

# CLARK COUNTY STAFF REPORT

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

**DATE:** February 9, 2016

**REQUESTED ACTION:** Approve and execute a Sanitary Sewer Easement, Sanitary Sewer Pump Station Easement, and Access Easement to the Clark Regional Wastewater District; Tax Parcel Number 986027-418.

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**

Clark Regional Wastewater District needs an easement for the existing parallel sanitary sewer lines that were installed for the NE 119th Street road project (CRP #390722). They would also like an easement for a future pump station on the northwest corner of a county owned parcel; tax parcel number 986027-418 and an easement to access their pump station.

**COUNCIL POLICY IMPLICATIONS**

None. It has been our policy to accommodate utilities whenever possible.

**ADMINISTRATIVE POLICY IMPLICATIONS**

None.

**COMMUNITY OUTREACH**

This project has had extensive community involvement through several open houses, meetings, and newsletters.

**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.

*Handwritten initials/signature*

PW16-013



**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/>

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

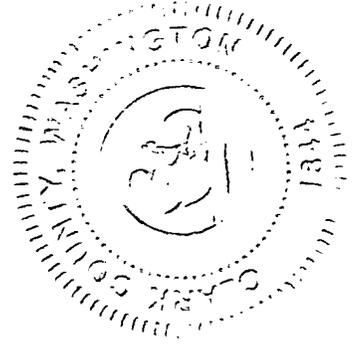


Heath H. Henderson, P.E.  
Public Works Director/County Engineer

APPROVED:   
CLARK COUNTY, WASHINGTON  
BOARD OF COUNTY COUNCILORS

DATE: 2-9-10

SR# SR 030-16



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

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

CLARK COUNTY, WASHINGTON  
RESOLUTION NO. 2016-02-05

IN THE MATTER OF EXECUTION OF STATUTORY WARRANTY DEED FROM CLARK COUNTY

WHEREAS, the Board of County Councilors, Clark County, WA is in regular session this 9<sup>th</sup> day of February, 2016, and

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

Document

Sanitary Sewer Easement, Sanitary  
Pump Station Easement and  
Access Easement

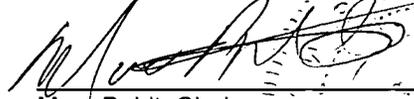
Data

FROM: Clark County, Washington  
TO: Clark Regional Wastewater District  
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 Commissioners.

BOARD OF COUNTY COUNCIL  
CLARK COUNTY, WASHINGTON



Marc Boldt, Chair

Jeanne E. Stewart, Councilor

Julie Olson, Councilor

David Madore, Councilor

Tom Mielke, Councilor

ATTEST:



Rebecca J. Pata  
Clerk of the Board

After recording return to:  
Clark County Public Works  
Real Property Services  
P.O. Box 9810  
Vancouver, WA 98666-9810

Document Title: Sanitary Sewer Easement, Sanitary  
Sewer Pump Station Easement and Access Easement  
Grantor: Clark County, Washington  
Grantee: Clark Regional Wastewater District  
Legal Description: #205 Sec 19 T3N R2E WM  
Additional Legal Description is attached as Exhibit "A"  
Serial #: 986027-418  
Project: NE 119th St (NE 72nd Ave to NE 87th Ave)  
CRP #: 390722 Fed Aid #: STPUL-4430(003)

**SANITARY SEWER EASEMENT, SANITARY SEWER  
PUMP STATION EASEMENT AND ACCESS EASEMENT**

PW 116-08

THE GRANTOR, **CLARK COUNTY**, a political subdivision of the State of Washington, for and in consideration of valuable consideration, as set out in part below does hereby grant to **CLARK REGIONAL WASTEWATER DISTRICT**, a perpetual Sanitary Sewer Easement, Sanitary Sewer Pump Station Easement and Access Easement over, under, upon, and across the following described real property situated in Clark County, Washington, to wit:

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

Including the right to construct, install, reconstruct, repair, operate and maintain sanitary sewer lines, a Pump Station and all necessary related facilities and the grantee, its agents and contractors shall have the right to enter upon the premises for such purposes as described on Exhibits "A-1" and "A-2" and "B-1" and "B-2".

Including the right for Grantee to use the hereinafter described real property for the purpose of ingress and egress over and across said property as described on Exhibit "C-1" and "C-2".

The easement area herein conveyed shall be restored to its present condition. Said restoration to be commenced immediately upon completion of the project.

The Grantor, on behalf of itself 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 area described on attached Exhibit.

It is understood and agreed that the delivery of this easement is hereby tendered and the terms and obligations hereof shall not become binding until this documents is accepted and approved by the Board of County Councilors, Clark County, Washington.

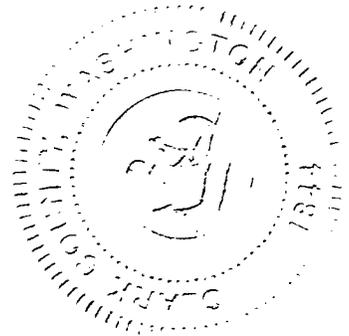
**CONSIDERATIONS: Mutual Benefits.**

Sanitary Sewer Easement, Sanitary Sewer  
Pump Station Easement and Access Easement  
Serial #: 986027-418  
Project: NE 119th St (NE 72nd Ave to NE 87th Ave)  
CRP #: 390722 Fed Aid #: STPUL-4430(003)

Dated this 9 day of Feb, 2010.

Board of County Council  
Clark County, Washington

Marc Boldt  
Marc Boldt, Chair



\_\_\_\_\_  
Jeanne E. Stewart, Councilor

\_\_\_\_\_  
Julie Olson, Councilor

\_\_\_\_\_  
David Madore, Councilor

\_\_\_\_\_  
Tom Mielke, Councilor

STATE OF WASHINGTON

COUNTY OF CLARK

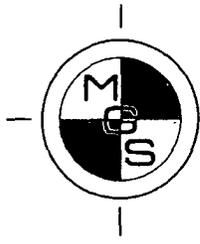
On this 9<sup>th</sup> day of February, 2010, before me personally appeared \_\_\_\_\_ and Marc Boldt, to me known to be the duly elected, qualified and acting County Councilor(s) of Clark County, Washington, who executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary 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 Feb. 9, 2010

Rebecca L. Tilton

Notary Public in and for the State of WA  
Residing at Vancouver  
My commission expires: 4/26/17

REBECCA L. TILTON  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION EXPIRES  
APRIL 26, 2017

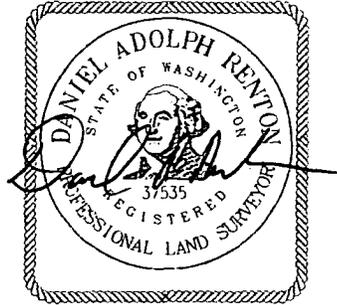


**MINISTER-GLAESER  
SURVEYING INC.**

*Vancouver Office - 2200 E. Evergreen Blvd., Vancouver, Washington 98661  
(360) 694-3313 (360) 694-8410 FAX  
Pasco Office - 6303 Burden Blvd. Suite E, Pasco, Washington 99301  
(509) 544-7802 (509) 544-7862 FAX*

**SEPTEMBER 14, 2015**

EXHIBIT "A-1"

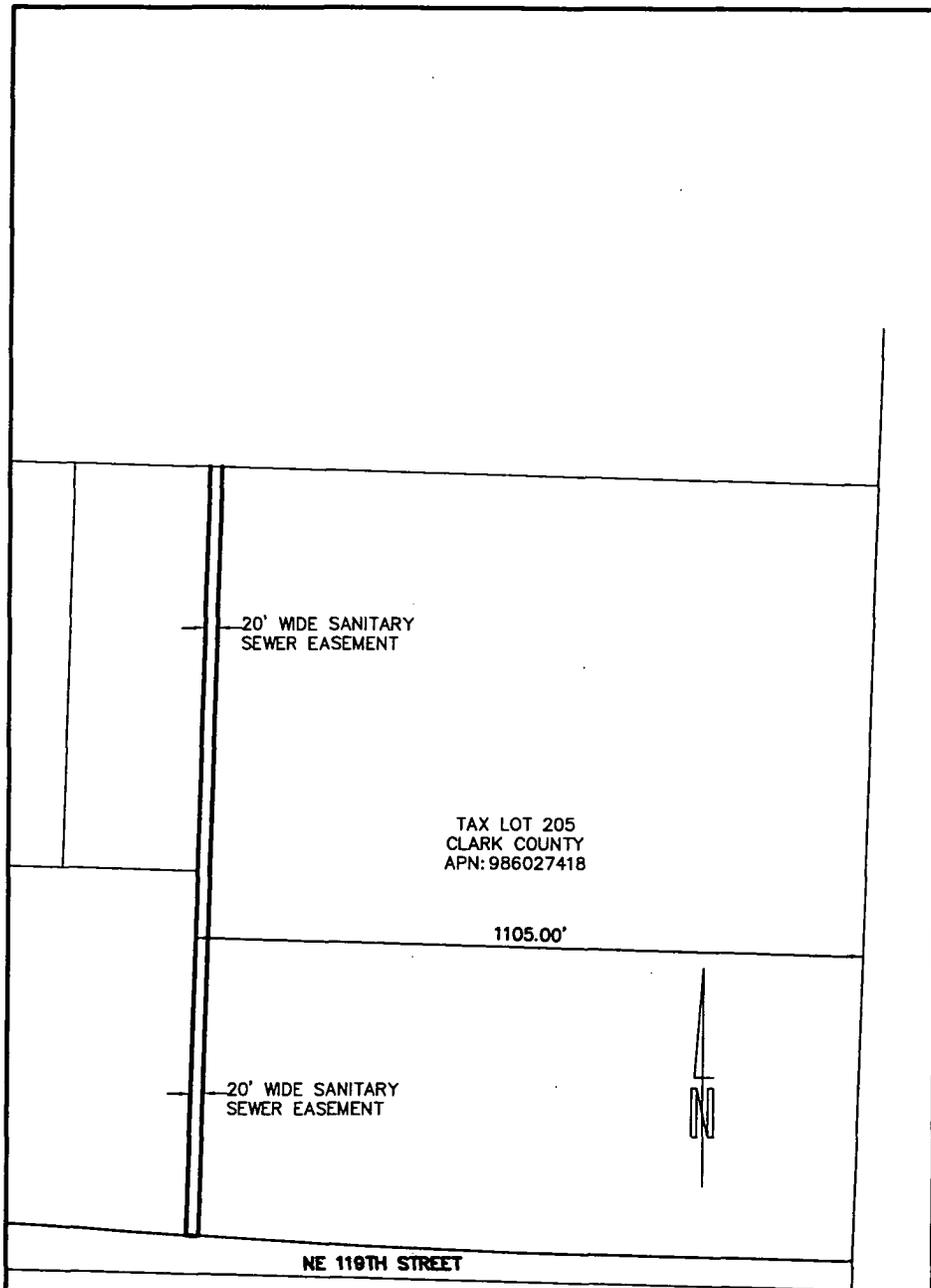


**SANITARY SEWER EASEMENT (CLARK COUNTY PARCEL: 9860274418)**

A sanitary sewer easement for the purpose of construction, operation and maintenance, over, under and across the following describe 20 foot strip of land;

The West 20 feet of the East 1105 feet of the Southeast Quarter of the Southwest Quarter of Section 29, Township 3 North, Range 2 East, Willamette Meridian, Clark County, Washington;

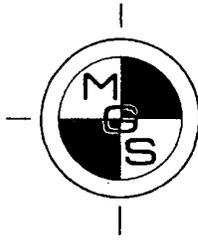
**EXCEPT** that portion lying within N.E. 119<sup>th</sup> Street



PREPARED BY:  
**MINISTER-GLAESER**  
**SURVEYING INC.**  
2200 E. EVERGREEN BLVD.  
VANCOUVER, WA 98661  
(360) 694-3313

**EXHIBIT "A-2"**  
**20 FOOT WIDE**  
**SANITARY SEWER EASEMENT**  
**CLARK COUNTY PARCEL**

SCALE: 1"=240'  
JOB NO. 15-218  
DATE: 10-17-15  
DWG FILE: 15218.GL CC  
DRAWN BY: DAR

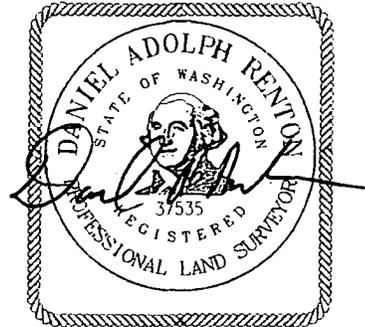


## MINISTER-GLAESER SURVEYING INC.

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(360) 694-3313 (360) 694-6410 FAX  
Pasco Office - 6303 Burden Blvd. Suite E. Pasco, Washington 99301  
(509) 544-7802 (509) 544-7862 FAX

SEPTEMBER 14, 2015

EXHIBIT "B-1"



### SANITARY SEWER PUMP STATION EASEMENT

An easement for the purpose of construction, operation and maintenance of a Sanitary Sewer Pump Station, over, under and across a portion of land located in the Southeast Quarter of the Southwest Quarter of Section 29, Township 3 North, Range 2 East, Willamette Meridian, Clark County, Washington, described as follows

**BEGINNING** at the Northwest corner of the Clark County parcel as described and recorded under Clark County, Washington, Auditors File Number 4584069 D, said point also being the Northwest corner of the East 1105 feet of the Southeast Quarter of said Southwest Quarter;

Thence South  $88^{\circ}32'10''$  East, along the North line of said Southeast Quarter, for a distance of 129.70 feet;

Thence leaving said North line, South  $18^{\circ}11'03''$  West, for a distance of 52.81 feet to the beginning of a 100.00 foot radius tangent curve to the right;

Thence along the arc of a 100.00 foot radius tangent curve to the right, for an arc distance of 27.70 feet, through a central angle of  $15^{\circ}52'08''$ , the radius of which bears North  $71^{\circ}48'57''$  West, the long chord of which bears South  $26^{\circ}07'07''$  West, for a chord distance of 27.61 feet;

Thence South  $34^{\circ}03'11''$  West, for a distance of 80.78 feet to the beginning of a 85.00 foot radius tangent curve to the left;

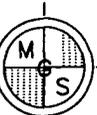
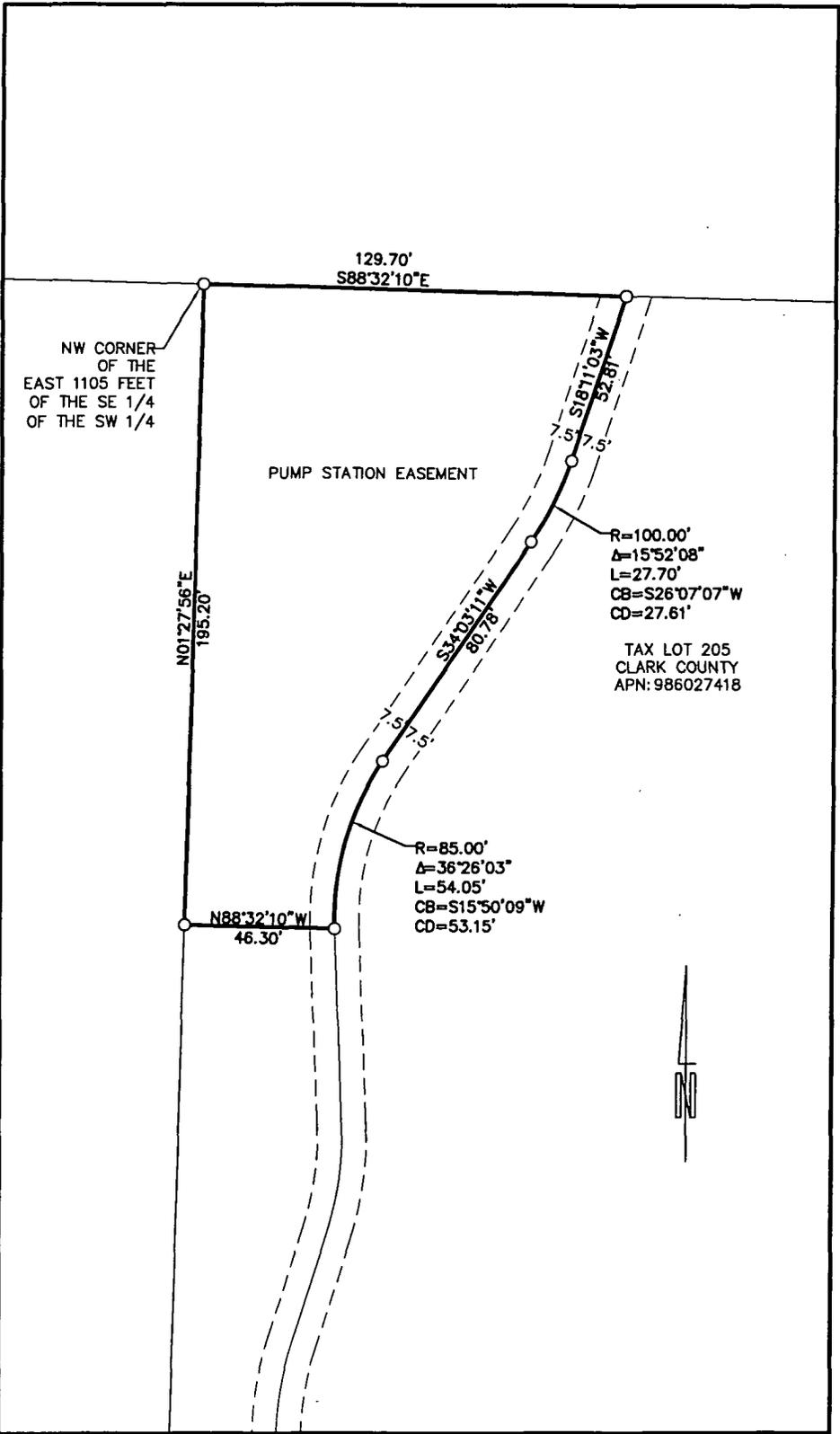
Thence along the arc of a 85.00 foot radius tangent curve to the left, for an arc distance of 54.05 feet, through a central angle of  $36^{\circ}26'03''$ , the radius of which bears South  $55^{\circ}56'49''$  East, the long chord of which bears South  $15^{\circ}50'09''$  West, for a chord distance of 53.15 feet;

Thence North  $88^{\circ}32'10''$  West, parallel with the North line of said Southeast Quarter, for a distance of 46.30 feet to the West line of said Clark County parcel and the West line of said East 1105 feet;

Thence North  $01^{\circ}27'56''$  East, along said West line, for a distance of 195.20 feet to the **TRUE POINT OF BEGINNING**;

**CONTAINING:** 17,023 square feet of land, more or less.

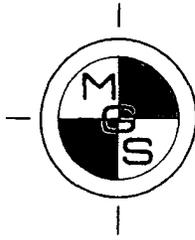
**BASIS OF BEARING:** NAD83 (2011) (EPOCH: 2010.0000) Washington State Plane Coordinate System, South Zone, US-Feet



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 VANCOUVER, WA 98661  
 (360) 694-3313

**EXHIBIT " B-2 "**  
**PUMP STATION**  
**EASEMENT**

SCALE: 1"=40'  
 JOB NO. 15-218  
 DATE: 10-02-15  
 DWG FILE: 15218LGL-3  
 DRAWN BY: DAR

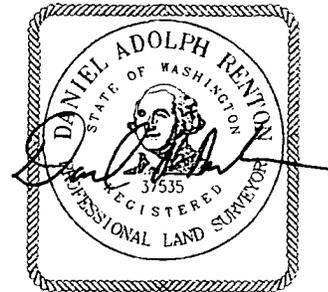


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**SEPTEMBER 14, 2015**

EXHIBIT "C-1"



**ACCESS EASEMENT (INGRESS, EGRESS AND UTILITIES)**

A 15 foot wide access easement located in a portion of the Southeast Quarter of the Southwest Quarter of Section 29, Township 3 North, Range 2 East, Willamette Meridian, Clark County, Washington, being 7.5 feet either side of the following described centerline;

**COMMENCING** at the Southeast corner of said Southeast Quarter;

Thence North  $88^{\circ}38'42''$  West, along the South line of said Southeast Quarter, for a distance of 1081.40 feet;

Thence leaving said South line, North  $01^{\circ}21'18''$  East, for a distance of 62.90 feet to the North Right of Way line of N.E. 119<sup>th</sup> Street, said point being the **TRUE POINT OF BEGINNING** of said centerline description;

Thence North  $00^{\circ}44'03''$  East, for a distance of 216.23 feet to the beginning of a 1525.00 foot radius tangent curve to the right;

Thence along the arc of a 1525.00 foot radius tangent curve to the right, for an arc distance of 118.95 feet, through a central angle of  $04^{\circ}28'09''$ , the radius of which bears South  $89^{\circ}15'57''$  East, the long chord of which bears North  $02^{\circ}58'08''$  East, for a chord distance of 118.92 feet;

Thence North  $05^{\circ}12'13''$  East, for a distance of 75.28 feet to the beginning of a 240.00 foot radius tangent curve to the left;

Thence along the arc of a 240.00 foot radius tangent curve to the left, for an arc distance of 47.77 feet, through a central angle of  $11^{\circ}24'15''$ , the radius of which bears North  $84^{\circ}47'47''$  West, the long chord of which bears North  $00^{\circ}29'55''$  West, for a chord distance of 47.69 feet;

Thence North  $06^{\circ}12'02''$  West, for a distance of 186.86 feet to the beginning of a 175.00 foot radius tangent curve to the right;

Thence along the arc of a 175.00 foot radius tangent curve to the right, for an arc distance of 86.67 feet, through a central angle of  $28^{\circ}22'40''$ , the radius of which bears North  $83^{\circ}47'58''$  East, the long chord of which bears North  $07^{\circ}59'18''$  East, for a chord distance of 85.79 feet;

Thence North  $22^{\circ}10'38''$  East, for a distance of 66.95 feet to the beginning of a 120.00 foot radius tangent curve to the left;

Thence along the arc of a 120.00 foot radius tangent curve to the left, for an arc distance of 63.18 feet, through a central angle of  $30^{\circ}10'05''$ , the radius of which bears North  $67^{\circ}49'22''$  West, the long chord of which bears North  $07^{\circ}05'35''$  East, for a chord distance of 62.46 feet;

Thence North  $07^{\circ}59'27''$  West, for a distance of 45.06 feet to the beginning of a 100.00 foot radius tangent curve to the right;

Thence along the arc of a 100.00 foot radius tangent curve to the right, for an arc distance of 44.54 feet, through a central angle of  $25^{\circ}31'04''$ , the radius of which bears North  $82^{\circ}00'33''$  East, the long chord of which bears North  $04^{\circ}46'05''$  East, for a chord distance of 44.17 feet;

Thence North  $17^{\circ}31'37''$  East, for a distance of 35.19 feet to the beginning of a 100.00 foot radius tangent curve to the left;

Thence along the arc of a 100.00 foot radius tangent curve to the left, for an arc distance of 34.75 feet, through a central angle of  $19^{\circ}54'29''$ , the radius of which bears North  $72^{\circ}28'23''$  West, the long chord of which bears North  $07^{\circ}34'22''$  East, for a chord distance of 34.57 feet;

Thence North  $02^{\circ}22'52''$  West, for a distance of 59.57 feet to the beginning of a 85.00 foot radius tangent curve to the right;

Thence along the arc of a 85.00 foot radius tangent curve to the right, for an arc distance of 54.05 feet, through a central angle of  $36^{\circ}26'03''$ , the radius of which bears North  $87^{\circ}37'08''$  East, the long chord of which bears North  $15^{\circ}50'09''$  East, for a chord distance of 53.15 feet;

Thence North  $34^{\circ}03'11''$  East, for a distance of 80.78 feet to the beginning of a 100.00 foot radius tangent curve to the left;

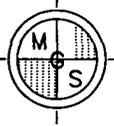
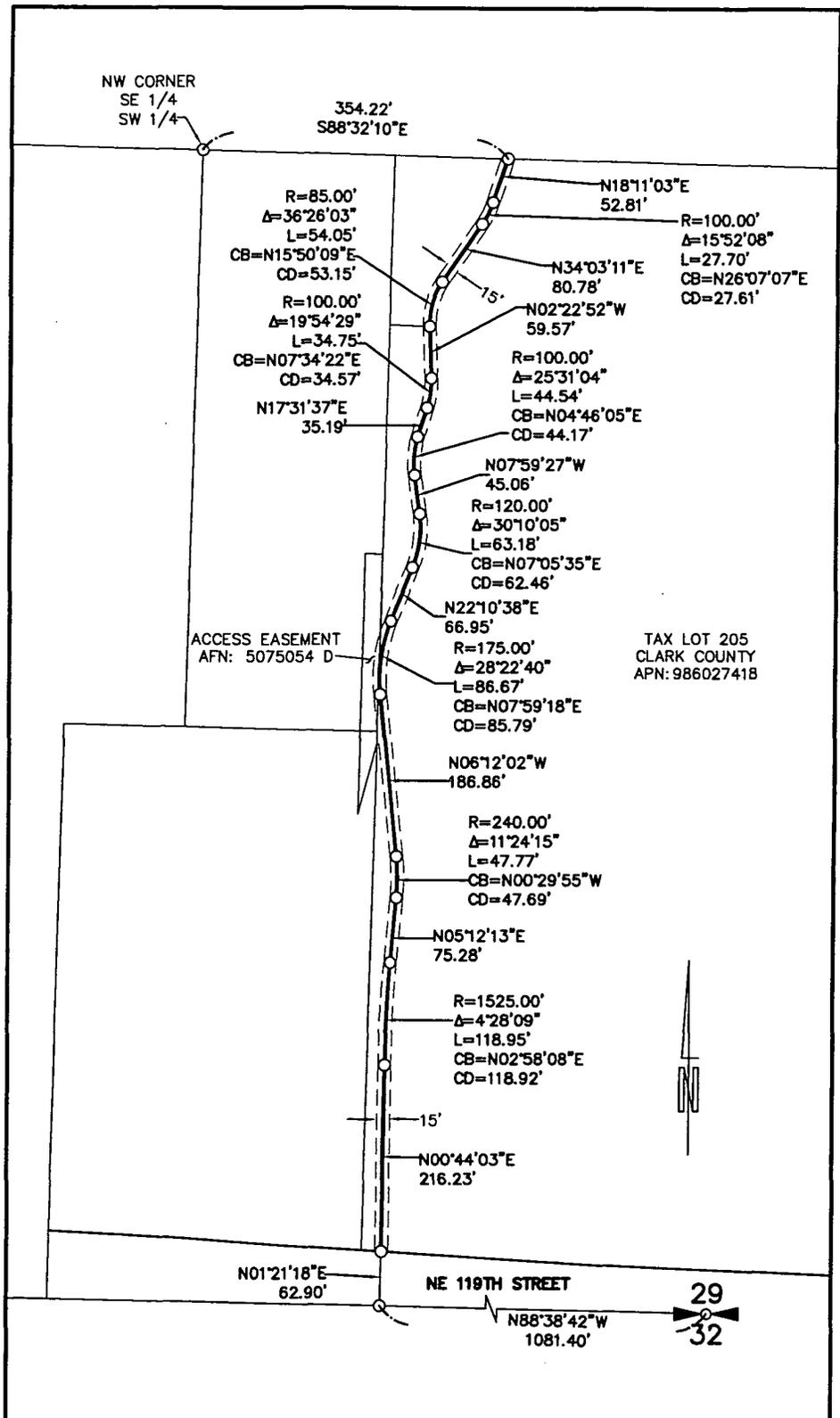
Thence along the arc of a 100.00 foot radius tangent curve to the left, for an arc distance of 27.70 feet, through a central angle of  $15^{\circ}52'08''$ , the radius of which bears North  $55^{\circ}56'49''$  West, the long chord of which bears North  $26^{\circ}07'07''$  East, for a chord distance of 27.61 feet;

Thence North  $18^{\circ}11'03''$  East, for a distance of 52.81 feet to the North line of said Southeast Quarter, said point bears South  $88^{\circ}32'10''$  East, for a distance of 354.22 feet from the Northwest corner of said Southeast Quarter, said point also being the terminus of said centerline description.

The sidelines of said easement shall be shortened or lengthened at the beginning to intersect the North Right of Way line of N.E. 119<sup>th</sup> Street.

The sidelines of said easement shall be shortened or lengthened at the terminus to intersect the North line of said Southeast Quarter.

**BASIS OF BEARING:** NAD83 (2011) (EPOCH: 2010.0000) Washington State Plane Coordinate System, South Zone, US-Feet



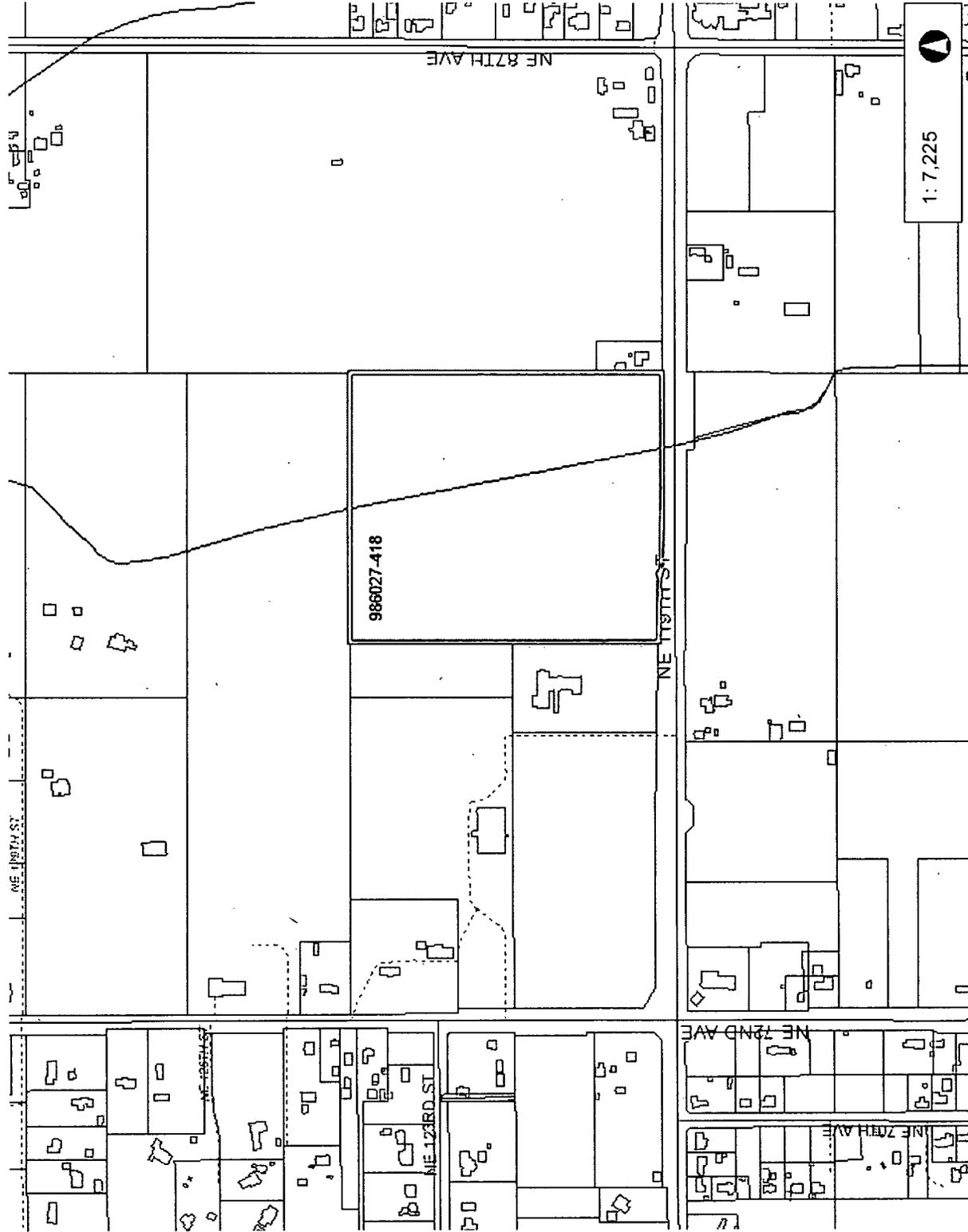
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2200 E. EVERGREEN BLVD.  
VANCOUVER, WA 98661  
(360) 694-3313

**EXHIBIT "C-2"**  
**15 FOOT WIDE**  
**ACCESS EASEMENT**

SCALE: 1"=150'  
JOB NO. 15-21B  
DATE: 10-02-15  
DWG FILE: 1521BLGL-2  
DRAWN BY: DAR



986027-418



986027-418

1:7,225



This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA, GIS - <http://gis.clark.wa.gov>



Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes: