

CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Development

DATE: 5/19/2020

REQUESTED ACTION: Sign a plat alteration declaration to amend a subdivision recorded in Book 312 Page 81

_____ Consent _____ Hearing X County Manager

BACKGROUND

This request is to approve the final plat declaration to alter the plat for Hazel Dell Landing Subdivision, which was recorded in Book 312 Page 81. Ginn Group LLC have sought to amend the recorded plat because the plat was recorded with a five (5) foot public utility easement that is not needed. It was shown on lots 1-28 along Tract F and on lots 29-42 along Tract A and G and the east side of lot 24 and the west side of lot 25. In addition, a ten (10) foot electrical easement was incorrectly shown on Lot 63. Ginn Group LLC obtained preliminary approval for the plat alteration under PLD-2020-00032. Approval of this final plat declaration and recording of related documents will complete the process outlined in Clark County Code 40.540.070 and 40.540.120.

COUNCIL POLICY IMPLICATIONS

N/A

ADMINISTRATIVE POLICY IMPLICATIONS

N/A

COMMUNITY OUTREACH

The preliminary portion of the plat declaration was processed as a type II application and included notice sent to property owners within 300 feet of the lots in question.

BUDGET IMPLICATIONS

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	
Grant Fund Dollar Amount	
Account	
Company Name	

DISTRIBUTION:

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

**BRYAN MATTEON FOR SUSAN
ELLINGER PER EMAIL
AUTHORIZATION**

Susan Ellinger
Land Use Review Manager
Community Development
564-397-5122


Dan Young
Director
Community Development
564-397-4101

APPROVED: 
Kathleen Otto, Acting County Manager

DATE: 5/21/2020

Serial #: 147969-000, 148358-000, 148353000, 986036220, 148357000
Sec-T-R: NE 1/4 of Sec 10, T2N, R1E of the WM
Project: PLD2017-00078

**DECLARATION CORRECTING PLAT
HAZEL DELL LANDING SUBDIVISION
BOOK 312 PAGE 81 records of Clark County, Washington**

RECITALS

1. Ginn Group LLC, a Washington limited liability company, is the owner of certain real property in Clark County, Washington, legally described as HAZEL DELL LANDING SUBDIVISION, plat recorded under Auditor's number 5695790, Book 312 Page 81, Plats for Clark County, Washington (the "Plat"), the legal description of which is set forth by a copy of the previously recorded plat in Exhibit "A" attached hereto.
2. The Plat includes an incorrect Public Utility Easement (PUE) easement and also omits a required electrical easement.
3. Clark County, a political subdivision of the State of Washington, reviewed and approved the proposed plat alteration to correct these deficiencies in the Type II Staff Report and Decision in Matter PLD-2020-00032, dated May 6, 2020 (the "Decision").
4. Ginn Group LLC is filing this document to correct the errors in the Plat as described above and pursuant to the Decision.

DECLARATION

Now, therefore, to accomplish the purposes set forth above, the undersigned declares as follows:

1. Recitals. The above recitals are incorporated herein.
2. Property Ownership. The undersigned is the sole and exclusive owner of the real property described in Exhibit A that is affected by this Declaration.
3. Plat. The Plat is recorded in Book 312 at Page 81, Plats for Clark County, Washington.
4. Error. The five (5) foot PUE easement shown on lots 1-28 along Tract F and on lots 29-42 along Tract A and G and the east side of lot 24 and west side of lot 25 and the omitted ten (10) foot electrical easement incorrectly shown on Lot 63 of the plat are the errors to be corrected and are described in Exhibit B.

5. Correction. The five (5) foot PUE easement was removed from lots 1-28 along Tract F and on lots 29-42 along Tract A and G and the east side of lot 24 and west side of lot 25 and the added ten (10) foot electrical easement on Lot 63 of the plat, is shown in Exhibit "C", the Corrected Plat.
6. Exhibits. Exhibits A, B and C are incorporated herein.
7. No other changes. The final plat is only amended as set forth above and in all other aspects are unaffected by this document. A copy of this declaration shall be filed with the Clark County Auditor so as to appear in the chain of title of the affected parcels.

OWNER: Ginn Group LLC



 Patrick Ginn, Manager

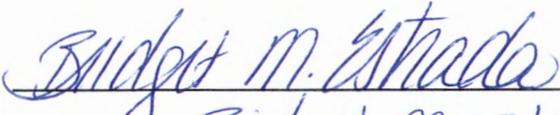
Date: 5-18-20

STATE OF WASHINGTON
 COUNTY OF CLARK

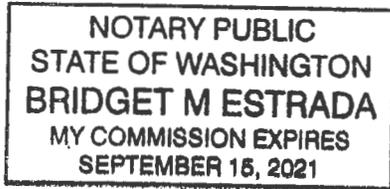
SS.

I certify that I know or have satisfactory evidence that Patrick Ginn, as Manager of Ginn Group LLC, is the person who appeared before me and acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 18, 2020



 Notary name: Bridget M. Estrada
 Notary Public in and for the State of Washington
 Residing at: Camas
 My appointment expires: September 15, 2021



Approved as to form:

Taylor Hallvik
 By: _____
 Taylor Hallvik, Deputy Prosecutor
 Clark County, Washington

Digitally signed by Taylor Hallvik
 DN: cn=Taylor Hallvik, o=Clark County
 Prosecuting Attorney's Office, ou=Civil
 Division,
 email=taylor.hallvik@clark.wa.gov, c=US
 Date: 2020.05.18 09:01:53 -07'00'

HAZEL DELL LANDING SUBDIVISION

Exhibit A: Perimeter Legal Description and Plat

Perimeter Legal Description:

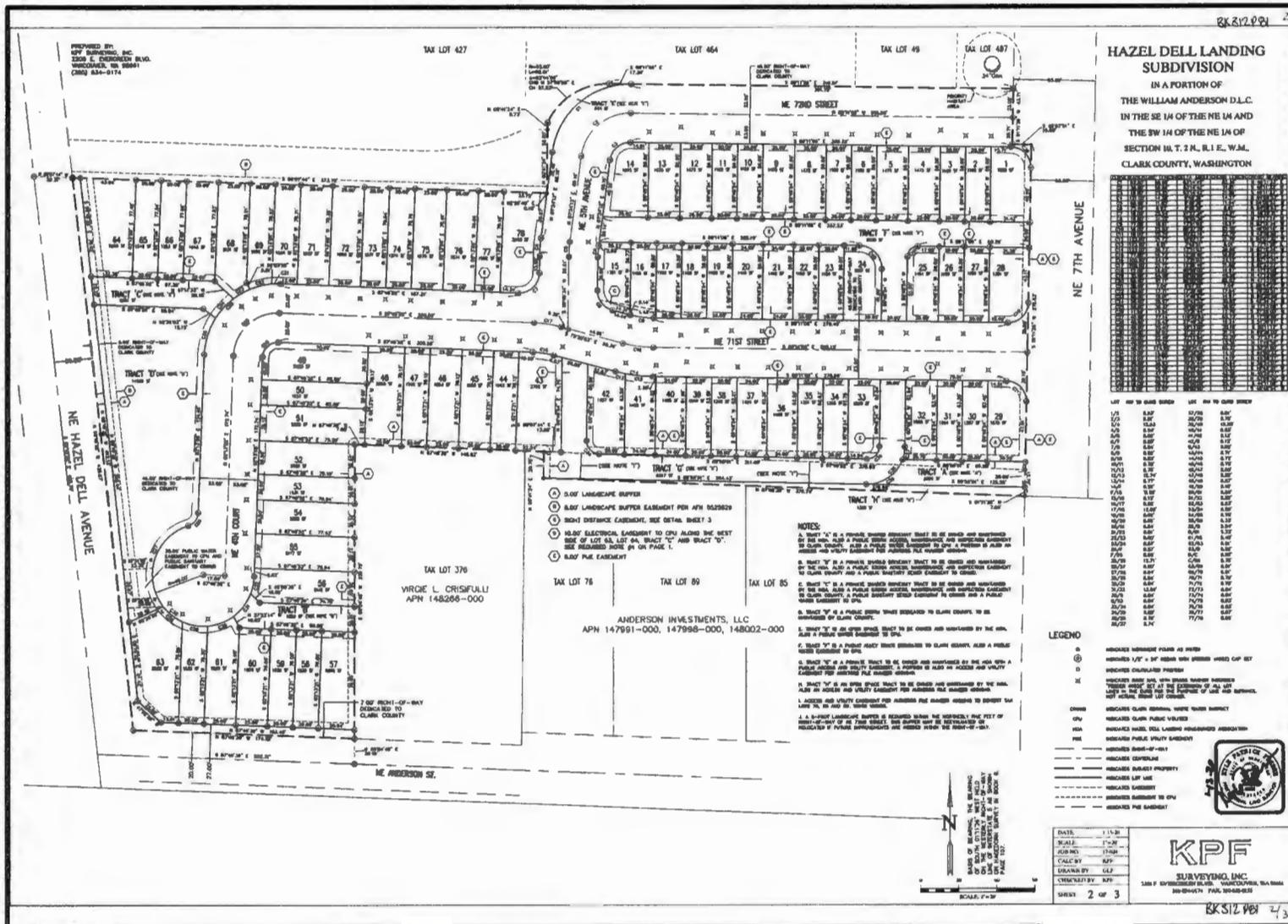
A tract of land located in a portion of the William Anderson Donation Land Claim in the Southeast quarter of the Northeast quarter and the Southwest Quarter of the Northeast Quarter of Section 10, Township 2 North, Range 1 East of the Willamette Meridian, Clark County, Washington, described as follows:

COMMENCING at a 1/2 inch iron rod at the intersection of the South line of the "Alexander Tracts", according to the plat thereof, recorded in Book "E" of Plats, at Page 1, records of Clark County, Washington, and the West right-of-way line of Interstate 5 as described under Auditor's File No. G 216166; Thence North 88°07'44" West, for a distance of 15.00 feet; Thence South 01°11'26" West, for a distance of 206.29 feet, to the TRUE POINT OF BEGINNING;

Thence South 01°11'26" West, for a distance of 43.71 feet;
Thence South 88°07'51" East, for a distance of 15.00 feet;
Thence South 01°11'26" West, for a distance of 276.63 feet;
Thence North 87°46'39" West, for a distance of 379.74 feet;
Thence North 00°41'24" East, for a distance of 20.75 feet;
Thence North 87°46'39" West, for a distance of 148.92 feet;
Thence South 00°04'48" West, for a distance of 229.79 feet, to a point on the northerly right-of-way line of Northeast Anderson Street;
Thence North 87°46'39" West, along said northerly right-of-way line, for a distance of 174.22 feet, to the easterly right-of-way line of Northeast Hazel Dell Avenue;
Thence North 06°18'22" West, along said easterly right-of-way line, for a distance of 435.67 feet;
Thence South 88°07'44" East, for a distance of 373.72 feet;
Thence North 00°41'24" East, for a distance of 55.73 feet;
Thence along the arc of a 53.00 foot radius non-tangent curve to the right, for an arc distance of 60.81 feet, the radius of which bears South 64°55'10" East, through a central angle of 65°44'09", the long chord of which bears North 57°56'50" East, for a chord distance of 57.53 feet;
Thence South 89°11'06" East, for a distance of 319.01 feet to the TRUE POINT OF BEGINNING;

Containing 5.40 acres, more or less.

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



BK 512 P 21

BK 512 P 21 43

DATE: 11-20
 SCALE: 1"=20'
 JOB NO: 17248
 CALL BY: RPT
 DRAWN BY: GJP
 CHECKED BY: RPT
 SHEET: 2 OF 3

KPF
 SUBVENSIO, INC.
 180 F STREET, SUITE 200, WASHINGTON, D.C. 20004
 202-462-7400 FAX 202-462-7401

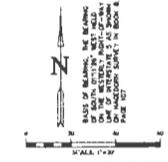
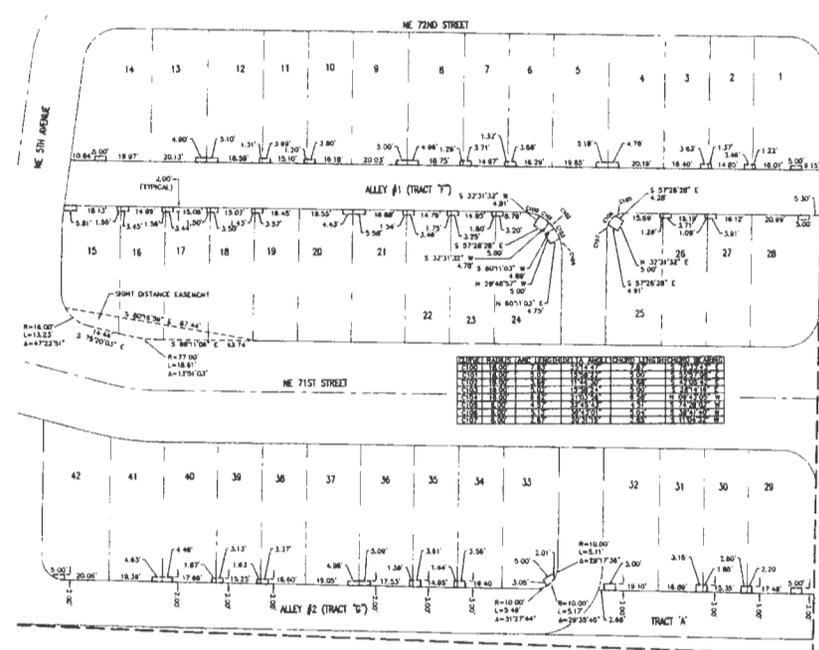
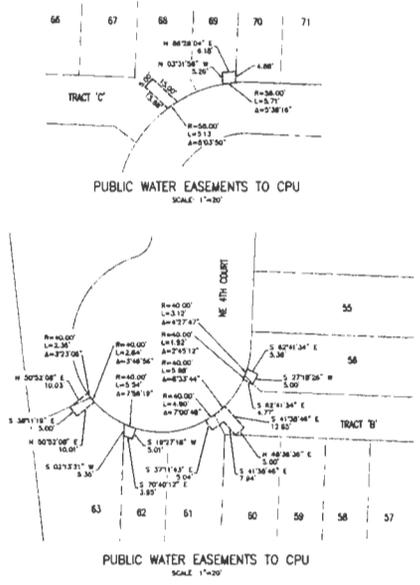


Exhibit A: Recorded Plat, Page 3

PREPARED BY
KPF SURVEYING, INC.
2206 E. EVERETT ST. BLVD.
VIRACAPWA, WA 98544
(509) 834-0174

HAZEL DELL LANDING
SUBDIVISION

IN A PORTION OF
THE WILLIAM ANDERSON D.L.C.
IN THE SE 1/4 OF THE NE 1/4 AND
THE SW 1/4 OF THE NE 1/4 OF
SECTION 10, T. 2 N., R. 1 E., W.M.,
CLARK COUNTY, WASHINGTON



DATE	11-30
SCALE	1"=20'
PROJECT	146
CALC BY	KPF
DRAWN BY	ULF
CHECKED BY	KPF
SHEET	3 OF 3

KPF
SURVEYING, INC.
2206 E. EVERETT ST. BLVD. VACAVOHN, WA 98544
WASH. REG. NO. 146

82812 P01 3/3

82812 P01 3/3

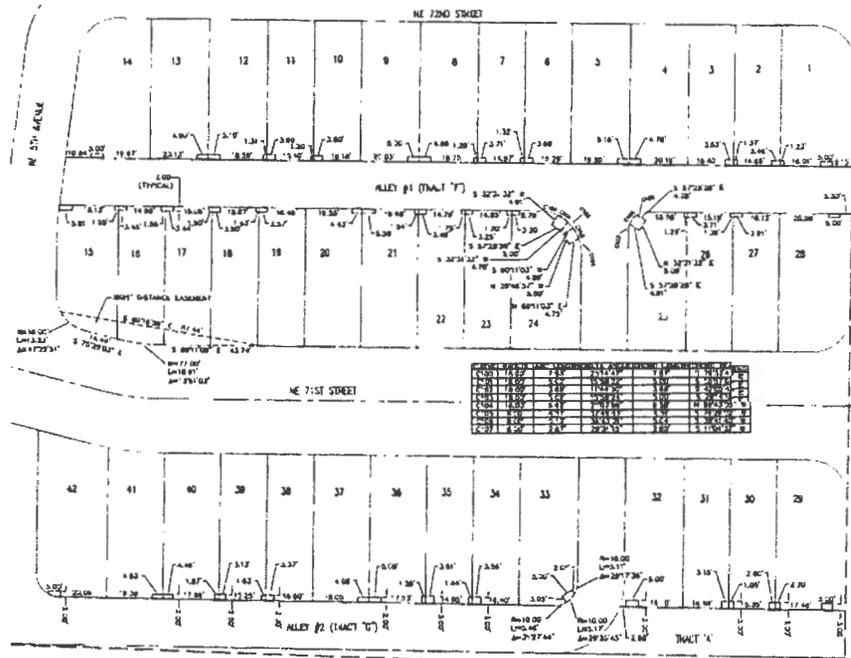
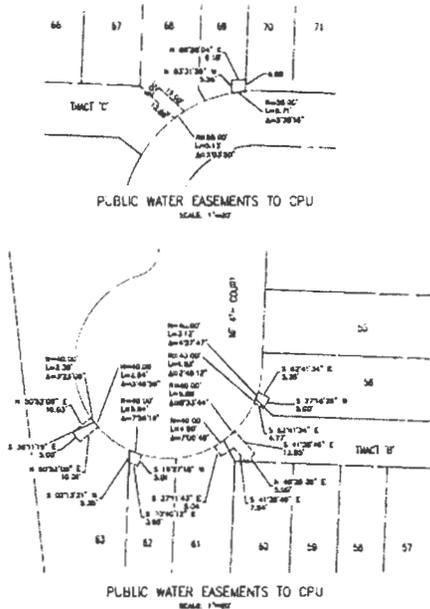
EXHIBIT B: Plat Errors

Five (5) foot PUE easement incorrectly shown on lots 1-28 along Tract F and on lots 29-42 along Tract A and G and the east side of lot 24 and west side of lot 25. Also, the 10' electrical easement on Lot 63 was omitted.

EXHIBIT C: Corrected Plat, Page 3

PREPARED BY
KPF SURVEYING, INC.
3208 E. COLUMBIA BLVD.
WACARVILLE, WA 98091
CMB, 624-0174

HAZEL DELL LANDING
SUBDIVISION
IN A PORTION OF
300 WILLIAM ANDERSON D.E.C.
IN THE SE 1/4 OF THE N 1/4 LAND
THE SW 1/4 OF THE NE 1/4 OF
SECTION 6, T. 2 N., R. 1 E., W.M.
CLATSOP COUNTY, WASHINGTON



LOT	AREA (SQ. FT.)
1	10,000
2	10,000
3	10,000
4	10,000
5	10,000
6	10,000
7	10,000
8	10,000
9	10,000
10	10,000
11	10,000
12	10,000
13	10,000
14	10,000
15	10,000
16	10,000
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30	10,000
31	10,000
32	10,000
33	10,000
34	10,000
35	10,000
36	10,000
37	10,000
38	10,000
39	10,000
40	10,000
41	10,000
42	10,000

KPF SURVEYING, INC.
3208 E. COLUMBIA BLVD., WACARVILLE, WA 98091
CMB, 624-0174