

## CLARK COUNTY STAFF REPORT

**DEPARTMENT:** Public Works / Parks & Lands Division

**DATE:** May 30, 2017

**REQUESTED ACTION:** Authorize the Deputy County Manager to accept a quit claim deed from Lake Shore Development Corporation for the dedication of a 7.42-acre parcel as part of final plat approval.

  X   Consent             Hearing             County Manager

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### **PUBLIC WORKS GOALS:**

- ☐ Provide a safe, efficient transportation system
- ☒ Support a vibrant system of parks and natural areas while preserving the environment
- ☒ Continue responsible stewardship of public funds
- ☐ Increase partnerships and foster an engaged, informed community
- ☐ Empower a skilled, responsive workforce
- ☐ Make Public Works a great place to work

### **BACKGROUND**

On March 28, 2017, the Board of County Councilors approved the dedication of a 7.42-acre parcel as part of a plat requirement of PLD 2005-0037/PUD 2005-00003 for Erickson Farms (SR 072-17). This request seeks BOCC approval for accepting the quit claim deed and completing the dedication.

### **COUNCIL POLICY IMPLICATIONS**

None.

### **ADMINISTRATIVE POLICY IMPLICATIONS**

None.

### **COMMUNITY OUTREACH**

The county was approached by the property owner expressing an interest to dedicate the parcel to the county as an alternative to forming a homeowners association that would be required to maintain the property.

### **BUDGET IMPLICATIONS**

YES	NO	
X		Action falls within existing budget capacity.
	X	Action falls within existing budget capacity but requires a change of purpose within existing appropriation
	X	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.

*PW17-066*

## BUDGET DETAILS

Local Fund Dollar Amount	N/A
Grant Fund Dollar Amount	N/A
Account	Conservation Futures Fund
Company Name	Clark County Public Works – Parks & Land Division

### DISTRIBUTION:

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


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

### Attachments:

- Deed, Map

  
Bill Bjerke  
Parks & Lands Division Manager

  
Heath H. Henderson, PE  
Public Works Director/County Engineer

  
APPROVED:  
CLARK COUNTY, WASHINGTON  
BOARD OF COUNTY COUNCILORS

DATE: May 30, 2017  
SR# SR 115-17



APPROVED: \_\_\_\_\_  
Robert M. Stevens, Deputy County Manager

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



AFTER RECORDING MAIL TO:

CLARK COUNTY LEGACY LANDS  
PO Box 9810  
VANCOUVER, WA 98666

Grantors: LAKE SHORE DEVELOPMENT CORP.

Grantees: CLARK COUNTY

Assessor's Property Tax Parcel Account Number(s): 188669-000

Abbreviated Legal: #12 SEC 32 T3N R1EWM


### QUIT CLAIM DEED

THE GRANTOR, LAKE SHORE DEVELOPMENT CORPORATION, a Washington corporation, for and in consideration of TRANSFER TO GOVERNMENT FOR A PUBLIC PURPOSE (WAC 458-61A-205(4)), conveys and quit claims to CLARK COUNTY, a political subdivision of the State of Washington, the following described real estate, situated in the County of Clark, State of Washington, together with all after acquired title of the grantor(s) therein:

SEE ATTACHED EXHIBIT "A".

Dated May 5, 2017.

LAKE SHORE DEVELOPMENT CORP.

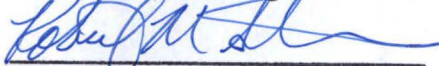
  
BY ANDREW WARNER, President

STATE OF WASHINGTON

COUNTY OF CLARK

} ss

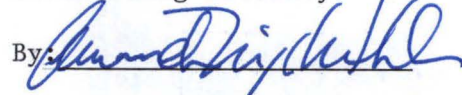
Accepted on behalf of Clark County  
Clark County, Washington



Bob Stevens  
Deputy County Manager

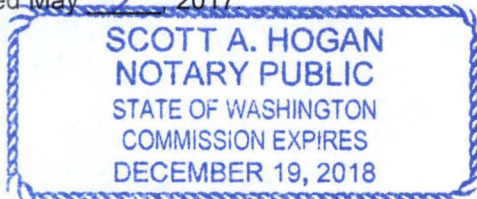
Approved as to form only:


Anthony F. Golik  
Prosecuting Attorney

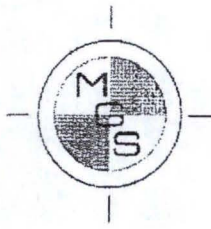
By: 

I certify that I know or have satisfactory evidence that ANDREW WARNER is the person who appeared before me, and said person acknowledged that they signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the President of LAKE SHORE DEVELOPMENT CORPORATION to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated May 5, 2017.



  
Notary Public in and for the State of Washington  
Residing at Vancouver  
My appointment expires 12-19-18



**MINISTER-GLAESER  
SURVEYING INC.**

(360) 694-3313  
FAX (360) 694-8410  
2200 E. EVERGREEN  
VANCOUVER, WA 98661

November 13, 2013

**EXHIBIT "G"**

**ADJUSTED TAX LOT 12:**

A parcel of land in a portion of the Northeast quarter of the Southeast quarter and the Northwest quarter of the Southeast quarter of Section 32, Township 3 North, Range 1 East, Willamette Meridian, Clark County, Washington described as follows:

Beginning at the Northeast Corner of said Southeast quarter of Section 32;

Thence South 00°02'50" East, along the East line of said Section 32, for a distance of 1316.48 feet to the Southeast corner of said Northeast quarter of the Southeast quarter of Section 32, said point marked with a 3/4" iron pipe;

Thence South 89°20'32" West, for a distance of 1064.46 feet to a 3/4" iron pipe;

Thence South 89°09'50" West, for a distance of 244.13 feet to the Southwest corner of Lot 55 of "ERICKSON FARMS PUD PHASE 1" according to the plat thereof recorded in Book 311 of plats, at Page 683, records of Clark County, Washington, said point being the **TRUE POINT OF BEGINNING**;

Thence the following courses and distances along said plat:

Thence North 00°58'42" West, for a distance of 62.14 feet;

Thence North 48°43'38" East, for a distance of 56.85 feet;

Thence North 78°42'06" East, for a distance of 109.78 feet;

Thence South 73°06'36" East, for a distance of 64.44 feet;

Thence South 60°00'53" East, for a distance of 53.78 feet;



Thence along the arc of a 45.00 foot radius non-tangent curve to the right, the long chord of which bears North 69°45'28" East, for a chord distance of 57.58 feet, through a central angle of 79°32'43", for an arc distance of 62.47 feet, with a radial bearing of South 60°00'53" East;

Thence North 00°58'42" West, for a distance of 90.02 feet;

Thence North 89°17'11" East, for a distance of 130.00 feet;

Thence South 00°58'42" East, for a distance of 131.24 feet;

Thence North 89°17'11" East, for a distance of 20.00 feet;

Thence North 00°58'42" West, for a distance of 144.78 feet;

Thence North 34°24'20" West, for a distance of 33.95 feet;

Thence North 61°21'56" West, for a distance of 112.85 feet;

Thence North 02°07'10" West, for a distance of 53.82 feet;

Thence North 40°33'39" East, for a distance of 92.00 feet;

Thence North 63°31'03" West, for a distance of 115.79 feet;

Thence leaving said plat South 34°39'33" West, for a distance of 45.57 feet;

Thence South 55°30'12" West, for a distance of 144.78 feet;

Thence South 00°12'23" East, for a distance of 60.43 feet;

Thence North 82°02'57" West, for a distance of 193.96 feet;

Thence South 89°39'03" West, for a distance of 20.09 feet;

Thence North 60°52'29" West, for a distance of 302.01 feet;

Thence South 89°39'03" West, for a distance of 139.00 feet;

Thence North 00°12'23" West, for a distance of 41.50 feet;

Thence South 89°39'03" West, for a distance of 217.00 feet;

Thence North  $00^{\circ}12'23''$  West, for a distance of 25.00 feet;

Thence South  $89^{\circ}39'03''$  West, for a distance of 115.82 feet to the Railroad Easterly Right-of-way;

Thence South  $41^{\circ}00'33''$  East, along said Right-of-way, for a distance of 15.88 feet;

Thence continuing along said Right-of-way along the arc of a 8519.37 foot radius curve to the left, the long chord of which bears South  $42^{\circ}47'03''$  East, for a chord distance of 527.77 feet, through a central angle of  $03^{\circ}33'00''$ , for an arc distance of 527.85 feet;

Thence South  $44^{\circ}33'33''$  East, along said Right-of-Way Line, for a distance of 168.60 feet;

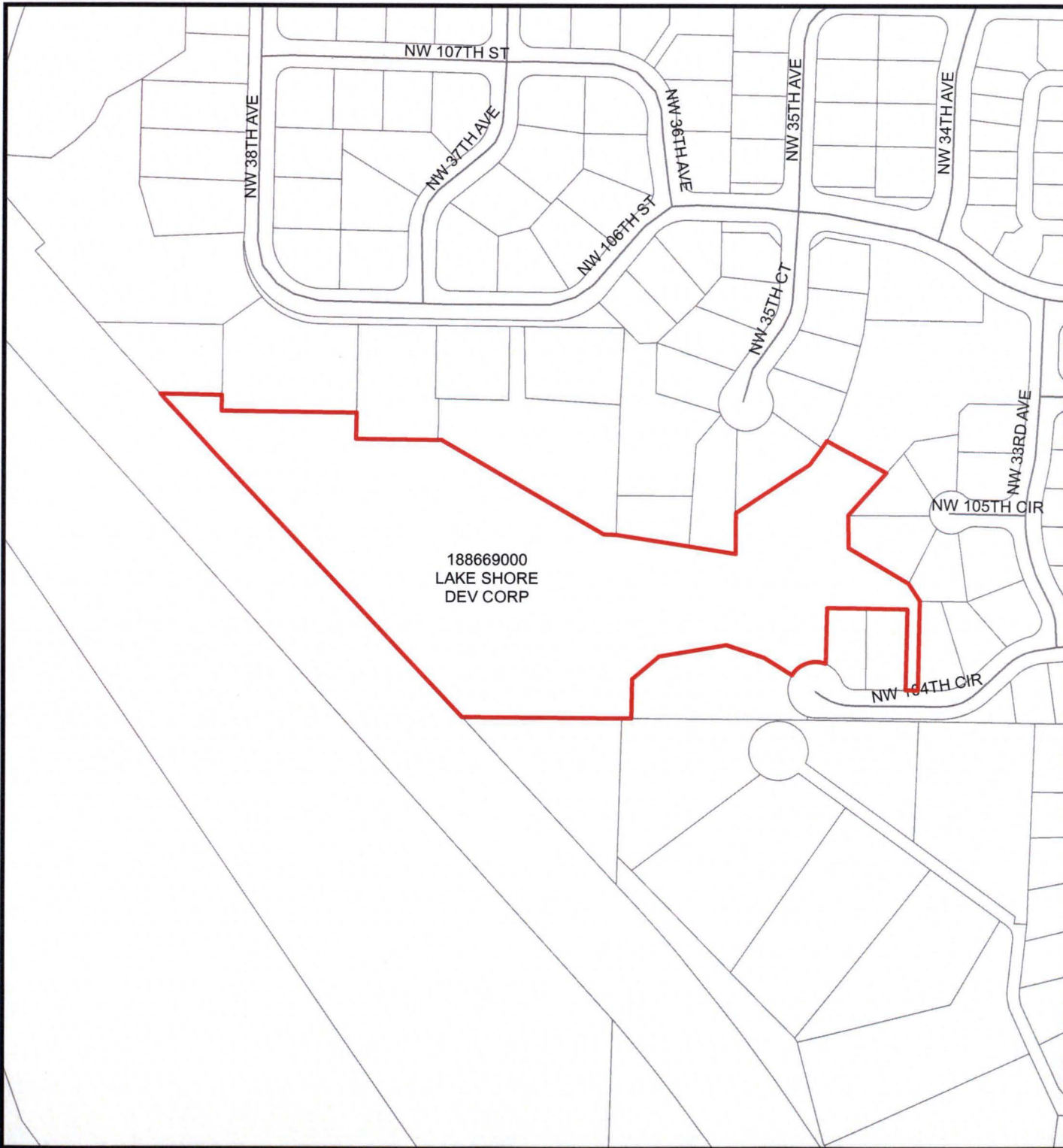
Thence North  $89^{\circ}18'29''$  East, for a distance of 300.45 feet to a  $1/2''$  iron pipe that marks the Southwest Corner of the Northeast quarter of said Section 32;

Thence North  $89^{\circ}09'50''$  East, for a distance of 9.67 feet to the **TRUE POINT OF BEGINNING**;

Containing 7.42 acres.

Together with and subject to easements, reservations, covenants and restrictions apparent or of record.





Tax Parcel #188669-000

KEY

1:2,836



proud past, promising future

CLARK COUNTY WASHINGTON Geographic Information System

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present

Printed On: May 15, 2017  
Project: G:\RealPropEdit\RealPropEditing\_nf20.mxd ( daniel )