

# CLARK COUNTY STAFF REPORT

**DEPARTMENT:** Environmental Services / Legacy Lands

**DATE:** February 9, 2016

**REQUESTED ACTION:** Accept the Bargain and Sale Deed that transfers the title to Assessor's Tax Parcels #258467-000 and #258468-000 near La Center from the Columbia Land Trust to Clark County.

Consent                       Hearing                       County Manager

**BACKGROUND**

On November 17, 2015, through final staff report SR 216-15, the Board of County Councilors authorized the Agreement to transfer title of AP #s 258467-000 and 258468-000 from the Columbia Land Trust to Clark County pending recordation of a Conservation Easement on the parcels. The easement was recorded on November 19, 2015. These two parcels, along with four other county-owned parcels in the Paradise Bluffs vicinity, were declared surplus on November 17, 2015, through final staff report SR 217-15 and may be scheduled for auction in April 2016. County acceptance of title to the two parcels that are the subject of this staff report is a prerequisite to the county sale of the parcels.

**COUNCIL POLICY IMPLICATIONS**

The action affirms current policy.

**ADMINISTRATIVE POLICY IMPLICATIONS**

The action affirms current policy.

**COMMUNITY OUTREACH**

Execution of the Transfer and Purchase Agreement and the Conservation Easement were approved on the November 17, 2015, Board of County Councilors Consent Agenda. The six Paradise Bluffs parcels were also declared surplus at that hearing.

**BUDGET IMPLICATIONS**

Budget implications were addressed in final staff report SR 216-15 and remain applicable

YES	NO	
x		Action falls within existing budget capacity.
		Action falls within existing budget capacity but requires a change of purpose within existing appropriation
		Additional budget capacity is necessary and will be requested at the next supplemental. If YES, please complete the budget impact statement. If YES, this action will be referred to the county council with a recommendation from the county manager.

**BUDGET DETAILS**

Local Fund Dollar Amount	\$13,000
Grant Fund Dollar Amount	

ES16-03



*mgp  
ok  
4.1.16*

Account	Conservation Futures Fund 3085
Company Name	

**DISTRIBUTION:**

Board staff will post all staff reports to The Grid. <http://www.clark.wa.gov/thegrid>.

*Patrick T. Lee*

Patrick T. Lee  
Legacy Lands Program Coordinator

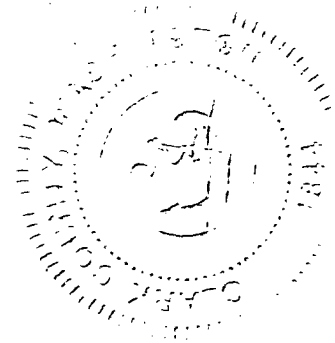
*Don Benton*

Don Benton  
Environmental Services Director

APPROVED: *[Signature]*  
CLARK COUNTY WASHINGTON  
BOARD OF COUNTY COUNCILORS

DATE: Feb. 9, 2016

SR# SR 026-16



APPROVED: \_\_\_\_\_  
Mark McCauley, Acting County Manager

DATE: \_\_\_\_\_

Enclosures:  
Bargain and Sale Deed

## BUDGET IMPACT ATTACHMENT

### Part I: Narrative Explanation

I. A – Explanation of what the request does that has fiscal impact and the assumptions for developing revenue and costing information

The approved Purchase and Transfer Agreement included a provision to compensate the Land Trust a total of \$13,000.

### Part II: Estimated Revenues

Fund #/Title	Current Biennium		Next Biennium		Second Biennium	
	GF	Total	GF	Total	GF	Total
3085 Conservation Futures	0	13,000	0	0	0	0
<b>Total</b>	0	13,000	0	0	0	0

II. A – Describe the type of revenue (grant, fees, etc.)  
Conservation Futures Fund 3085

### Part III: Estimated Expenditures

III. A – Expenditures summed up

Fund #/Title	FTE's	Current Biennium		Next Biennium		Second Biennium	
		GF	Total	GF	Total	GF	Total
3085 Conservation Futures	0	0	13,000	0	0	0	0
<b>Total</b>	0	0	13,000	0	0	0	0

III. B – Expenditure by object category

Fund #/Title	Current Biennium		Next Biennium		Second Biennium	
	GF	Total	GF	Total	GF	Total
Salary/Benefits						
Contractual OC 410	0	13,000	0	0	0	0
Supplies						
Travel						
Other controllables						
Capital Outlays						
Inter-fund Transfers						
Debt Service						
<b>Total</b>	0	13,000	0	0	0	0

When recorded return to:  
Clark County  
Legacy Lands Coordinator  
PO Box 9810  
Vancouver, WA 98666-1995

**BARGAIN AND SALE DEED**

EN. 16-06

THE GRANTOR, COLUMBIA LAND TRUST, a Washington Non-Profit Corporation, for and in consideration of good and valuable consideration in hand paid, bargains, sells, and conveys to Clark County, a political subdivision of the state of Washington located at 1300 Franklin Street, Vancouver, Washington, 98666, the following described real property, situated in the County of Clark, State of Washington:

See Exhibit A attached hereto and made a part hereof

SUBJECT TO covenants, conditions, restrictions, reservations, easements and agreement of record, if any.

Abbreviated Legal Description: #55 SEC 32 T5N R1EWM and #56 SEC 32 T5N R1EWM

Tax Parcel Number(s): #258467-000 and #258468-000

Dated this \_\_\_\_ day of February, 2016

GRANTOR  
COLUMBIA LAND TRUST



BY: GLENN LAMB, EXECUTIVE DIRECTOR

////////////////////////////////////

I certify that I know, or have satisfactory evidence, that GLENN LAMB is the person who appeared before me, and that said person has the authority to sign this instrument on behalf of the Columbia Land Trust and acknowledged it to be the free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 1/28/2016

Patti Allen  
Notary Signature

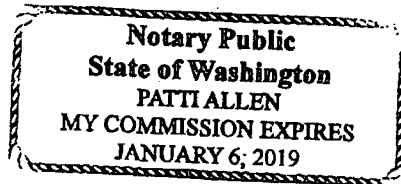
Notary name printed or typed:

Patti Allen

Notary Public for the State of Washington

Residing at: Portland, OR

My Appointment Expires: January 6, 2019



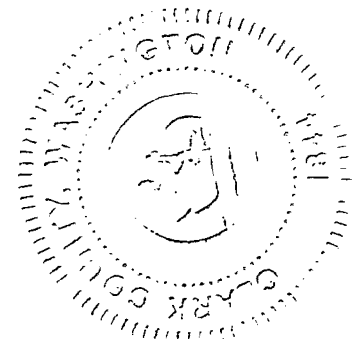
APPROVED AS TO FORM, ONLY  
ANTHONY F. GOLIK, PROSECUTING ATTORNEY

Christine Cook  
BY: CHRISTINE COOK  
SENIOR CIVIL DEPUTY PROSECUTING ATTORNEY

CLARK COUNTY

BOARD OF COUNCILORS  
CLARK COUNTY, WA

Marc Boldt  
BY: MARC BOLDT, COUNCIL CHAIR



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I certify that I know, or have satisfactory evidence, that MARC BOLDT is the person who appeared before me, and that said person has the authority to sign this instrument on behalf of the CLARK COUNTY and acknowledged it to be the free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: Feb. 9, 2016

Rebecca L. Tilton  
Notary Signature

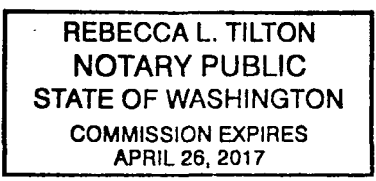
Notary name printed or typed:

REBECCA L. TILTON

Notary Public for the State of Washington

Residing at: Vancouver

My Appointment Expires: 4/26/17



Order No. 52332

Exhibit "A"

**PARCEL I**

A portion of the North half of the Southeast quarter of Section 32, Township 5 North, Range 1 East of the Willamette Meridian, Clark County, Washington, described as follows:

**BEGINNING** at a ½ inch iron rod at the Northeast corner of the "Rintala tract" as described under Auditor's File No. 7807180171 Clark County Auditor's Records, as set in Book 7 of Surveys at page 116, said point being North 70°17'32" West, 868.77 feet from a 5/8 inch iron rod set to mark the quarter corner between Sections 32 and 33; thence South 01°30'00" West along the East line of said "Rintala tract" 283.61 feet to a ½ inch iron rod (as set in a 1993 Hagedorn, Inc. Survey) and the True Point of Beginning; thence continuing South 01°30'00" West, 140.00 feet to a ½ inch iron rod; thence North 88°30'00" West at right angles to said "Rintala" East line 321.81 feet to a ½ inch iron rod; thence South 37°45'00" West, 249.68 feet to a ½ inch iron rod; thence South 39°10'00" West, 65.00 feet to a ½ inch iron rod; thence South 00°27'23" West, 540 feet, more or less, to the right bank of the East Fork of the Lewis River; thence Northwesterly along said right bank 439 feet, more or less, to a point which bears South 19°00'00" West from a point that bears North 88°30'00" West, 582.42 feet from the True Point of Beginning; thence North 19°00'00" East, 613 feet, more or less, to said point on the centerline of a 60 foot road easement; thence South 88°30'00" East, 582.42 feet to the True Point of Beginning.

**TOGETHER WITH AND SUBJECT TO** a non-exclusive 60 foot easement for ingress, egress, and utilities the centerline of which is described as follows:

**BEGINNING** at a point in the centerline of the Old Pacific Highway which bears North 73°33'56" West, 1343.85 feet from the East quarter corner of said Section 32; thence South 20°30'00" West, 278.48 feet; thence along the arc of a 350 foot radius curve to the left for an arc distance of 444.40 feet to the terminus of said 60 foot easement centerline at a point which bears South 77°35'47" West, 1303.34 feet from said East quarter corner of Section 32.

**ALSO TOGETHER WITH AND SUBJECT TO** a non-exclusive 30 foot easement for ingress, egress, and utilities the centerline of which is described as follows:

**BEGINNING** at the terminus of the above described 60 foot easement; thence along the arc of a 50 foot radius curve to the right (the radial bearing of which is South 37°45'00" West) for an arc distance of 158.32 feet; thence North 50°50'00" West, 169.56 feet; thence along the arc of a 175 foot radius curve to the right for an arc distance of 60.07 feet; thence along the arc of a 375 foot radius curve to the left for an arc distance of 209.99

Exhibit "A" Continued

Exhibit "A" Continued  
Order No. 52332  
Page 2 of 4

feet; thence North 63°15'00" West, 117.00 feet; thence along the arc of a 375 foot radius curve to the left for an arc distance of 61.63 feet; thence along the arc of a 200 foot radius curve to the right for an arc distance of 98.32 feet; thence North 44°30'00" West, 295.43 feet; thence along the arc of a 100 foot radius curve to the left for an arc distance of 130.03 feet; thence South 61°00'00" West, 30.00 feet to the terminus of said easement centerline at the "toe of the hill" at a point which bears North 83°03'15" West, 2272.27 feet from a 5/8 inch iron rod at the East quarter corner of said Section 32.

ALSO TOGETHER WITH AND SUBJECT TO a non-exclusive recreational easement described as follows:

BEGINNING at a 1/2 inch iron rod at the Northeast corner of the "Rintala tract" as described under Auditor's File No. 7807180171 Clark County Auditor's Records, as set in Book 7 of Surveys at page 116, said point being North 70°17'32" West, 867.77 feet from a 5/8 inch iron rod set to mark the quarter corner between Sections 32 and 33; thence South 01°30'00" West along the East line of said "Rintala tract" 1230 feet, more or less, to the "toe of the hill" and the True Point of Beginning; thence Northwesterly following said "toe of the hill", 1900 feet, more or less, to the terminus of the above described 30 foot private road and utilities easement at a point that bears North 83°03'15" West, 2272.27 feet from the East quarter corner of Section 32; thence continuing Westerly and Southwesterly along the "toe of the hill" 200 feet, more or less, to the ordinary high water line of the East Fork of the Lewis River; thence Southeasterly along said ordinary high water line 2300 feet, more or less, to the East line of the "Rintala tract"; thence North 01°30'00" East, 745 feet, more or less, to the True Point of Beginning.

#### PARCEL II

A portion of the South half of the Northeast quarter and the Northwest quarter of the Southeast quarter of Section 32, Township 5 North, Range 1 East of the Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at a 1/2 inch iron rod at the Northeast corner of the "Rintala tract" as described under Auditor's File No. 7807180171 Clark County Auditor's Records, as set in Book 7 of Surveys at page 116, said point being North 70°17'32" West, 868.77 feet from a 5/8 inch iron rod set to mark the quarter corner between Sections 32 and 33; thence South 01°30'00" West along the East line of said "Rintala tract" 143.61 feet to a 1/2 inch iron rod (as set in a 1993 Hagedorn, Inc. Survey); thence North 88°30'00" West at right angles to

Exhibit "A" Continued



Exhibit "A" Continued  
Order No. 52332  
Page 3 of 4

said "Rintala" East line 670.00 feet to a 1/4 inch iron rod; thence South 60°00'00" West, 540 feet, more or less, to the right bank of the East Fork of the Lewis River; thence Northwesterly along said right bank 355 feet, more or less, to a point which bears South 70°00'00" West from a 1/4 inch iron rod which is located North 80°23'04" West, 1646.07 feet from the East quarter corner of Section 32; thence North 70°00'00" East, 548 feet, more or less, to said 1/4 inch iron rod; thence North 00°48'51" East, 50 feet, more or less, to the South right-of-way line of the Old Pacific Highway; thence Easterly along said South right-of-way line 805 feet, more or less, to the Point of Beginning.

**TOGETHER WITH AND SUBJECT TO a non-exclusive 60 foot easement for ingress, egress, and utilities the centerline of which is described as follows:**

**BEGINNING** at a point in the centerline of the Old Pacific Highway which bears North 73°33'56" West, 1343.85 feet from the East quarter corner of said Section 32; thence South 20°30'00" West, 278.48 feet; thence along the arc of a 350 foot radius curve to the left for an arc distance of 444.40 feet to the terminus of said 60 foot easement centerline at a point which bears South 77°35'47" West, 1303.34 feet from said East quarter corner of Section 32.

**ALSO TOGETHER WITH AND SUBJECT TO a non-exclusive 30 foot easement for ingress, egress, and utilities the centerline of which is described as follows:**

**BEGINNING** at the terminus of the above described 60 foot easement; thence along the arc of a 50 foot radius curve to the right (the radial bearing of which is South 37°45'00" West) for an arc distance of 158.32 feet; thence North 50°50'00" West, 169.56 feet; thence along the arc of a 175 foot radius curve to the right for an arc distance of 60.07 feet; thence along the arc of a 375 foot radius curve to the left for an arc distance of 209.99 feet; thence North 63°15'00" West, 117.00 feet; thence along the arc of a 375 foot radius curve to the left for an arc distance of 61.63 feet; thence along the arc of a 200 foot radius curve to the right for an arc distance of 98.32 feet; thence North 44°30'00" West, 295.43 feet; thence along the arc of a 100 foot radius curve to the left for an arc distance of 130.03 feet; thence South 61°00'00" West, 30.00 feet to the terminus of said easement centerline at the "toe of the hill" at a point which bears North 83°03'15" West, 2272.27 feet from a 5/8 inch iron rod at the East quarter corner of said Section 32.

**ALSO TOGETHER WITH AND SUBJECT TO a non-exclusive recreational easement described as follows:**

Exhibit "A" Continued

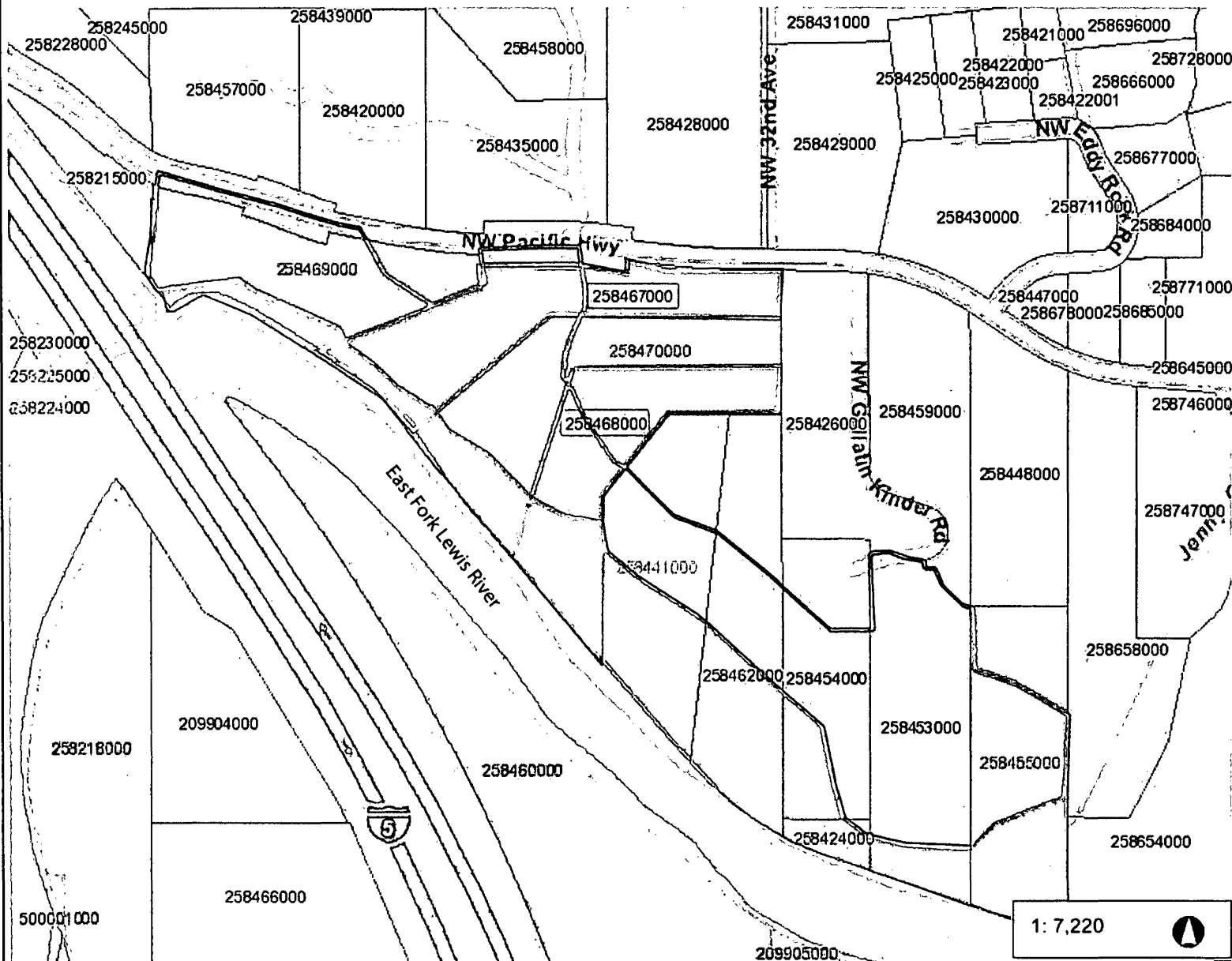
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**Exhibit "A" Continued  
Order No. 52332  
Page 4 of 4**

**BEGINNING at a ½ inch iron rod at the Northeast corner of the "Rintala tract" as described under Auditor's File No. 7807180171 Clark County Auditor's Records, as set in Book 7 of Surveys at page 116, said point being North 70°17'32" West, 867.77 feet from a 5/8 inch iron rod set to mark the quarter corner between Sections 32 and 33; thence South 01°30'00" West along the East line of said "Rintala tract" 1230 feet, more or less, to the "toe of the hill" and the True Point of Beginning; thence Northwesterly following said "toe of the hill", 1900 feet, more or less, to the terminus of the above described 30 foot private road and utilities easement at a point that bears North 83°03'15" West, 2272.27 feet from the East quarter corner of Section 32; thence continuing Westerly and Southwesterly along the "toe of the hill" 200 feet, more or less, to the ordinary high water line of the East Fork of the Lewis River; thence Southeasterly along said ordinary high water line 2300 feet, more or less, to the East line of the "Rintala tract"; thence North 01°30'00" East, 745 feet, more or less, to the True Point of Beginning.**



# Paradise Bluff Ownerships



## Legend

### County Lands by Owner

- Clark County
- Clark County (C/B)
- Environmental Services - CWP
- Environmental Services - LL
- Environmental Services - SW
- General Services
- General Services - Sheriff
- General Services - Fairgrounds
- General Services - Amphitheater
- General Services - Railroad
- Parks
- Public Works
- Public Works - Operations Center
- Treasurer

### Public Lands

- USFS Boundary
- Military Reserve
- US Fish and Wildlife
- State Fish and Wildlife / other
- State Park
- State DNR
- Washington State University

### Building Footprints

- Building Footprints

## Notes:

- Columbia Land Trust
- Conservation Easement
- Public Access Area

NOTE - Easement and Access boundaries approximate (source: Record of Survey Octoeter 1998)

1,203.4 0 601.68 1,203.4 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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1: 7,220

