

CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Development

DATE: August 19, 2020

REQUESTED ACTION: Sign a plat alteration declaration to amend a subdivision recorded in Short Plat Book 2 Page 98

Consent Hearing County Manager

BACKGROUND

This request is to approve the final plat declaration to alter a short plat, which was recorded in Short Plat Book 2 Page 98. More Space Storage, LLC have sought to amend the recorded plat to remove the easement for ingress, egress, and utilities lying across the westerly 30 feet of Lots 1, 3, & 4, to remove the Private Road Note, and to remove Special Condition #3 regarding the temporary access driveway to NE 10th Avenue. With development of the subject property, the easement is no longer needed, the private road plat note regarding this easement will no longer apply, and the driveway access restriction to NE 10th Avenue is no longer needed due to it being supplanted by the approved commercial access being granted as part of the Site Plan Review. The owners obtained preliminary approval for the plat alteration under PSR-2019-00092. This request is required to satisfy the conditions of approval, county code and RCW 58.17.215.

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

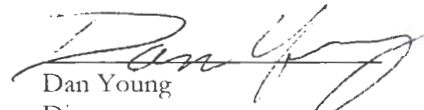
Local Fund Dollar Amount	
Grant Fund Dollar Amount	
Account	
Company Name	

DISTRIBUTION:

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

*BRYAN MATTESON 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*
Kathleen Otto, County Manager

DATE: 8/19/20

**RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:**

LeAnne M. Bremer
Miller Nash Graham & Dunn LLP
Post Office Box 694
Vancouver, Washington 98666-0694

DECLARATION OF PLAT ALTERATION

Grantors: More Space Storage, LLC; Joseph G. Ploium and Laura E. Ploium
Grantee: Clark County, Washington
Abbreviated Legal: LOTS 1, 3 and 4 SP 2-98
Assessor's Tax Parcel #: 182142-000; 182142-010 and 182142-015
Other Reference Nos: AFN 8508270142; Book 2, Page 098

This Declaration of Plat Alteration is made on 8-10, 2020 by More Space Storage, LLC and Joseph G. Ploium and Laura E. Ploium, Grantors, and Clark County, Washington, Grantee.

An Easement for ingress, egress and utilities was created across the western 30 feet of Lots 1, Lots 3 and 4 of a Short Plat, under Clark County Auditor's File No. 8508270142, on August 26, 1985, in Book 2 of Short Plats, Page 098, records of Clark County, Washington (Short Plat).


Grantors own the Lots encumbered by the Easement on the Short Plat and More Space Storage sought a plat alteration under RCW 58.17.215. In a land use decision dated April 16, 2020, Clark County File No. PSR-2019-00092, Clark County approved alteration of the Short Plat, eliminating the Easement in the Short Plat and eliminating Note #3, and requires this Declaration to formalize the plat alteration.

NOW, THEREFORE, Grantors and Grantee agree that the Short Plat is modified to completely release, abandon, and terminate the Easement on, over, and under Lots 1, 3 and 4 of the Short Plat, recorded under Clark County Auditor's File No. 8508270142, on August 26, 1985, in Book 2 of Short Plats, Page 098, records of Clark County, Washington. The revisions are shown on the original Plat attached as **Exhibit A**.

Signatures on following page

Dated this 4th day of August, 2020

GRANTOR



More Space Storage, LLC

By: Jeff Carpenter

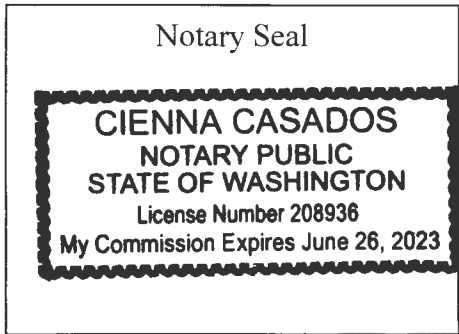
Title: Manager

Date: 8-4-20

State of Washington)
) ss.
County of ~~Clark~~ Snohomish

I certify that I know or have satisfactory evidence that Jeff Carpenter is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Manager of More Space Storage, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: August 4th, 2020.



Notary Public for Washington



Name of Notary

My appointment expires: June 26, 2023

GRANTEE

Kathleen Otto

By: Kathleen Otto

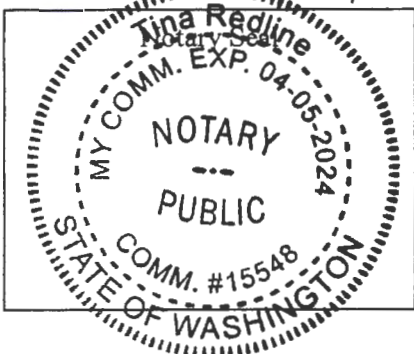
Title: County Manager

Date: 8/19/20

State of Washington)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that Kathleen Otto is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument as the County Manager of Clark County, Washington, and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: August 19, 2020.



Notary Public for Washington

Tina Redline

Name of Notary

My appointment expires: April 5, 2024

Approved as to form

Taylor
Hallvik

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: 20 20.08.17 13:48:30 -0700

By: Taylor Hallvik,
Deputy Prosecuting Attorney

EXHIBIT A

REVISIONS TO ORIGINAL PLAT

See following page

