

CLARK COUNTY STAFF REPORT

DEPARTMENT: Public Works, Parks and Lands Division

DATE: May 19, 2020

REQUESTED ACTION: Grant two sewer easements to Clark Regional Wastewater District.

Consent Hearing County Manager

BACKGROUND

Stockford Village Neighborhood Park was acquired by Clark County in 1979. Prior to acquisition of the park property, sewer lines were constructed under the property as part of the Crown Continental subdivision. An easement was never recorded with the county or Clark Regional Wastewater District for these sewer lines.

Joseph and Nicole Keeler, owners of parcel No. 189325000, located immediately west of Stockford Village Neighborhood Park, have requested connection to these existing sewer lines in order to build a new home.

Clark County Public Works, Parks & Lands Division, wishes to grant two easements to Clark Regional Wastewater District. The first easement will cover all existing sewer lines located under the property. This easement is valued at \$1 for reasons of mutual benefit to the agencies. The second easement will cover the new residential connection for Joseph and Nicole Keeler. Clark Regional Wastewater District will compensate Clark County \$425.50 for the second easement.

COUNCIL POLICY IMPLICATIONS

It has been county practice to accommodate utilities whenever possible.

ADMINISTRATIVE POLICY IMPLICATIONS

Public Works Parks & Lands staff confirmed that the proposed easements do not conflict with existing infrastructure constructed on the park property, with the exception of asphalt pathways.

COMMUNITY OUTREACH

None.

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.

BUDGET DETAILS

Local Fund Dollar Amount	\$426.50
Grant Fund Dollar Amount	N/A
Account	Metropolitan Parks District Fund (1032)
Company Name	Clark Regional Wastewater District

DISTRIBUTION:

Council staff will post all staff reports to the web. <https://www.clark.wa.gov/council-meetings>

ATTACHMENTS: (1) Sewer Easements, (2) Resolution, and (3) Power Point

Galina Burley

Galina Burley
Parks & Lands Division Manager


Ahmad Qayoumi, PE
Public Works Director/County Engineer

Cherie Sabug

Cherie Sabug
Interim Finance Division Manager

Primary Staff Contact: Kevin Tyler, ext. 4258

APPROVED: _____
CLARK COUNTY, WASHINGTON
CLARK COUNTY COUNCIL

DATE: May 19, 2020
SR# 068-20

AFTER RECORDING RETURN TO:
Clark Regional Wastewater District
PO Box 8979
Vancouver, WA 98668-8979

EA 20-05

SEWER EASEMENT

Legal Description: # 189 SE ¼ Section 34 T 3 N R 1 E WM
Assessor's Tax Parcel ID 189377-000

THE GRANTOR Clark County, a political subdivision of the State of Washington for and in consideration of Four Hundred Twenty Five Dollars and Fifty Cents (\$425.50) and other valuable consideration in hand paid, bargain, sell and convey to **Clark Regional Wastewater District**, an easement over, under and across the following described real estate in Clark County, Washington, to-wit:

A portion of Tax Lot 189, Serial Number 189377-000 located in the SE ¼ Section 34, Township 3 North, Range 1 East of the Willamette Meridian, as further described in the attached Exhibit A; and further shown in the attached Exhibit B.

This easement is granted for the purpose of constructing, installing, reconstructing, repairing, operating and maintaining a sanitary sewer and the grantee and its agents and contractors shall have the right to enter upon the premises for such purposes. The easement area herein conveyed shall be restored to its present condition. Said restoration to be commenced immediately upon completion of the project.

In addition, the grantors hereby grant to the grantee temporary right-of-way -0- feet in width along the ----- side of the easement described above for the purpose of piling dirt, moving, placing and using equipment and supplies, and other necessary operation for and in connection with the initial construction of the sanitary sewer.

The GRANTOR, on behalf of themselves and all successors in interest, agree and covenant to obtain written consent from Clark Regional Wastewater District prior to causing or allowing any form of construction upon the permanent easement areas described above.

Project: Park Easement

DO NOT WRITE BELOW THIS LINE

County Council
Clark County, Washington

By: Eileen Quiring
Eileen Quiring, Chair

By: _____
Temple Lentz, District 1

By: _____
Julie Olson, District 2

By: _____
John Blom, District 3

By: _____
Gary Medvigy, District 4



STATE OF WASHINGTON

COUNTY OF CLARK

On this 19th day of May, 2020, before me personally appeared Eileen Quiring, _____ and _____, 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 County Council, Clark County, Washington and that the seal affixed is the official seal of Clark County.

Dated May 19, 2020

Rebecca L. Messinger

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

REBECCA L MESSINGER
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION NUMBER 3715
COMMISSION EXPIRES APRIL 26, 2021

EXHIBIT "A"

BEGINNING at the Southeast corner of parcel number 189325-000;

Thence South $16^{\circ}33'03''$ East, for a distance of 36.99 feet;

Thence North $73^{\circ}26'57''$ East, for a distance of 15 feet;

Thence North $16^{\circ}33'03''$ West, for a distance of 83.13 feet;

Thence South $01^{\circ}27'24''$ West, for a distance of 48.52 feet to the point of beginning.

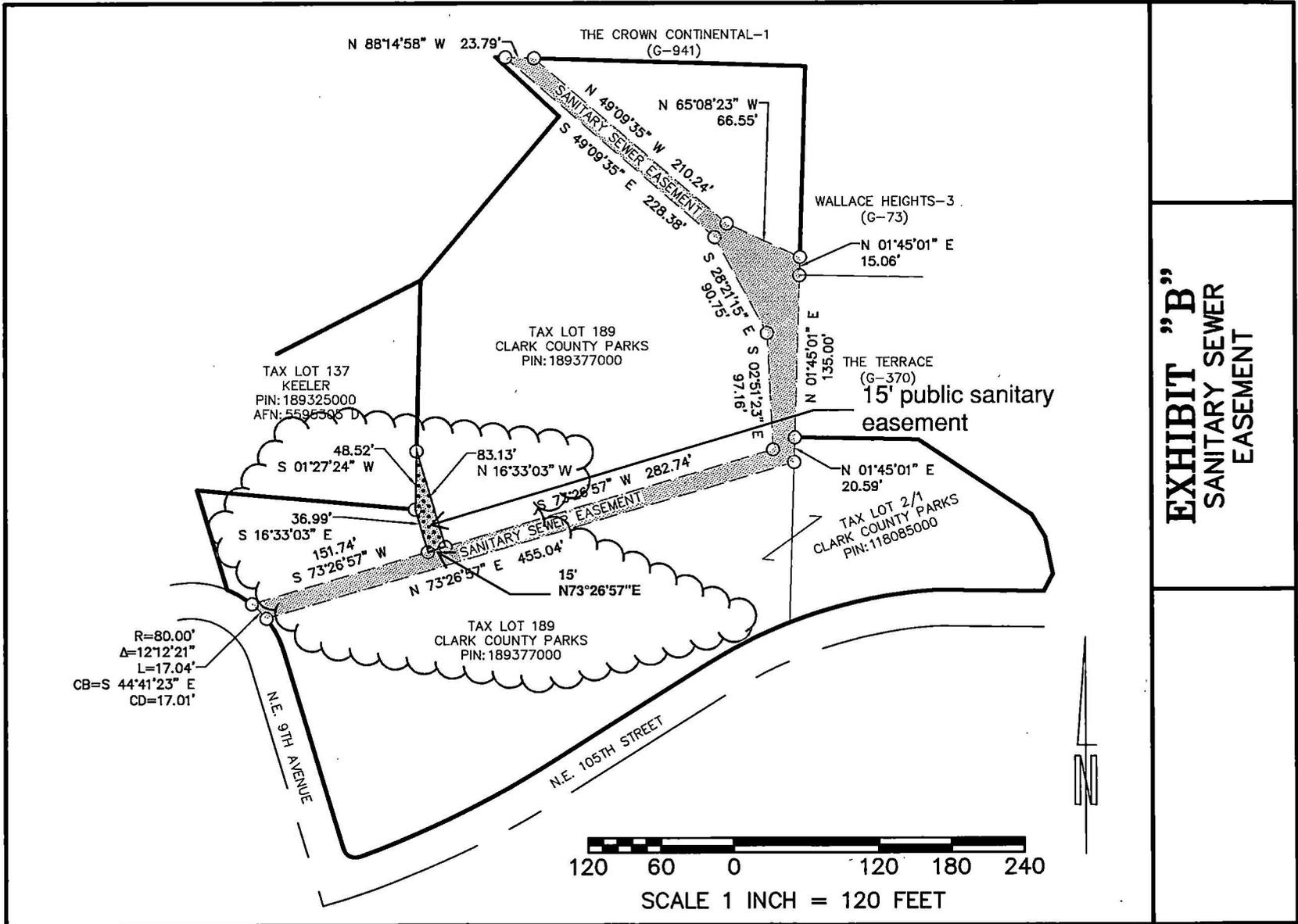


EXHIBIT "B"
SANITARY SEWER
EASEMENT

AFTER RECORDING RETURN TO:
Clark Regional Wastewater District
PO Box 8979
Vancouver, WA 98668-8979

EA 20-06

SEWER EASEMENT

Legal Description: # 189 SE ¼ Section 34 T 3 NR 1 E WM
Assessor's Tax Parcel ID 189377-000

THE GRANTOR Clark County, a political subdivision of the State of Washington for and in consideration of One Dollar (\$1.00) and other valuable consideration in hand paid, bargain, sell and convey to **Clark Regional Wastewater District**, an easement over, under and across the following described real estate in Clark County, Washington, to-wit:

A portion of Tax Lot 189, Serial Number 189377-000 located in the SE ¼ Section 34, Township 3 North, Range 1 East of the Willamette Meridian, as further described in the attached Exhibit A; and further shown in the attached Exhibit B.

This easement is granted for the purpose of constructing, installing, reconstructing, repairing, operating and maintaining a sanitary sewer and the grantee and its agents and contractors shall have the right to enter upon the premises for such purposes. The easement area herein conveyed shall be restored to its present condition. Said restoration to be commenced immediately upon completion of the project.

In addition, the grantors hereby grant to the grantee temporary right-of-way -0- feet in width along the ----- side of the easement described above for the purpose of piling dirt, moving, placing and using equipment and supplies, and other necessary operation for and in connection with the initial construction of the sanitary sewer.

The GRANTOR, on behalf of themselves and all successors in interest, agree and covenant to obtain written consent from Clark Regional Wastewater District prior to causing or allowing any form of construction upon the permanent easement areas described above.

Project: Park Easement

DO NOT WRITE BELOW THIS LINE

County Council
Clark County, Washington

By: Eileen Quiring
Eileen Quiring, Chair

By: _____
Temple Lentz, District 1

By: _____
Julie Olson, District 2

By: _____
John Blom, District 3

By: _____
Gary Medvigy, District 4



STATE OF WASHINGTON

COUNTY OF CLARK

On this 19th day of May, 2020, before me personally appeared Eileen Quiring and _____, to me known to be the duly elected, qualified and acting County Councilors(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 County Council, Clark County, Washington and that the seal affixed is the official seal of Clark County.

Dated May 19, 2020

Rebecca L. Messinger

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

REBECCA L MESSINGER
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION NUMBER 3715
COMMISSION EXPIRES APRIL 26, 2021

AUGUST 20, 2019

EXHIBIT "A"

SANITARY SEWER EASEMENT

An easement for the purpose of construction, operation, and maintenance of a sanitary sewer line and appurtenances over, under, and across a strip of land located in portion of the Northeast Quarter of the Southeast Quarter of Section 34, Township 3 North, Range 1 East Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at the Southwest corner of "The Terrace", a plat recorded in Book "G" of Plats, at Page 370, Clark County, Washington, Auditors Records;

Thence North $01^{\circ}45'01''$ East, along the West line of said "The Terrace" for a distance of 135.00 feet to the Northwest corner thereof and the Southwest corner of "Wallace Height-3" a plat recorded in Book "G" of Plats, at Page 73, Clark County, Washington, Auditors Records;

Thence leaving the West line of said "The Terrace", North $01^{\circ}45'01''$ East, along the West line of "Wallace Height-3", for a distance of 15.06 feet;

Thence leaving the West line of said "Wallace Height-3", North $65^{\circ}08'23''$ West, for a distance of 66.55 feet;

Thence North $49^{\circ}09'35''$ West, for a distance of 210.24 feet to the South line of "The Crown Continental-1" a plat recorded in Book "G" of Plats, at Page 941, Clark County, Washington, Auditors Records;

Thence North $88^{\circ}14'58''$ West, along said South line, for a distance of 23.79 feet;

Thence leaving said South line, South 49°09'35" East, for a distance of 228.38 feet;

Thence South 28°21'15" East, for a distance of 90.75 feet;

Thence South 02°51'23" East, for a distance of 97.16 feet;

Thence South 73°26'57" West, for a distance of 449.48 feet to the East Right of Way line of N.E. 9th Avenue and the beginning of a non-tangent 80.00-foot radius curve to the right

Thence along said East Right of Way line, along the arc of a non-tangent 80.00-foot radius curve to the right, the long chord of which bears South 44°41'23" East, for a chord distance of 17.01 feet, through a central angle of 12°12'21", for an arc distance of 17.04 feet;

Thence North 73°26'57" East, for a distance of 455.04 feet to the West line of a Short Plat recorded in Book 1 of Short Plats, at Page 178, Clark County, Washington, Auditors Records;

Thence North 01°45'01" East, along said West line, for a distance of 20.59 feet to the **POINT OF BEGINNING**;

BASIS OF BEARING: NAD83_2011(EPOCH:2010.0000), WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, US-FEET

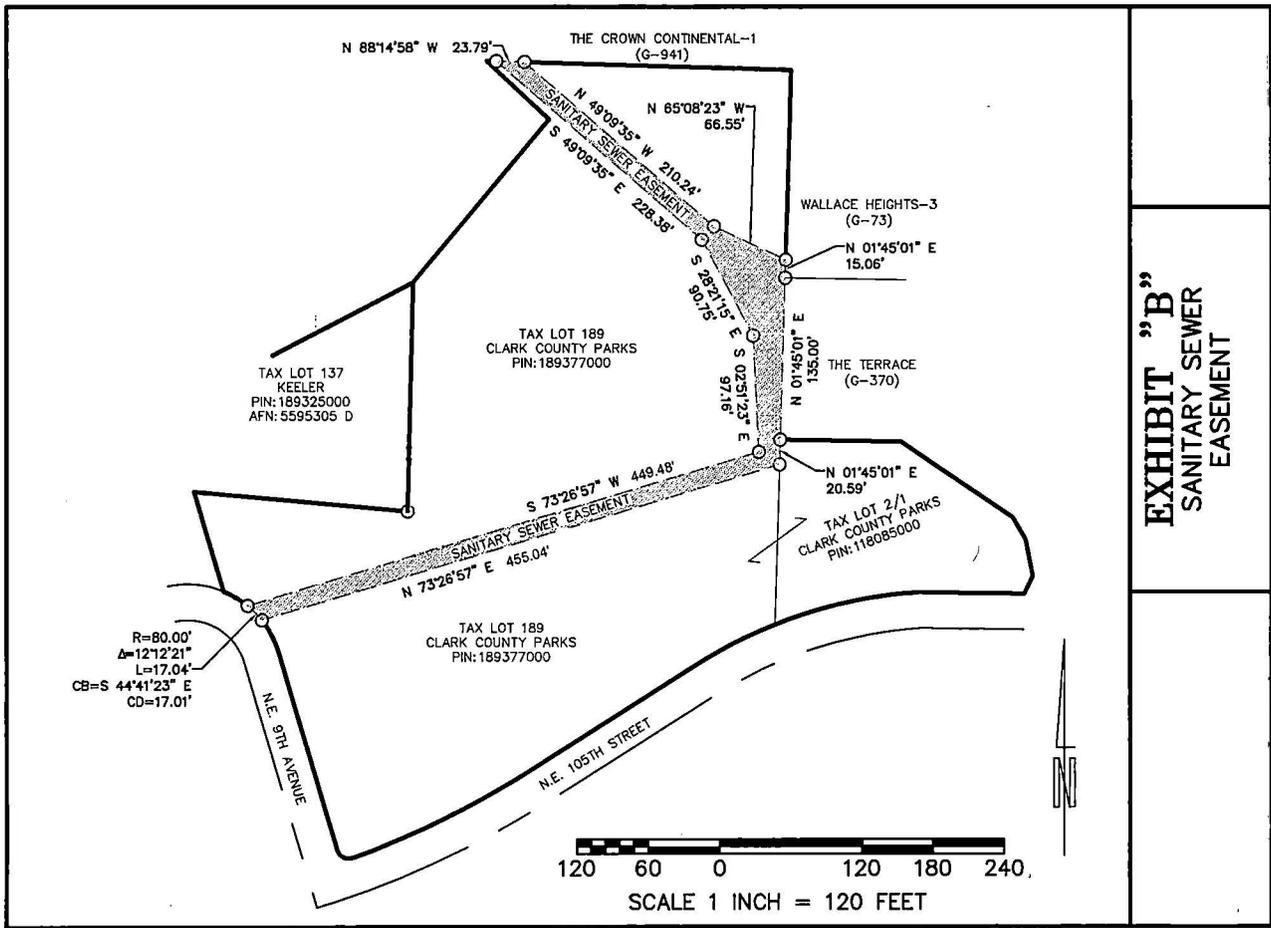


EXHIBIT "B"
SANITARY SEWER
EASEMENT

CLARK COUNTY, WASHINGTON
RESOLUTION NO. 2020-05-09

IN THE MATTER OF THE EXECUTION OF A SEWER EASEMENT FROM CLARK COUNTY

WHEREAS, the County Council, Clark County, WA is in regular session this 19th day of May, 2020, and

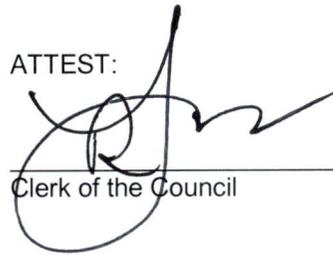
WHEREAS, it appears to the council that the best interests of Clark County will be served by execution of the following:

<u>Document</u>	<u>Data</u>
Sewer Easements	FROM: Clark County, Washington TO: Clark Regional Wastewater District CONSIDERATION: \$426.50 and Mutual Benefit

NOW THEREFORE, IT IS HEREBY RESOLVED that the above mentioned documents be executed by the County Council and then be recorded and filed.

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

ATTEST:

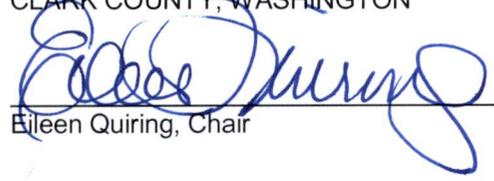

Clerk of the Council

Approved as to Form Only:
Anthony F. Golik
Prosecuting Attorney

By: 



COUNTY COUNCIL
CLARK COUNTY, WASHINGTON


Eileen Quiring, Chair

Temple Lentz, District 1

Julie Olson, District 2

John Blom, District 3

Gary Medvigy, District 4

Easement Request from Clark Regional Wastewater District

Stockford Village Neighborhood Park

Grant two easements to Clark Regional Wastewater District

Clark County Public Works



Easement Request from Clark Regional Wastewater District

- Stockford Village Park was acquired by the county in 1979.
- Prior to acquisition, sewer lines were constructed under the park as part of the Crown Continental subdivision.
- Clark Regional Wastewater District requested an easement for these lines.
- A neighboring property owner requested a connection to these lines in order to build a new home.
- Parks & Lands requests that Council grant these two easements to Clark Regional Wastewater District.



Easement Request from Clark Regional Wastewater District

