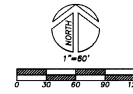


LAKE RIDGE A PORTION OF GOVERNMENT LOTS 1 AND 2 IN THE NE 1/4 OF SECTION 3, T.1N., R.3E., W.M., COUNTY OF CAMAS, STATE OF WASHINGTON JUNE 24, 2004 LDC JOB NO. 2-1467 SHEET 2 OF 2

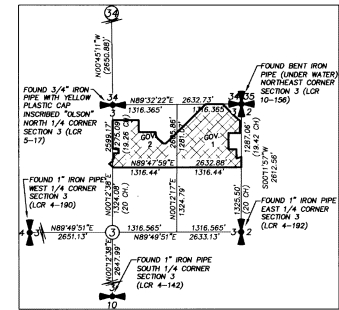


THE BEARINGS ARE BASED ON
LDC SURVEY RECORDED IN
BOOK 52, PAGE 141, CLARK
COUNTY SURVEY RECORDS

PARCEL 2
PROPERTY LINE
ADJUSTMENT SURVEY
BOOK 52 - PAGE 41

LEGEND:

- ✕ FOUND 5/8" IRON ROD W/ YPC "LDC PLS 38028" SET PER SURVEY IN BOOK 52, PAGE 41, MAY 4, 2004.
 - SET 5/8" IRON ROD W/ YPC "LDC PLS 38028"
 - SET 5/8" IRON ROD W/ YPC "LDC PLS 21326"
 - FOUND MONUMENT AS NOTED
 - CALCULATED POINT
 - FOUND 5/8" IRON ROD W/ YPC "LS 13,935"
 - FOUND 1/2" IRON ROD W/ YPC "HAGEDORN LS 9579"
- NOTE: FOUND CORNERS ARE HELD UNLESS OTHERWISE NOTED.



SECTION DETAIL
(NOT TO SCALE)

NOTES:

- THIS PLAT IS SUBJECT TO THE CITY OF CAMAS CONDITIONS OF APPROVAL, FILE REFERENCE NUMBER "SUB #01-02".
- A CONSERVATION EASEMENT PER AF# 3819279 EXISTS OVER THE ENTIRETY OF TRACT "D".
- A 6.00-FOOT WIDE PUBLIC UTILITY EASEMENT EXISTS ALONG THE ROAD FRONTAGE OF ALL LOTS AND TRACTS.
- NO FINAL OCCUPANCY PERMITS SHALL BE ISSUED BY THE BUILDING DEPARTMENT UNTIL THE CAMAS CITY COUNCIL APPROVES THE FINAL ACCEPTANCE OF IMPROVEMENTS.
- STRUCTURES IN EXCESS OF 3,600 TOTAL SQUARE FEET SHALL BE REVIEWED BY THE FIRE DEPARTMENT FOR FIRE FLOW REQUIREMENTS, AND WATER SUPPLY AVAILABILITY, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- THIS PLAT IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN AUDITOR'S FILE NUMBER _____ CLARK COUNTY RECORDS.
- TRACTS A, B, C AND D ARE DESIGNATED OPEN SPACE AREAS, AND SHALL BE DEDICATED TO THE CITY OF CAMAS.
- A "T-5" TRAIL WAS CONSTRUCTED WITHIN TRACT "B", AS SHOWN.
- TRACTS E AND F SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
- THE FOLLOWING IMPACT FEES ARE DUE AT THE TIME OF BUILDING PERMIT ISSUANCE: FIRE, PARK/OPEN SPACE, TRANSPORTATION AND SCHOOL. CONSTRUCTION OF THE T-5 TRAIL WITHIN TRACT A IS ELIGIBLE FOR PARK/OPEN SPACE IMPACT FEE CREDITS. THE TOTAL AMOUNT OF THIS IMPROVEMENT HAS BEEN CALCULATED AT \$70,000. EACH LOT SHALL BE CREDITED \$1,093.75 TOWARD FULL PAYMENT OF THE PARK/OPEN SPACE IMPACT FEE.
- ALL COSTS ASSOCIATED WITH THE INSTALLATION OF S.T.E.F. SYSTEMS FOR INDIVIDUAL LOTS WILL BE THE RESPONSIBILITY OF SAID INDIVIDUAL LOT OWNERS.
- A RIGHT OF ENTRY IS HEREBY GRANTED TO THE CITY OF CAMAS FOR THE REPAIR AND MAINTENANCE OF THE S.T.E.F. SEWER SYSTEM.
- AUTOMATIC FIRE SPRINKLERS REQUIRED IN STRUCTURES BUILT ON LOTS 6, 7, 29, 30, 41, 49, 54 AND 55.
- STRUCTURES LOCATED ON STREETS WITH GRADES IN EXCESS OF 1% WILL BE REQUIRED TO INSTALL RESIDENTIAL FIRE SPRINKLERS.

CURVE DATA TABLE:

NO.	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	100.24	120.00	47.51°	87.35	S28°43'40"E
C2	43.86	173.00	13.24°	40.77	N43°38'00"W
C3	84.89	152.50	31.53°	83.80	S58°56'30"E
C4	23.08	207.50	6.72°	23.07	S82°11'45"W
C5	12.47	8.00	90°00'00"	11.31	S47°41'47"E
C6	12.47	8.00	90°00'00"	11.31	N47°18'18"E
C7	12.47	8.00	90°00'00"	11.31	S71°39'17"E
C8	12.47	8.00	90°00'00"	11.31	N71°39'17"E
C9	12.47	8.00	90°00'00"	11.31	S47°41'47"E
C10	12.47	8.00	90°00'00"	11.31	N47°18'18"E
C11	12.47	8.00	90°00'00"	11.31	S71°39'17"E
C12	12.47	8.00	90°00'00"	11.31	N71°39'17"E
C13	12.47	8.00	90°00'00"	11.31	S47°41'47"E
C14	12.47	8.00	90°00'00"	11.31	N47°18'18"E
C15	12.47	8.00	90°00'00"	11.31	S71°39'17"E
C16	12.47	8.00	90°00'00"	11.31	N71°39'17"E
C17	12.47	8.00	90°00'00"	11.31	S47°41'47"E
C18	12.47	8.00	90°00'00"	11.31	N47°18'18"E
C19	12.47	8.00	90°00'00"	11.31	S71°39'17"E
C20	12.47	8.00	90°00'00"	11.31	N71°39'17"E
C21	12.47	8.00	90°00'00"	11.31	S47°41'47"E
C22	12.47	8.00	90°00'00"	11.31	N47°18'18"E
C23	12.47	8.00	90°00'00"	11.31	S71°39'17"E
C24	12.47	8.00	90°00'00"	11.31	N71°39'17"E
C25	12.47	8.00	90°00'00"	11.31	S47°41'47"E
C26	12.47	8.00	90°00'00"	11.31	N47°18'18"E
C27	12.47	8.00	90°00'00"	11.31	S71°39'17"E
C28	12.47	8.00	90°00'00"	11.31	N71°39'17"E
C29	12.47	8.00	90°00'00"	11.31	S47°41'47"E
C30	12.47	8.00	90°00'00"	11.31	N47°18'18"E
C31	12.47	8.00	90°00'00"	11.31	S71°39'17"E
C32	12.47	8.00	90°00'00"	11.31	N71°39'17"E
C33	12.47	8.00	90°00'00"	11.31	S47°41'47"E
C34	12.47	8.00	90°00'00"	11.31	N47°18'18"E
C35	12.47	8.00	90°00'00"	11.31	S71°39'17"E
C36	12.47	8.00	90°00'00"	11.31	N71°39'17"E
C37	12.47	8.00	90°00'00"	11.31	S47°41'47"E
C38	12.47	8.00	90°00'00"	11.31	N47°18'18"E
C39	12.47	8.00	90°00'00"	11.31	S71°39'17"E
C40	12.47	8.00	90°00'00"	11.31	N71°39'17"E
C41	12.47	8.00	90°00'00"	11.31	S47°41'47"E
C42	12.47	8.00	90°00'00"	11.31	N47°18'18"E
C43	12.47	8.00	90°00'00"	11.31	S71°39'17"E
C44	12.47	8.00	90°00'00"	11.31	N71°39'17"E
C45	12.47	8.00	90°00'00"	11.31	S47°41'47"E
C46	12.47	8.00	90°00'00"	11.31	N47°18'18"E
C47	12.47	8.00	90°00'00"	11.31	S71°39'17"E
C48	12.47	8.00	90°00'00"	11.31	N71°39'17"E
C49	12.47	8.00	90°00'00"	11.31	S47°41'47"E
C50	12.47	8.00	90°00'00"	11.31	N47°18'18"E
C51	12.47	8.00	90°00'00"	11.31	S71°39'17"E
C52	12.47	8.00	90°00'00"	11.31	N71°39'17"E
C53	12.47	8.00	90°00'00"	11.31	S47°41'47"E
C54	12.47	8.00	90°00'00"	11.31	N47°18'18"E
C55	12.47	8.00	90°00'00"	11.31	S71°39'17"E
C56	12.47	8.00	90°00'00"	11.31	N71°39'17"E
C57	12.47	8.00	90°00'00"	11.31	S47°41'47"E
C58	12.47	8.00	90°00'00"	11.31	N47°18'18"E
C59	12.47	8.00	90°00'00"	11.31	S71°39'17"E
C60	12.47	8.00	90°00'00"	11.31	N71°39'17"E
C61	12.47	8.00	90°00'00"	11.31	S47°41'47"E
C62	12.47	8.00	90°00'00"	11.31	N47°18'18"E
C63	12.47	8.00	90°00'00"	11.31	S71°39'17"E
C64	12.47	8.00	90°00'00"	11.31	N71°39'17"E
C65	12.47	8.00	90°00'00"	11.31	S47°41'47"E
C66	12.47	8.00	90°00'00"	11.31	N47°18'18"E
C67	12.47	8.00	90°00'00"	11.31	S71°39'17"E
C68	12.47	8.00	90°00'00"	11.31	N71°39'17"E
C69	12.47	8.00	90°00'00"	11.31	S47°41'47"E
C70	12.47	8.00	90°00'00"	11.31	N47°18'18"E
C71	12.47	8.00	90°00'00"	11.31	S71°39'17"E
C72	12.47	8.00	90°00'00"	11.31	N71°39'17"E
C73	12.47	8.00	90°00'00"	11.31	S47°41'47"E
C74	12.47	8.00	90°00'00"	11.31	N47°18'18"E
C75	12.47	8.00	90°00'00"	11.31	S71°39'17"E
C76	12.47	8.00	90°00'00"	11.31	N71°39'17"E
C77	12.47	8.00	90°00'00"	11.31	S47°41'47"E
C78	12.47	8.00	90°00'00"	11.31	N47°18'18"E
C79	12.47	8.00	90°00'00"	11.31	S71°39'17"E
C80	12.47	8.00	90°00'00"	11.31	N71°39'17"E
C81	12.47	8.00	90°00'00"	11.31	S47°41'47"E
C82	12.47	8.00	90°00'00"	11.31	N47°18'18"E
C83	12.47	8.00	90°00'00"	11.31	S71°39'17"E
C84	12.47	8.00	90°00'00"	11.31	N71°39'17"E
C85	12.47	8.00	90°00'00"	11.31	S47°41'47"E
C86	12.47	8.00	90°00'00"	11.31	N47°18'18"E
C87	12.47	8.00	90°00'00"	11.31	S71°39'17"E
C88	12.47	8.00	90°00'00"	11.31	N71°39'17"E
C89	12.47	8.00	90°00'00"	11.31	S47°41'47"E
C90	12.47	8.00	90°00'00"	11.31	N47°18'18"E
C91	12.47	8.00	90°00'00"	11.31	S71°39'17"E
C92	12.47	8.00	90°00'00"	11.31	N71°39'17"E
C93	12.47	8.00	90°00'00"	11.31	S47°41'47"E
C94	12.47	8.00	90°00'00"	11.31	N47°18'18"E
C95	12.47	8.00	90°00'00"	11.31	S71°39'17"E
C96	12.47	8.00	90°00'00"	11.31	N71°39'17"E
C97	12.47	8.00	90°00'00"	11.31	S47°41'47"E
C98	12.47	8.00	90°00'00"	11.31	N47°18'18"E
C99	12.47	8.00	90°00'00"	11.31	S71°39'17"E
C100	12.47	8.00	90°00'00"	11.31	N71°39'17"E



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311-265 2 of 2