANDS
TO BE SUBDIVIDED BY THIS MAP. THE AREA WITHIN THE
BOUNDARY IS 73,173 ACRES.
4. FROM THE ASSUMED LINE OF AN OCCUPANCY PERMIT, SIDEWALK
SHALL BE CONSTRUCTED ALONG THE LOT FRONTAGE.
5. ALL RSPD DOWNSPOUTS SHALL DISCHARGE STORM WATER TO
THE STREET OR OTHER APPROVED DRAINAGE SYSTEM.
6. INDIVIDUAL LOT OWNERS WILL BE RESPONSIBLE FOR THE INSTAL-
LATION OF THE S.E.P.T. SYSTEM.
7. ALL SEWER CHARGES AND SANITARY SEWER EXPENSES ARE DEER-
GATED TO THE CITY OF CAMAS.
8. A TRACT OF OPEN SPACE IS HEREBY CONVEYED TO THE CITY OF CAMAS
FOR THE MAINTENANCE AND REPAIR OF WILDFIRE HAZARD
SEWER EJECTOR TANKS AND PRESSURE FORCE MAINS ON
APPROPRIATE LOTS.
9. NO FINAL OCCUPANCY PERMITS WILL BE ISSUED FOR THIS TRACT
UNTIL ALL DEVELOPMENT IMPROVEMENTS ARE COMPLETE BY
THE CITY OF CAMAS.
10. TRACTS "A" AND "B" ARE OPEN SPACE TO BE CONVEYED TO THE
HOMEOWNERS' ASSOCIATION. THE HOMEOWNERS' ASSOCIATION
WILL BE RESPONSIBLE FOR MAINTAINING THE OPEN SPACE.
TRACT "C" IS A RECREATION WALKWAY TO BE DEVELOPED TO THE
CITY OF CAMAS.
11. NO FURTHER SHORT PLATING OR SUBDIVISION OF THESE LOTS
WILL BE PERMITTED ONCE THE FINAL PLAT HAS BEEN RECORDED.
12. THE ORIGINAL TRAIL AND CONNECTION TRAILS WILL BE CONTAIN-
ED WITHIN 100 FT. OF THE CITY OF CAMAS.
THE CITY WILL OWN AND MAINTAIN THE TRAIL ONCE CONSTRUCTED
AND ACCESSIBLE.
13. THE WATER SYSTEM DEVELOPMENT CHARGES HAVE BEEN PROVIDED
ON ALL LOTS. ANY INCREASE IN THE BUDGET ESTIMATED PREPARED
HEREON WILL BE THE RESPONSIBILITY OF THE FUTURE LOT OWNER.
14. ALL TRANSPORTATION IMPACT FEES HAVE BEEN SUBMITTED THROUGH
COURTS AND ARE WAIVED ON THIS PROJECT.
15. THE DEVELOPER WILL RECEIVE JOINTING, WINDMILLWORKS, FLOW
USE, 1/4" WATER LINE IN N.W. PARKER STREET AND OTHER WATER
SYSTEM OVERHEADS IN THIS SUBDIVISION AND THE OVERHEADS OF
WATER, GAS AND SEWER. THE TOTAL REIMBURSEMENT DUE FOR
FOR THE WATERLINES IS \$63,350.00 AND FOR THE SEWER LINES
IS \$14,945.00 AND FOR THE 1/4" WATER LINE IS \$1,500.00.
ALL LOTS ARE SUBJECT TO A LATECOMER'S FEE THAT IS DUE AT
THE TIME OF BUILDING PERMIT ISSUANCE. THE FEE IS \$25,000
FOR A STANDARD 5,000 SQ. FT. LOTS. A LATECOMER ON MULTI-
UNIT MAY REQUIRE A LARGER FEE.
16. THE CENTERLINE OF THE PACIFIC POWER AND LIGHT EXISTENT
WAS ESTABLISHED BY FIELD TIES TO THE CORNER OF NW QUAR-
TERS 5000 WEST AT SECTION 18/24/04, AND THE POINT OF
MAY BEEN POST AT STATION 2114+00 AS SHOWN ON SHEET
20 OF 22 OF THE FINAL SHORT TO TARRANTIA PLAT AND PRO-
FILE FROM THE SET ADDRESS FILE NO. 0003000. NO TRANS-
MISSION LINE HAS BEEN CONSTRUCTED IN THIS AREA AS OF THE
DATE OF THIS PLAT.
17. OPEN SPACE, CRETAINS AND COMMON AREAS RETAINED BY
THE DEVELOPER FOR HOMEOWNERS' ASSOCIATION SHALL REMAIN
IN THEIR ENTIRETY, UNLESS OTHERWISE APPROVED BY COUNCIL.
18. THE OPEN SPACE IMPACT FEES FOR THIS DEVELOPMENT HAVE BEEN
SATISFIED IN THEIR ENTIRETY. THE DEVELOPER WILL PROVIDE
A 10% (10%) DEPOSIT OF \$100,000.00 TO COVER THE COST OF
COURT COSTS, TRAIL MARK, AND PREPARE THE REMAINING FEE OF \$1,000,000.00.

Blk. 7/19 062

PARKER ESTATES

BEING A PORTION OF THE JOHN HICKS DONATION LAND CLAIM, LYING WITHIN THE EAST HALF OF THE NORTHWEST QUARTER, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN CITY OF CAMAS, CLARK COUNTY, WASHINGTON OCTOBER, 1994

PREPARED BY:
MacKay & Sposito Inc.

ENGINEERS SURVEYORS
PLANNERS
1703 MAIN STREET
Vancouver, WA 98660
360-584-1111 FAX 360-584-1111

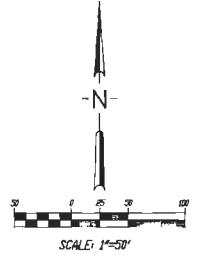
RIGHT-OF-WAY CURVE DATA

CURVE	DELTA	PIRADIUS	LENGTH
1	69.1310°	71.50'	114.15'
2	271.9845°	50.00'	238.82'
3	88.9154°	75.00'	88.67'
4	174.2138°	50.00'	152.59'
5	294.175°	122.50'	48.00'
6	181.843°	175.00'	34.72'
7	151.7378°	50.00'	132.37'
8	251.678°	222.50'	100.25'
9	291.818°	222.50'	100.25'
10	248.112°	172.50'	74.23'

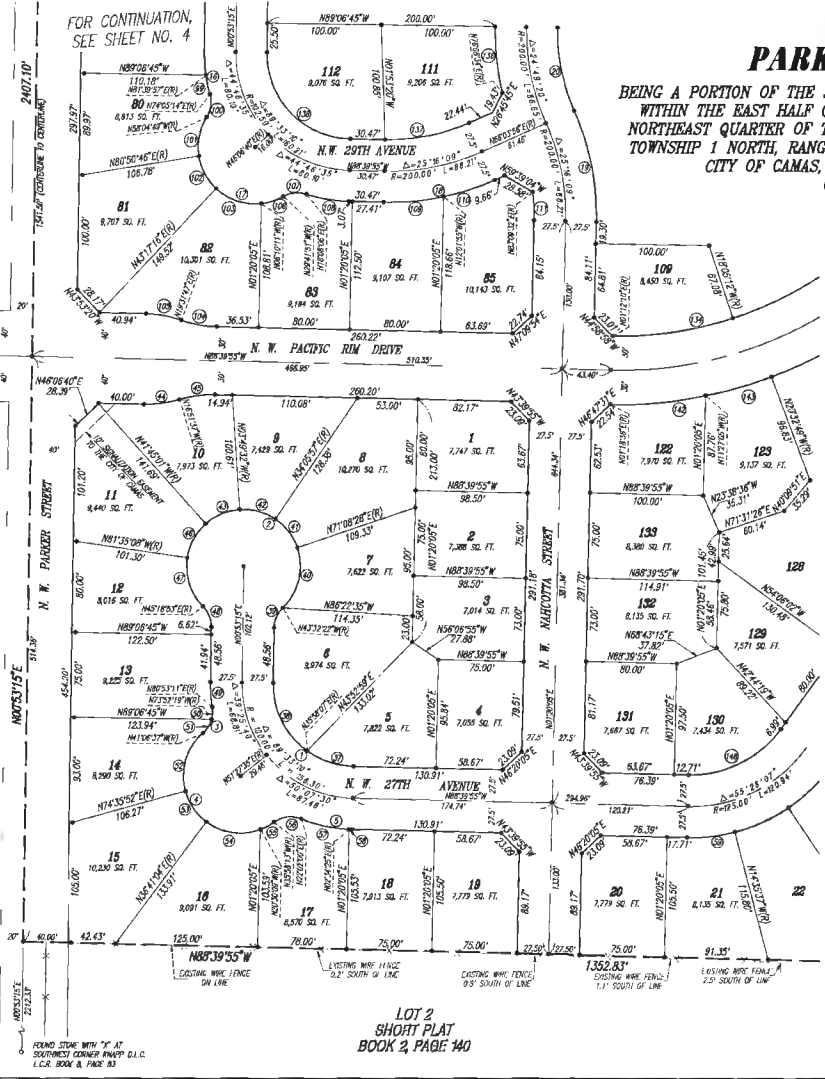
LOT CURVE DATA

CURVE	LOT	DELTA	PIRADIUS	LENGTH
1	3	69.1310°	71.50'	114.15'
2	6	271.9845°	50.00'	238.82'
3	8	88.9154°	75.00'	88.67'
4	11	174.2138°	50.00'	152.59'
5	13	294.175°	122.50'	48.00'
6	16	181.843°	175.00'	34.72'
7	19	151.7378°	50.00'	132.37'
8	22	251.678°	222.50'	100.25'
9	25	291.818°	222.50'	100.25'
10	28	248.112°	172.50'	74.23'
11	31	69.1310°	71.50'	114.15'
12	34	271.9845°	50.00'	238.82'
13	37	88.9154°	75.00'	88.67'
14	40	174.2138°	50.00'	152.59'
15	43	294.175°	122.50'	48.00'
16	46	181.843°	175.00'	34.72'
17	49	151.7378°	50.00'	132.37'
18	52	251.678°	222.50'	100.25'
19	55	291.818°	222.50'	100.25'
20	58	248.112°	172.50'	74.23'
21	61	69.1310°	71.50'	114.15'
22	64	271.9845°	50.00'	238.82'
23	67	88.9154°	75.00'	88.67'
24	70	174.2138°	50.00'	152.59'
25	73	294.175°	122.50'	48.00'
26	76	181.843°	175.00'	34.72'
27	79	151.7378°	50.00'	132.37'
28	82	251.678°	222.50'	100.25'
29	85	291.818°	222.50'	100.25'
30	88	248.112°	172.50'	74.23'
31	91	69.1310°	71.50'	114.15'
32	94	271.9845°	50.00'	238.82'
33	97	88.9154°	75.00'	88.67'
34	100	174.2138°	50.00'	152.59'
35	103	294.175°	122.50'	48.00'
36	106	181.843°	175.00'	34.72'
37	109	151.7378°	50.00'	132.37'
38	112	251.678°	222.50'	100.25'
39	115	291.818°	222.50'	100.25'
40	118	248.112°	172.50'	74.23'
41	121	69.1310°	71.50'	114.15'
42	124	271.9845°	50.00'	238.82'
43	127	88.9154°	75.00'	88.67'
44	130	174.2138°	50.00'	152.59'
45	133	294.175°	122.50'	48.00'
46	136	181.843°	175.00'	34.72'
47	139	151.7378°	50.00'	132.37'
48	142	251.678°	222.50'	100.25'
49	145	291.818°	222.50'	100.25'
50	148	248.112°	172.50'	74.23'

N. W. PACIFIC RIM BOULEVARD



LEGEND
 • DENOTES SET 5/8\"/>

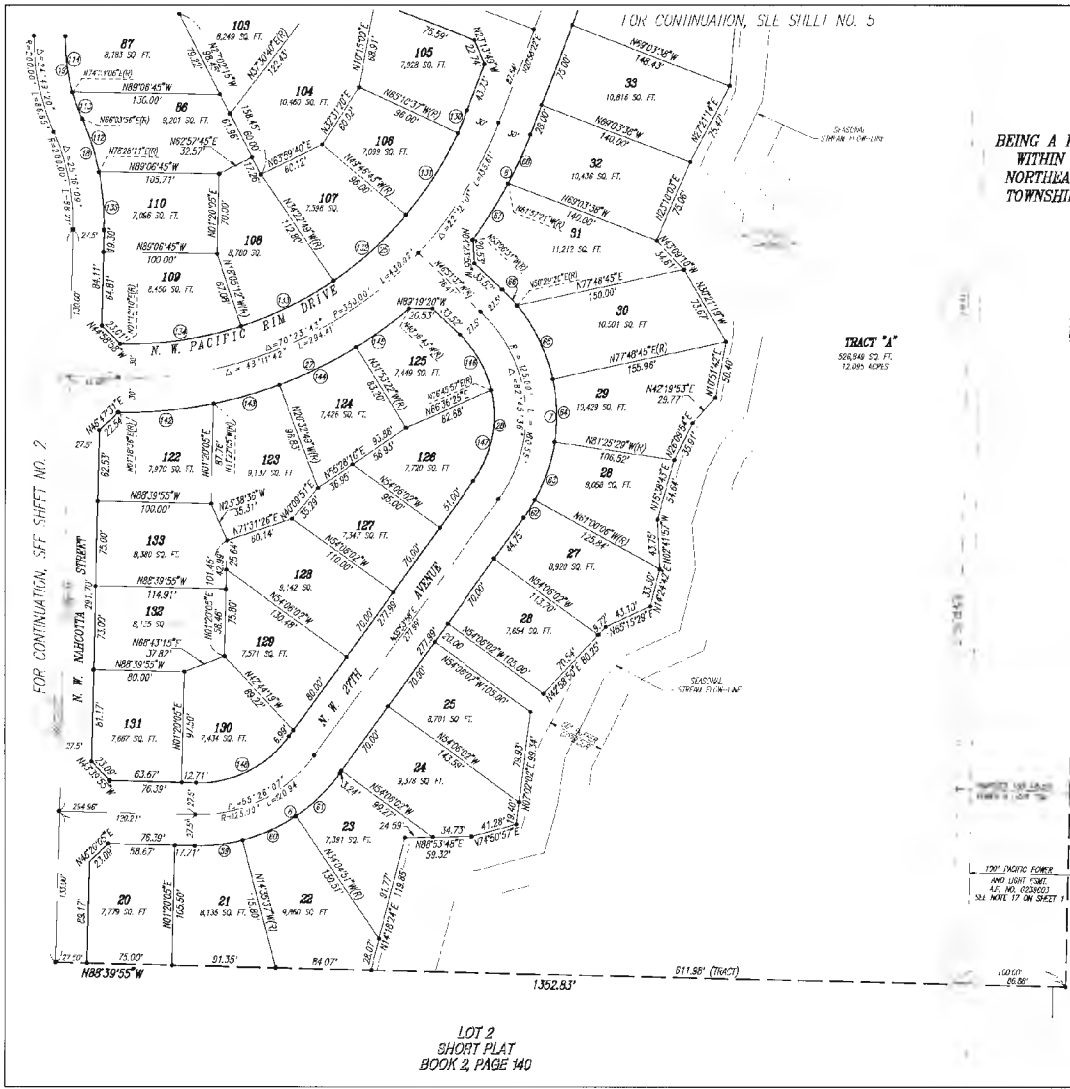


LOT 2
SHORT PLAT
BOOK 2, PAGE 140

FOR CONTINUATION, SEE SHEET NO. 3

FOUND STAKE WITH 'Y' AT
SOUTHWEST CORNER PAPER D.L.C.
L.C.R. BOOK 8, PAGE 81

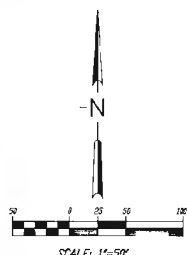
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PARKER ESTATES

BEING A PORTION OF THE JOHN HICKS DONATION LAND CLAIM, LYING WITHIN THE EAST HALF OF THE NORTHWEST QUARTER, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN CITY OF CAMAS, CLARK COUNTY, WASHINGTON
OCTOBER, 1994

PREPARED BY:
MacKay & Sposito Inc.
ENGINEERS SURVEYORS
PLANNERS



RIGHT-OF-WAY CURVE DATA

CURVE	DELTA	POINTS	LENGTH
6	55°29'07"	152.50'	142.55'
7	80°45'35"	152.50'	222.29'
8	125°01'01"	150.00'	125.87'
18	55°18'09"	227.92'	125.31'
19	24°49'19"	172.20'	74.73'
25	27°14'05"	132.00'	385.43'
27	41°52'15"	360.00'	278.04'
28	82°45'35"	97.50'	142.81'

LEGEND
 • DENOTES SET 5/8" X 3/4" IRON ROD WITH YELLOW PLASTER CAP SHOWN HERE "308"
 ○ DENOTES IRON NAIL DIMENSIONED ON APRIL 4, 1994, TYPE AS NOTED.

LOT CURVE DATA

CURVE	LOT	DELTA	POINTS	LENGTH
58	21	125°25'02"	122.24'	42.30'
60	22	182°21'14"	152.50'	51.87'
61	23	207°01'11"	142.20'	53.29'
62	24	05°04'04"	152.50'	18.32'
63	26	222°25'24"	142.20'	54.36'
64	27	207°01'11"	142.20'	53.29'
65	28	27°18'25"	152.20'	12.71'
66	31	07°20'27"	152.20'	19.26'
67	32	08°20'27"	360.00'	38.88'
68	33	07°08'17"	360.00'	42.71'
112	86	122°14'15"	227.50'	49.25'
113	88	08°18'16"	172.20'	78.05'
114	87	49°20'28"	152.20'	49.86'
130	120	04°53'01"	360.00'	24.89'
131	126	152°33'54"	150.00'	96.01'
132	127	182°33'54"	150.00'	96.01'
133	128	181°29'58"	150.00'	91.99'
134	129	181°29'58"	150.00'	102.71'
135	110	125°17'54"	227.50'	51.06'
142	122	12°25'41"	360.00'	84.84'
143	123	09°01'44"	360.00'	62.19'
144	124	1°20'13"	360.00'	76.23'
145	125	08°18'16"	360.00'	51.88'
146	126	152°33'54"	37.50'	27.22'
147	128	49°20'28"	37.50'	43.61'
148	129	52°28'07"	37.50'	64.53'

SHEET 3 OF 7
1049



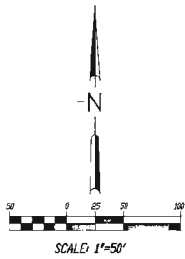
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PARKER ESTATES

BEING A PORTION OF THE JOHN HICKS DONATION LAND CLAIM, LYING WITHIN THE EAST HALF OF THE NORTHWEST QUARTER, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN CITY OF CAMAS, CLARK COUNTY, WASHINGTON OCTOBER, 1994

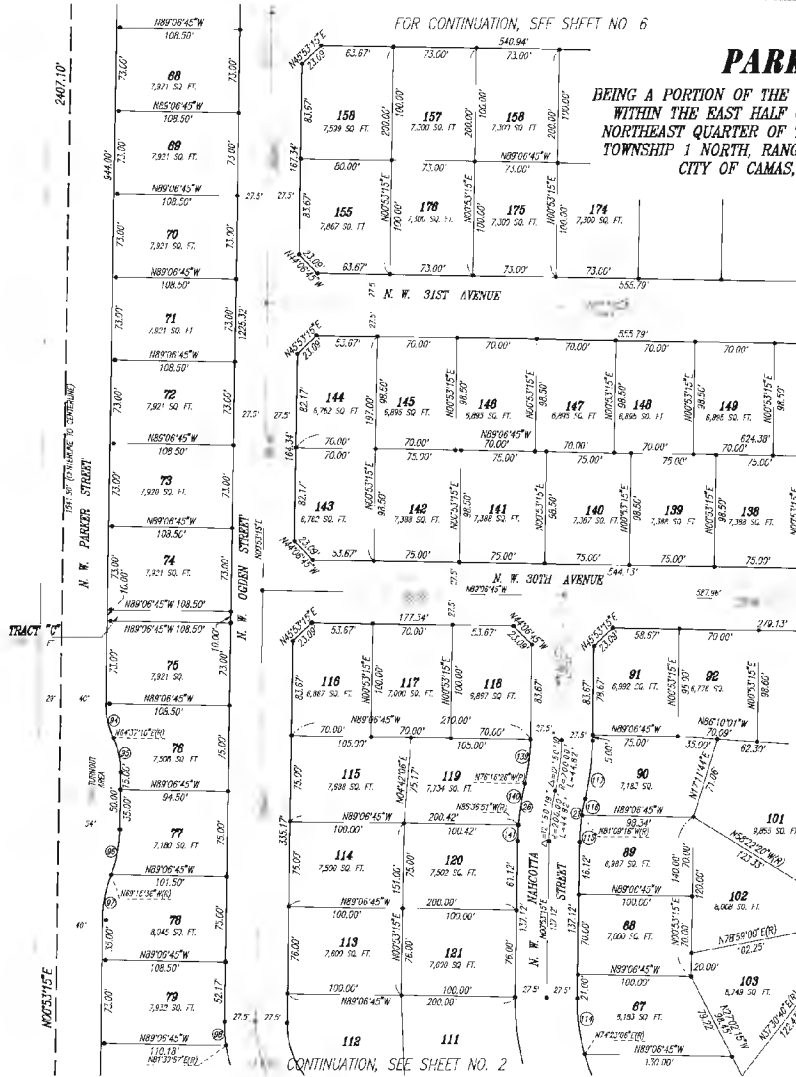
PREPARED BY:
MacKay & Sposito Inc.

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PLANNERS
1103 MAIN STREET
VANCOUVER, B.C. V6A 1R6
(604) 681-4444 FAX (604) 681-9708



LEGEND

- DIMENSIONS SET 3/8" X 1/8" MIN AREA WITH YELLOW PLASTER FOR STAMPER "SLS, 1/8" X 1/8"
- DIMENSIONS (LAND ACQUISITION) ON APRIL 4, 1994, (744 AS 10072)



RIGHT-OF-WAY CURVE DATA

CURVE	DELTA	RADIUS	LENGTH
27	129°11'	176.50'	38.85'
28	129°11'	227.50'	50.99'

LOT CURVE DATA

CURVE	LOT	DELTA	RADIUS	LENGTH
34	76	26°18'20"	87.75'	31.09'
35	76	78°19'03"	82.78'	31.09'
36	77	18°51'18"	117.78'	40.81'
37	78	18°51'18"	117.78'	40.81'
38	79	08°31'34"	139.01'	23.92'
39	80	18°51'18"	117.78'	40.81'
40	80	07°57'58"	125.50'	23.88'
41	80	64°52'52"	75.00'	14.89'
42	81	12°50'18"	75.00'	30.58'
43	119	12°50'18"	75.00'	30.58'
44	119	09°20'15"	287.50'	37.69'
45	120	61°59'54"	227.50'	13.89'



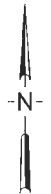
SHEET 4 OF 7
11649

Bl J Pg 067

PARKER ESTATES

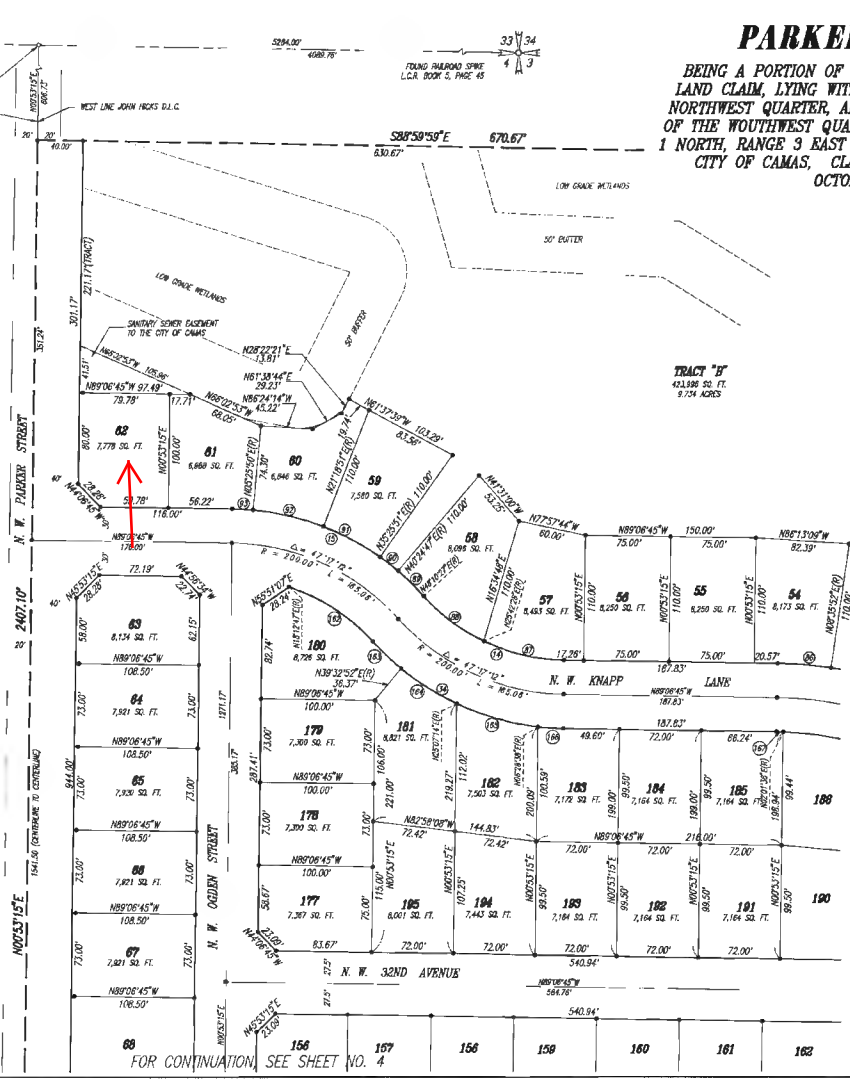
BEING A PORTION OF THE JOHN HICKS DONATION LAND CLAIM, LYING WITHIN THE EAST HALF OF THE NORTHWEST QUARTER, AND THE NORTHEAST QUARTER OF THE WOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN CITY OF CAMAS, CLARK COUNTY, WASHINGTON OCTOBER, 1994

PREPARED BY:
Mackay & Spisto Inc.
ENGINEERS SURVEYORS
PLANNERS



LEGEND

- DIMENSIONS SET 5/8" OR 3/4" FROM ROD WITH YELLOW PLASTIC CAP STAMPED "PLS. 1.0015"
- ◊ DIMENSIONS FOUND NOMENCLATURE ON APRIL 6, 1994, TRAC 40 10022



FOR CONTINUATION, SEE SHEET NO. 7

RIGHT-OF-WAY CURVE DATA			
CURVE	DELTA	RADIUS	LENGTH
14	47°12'	176.00'	168.30'
15	47°12'	230.00'	188.82'
34	47°12'	230.00'	188.82'

LOT CURVE DATA				
CURVE	LOT	DELTA	RADIUS	LENGTH
66	54	57°42'37"	352.00'	47.10'
67	57	54°48'15"	120.00'	73.84'
68	58	57°57'58"	235.00'	31.16'
69	58	57°57'58"	235.00'	31.16'
70	58	57°57'58"	235.00'	31.16'
71	59	140°20'00"	235.00'	58.67'
72	60	153°20'00"	235.00'	58.67'
73	61	69°25'00"	235.00'	18.25'
162	180	285°40'00"	170.00'	88.80'
163	180	68°15'00"	230.00'	24.63'
164	181	175°25'00"	230.00'	27.92'
165	182	18°38'38"	230.00'	74.84'
166	183	69°15'15"	130.00'	22.44'
167	185	61°08'21"	290.00'	5.77'

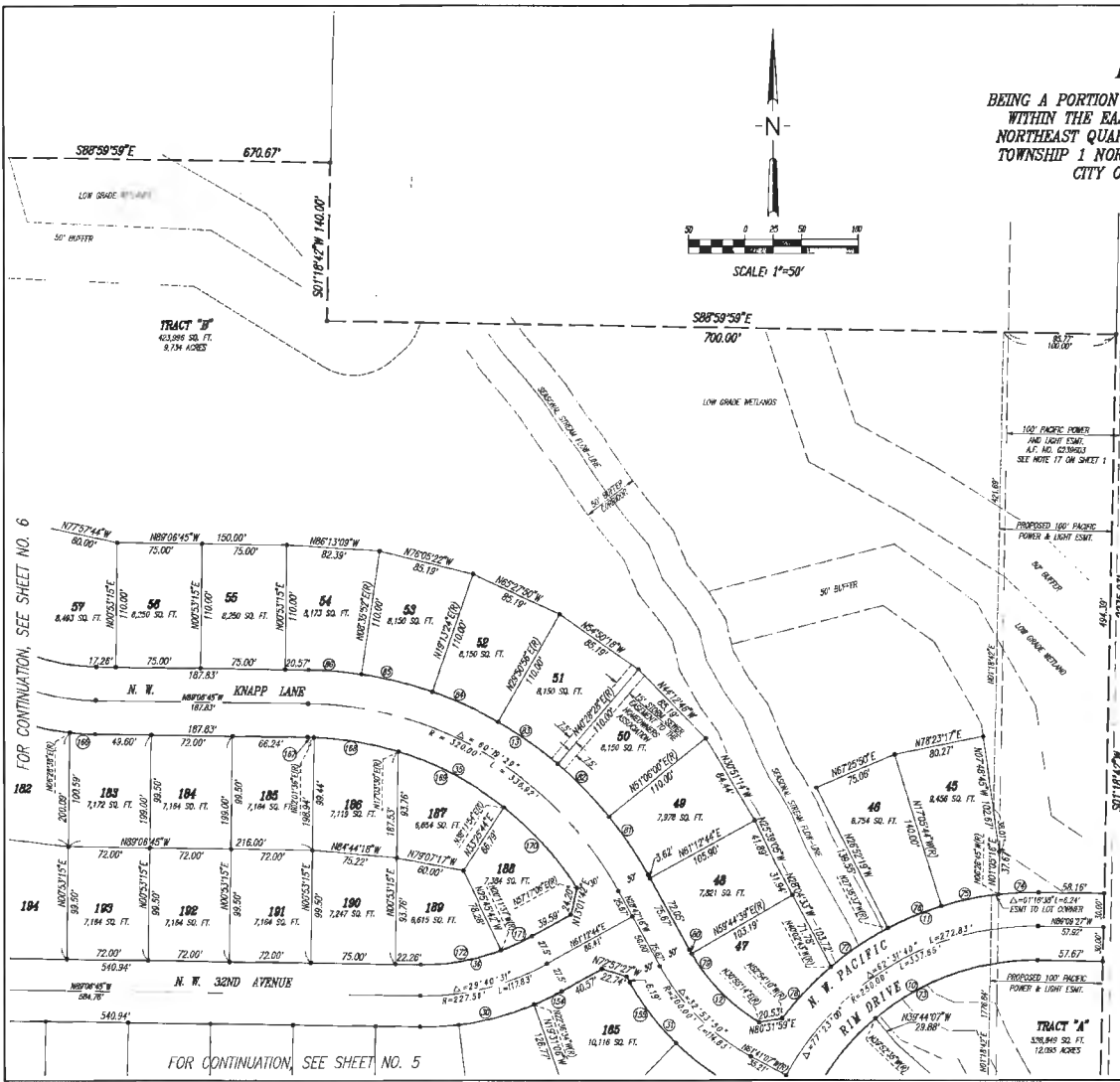
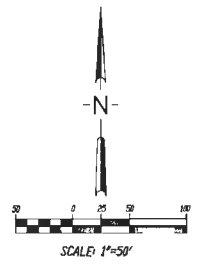
FOR CONTINUATION, SEE SHEET NO. 4

Bk 7-13 062

PARKER ESTATES

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OCTOBER, 1994

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ENGINEERS SURVEYORS
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1703 MAIN STREET
CAMAS, WASH. 98607
PHONE (509) 848-3344 FAX (509) 848-3345



LEGEND
 • DENOTES SET 4" X 6" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "E.S. 13815"
 ○ DENOTES FOUND MONUMENTATION ON APRIL 4, 1994, THIS AS NOTED

RIGHT-OF-WAY CURVE DATA

CURVE	DELTA	RADIUS	LENGTH
10	273.00'	230.00'	291.17'
11	274.45'	230.00'	282.80'
12	207.50'	170.00'	80.88'
13	627.50'	550.00'	308.80'
39	89.63'	250.00'	130.00'
41	37.35'	230.00'	126.56'
52	262.50'	250.00'	286.40'
58	82.40'	200.00'	103.58'

LOT CURVE DATA

CURVE	LOT	DELTA	RADIUS	LENGTH
74	TRACT A	424.28'	230.00'	184.70'
75	TRACT B	07.19'	380.00'	35.78'
76	45	107.90'	280.00'	57.88'
78	46	109.90'	280.00'	57.80'
77	TRACT B	189.70'	280.00'	60.85'
79	47	129.10'	280.00'	62.83'
79	44	287.00'	170.00'	69.52'
80	48	0128.90'	170.00'	4.36'
81	49	109.94'	320.00'	81.22'
82	50	107.10'	350.00'	64.91'
83	51	167.10'	350.00'	64.91'
84	52	1157.10'	350.00'	64.91'
85	53	107.10'	350.00'	64.91'
86	54	0742.70'	350.00'	44.10'
154	186	0873.00'	250.00'	27.50'
155	185	1849.50'	250.00'	69.57'
166	183	0515.00'	250.00'	22.44'
167	184	0198.00'	200.00'	4.77'
168	186	1291.50'	200.00'	76.08'
169	187	2199.00'	200.00'	109.00'
170	188	1193.10'	200.00'	86.81'
171	189	0835.50'	200.00'	83.00'
172	189	2194.50'	200.00'	73.58'



FOR CONTINUATION, SEE SHEET NO. 6

FOR CONTINUATION, SEE SHEET NO. 5

Bk. 7 Pg. 067