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**CLARK COUNTY
STAFF REPORT**

DEPARTMENT/DIVISION: Public Works/Engineering & Construction Division/Real Property Services

DATE: March 12, 2013

REQUEST: Approve and execute a Quit Claim Deed to Washington State Department of Transportation (WSDOT). Tax Parcel Numbers 117896-120, 117896-130, and 117896-140.

Consent

Chief Administrative Officer

PUBLIC WORKS GOALS:

- Provide safe and efficient transportation systems within Clark County
- Continue responsible stewardship of public funds
- Promote family-wage job creation and economic development to support a thriving community
- Maintain a desirable quality of life
- Improve environmental stewardship and protection of natural resources
- Increase partnerships and foster an engaged, informed community
- Make Public Works a great place to work

BACKGROUND: The former Park and Ride site that the State owned at NE 134th and Interstate 5 was relocated to NE 10th Avenue at NE 139th Street as part of the County's portion of the Salmon Creek Interchange Project (CRP 330322) Three of six lots were acquired by Clark County for the new Park and Ride as part of the project partnership. This deed will convey the three southerly parcels to WSDOT, completing the transaction.

COMMUNITY OUTREACH: WSDOT and Clark County have been involved in an extensive public outreach program through four open houses, meetings, and newsletters.

BUDGET AND POLICY IMPLICATIONS: Granting property/right-of-way requests from WSDOT for state highway improvement projects is consistent with county practice.

FISCAL IMPACTS: Yes (see Fiscal Impacts Attachment) No

ACTION REQUESTED: Approve and execute a Quit Claim Deed to Washington State Department of Transportation (WSDOT). Tax Parcel Numbers 117896-120, 117896-130 and 117896-140.

DISTRIBUTION: Please notify the Real Property Services Section of the Board's action by calling extension 4975.

[Signature] 2-22-13
 Heath H. Henderson, P.E.
 Engineering & Construction Division Manager

Approved March 12, 2013
 CLARK COUNTY, WASHINGTON
 BOARD OF COMMISSIONERS

[Signature]
 Peter Capell, P.E.
 Public Works Director/County Engineer

SR 036-13

HHH/PC/PAM/pmm

Attachments: Quit Claim Deed, Resolution, Maps

PW13-019



After recording return document to:

State of Washington
Department of Transportation
Real Estate Services Office
PO Box 47338
Olympia, WA 98504-7338

PLEASE MAKE NO MARK IN THE MARGIN SPACE - RESERVED FOR COUNTY AUDITOR'S USE

Document Title: Quitclaim Deed
Reference Number of Related Documents: None
Grantor(s): Clark County, a political subdivision of the State of Washington
Grantee(s): State of Washington, Department of Transportation
Legal Description: Lot: 12, 13, 14 Block "A" TENNEY ACRES Volume "E" Page 026
Additional Legal Description is on Page 4 of Document.
Assessor's Tax Parcel Number: 117896-120, 117896-130, 117896-140

PW 13-13

QUITCLAIM DEED

State Route 5, NE 129th St. Vic. To Whipple Creek Vicinity.

The Grantor(s), **Clark County, a political subdivision of the State of Washington**, pursuant to RCW 47.12.040, hereby convey(s) and quitclaim(s) to the **State of Washington, acting by and through its Department of Transportation, Grantee**, the following described real property, and any after acquired interest therein, situated in Clark County, in the State of Washington, under the imminent threat of the Grantee's exercise of its rights of Eminent Domain:

For legal description and additional conditions
See Exhibit A attached hereto and made a part hereof.

The Grantor agrees that its donation of the herein described property to the State of Washington by and through its Department of Transportation is made voluntarily and with full knowledge of Grantor's entitlement to receive just compensation therefore. Grantor hereby waives the State's requirement of obtaining an appraisal of the acquired property.

FA No.
Project No. D000506H
Parcel No. 4-07409

QUITCLAIM DEED

Clark County is granted authority to convey property under RCW 47.12.040, and Clark County deems it to be in the public interest to enter into this conveyance document.

It is understood and agreed that delivery of this deed is hereby tendered and that the terms and obligations hereof shall not become binding upon the State of Washington unless and until accepted and approved hereon in writing for the State of Washington, by and through its Department of Transportation, by its authorized agent.

Date: march 12, 2013

Clark County, Washington



Steve Stuart, Chair

Tom Mielke, Commissioner

David Madore, Commissioner

Accepted and Approved

STATE OF WASHINGTON
Department of Transportation

By: _____
Hal Wolfe, Acting Southwest Real Estate
Services Manager, Authorized Agent

Date: _____

QUITCLAIM DEED

STATE OF WASHINGTON)

: SS

County of CLARK)

On this 12th day of March, before me personally appeared Steve Stuart, and ~~Tom Mielke, and David Madore,~~ known to me to be the duly elected, qualified, and acting County Commissioner(s) of Clark County Washington, who executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of Clark County, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument by resolution of the Board of County Commissioners of Clark County and the seal affixed is the official seal of Clark County.

GIVEN under my hand and official seal the day and year last above written.

Rebecca L. Tilton

Notary Public in and for the State of Washington, residing at *Battle Ground*

My commission expires 4/26/13

REBECCA L. TILTON
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
APRIL 26, 2013

QUITCLAIM DEED

EXHIBIT A

Lot 12, 13, 14, Block 'A', TENNEY ACRES, according to the plat thereof, recorded in Volume 'E' of Plats, Page 26, records of Clark County, Washington.

TOGETHER WITH those portions of vacated NE Clark Road that would attach by operation of law as disclosed by Final Order of Vacation, recorded August 10, 1995, under Auditor's File No. 9508100190, described as follows:

A parcel of land lying in the Northwest quarter of the Northwest quarter of Section 26, Township 3 North, Range 1 East of the Willamette Meridian, Clark County, Washington, described as follows:

PARCEL 1 BEGINNING at a point that bears South 25°03'20" East 816.69 feet from a brass cap marking the Northwest corner of said Section; thence North 64°56'42" East 30.00 feet; thence North 25°03'20" West 373.63 feet; thence from a tangent which bears South 25°03'20" East, along the arc of a 630.00 foot radius curve right through a central angle of 17°45'10" a distance of 195.20 feet; thence South 25°03'20" East 181.54 feet to the point of beginning and there terminating.

PARCEL 4 BEGINNING at a point that bears South 25°03'20" East 635.16 feet from a brass cap marking the Northwest corner of said Section; thence continuing South 25°03'20" East 181.54 feet; thence South 64°56'42" West 1.93 feet; thence along the arc of a 70.00 foot radius curve right through a central angle of 26°38'33" a distance of 32.55 feet; thence North 88°24'45" West 15.72 feet; thence North 43°24'45" West 35.36 feet; thence North 01°35'15" East 48.20 feet; thence along the arc of a 630.00 foot radius curve left through a central angle of 8°53'25" a distance of 97.75 feet to the point of beginning and there terminating.

ALSO TOGETHER WITH that portion of Lot 15, Block 'A', TENNEY ACRES, according to the plat thereof, recorded in Volume 'E' of Plats, Page 26, records of Clark County, Washington, described as follows:

BEGINNING at the Southwest corner of said Lot 15; thence South 88°41'36" East 20.00 feet along the South boundary of said Lot 15; thence North 00°01'54" West 300.05 feet to a point on the North boundary of said Lot 15 11.59 feet distant from the Northwest corner of said Lot 15; thence North 88°40'21" West 11.59 feet along said North boundary to the Northwest corner of said Lot 15; thence South 01°34'29" West 299.98 feet along the West boundary of said Lot 15 to the point of beginning.

T.3N. R.1E. W.M.

LEGEND

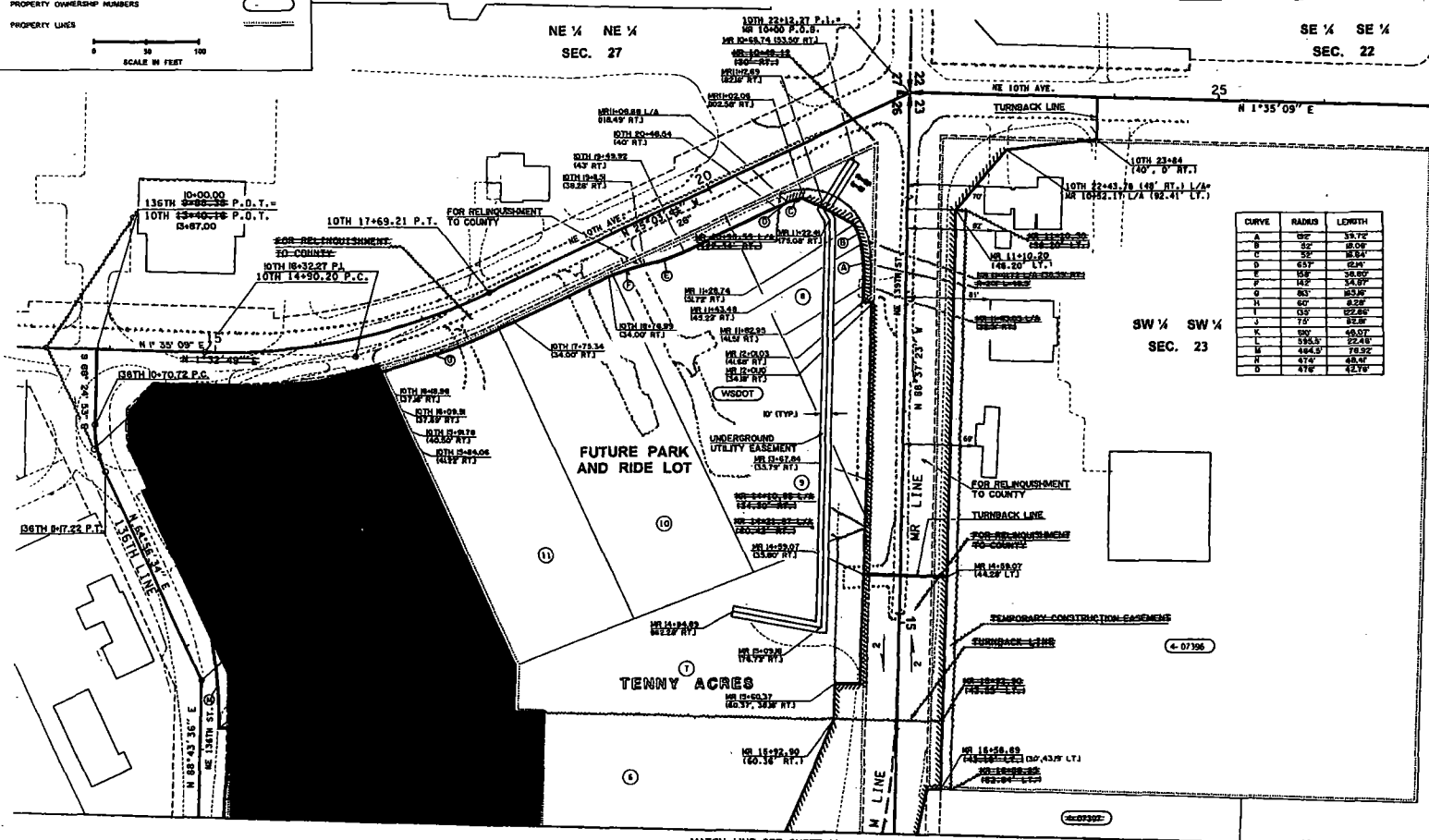
ACCESS TO BE PROHIBITED SHOWN THIS

PROPERTY OWNERSHIP NUMBERS

PROPERTY LINES

SCALE IN FEET

0 30 100



CURVE DATA

P.T. STATION	DELTA	RADIUS	TANGENT LENGTH
10TH 15+32.27	70.36 352' L.T.	500'	142.08'
10TH 10+94.40	89.36 62' L.T.	100.00'	23.85'

THE BASIS OF BEARINGS AND DISTANCES ARE DETERMINED FROM WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 83) US SURVEY FEET.

THE DISTANCES SHOWN ARE GROUND DISTANCES.

FOR SURVEY INFORMATION SEE RECORD OF SURVEY BOOK 60, PAGE 74 SHEETS 1-4, RECORDED OCTOBER 7, 2009.

ACCESS NOTES:

TYPE C APPROACH IS AN OFF AND ON APPROACH BY LEGAL NUMBER, FOR SPECIAL PURPOSE AND WIDTH TO BE AGREED UPON. IT MAY BE SPECIFIED AT A POINT SATISFACTORY TO THE STATE OR ON BETWEEN DESIGNATED HIGHWAY STATIONS.

NO. 5. THIS APPROACH IS TO BE USED FOR THE OPERATION, MAINTENANCE AND REPAIR OF THE UTILITY SPECIFIED. THE APPROACH SHALL NOT EXCEED 30 FEET IN WIDTH.

CURVE	RADIUS	LENGTH
A	50'	19.72'
B	50'	19.06'
C	50'	18.91'
D	65'	24.84'
E	75'	34.90'
F	100'	48.07'
G	85'	33.37'
H	60'	23.27'
I	50'	19.22'
J	75'	28.87'
K	50'	19.07'
L	500.0'	22.48'
M	484.0'	20.92'
N	476'	20.87'
O	476'	22.19'

NO. 2. THE PRIVILEGE OF ACCESS TO AREAS WITHIN THE RIGHT OF WAY IS PROHIBITED FROM OUTSIDE THE RIGHT OF WAY TO THE USER DESIGNATED, SOLELY FOR USE AUTHORIZED BY AND SUBJECT TO THE CONDITIONS OF THE FRANCHISE, PERMIT OR AGREEMENT SPECIFIED, NO ACCESS WILL BE ALLOWED TO THE TRAVELED HIGHWAY LANES OR RAMPS.

ALL PLANS ARE SUBJECT TO CHANGE. OWNERSHIP SHOULD BE VERIFIED. PROPOSED PROPERTY RIGHTS SHOWN MAY NOT HAVE BEEN ACQUIRED. PARTIES SEEKING CURRENT INFORMATION SHOULD CONSULT THE DEPARTMENT OF TRANSPORTATION HEADQUARTERS RIGHT OF WAY PLANS OFFICE FOR THE OFFICIAL PLAN ON FILE.

OWNERSHIP SHOULD BE VERIFIED. PROPOSED PROPERTY RIGHTS SHOWN MAY NOT HAVE BEEN ACQUIRED. PARTIES SEEKING CURRENT INFORMATION SHOULD CONSULT THE DEPARTMENT OF TRANSPORTATION HEADQUARTERS RIGHT OF WAY PLANS OFFICE FOR THE OFFICIAL PLAN ON FILE.

THIS PLAN SUPERSEDES SHEET 10 OF 12 SHEETS OF SR 5, NE 129TH ST. VIC. TO WHIPPLE CREEK VICINITY, APPROVED AND ADOPTED APRIL 26, 2007.

SR 5

NE 129TH ST. VIC. TO WHIPPLE CREEK VICINITY

CLARK COUNTY

RIGHT OF WAY AND LIMITED ACCESS PLAN

FULL CONTROL

STATION MR 10+00 TO STATION MR 17+00

WASHINGTON STATE DEPARTMENT OF TRANSPORTATION

OLYMPIA, WASHINGTON

APPROVED AND ADOPTED APRIL 22, 2010

[Signature]

RIGHT OF WAY PLANS MANAGER

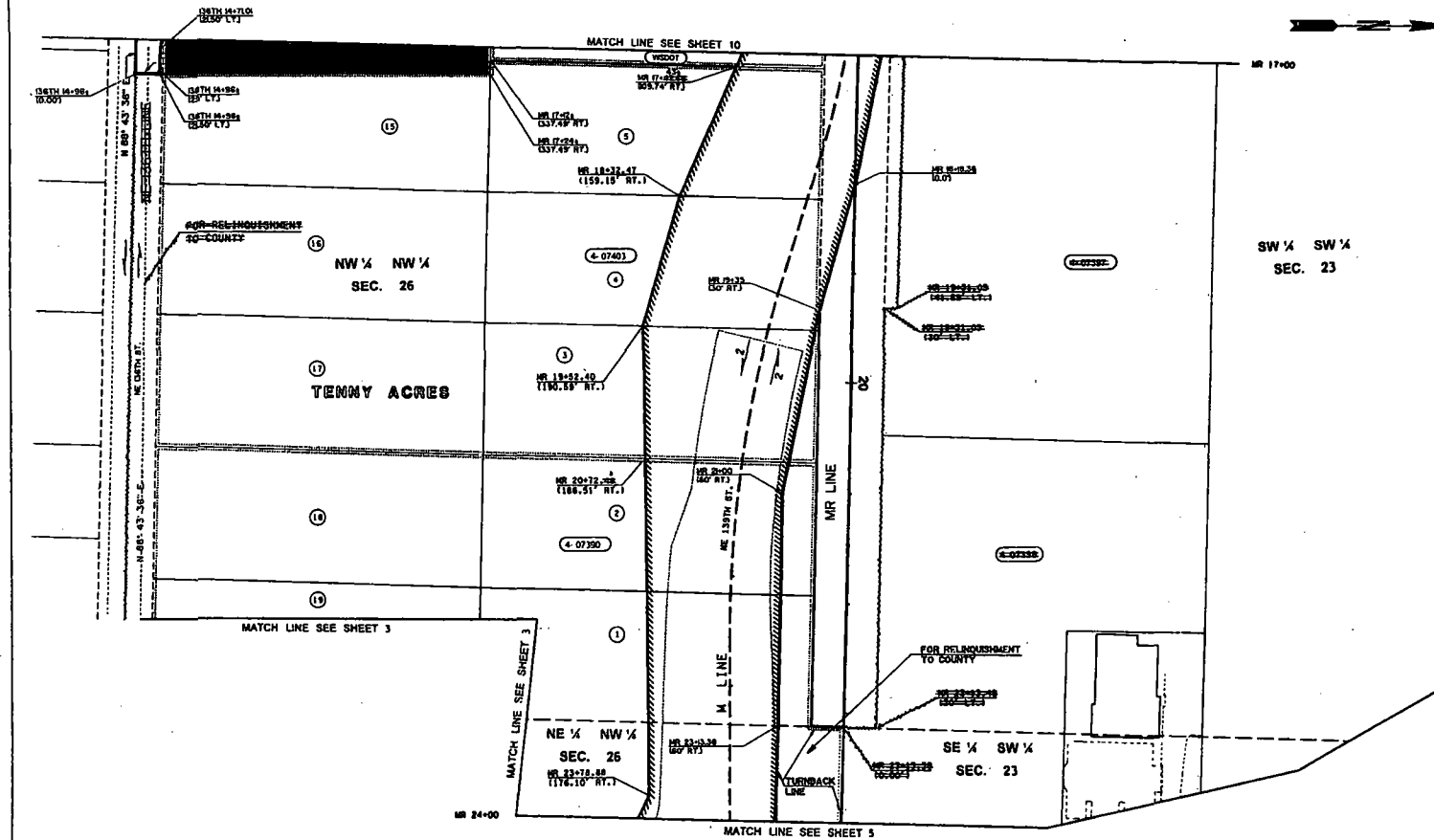
MATCH LINE SEE SHEET 11

THIS APPROACH IS TO BE USED FOR TRANSIT BUS ENTRANCE ONLY.

CLARK PUBLIC UTILITIES	WSDOT	MR 11+24.18 (L&R) RTJ	C-S-B	MR 10+00 RT.	C-S-P
4-07409 CLARK COUNTY	2.87	0.33	0.54		Letter 4-03-08
4-07787 NOT USED					9-24-02
4-07738 DEWITT PROPRIETOR LLC	7.08	6.76	6.82		Letter 3-2-04
FARCEL NO	NAME	LT REMAINDER RT.	EASMT	CENTRALISE OF APPROACH STATION	TYPE
TOTAL AREA IS FROM ASSESSORS RECORDS UNLESS OTHERWISE NOTED.	TOTAL AREA	ROW	ALL AREAS ARE SHOWN IN ACRES UNLESS OTHERWISE NOTED.	ACCESS APPROACH SCHEDULE	Reference

T.3N. R.1E. W.M.

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THE DISTANCES SHOWN ARE GROUND DISTANCES.
FOR SURVEY INFORMATION SEE RECORD OF SURVEY BOOK 60, PAGE 74, SHEETS 1-10, RECORDED OCTOBER 7, 2009.



ALL PLANS ARE SUBJECT TO CHANGE. OWNERSHIP SHOULD BE VERIFIED. PROPOSED PROPERTY RIGHTS SHOWN MAY NOT HAVE BEEN ACCURATE. PARTIES SHOULD CONSULT THE DEPARTMENT OF TRANSPORTATION HEADQUARTERS RIGHT OF WAY PLANS OFFICE FOR THE OFFICIAL PLAN ON FILE.
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THIS PLAN SUPERSEDES SHEET 11 OF 12 SHEETS OF SR 5, NE 129TH ST. TO WHIPPLE CREEK VICINITY. APPROVED AND ADOPTED APRIL 22, 2010.

SR 5
NE 129TH ST. VIC. TO WHIPPLE CREEK VICINITY
CLARK COUNTY
RIGHT OF WAY AND LIMITED ACCESS PLAN
FULL CONTROL
STATION MR 17+00 TO STATION MR 24+00
WASHINGTON STATE DEPARTMENT OF TRANSPORTATION
OLYMPIA, WASHINGTON

① BLOCK A, TENNEY ACRES

LEGEND

ACCESS TO BE PROHIBITED SHOWN PLUS

PROPERTY OWNERSHIP NUMBERS

PROPERTY LINES

SCALE IN FEET
0 50 100

4-07408	SEE SHEET 10				
4-07338	NOT USED				
4-07403	DRUMPEY, ET AL.	5.04	1.12		3.12
4-07397	NOT USED				
4-07390	SEE SHEET 3				
PARCEL NO.	NAME	TOTAL AREA	R/W	L.T. REMAINDER RT.	EASMT
TOTAL AREA IS FROM ASSESSOR'S RECORDS UNLESS OTHERWISE NOTED.					
OWNERSHIPS					
ALL AREAS ARE SHOWN IN ACRES UNLESS OTHERWISE NOTED.					

Letter	Date	Description	By
Letter 4-23-02	4-24-02	Deleted NE 129TH Line Etc. 14-19a to 15-19a, Added Bearings to NE 129TH Line, Added Turnback Line Etc. NE 129TH Line 14-19a, Added Etc. on Rt. MR 17+00 and MR 17+20a, Added a on Rt. Sta. MR 20+75.1, Deleted MR Line	By
Letter 3-29-02	3-29-02	Revised NE 129TH Line, Revised on L.L. MR 24+00, 24+00 and MR 17+00	By
Letter 3-29-02	3-29-02	Revised NE 129TH Line, Revised on L.L. MR 24+00, 24+00 and MR 17+00	By
Letter 5-2-4	7-25-4	Revised R/W, L/A, and Relinquishment to County on L.L. Sta. MR 17+00 to MR 18+00.36, Revised R/W, L/A and Relinquishment to County on Rt. Sta. MR 18+00.36 to MR 24+00, Deleted Relinquishment to County on NE 129TH Line	By
Letter 7-15-09	7-23-09	Added Parcel 4-07398	By
Reference	Approval	Revision Description	By



APPROVED AND ADOPTED APRIL 22, 2010
Shi Gal
RIGHT OF WAY PLANS MANAGER

PROJECT ENGINEER SHEET 11 OF 12 SHEETS
Designed For Limited Access Control by Commission File No. 2009, August 11, 1988.
Limited Access Established by the Director of Environmental & Engineering Programs, Planning and Order Adopted October 1, 2007.

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF CLARK COUNTY, WASHINGTON

IN RE: **APPROVING TRANSFER BY QUIT)**
 CLAIM DEED TO STATE OF)
 WASHINGTON, DEPARTMENT OF)
 TRANSPORTATION, OF COUNTY)
 PROPERTY WITHIN RESOLUTION)
 THE HIGHWAY PROJECT KNOWN)
 AS SR 5, NE 129th ST. VIC TO)
 WHIPPLE CREEK VICINITY)
 AND AUTHORIZING SIGNATURES)
 THEREON)

NO. 2013-03-01

RESOLUTION by the Board of Clark County Commissioners of the County of CLARK, State of Washington in the matter of SR 5, NE 129th St. Vic To Whipple Creek Vicinity.

WHEREAS, the County of CLARK is the record owner of real property as shown colored in red on Exhibit A and as WSDOT Parcel 4-07409 attached hereto and made a part hereof; and located within the proposed right of way for the above-referenced project;

AND WHEREAS, in the improvement of SR 5, NE 129th St. Vic To Whipple Creek Vicinity, the State of Washington, Department of Transportation, deems that it is necessary and advisable for the State of Washington to acquire rights over the following described portion of said lands for highway purposes:

County of CLARK real property within the highway project known as SR 5, NE 129th St. Vic To Whipple Creek Vicinity, for the purpose of constructing, maintaining said highway, described as follows:

For legal description and additional conditions, see Exhibit A attached hereto and made a part hereof.

AND WHEREAS, after due consideration by the Board of the County of CLARK, it appears to the said Board that it will be for the best interest of

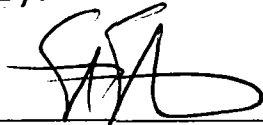
both the County of CLARK and the State of Washington that the County of CLARK convey said lands to the State of Washington by Quit Claim Deed pursuant to RCW 47.12.040.

NOW THEREFORE, be it hereby resolved by the Board of The County of CLARK, that the County of CLARK, in accordance with RCW 47.12.040 and through its Board of Commissioners, execute and deliver said deed to the State of Washington, Department of Transportation.

Done at a regular meeting of the Board of County Commissioners of the County of CLARK this 12th day of March, 2013.

Clark County, a Political Subdivision of the State of Washington

By:



Steve Stuart, Chair

Tom Mielke, Commissioner

David Madore, Commissioner

ATTEST



Clerk of the Board

EXHIBIT A

Lot 12, 13, 14, Block 'A', TENNEY ACRES, according to the plat thereof, recorded in Volume 'E' of Plats, Page 26, records of Clark County, Washington.

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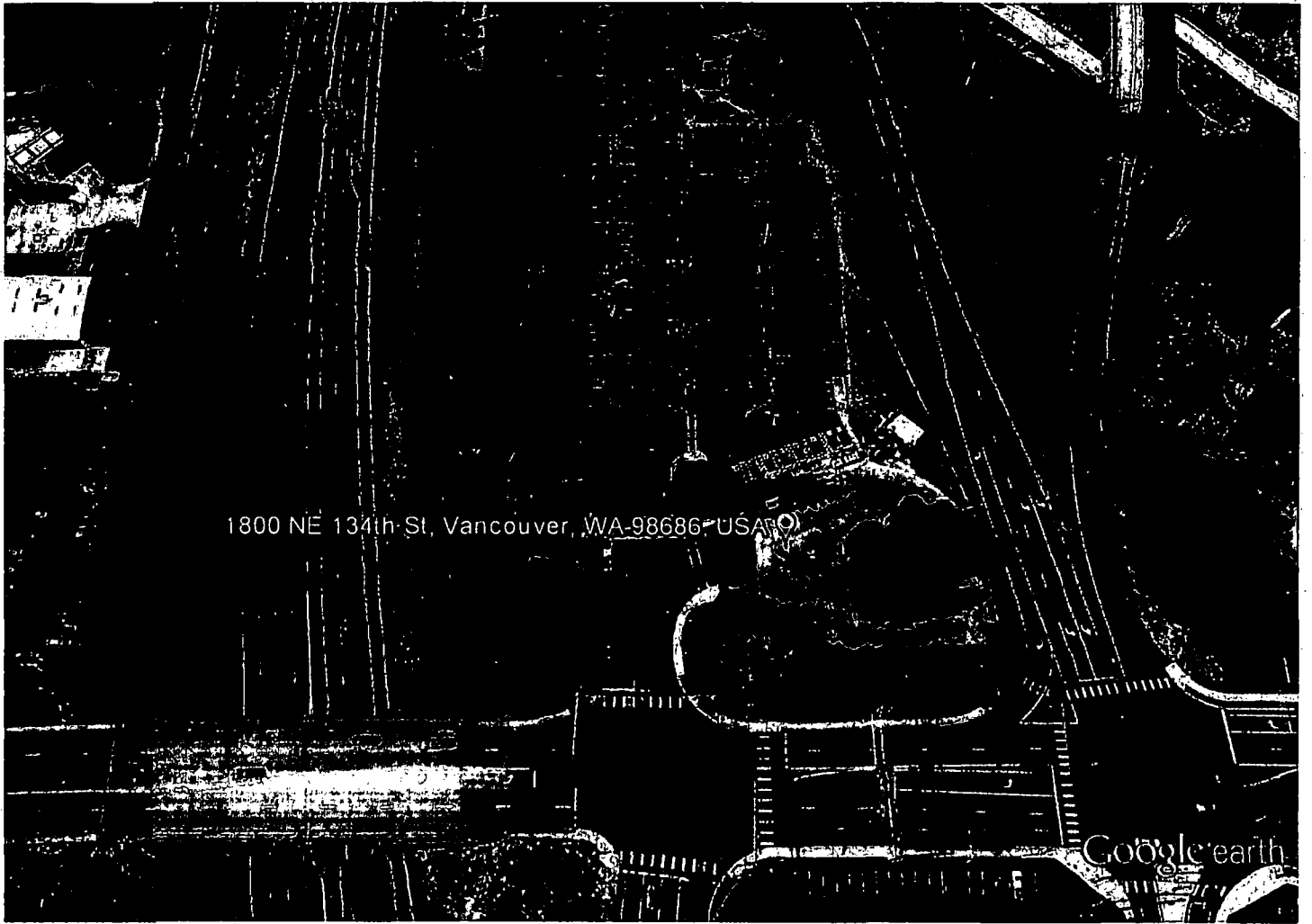
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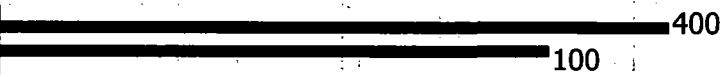


1800 NE 134th St, Vancouver, WA 98686, USA

Google earth

Google earth

feet
meters



NW 1/4 of Section 26 T3R1E WM



- Major Roads
- State
 - State On-Ramp
 - Interstate
 - Interstate On-Ramp
 - Primary Arterial
 - Arterial
 - Roads
- Municipal Jurisdiction
- Unincorporated
 - Incorporated

Set Dept Name in Preferences



Plot Date: Feb 14, 2013
Map produced by:

Information shown on this map was collected from several sources. Neither Clark County or the agency producing this document accept responsibility for any inaccuracies that may be present.



(Scale 1:1400)

50 0 50 100 150 200 Feet



4970757 D

RecFee - \$75.00 Pages: 4 - CHICAGO TITLE INSURANCE
Clark County, WA 05/13/2013 11:10



693085

After recording return document to:

State of Washington
Department of Transportation
Real Estate Services Office
PO Box 47338
Olympia, WA 98504-7338

Real Estate Excise Tax
Ch. 11 Rev. Laws 1951

EXEMPT

Date 5.13.13

Affd. # _____ Date _____
For details of tax paid see

Affd. # _____
Doug Lasher
Clark County Treasurer

By _____
Deputy

PLEASE MAKE NO MARK IN THE MARGIN SPACE - RESERVED FOR COUNTY AUDITOR'S USE

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PW 13-13

OK 153547

QUITCLAIM DEED

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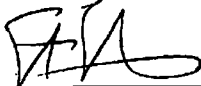
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Date: March 12, 2013

Clark County, Washington




Steve Stuart, Chair

Tom Mielke, Commissioner

David Madore, Commissioner

Accepted and Approved

STATE OF WASHINGTON
Department of Transportation

By: 
Hal Wolfe, Acting Southwest Real Estate
Services Manager, Authorized Agent

Date: 4/29/13