

CLARK COUNTY STAFF REPORT

DEPARTMENT: Public Works/Engineering and Construction Division/Real Property Services

DATE: Sept. 26, 2017

REQUESTED ACTION: Execute a Quit Claim Deed to transfer parcels now within the Vancouver city limits.

Consent Hearing County Manager

BACKGROUND

On July 25, 2017, the Board of County Councilors approved an interlocal agreement between Clark County and the city of Vancouver for the Van Mall North Annexation (SR 159-17). This request is to execute the quit claim deed to transfer land for Kelley Meadows Neighborhood Park (tax parcel numbers 105522-616 and 105240-000), a wetland mitigation site (tax parcel number 156194-000) and the pedestrian path to Walnut Grove Elementary School (tax parcel number 106361-288). All of these parcels are now within the city limits.

COUNCIL POLICY IMPLICATIONS

None. This is a routine transfer of land ownership to the city of Vancouver as a result of annexation.

ADMINISTRATIVE POLICY IMPLICATIONS

None.

COMMUNITY OUTREACH

None. The city performed extensive outreach on the annexation.

BUDGET IMPLICATIONS

None.

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.

PW17-106

BUDGET DETAILS

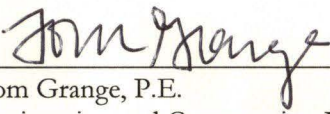
Local Fund Dollar Amount	N/A
Grant Fund Dollar Amount	N/A
Account	Road Fund, Parks District 7-Dev Imp Fee
Company Name	N/A

DISTRIBUTION:

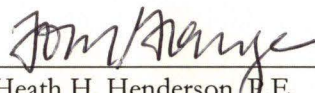
Board staff will post all staff reports to The Grid. <http://www.clark.wa.gov/thegrid/>

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

Attachments: Quit Claim Deed, Resolution and Map



Tom Grange, P.E.
Engineering and Construction Division Manager



Heath H. Henderson, P.E. *for*
Public Works Director/County Engineer

Primary Staff Contact: Steve Hansen, Ext. 4370


APPROVED:
CLARK COUNTY, WASHINGTON
BOARD OF COUNTY COUNCILORS

DATE: 9/26/17

SR# 198-17



APPROVED: _____
Jim Rumpeltes, Interim County Manager

DATE: _____

After recording return to:
City of Vancouver
City Clerk's Office
P. O. Box 1995
Vancouver, WA 98668-1995

Document Title: Quit Claim Deed
Grantor: Clark County, Washington
Grantees: City of Vancouver, Washington
Legal Description: Meadows Est 7 Ph 1 Lot 4; Fourth Plain HD
Lots W 1/2 Lot 37; #11 Sec 6 T2N R2E WM; Robins Glenn II TT A
Serial #'s: 105522-616; 105240-000; 156194-000; 106361-288

QUIT CLAIM DEED

THE GRANTOR, **CLARK COUNTY**, a political subdivision of the State of **Washington**, for and in consideration of Ten Dollars (\$10.00) and other valuable considerations conveys and quit claims to the **CITY OF VANCOUVER**, a municipal corporation of the State of **Washington**, any interest it may have in the following described real estate situated in the County of Clark, State of Washington, to wit:

**SEE LEGAL DESCRIPTION ATTACHED HERETO, WHICH
BY THIS REFERENCE IS INCORPORATED HEREIN as Exhibit "A".**

In the event that Grantee discontinues its use of the property described in Exhibit "A" with the tax parcels 105240-000 and 105522-616, for park or open space purposes, the property will revert to Grantor, Clark County under its administrative control.

Dated this 27th day of September, 2017.

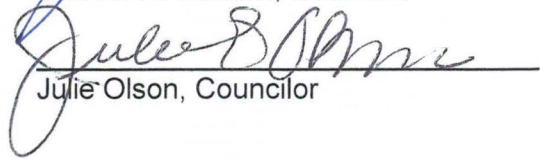
Board of County Council
Clark County, Washington



Marc Boldt, Chair



Jeanne E. Stewart, Councilor



Julie Olson, Councilor

Accepted on behalf of the City
of Vancouver, Washington

By: _____
Eric J. Holmes, City Manager

John Blom
John Blom, Councilor

Eileen Quiring
Eileen Quiring, Councilor



Quit Claim Deed
Serial #'s: 105522-616; 105240-000;
156194-000; 106361-288

STATE OF WASHINGTON

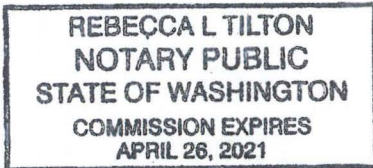
COUNTY OF CLARK

On this 27th day of September, 2017, before me personally appeared Marc Boldt, Jeanne E. Stewart, Julie Olson, John Blom and Eileen Quiring, to me known to be the duly elected, qualified and acting County Councilor(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 he/she/they is/are authorized to execute said instrument by resolution of the Board of County Councilors of Clark County and that the seal affixed is the official seal of Clark County.

Dated 9/27/17

Rebecca L. Tilton

Notary Public in and for the State of WA
Residing at Vancouver
My commission expires: 4/26/2021



Quit Claim Deed
Serial #'s: 105522-616; 105240-000;
156194-000; 106361-288

Exhibit "A"

Tax Parcel Number 105522-616

A parcel of land lying in Section 8, township 2 North, Range 2 East of the Willamette Meridian, Clark County, Washington, being comprised of portions of Lots 3 and 4 of "Meadow Estates – 7, according to the plat thereof, recorded in Book "H" Page 928, of plat records of Clark County, Washington. Said parcel is more particularly described as follows:

Beginning at a ½" iron rod with yellow cap marked "minister #12563", said point being the Southwest corner of lot 3 of said plat; thence along the south line of said plat North 87°33'59" East 163.71 feet to the Southeast corner of lot 4 of said plat; thence North 01°45'29" East along the East line of lot 4 a distance of 235.00 feet to a 5/8" iron rod with yellow cap marked "County Surveyor"; thence South 87°33'59" West 100.00 feet to a 5/8" iron rod with yellow cap marked "County Surveyor"; thence North 32°39'33" West 77.11 feet to a 5/8" iron with yellow cap marked "County Surveyor"; thence North 01°45'29" East 30.02 feet to a 5/8" iron road with yellow cap marked "County Surveyor" on the South right of way line of Northeast 69th Street; thence along the arc of a 177.00 foot radius curve to the right through a central angle of 08°04'07" a distance of 24.93 feet said curve with a back tangent of South 50°58'30" West, to a ½" iron rod with yellow cap marked "Minster #12563"; thence along the West boundary of lot 3 South 01°45'29" West 318.38 feet to the point of beginning.

Tax Parcel Number 105240-000

The West half of Lot 37, Fourth Plain Homestead Lots, according to the plat thereof, recorded in Volume "A" of Plats, page 56, records of Clark County, Washington. Except that portion conveyed to Ronald W. Kostman and Carol A. Kostman, under Auditor's File No. G 696174, described as follows:

The South half of the West half of the West half of Lot 37, Fourth Plain Homestead Lots, according to the plat thereof, recorded in Volume "A" of Plats, page 56, records of Clark County, Washington.

Also Except that portion described as follows:

The South 326 feet of the East 165 feet of the West half of Lot 37, Fourth Plain Homestead Lots, according to the plat thereof, recorded in Volume "A" of Plats, page 56, records of Clark County, Washington.

Together with a nonexclusive easement for ingress and egress, and for construction, placement, location and maintenance of a road/street and of all above or below ground utilities and services, including but not limited to those for use in connection with the storage and conveyance of electric energy/power, water, sewage, electronic, telephonic or telegraphic communications, cable vision gas or gaseous vapors and including but not

limited to pipes, sewers, conduits, cables, culverts, valves, lines, wires, manholes, attachments, and those parts of poles or anchors below ground, which easement shall be over, across, under and through the East 40 feet of the following described real property:

The South 326 feet of the East 165 feet of the West half of Lot 37, Fourth Plain Homestead Lots, according to the plat thereof, recorded in Volume "A" of plats, page 56, records of Clark County, Washington.

Tax Parcel Number 156194-000

Beginning at the Section corner common to Sections 5, 6, 7 and 8, Township 2 North, Range 2 East of the Willamette Meridian, and running thence West along the South line of said Section 6, 961.84 feet; thence North 575.5 feet; thence East 963.25 feet to the East line of said Section 6, thence South 574.0 feet to the point of beginning.

Except that portion conveyed to Clark County under Auditor's File Nos. G293496 and G358482.

Except County Roads.

Tax Parcel Number 106361-288

Tract A, Robins Glenn II, according to the plat thereof, recorded in Book "H" of Plats, page 924, records of Clark County, Washington.

CLARK COUNTY, WASHINGTON
RESOLUTION NO. 2017-09-14

IN THE MATTER OF EXECUTION OF QUIT CLAIM DEED FROM CLARK COUNTY

WHEREAS, the Board of County Councilors, Clark County, WA is in regular session this 26th day of September, 2017, and

WHEREAS, it appears in the best interest of Clark County the following is hereby executed:

Document

Quit Claim Deed

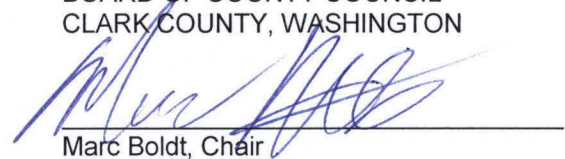
Data

FROM: Clark County, Washington
TO: City of Vancouver, Washington
CONSIDERATION: Mutual Benefit

NOW THEREFORE, IT IS HEREBY RESOLVED that the hereinabove mentioned document(s) be recorded and filed.

IT IS FURTHER RESOLVED that copies of this resolution be filed with the County Auditor, County Engineer, and in the records of the County Councilors.

BOARD OF COUNTY COUNCIL
CLARK COUNTY, WASHINGTON



Marc Boldt, Chair

ATTEST:



Clerk of the Board

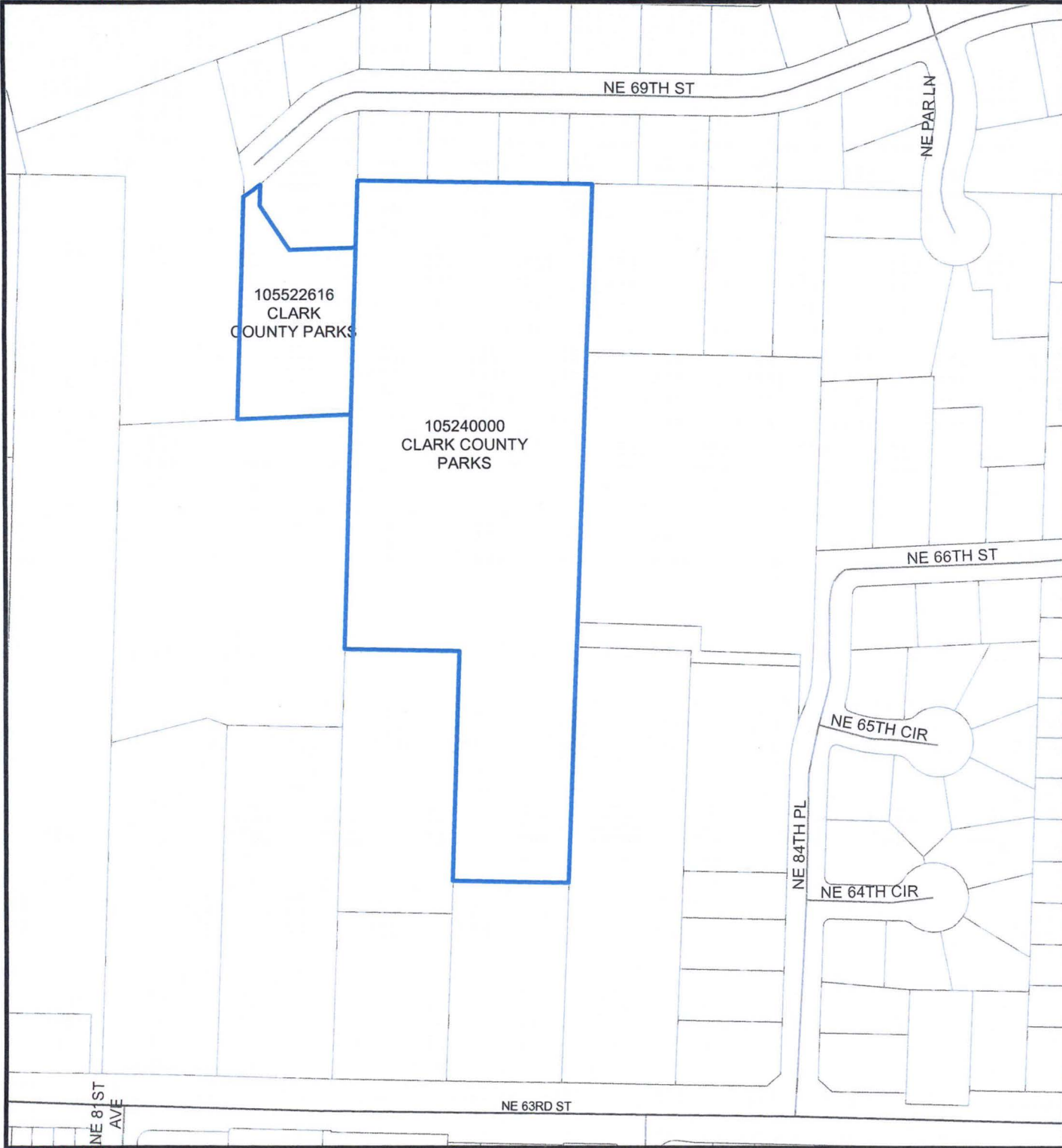
Jeanne E. Stewart, Councilor

Julie Olson, Councilor

John Blom, Councilor

Eileen Quiring, Councilor





Kelley Meadows Park

KEY

1:2,500



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

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Project: G:\RealPropEdit\RealPropEditing_nt20.mxd (danielj)



Wetland Mitigation Site

KEY

1:2,336



proud past, promising future

CLARK COUNTY
WASHINGTON Geographic Information System

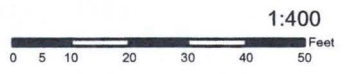
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Pedestrian Path

KEY



proud past, promising future

CLARK COUNTY
WASHINGTON **Geographic Information System**

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