

# CLARK COUNTY STAFF REPORT

**DEPARTMENT:** Public Works/Engineering & Construction Division/Real Property Services

**DATE:** September 8, 2015

**REQUESTED ACTION:** Approve and authorize the Acting County Manager to accept Statutory Warranty Deeds from Joel Aguilar-Partida and Angelica M. Aguilar for the NE 119th St (NE 87th Ave to NE 112th Ave) Road Project; Tax Parcel number 198326-000.

Consent     Hearing     County Manager

**PUBLIC WORKS GOALS:**

- Provide safe and efficient transportation systems in Clark County
- Create and maintain a vibrant system of parks, trails and green spaces
- Continue responsible stewardship of public funds
- Promote family-wage job creation and economic development to support a thriving community
- Maintain a healthy, desirable quality of life
- Increase partnerships and foster an engaged, informed community
- Cultivate a nimble, responsive work force
- Make Public Works a great place to work

**BACKGROUND**

The project (CRP #342422) will improve NE 119<sup>th</sup> Street between NE 87th Avenue and NE 112th Avenue. This is the fourth project along NE 119th Street and will improve a section of roadway left unimproved between two other road projects. The parcel is 83,251 sq. ft. and is zoned R-5 (residential). Two-thirds of the site has significant hydric soils so any future improvements would have to be limited to the front one-third of the parcel. The Aguilars had listed their property for sale and contacted county staff after they became aware of the road project. The preliminary design for the project shows that the residence will be impacted by the project. The acquisition price is based on an appraisal.

**COUNCIL POLICY IMPLICATIONS**

None. Funds for this parcel (\$310,000.00) are included in the 2015-2020 Transportation Improvement Program and the 2015 Annual Construction Program.

**ADMINISTRATIVE POLICY IMPLICATIONS**

None.

**COMMUNITY OUTREACH**

This project has been involved in a public outreach program that included heads up mailings to property owners, residences and developers within the area.

**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.

*mgp  
OK  
y.i.*

**BUDGET DETAILS**

Local Fund Dollar Amount	\$310,000.00
Grant Fund Dollar Amount	
Account	Road Fund
Company Name	Not applicable

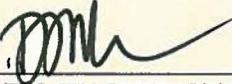
**DISTRIBUTION:**

Board staff will post all staff reports to The Grid. <http://www.clark.wa.gov/thegrid/>  
Please contact Paulette Matison at extension 4975 when ready for pick up.

---

  
Tom Grange, PE  
Engineering & Construction Division Manager

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

APPROVED:   
CLARK COUNTY, WASHINGTON  
BOARD OF COUNTY COUNCILORS

DATE: Sept. 8, 2015

SR# SR 179-15

APPROVED: \_\_\_\_\_  
Mark McCauley, Acting County Manager

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

CLARK COUNTY, WASHINGTON  
RESOLUTION NO. 2015-09-07

IN THE MATTER OF A STATUTORY WARRANTY DEEDS TO CLARK COUNTY APPROVING THE ACQUISITION AND AUTHORIZING THE ACTING COUNTY MANAGER TO ACCEPT.

WHEREAS, the Board of County Councilors is in regular session this 8<sup>th</sup> day of Sept., 2015, and

WHEREAS, it appears in the best interest of Clark County to accept the following:

Document

Statutory Warranty Deed (taking)

Statutory Warranty Deed (remainder)

Data

FROM: Joel Aguilar-Partida and Angelica M. Aguilar

FOR: NE 119th St (NE 87th Ave to NE 112th Ave)

CRP# 342422

Consideration: \$187,750.00

FROM: Joel Aguilar-Partida and Angelica M. Aguilar

FOR: NE 119th St (NE 87th Ave to NE 112th Ave)

CRP# 342422

Consideration: \$122,250.00

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 COUNCILORS  
CLARK COUNTY, WASHINGTON



David Madore, Chair

ATTEST:



Clerk of the Board

Jeanne E. Stewart, Councilor

Tom Mielke, Councilor

Tax Parcel #198326-000

198326000  
AGUILAR-PARTIDA JOEL  
& AGUILAR ANGELICA M  
NE 116TH ST

NE 87TH AVE

KEY

1:5,672



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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: Aug 10, 2015  
Project: G:\RealPropEdit\RealPropEditing\_n20.mxd (daniel)

Recording requested by:  
Clark County Public Works  
Real Property Services  
P.O. Box 9810  
Vancouver, WA 98666-9810

Document Title: Statutory Warranty Deed  
Grantors: Joel Aguilar-Partida and Angelica M. Aguilar  
Grantee: Clark County, Washington  
Legal Description: #29 Sec 28 T3N R2E WM  
Additional Legal Description is attached as Exhibit "A"  
Serial #: 198326-000 (14)  
Project: NE 119th St (NE 87th Ave to NE 112th Ave)  
CRP #: 342422

PW 15-55

**STATUTORY WARRANTY DEED**

THE GRANTORS, JOEL AGUILAR-PARTIDA and ANGELICA M. AGUILAR, husband and wife, for and in consideration of valuable consideration as set out in part below, conveys and warrants 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, to-wit:

**SEE LEGAL DESCRIPTION ATTACHED HERETO, WHICH,  
BY THIS REFERENCE, IS INCORPORATED HEREIN**

The Grantor represents and warrants that they are not aware of any hazardous or toxic waste, substance or material on or under the subject property.

**NOTE:** It is understood and agreed that the delivery of this deed is hereby tendered and the terms and obligations hereof shall not become binding upon Clark County, Washington, until this document is accepted and approved by the Clark County Board of County Councilors.

**CONSIDERATIONS: One Hundred Thirty-two Thousand Two Hundred Fifty and No/100 Dollars (\$122,250.00).**

Statutory Warranty Deed  
Serial #: 198326-000  
Project: NE 119th St. (NE 72nd -117th Ave.)  
CRP #: 340722

Dated this 10<sup>th</sup> day of August, 2015.

Joel Aguilar P.  
Joel Aguilar-Partida

Angelica m. Aguilar  
Angelica m. Aguilar

Accepted on behalf of Clark County  
Clark County, Washington

Mark McCauley  
Mark McCauley  
Acting County Manager

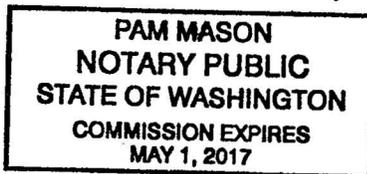
STATE OF WASHINGTON

COUNTY OF CLARK

I hereby certify that I know or have satisfactory evidence that **JOEL AGUILAR-PARTIDA and ANGELICA M. AGUILAR** are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATE: 8-4-15

Pam Mason  
Notary Public in and for the State of WA  
residing at Vancouver WA  
My commission expires 5-01-17





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**CLARK COUNTY  
WASHINGTON**

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**PUBLIC WORKS  
COUNTY SURVEYOR'S OFFICE**

**EXHIBIT "A"**

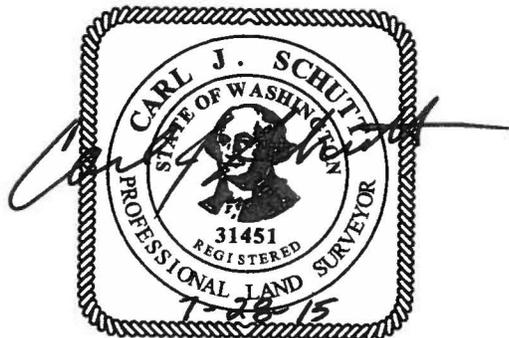
**NE 119th STREET – CRP # 342422**

**AGUILAR-PARTIDA REMAINDER PARCEL**

A parcel of land lying in the southwest quarter of Section 28, Township 3 North, Range 2 East of the Willamette Meridian in Clark County, Washington, being more particularly described as follows:

All that portion of that parcel described in that Warranty Deed to Joel Aguilar-Partida and Angelica M. Aguilar, husband and wife, recorded August 27, 2007 under Auditor's file No. 4367501, records of Clark County, Washington, listed as Serial No. 198326-000, lying northerly of a line 50.00 feet northerly of, when measured at right angles to the centerline of Northeast 119th Street, as described in Exhibit "B", attached, all in Clark County, Washington.

This description contains 73,351 square feet as calculated by the double meridian distance method.



R014 . doc

WRITTEN BY: *CR*  
REVIEWED BY: *JMB*

1300 FRANKLIN STREET \* P.O. BOX 9810 \* VANCOUVER, WASHINGTON 98666-9810 \* <http://www.clark.wa.gov>  
(360) 397-6118, EXTENSION XXXX FAX (360) 397-6053 TDD (360) 397-6057



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**CLARK COUNTY  
WASHINGTON**

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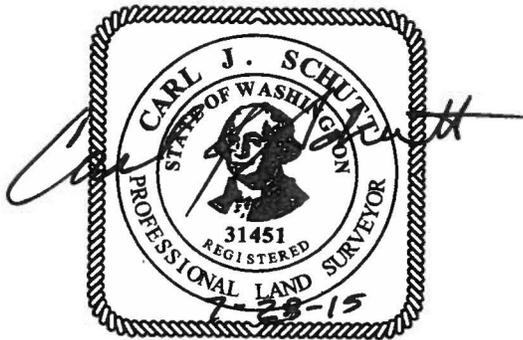
**PUBLIC WORKS  
COUNTY SURVEYOR'S OFFICE**

**EXHIBIT "B"  
NE 119th ST CENTERLINE DESCRIPTION  
CRP #342422**

A strip of land of varying width lying in Sections 27, 28, 29, 32, 33, and 34, Township 3 North, Range 2 East of the Willamette Meridian, the centerline of said strip being more particularly described as follows:

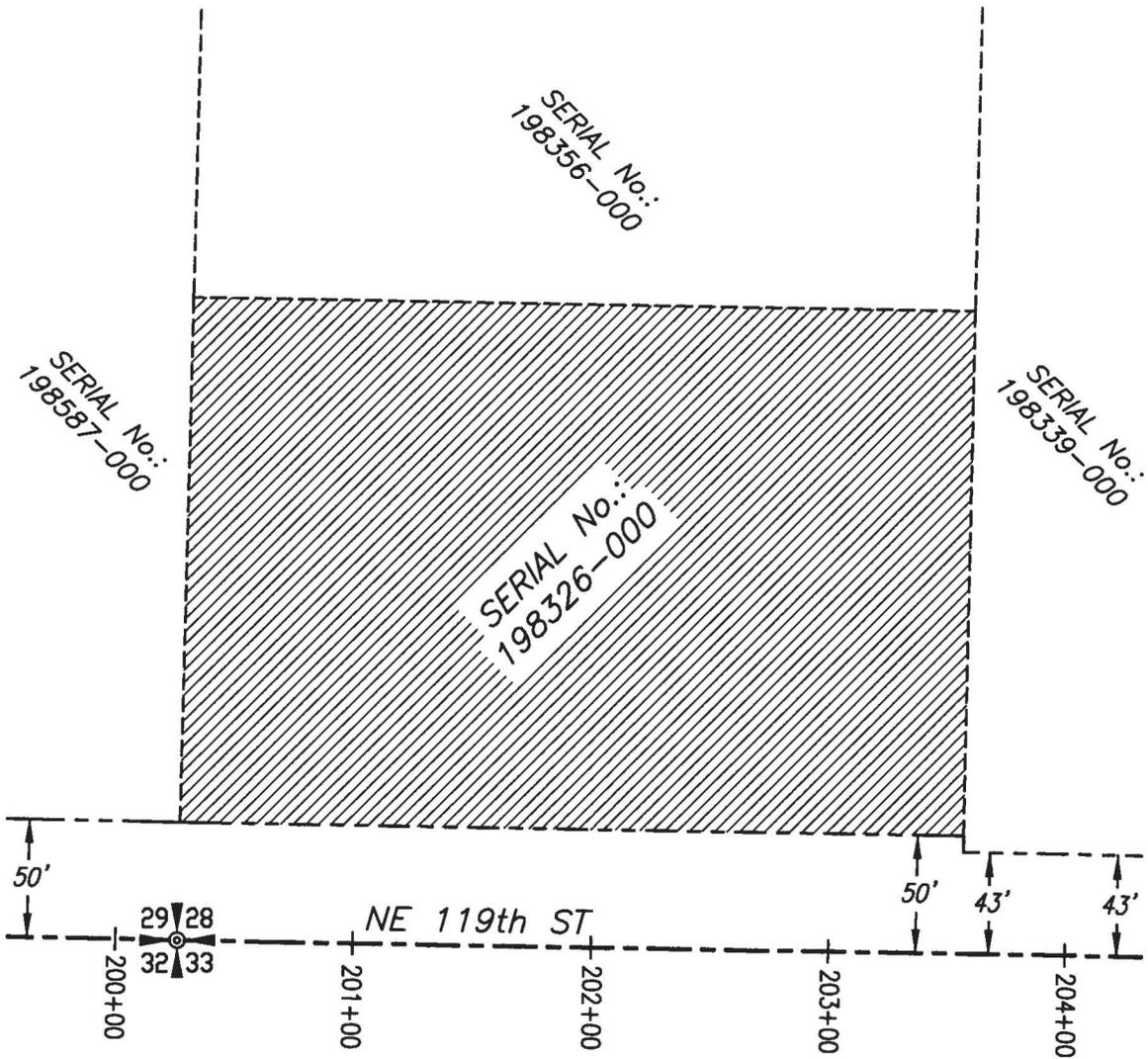
Beginning at a brass disk marking the south quarter corner of said Section 29, being designated as Engineers' station 173+71.42; thence South 88°36'15" East 2654.82 feet to a brass disk marking the southwest corner of said Section 28; thence South 88°58'32" East 2640.53 feet to a brass disk marking the south quarter corner of said Section 28; thence South 88°58'23" East 2641.26 feet to a brass disk marking the southwest corner of said Section 27; thence South 89°47'50" East 2658.57 feet to a brass disk marking the south quarter corner of said Section 27, and there terminating, all in Clark County, Washington.

Bearings are based on north line of the northeast quarter of Section 32, Township 3 North, Range 2 East of the Willamette Meridian, as being South 88°36'15" East between found monuments based on the Washington State Plane Coordinates System, South Zone, NAD83(91) adjustment. The control scheme is on file at the Clark County Surveyor's office.

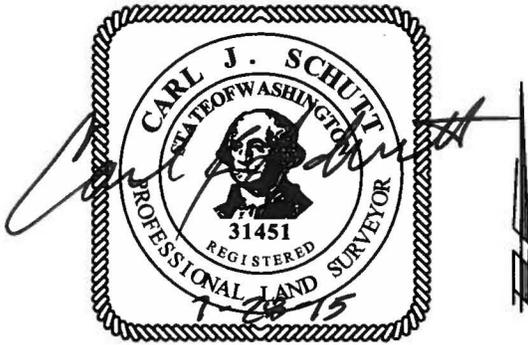


WRITTEN BY: *CH*  
REVIEWED BY: *JMB*

EXHIBIT "C"  
 SERIAL No. 198326-000



NOT TO SCALE



Clark County Public Works Vancouver, Washington		
DESIGN & ENGINEERING DIVISION OFFICE OF THE COUNTY SURVEYOR		
SW 1/4 SECTION 28 T 3 N, R 2 E, W.M.		
SKETCH TO ACCOMPANY LEGAL DESCRIPTION		
DATE	SCALE	DRAWN BY
JUL 2015	NOT TO SCALE	CJS

Recording requested by:  
Clark County Public Works  
Real Property Services  
P.O. Box 9810  
Vancouver, WA 98666-9810

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**Grantors: Joel Aguilar-Partida and Angelica M. Aguilar**  
**Grantee: Clark County, Washington**  
**Legal Description: #29 Sec 28 T3N R2E WM**  
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**Serial #: 198326-000 (14)**  
**Project: NE 119th St (NE 87th Ave to NE 112th Ave)**  
**CRP #: 342422**

PW 15-56

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**SEE LEGAL DESCRIPTION ATTACHED HERETO, WHICH,  
BY THIS REFERENCE, IS INCORPORATED HEREIN**

The Grantor represents and warrants that they are not aware of any hazardous or toxic waste, substance or material on or under the subject property.

Statutory Warranty Deed  
Serial #: 198326-000  
Project: NE 119th St. (NE 72nd -117th Ave.)  
CRP #: 340722

Dated this 4<sup>th</sup> day of August 2015

Joel Aguilar P.  
Joel Aguilar-Partida

Angelica m. Aguilar  
Angelica m. Aguilar

Accepted on behalf of Clark County  
Clark County, Washington

Mark McCauley  
Mark McCauley  
Acting County Manager

STATE OF WASHINGTON

COUNTY OF CLARK

I hereby certify that I know or have satisfactory evidence that **JOEL AGUILAR-PARTIDA and ANGELICA M. AGUILAR** are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATE: 8-4-15

Pam Mason

Notary Public in and for the State of WA  
residing at Van. WA  
My commission expires 5-01-17

PAM MASON  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION EXPIRES  
MAY 1, 2017



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**CLARK COUNTY**  
WASHINGTON

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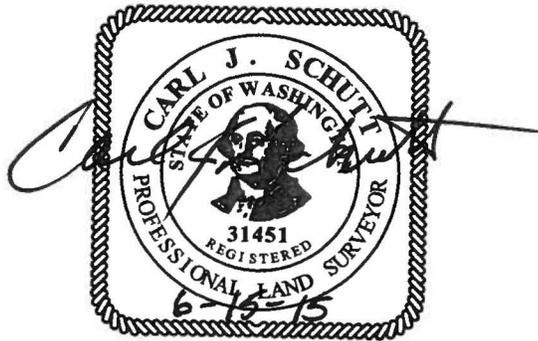
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This description contains 9,900 square feet as calculated by the double meridian distance method.



X014 .doc

WRITTEN BY: *CJS*  
REVIEWED BY: *JMB*



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**CLARK COUNTY  
WASHINGTON**

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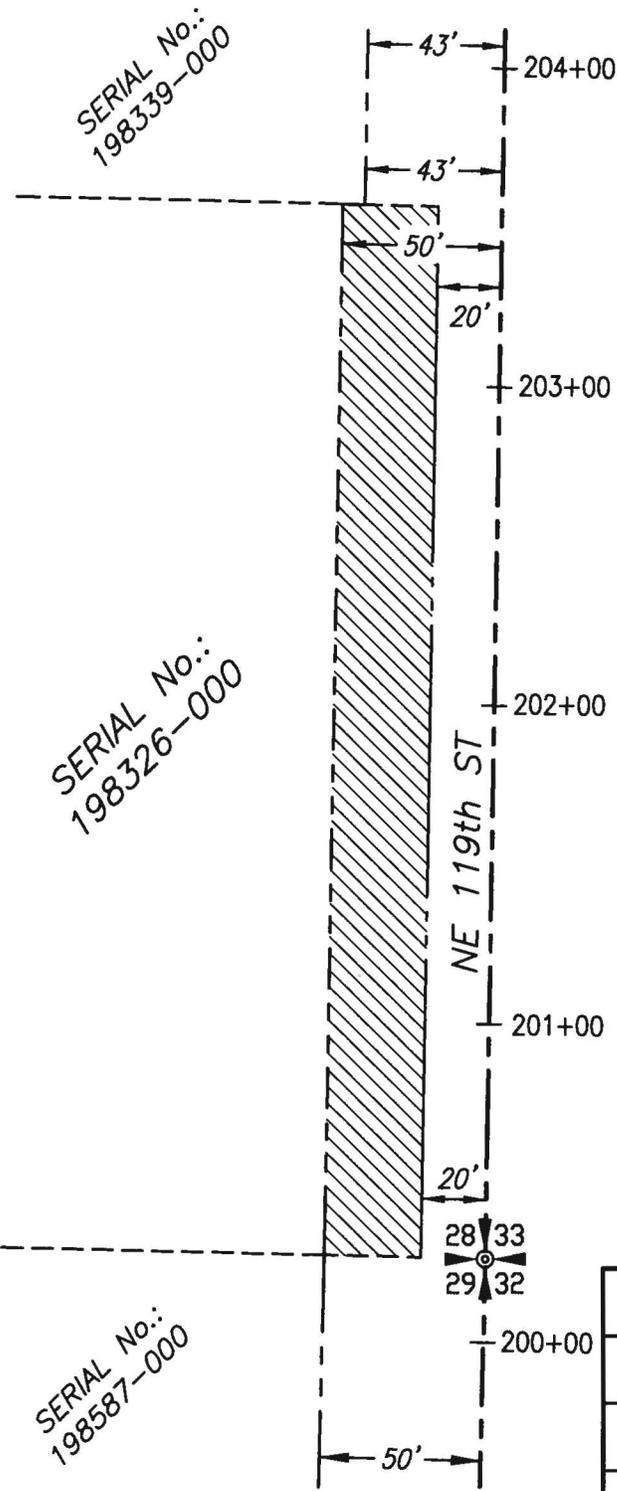
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WRITTEN BY: *CS*  
REVIEWED BY: *SNB*

EXHIBIT "C"  
 SERIAL No. 198326-000



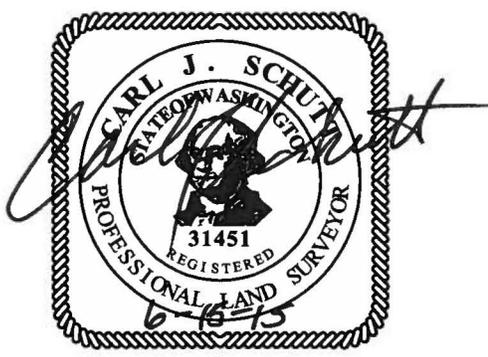
SERIAL No.:  
 198339-000

SERIAL No.:  
 198326-000

SERIAL No.:  
 198587-000



NOT TO SCALE



Clark County Public Works Vancouver, Washington		
DESIGN & ENGINEERING DIVISION OFFICE OF THE COUNTY SURVEYOR		
SW 1/4 SECTION 28 T 3 N, R 2 E, W.M.		
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