

BK 311 P265

LAKERIDGE
A PORTION OF GOVERNMENT LOTS 1 AND 2
IN THE NE 1/4 OF SECTION 11 T14N, R10E, W4E,
COUNTY OF CLATSOP, STATE OF OREGON
JUNE 24, 2006
LDC JOB NO. 2-1467
SHEET 1 OF 2

LEGAL DESCRIPTION:
A PORTION OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 14 NORTH, RANGE 10 EAST, MERIDIAN 10 WEST, COUNTY OF CLATSOP, STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
REMARKS AT THE LEFT CORNER BEING THE NORTH 1/4 CORNER OF SECTION 11, TOWNSHIP 14 NORTH, RANGE 10 EAST, MERIDIAN 10 WEST, BEING ALSO THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 11.

LEGEND:
\* FOUND 5/8" IRON ROD W/PC "LDC PLS. M055" SET PER SURVEY IN BOOK 32, PAGE 141, MAY 4, 2004.
\* SET 5/8" IRON ROD W/PC "LDC PLS. M055"
\* FOUND 5/8" IRON ROD W/PC "LDC PLS. 2132"
\* FOUND MONUMENT AS NOTED
\* CALCULATED POINT
\* FOUND 5/8" IRON ROD W/PC "L.S. 1133"
\* FOUND 1/2" IRON ROD W/PC "HAGEGORN LS 857"

SURVEY DATA
DATE OF SURVEY: JANUARY 2005, APRIL 2005
SURVEY CREW: JACQ. STRANDBERG, BRIG. REYNOLDS
EQUIPMENT: SODICOMETER 810 PRO, POLARIS TOTAL STATION
METHODS: FIELD TRAVERSE/EAST SOURCE ADJUSTMENT

TRACT "A" 171,663 SF
TRACT "B" 757,680 SF
TRACT "C" 258,943 SF
TRACT "D" 44,228 SF

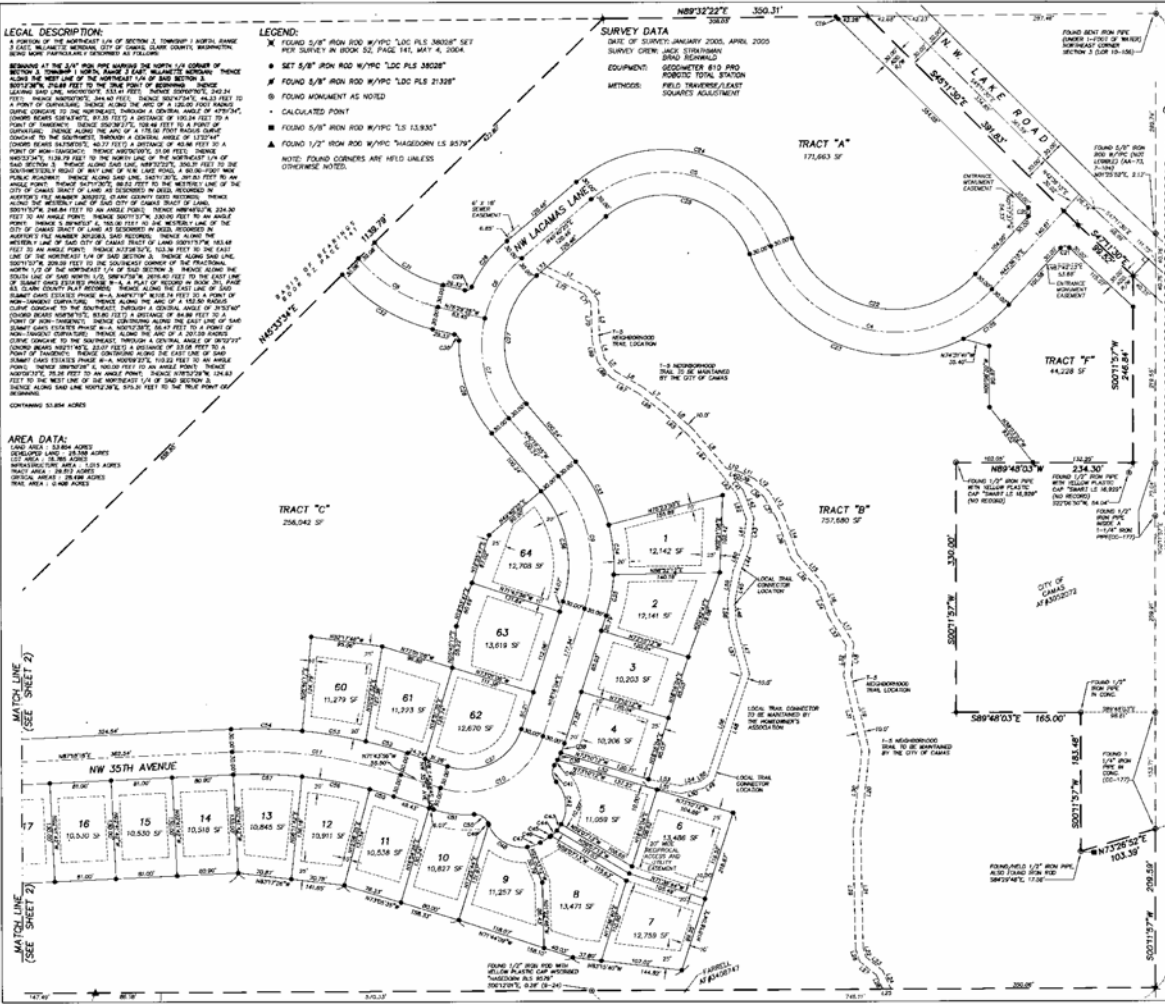
AREA DATA:
LINE ADJ. 0.1000 ADJ.
CORNER ADJ. 0.1000 ADJ.
TOTAL ADJ. 0.1000 ADJ.
TOTAL AREA 1,197.953 ACRES
TOTAL AREA 1,197.953 ACRES
TOTAL AREA 1,197.953 ACRES

CURVE DATA TABLE:
Table with columns for Station, Curve Data, and other survey parameters.

NARRATIVE:
THE PURPOSE FOR THIS SURVEY WAS TO SUBDIVIDE PARCELS 1 OF THAT PROPERTY LINE ADJUSTMENT RECORDED IN BOOK 32, PAGE 141 OF CLATSOP COUNTY SURVEY RECORDS, THE SALES OF BEANING AND BOUNDARY DETERMINATION, USE PER SAO SURVEY.
APPROVALS:
CITY PLANNING COMMISSION
APPROVED BY: [Signature] DATE: 5/24/06
CITY MATCH
APPROVED BY: [Signature] DATE: 5/24/06
ATTEST
APPROVED BY: [Signature] DATE: 5/24/06
CITY ENGINEER
APPROVED BY: [Signature] DATE: 5/24/06
CITY FIRE CHIEF
APPROVED BY: [Signature] DATE: 5/24/06
COUNTY ASSESSOR
DATE PLAT WITH RE-RECORDMENTS OF R.L.R. 200-17-020 LANS OF BEANING SHALL BE RECORDED IN THE COUNTY OF CLATSOP, STATE OF OREGON.
APPROVED BY: [Signature] COUNTY ASSESSOR

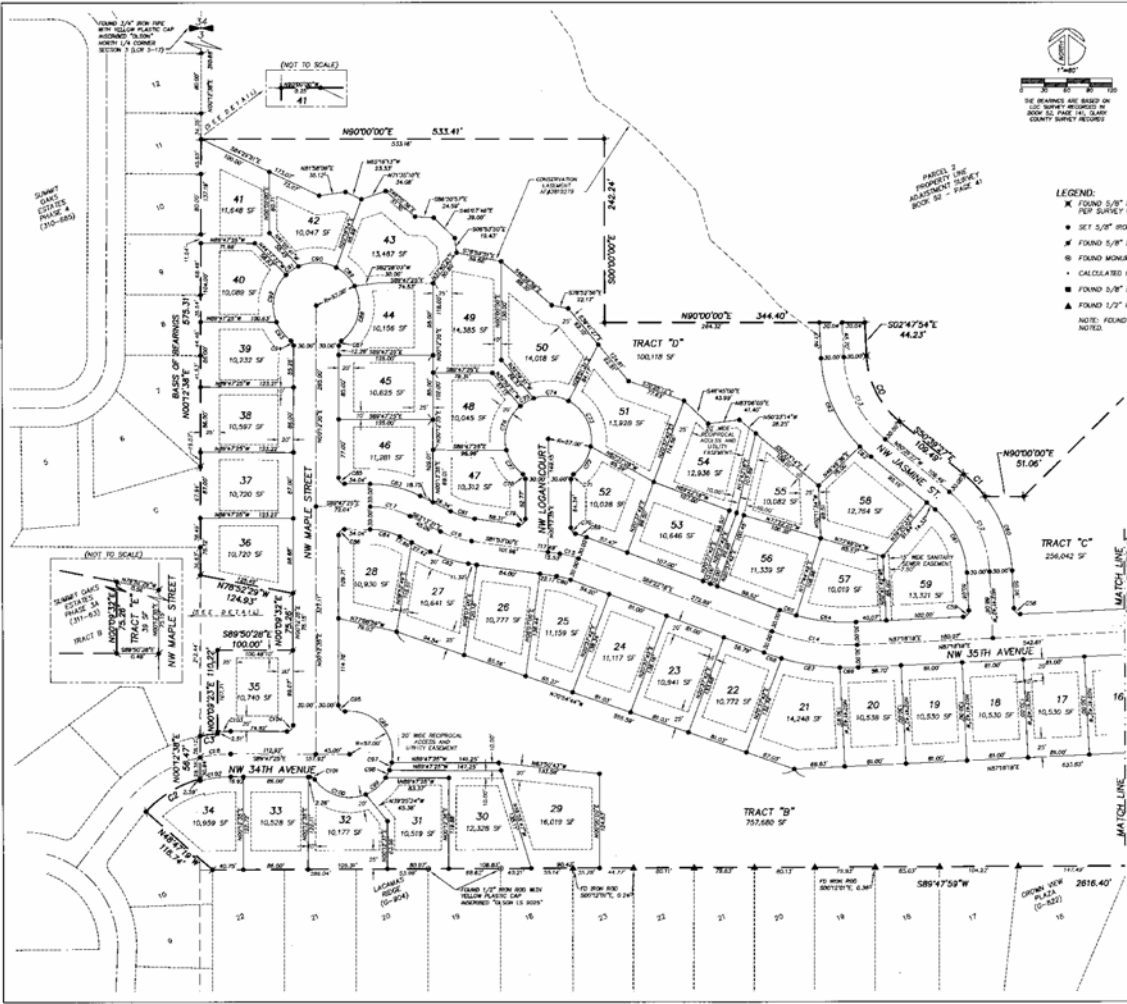
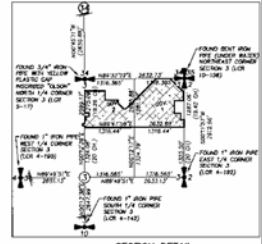
LINE DATA TABLE:
Table with columns for Station, Line Data, and other survey parameters.

AUDITOR'S CERTIFICATE:
FILE FOR RECORD ON 23 DAY OF May 2005
IN BOOK 311 OF PLATS AT PAGE 265
GREG KINSLEY BY: [Signature]
3992046
SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY RECORDS AS FILED IN MY OFFICE IN THE COUNTY OF CLATSOP, STATE OF OREGON, ON JUNE 24, 2006.
CANDY HALVORSON, SLS/AS
COUNTY SURVEYOR





- LEGEND:**
- ✖ FOUND 5/8" IRON ROD W/TYPE "LDC PLS 38028" SET PER SURVEY IN BOOK 52, PAGE 41, MAY 4, 2024.
  - SET 5/8" IRON ROD W/TYPE "LDC PLS 38028"
  - ✖ FOUND 5/8" IRON ROD W/TYPE "LDC PLS 21328"
  - ⊖ FOUND MONUMENT AS NOTED
  - + CALCULATED POINT
  - ✖ FOUND 5/8" IRON ROD W/TYPE "LS 13323"
  - ✖ FOUND 1/2" IRON ROD W/TYPE "NADSONSON LS 1837"
  - ▲: FOUND CORNERS ARE HELD UNLESS OTHERWISE NOTED.



- NOTES:**
1. THIS PLAT IS SUBJECT TO THE CITY OF CAMAS CONDITIONS OF APPROVAL, SEE REFERENCE NUMBER "2024 801-03"
  2. A CONSERVATION EASEMENT PER A/JV 2018279 EXISTS OVER THE ENTIRETY OF TRACT "D"
  3. A 6.00-FOOT WIDE PUBLIC UTILITY EASEMENT EXISTS ALONG THE ROAD FRONTAGE OF ALL LOTS AND TRACTS
  4. NO FINAL OCCUPANCY PERMITS SHALL BE ISSUED BY THE BUILDING DEPARTMENT UNTIL THE CAMAS CITY COUNCIL APPROVES THE FINAL ACCEPTANCE OF IMPROVEMENTS
  5. STRUCTURES IN EXCESS OF 3,000 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
  6. THIS PLAT IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN AUDITOR'S FILE NUMBER [REDACTED], CLATSOP COUNTY RECORDS
  7. TRACTS A, B, C AND D ARE DESIGNATED OPEN SPACE AREAS AND SHALL BE DEDICATED TO THE CITY OF CAMAS
  8. A "T"-SHAPED TRAIL WAS CONSTRUCTED WITHIN TRACT "B", AS SHOWN
  9. TRACTS E AND F SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION
  10. THE FOLLOWING IMPACT FEES ARE DUE AT THE TIME OF RECORDING THIS PLAT: FIRE, PARKING SPACE, TRANSPORTATION AND SIGNAL. CONTRIBUTION OF THE T-3 TRAIL WITHIN TRACT A IS ELIGIBLE FOR PARKING SPACE IMPACT FEE CREDITS. THE TOTAL AMOUNT OF THIS AMENDMENT HAS BEEN CALCULATED AT \$76,000.00. EACH LOT SHALL BE CREDITED \$1,000.00 TOWARD FINAL PAYMENT OF THE PARKING SPACE IMPACT FEE.
  11. ALL COSTS ASSOCIATED WITH THE INSTALLATION OF SLEEF, STREMS FOR INDIVIDUAL LOTS WILL BE THE RESPONSIBILITY OF EACH INDIVIDUAL LOT OWNER.
  12. A RIGHT OF ENTRY IS HEREBY GRANTED TO THE CITY OF CAMAS FOR THE REPAIR AND MAINTENANCE OF THE SLEEF, STREMS.
  13. AUTOMATIC FIRE SPRINKLERS REQUIRED IN STRUCTURES BUILT ON LOTS 17, 20, 26, 42, 48, 54 AND 55.
  14. STRUCTURES LOCATED ON STREETS WITH GRASSES IN EXCESS OF 100' WILL BE REQUIRED TO INSTALL RESIDENTIAL FIRE SPRINKLERS.

**CURVE DATA TABLE:**

NO.	LENGTH	BANK	CHORD	BEARING
01	100.00	100.00	100.00	90.00
02	100.00	100.00	100.00	90.00
03	100.00	100.00	100.00	90.00
04	100.00	100.00	100.00	90.00
05	100.00	100.00	100.00	90.00
06	100.00	100.00	100.00	90.00
07	100.00	100.00	100.00	90.00
08	100.00	100.00	100.00	90.00
09	100.00	100.00	100.00	90.00
10	100.00	100.00	100.00	90.00
11	100.00	100.00	100.00	90.00
12	100.00	100.00	100.00	90.00
13	100.00	100.00	100.00	90.00
14	100.00	100.00	100.00	90.00
15	100.00	100.00	100.00	90.00
16	100.00	100.00	100.00	90.00
17	100.00	100.00	100.00	90.00
18	100.00	100.00	100.00	90.00
19	100.00	100.00	100.00	90.00
20	100.00	100.00	100.00	90.00
21	100.00	100.00	100.00	90.00
22	100.00	100.00	100.00	90.00
23	100.00	100.00	100.00	90.00
24	100.00	100.00	100.00	90.00
25	100.00	100.00	100.00	90.00
26	100.00	100.00	100.00	90.00
27	100.00	100.00	100.00	90.00
28	100.00	100.00	100.00	90.00
29	100.00	100.00	100.00	90.00
30	100.00	100.00	100.00	90.00
31	100.00	100.00	100.00	90.00
32	100.00	100.00	100.00	90.00
33	100.00	100.00	100.00	90.00
34	100.00	100.00	100.00	90.00
35	100.00	100.00	100.00	90.00
36	100.00	100.00	100.00	90.00
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41	100.00	100.00	100.00	90.00
42	100.00	100.00	100.00	90.00
43	100.00	100.00	100.00	90.00
44	100.00	100.00	100.00	90.00
45	100.00	100.00	100.00	90.00
46	100.00	100.00	100.00	90.00
47	100.00	100.00	100.00	90.00
48	100.00	100.00	100.00	90.00
49	100.00	100.00	100.00	90.00
50	100.00	100.00	100.00	90.00
51	100.00	100.00	100.00	90.00
52	100.00	100.00	100.00	90.00
53	100.00	100.00	100.00	90.00
54	100.00	100.00	100.00	90.00
55	100.00	100.00	100.00	90.00
56	100.00	100.00	100.00	90.00
57	100.00	100.00	100.00	90.00
58	100.00	100.00	100.00	90.00
59	100.00	100.00	100.00	90.00

DESIGNED BY: [Signature]

PREPARED FOR: **RALSTON INVESTMENTS**

DESIGNED BY: **LDC** Engineers  
 LDC DESIGN GROUP, INC.  
 3015 NW HAVEL HILL AVENUE, FRED  
 BUCKLEY, WASHINGTON 98003  
 360.573.6200 360.573.6200