

CLARK COUNTY  
STAFF REPORT

DEPARTMENT/DIVISION: Environmental Services

DATE: April 15, 2014

REQUEST: Approve and execute a Quit Claim Deed to the City of Vancouver. Tax Parcel Numbers 092003-772, 099052-000, 099122-000, 099147-000, 109583-942, and 160087-000.

CHECK ONE:  X  Consent   Chief Administrative Officer

**BACKGROUND:** At this time County staff is working with the City of Vancouver to identify parcels that are within the areas annexed by the City. These parcels are stormwater facilities that are being maintained by the City.

**COMMUNITY OUTREACH:** None. This is a routine transfer of land ownership to the City of Vancouver as a result of annexation.

**BUDGET AND POLICY IMPLICATIONS:** None.

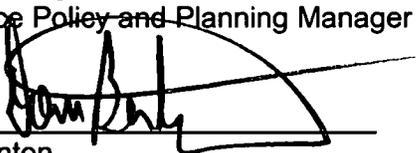
**FISCAL IMPACTS:**  Yes (see Fiscal Impacts Attachment)  No

**ACTION REQUESTED:** Approve and execute a Quit Claim Deed to the City of Vancouver. Tax Parcel Numbers 092003-772, 099052-000, 099122-000, 099147-000, 109583-942, and 160087-000.

**DISTRIBUTION:** Please notify the Real Property Services Section of the Board's action by calling extension 4975.



Ron Wierenga  
Resource Policy and Planning Manager



Don Benton  
Environmental Services Director

RW/DB/PM/pmm

Attachments: Quit Claim Deed, Resolution, Maps

APPROVED: April 15, 2014  
CLARK COUNTY, WASHINGTON  
BOARD OF COMMISSIONERS

SR 71-14





After recording return to:  
City of Vancouver  
City Clerk's Office  
P. O. Box 1995  
Vancouver, WA 98668-1995

**Document Title: Quit Claim Deed**  
**Grantor: Clark County, Washington**  
**Grantees: City of Vancouver, Washington**  
**Legal Description: Walnut Heights TT A; Arcadia**  
**Acres Unrecdd #3-F; Arcadia Acres #3 Lot 5; Arcadia**  
**Acres #5 Lot 6; Brickhaven TT A; #95 Sec 17 T2N R2E WM**  
**Serial #'s: 092003-772; 099052-000; 099122-000;**  
**099147-000; 109583-942; 160087-000**

**QUIT CLAIM DEED**

THE GRANTOR, **CLARK COUNTY**, a political subdivision of the State of **Washington**, for and in consideration of good and valuable considerations, as set out herein conveys to the **CITY OF VANCOUVER**, a municipal corporation of the State of **Washington**, its heirs and assigns, any interest it may have in 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**

**CONSIDERATIONS: MUTUAL BENEFITS.**

Dated this 15<sup>th</sup> day of April, 2014.

BOARD OF COUNTY COMMISSIONERS  
CLARK COUNTY, WASHINGTON

  
\_\_\_\_\_  
Tom Mielke, Chair

Accepted on behalf of the City  
of Vancouver, Washington

\_\_\_\_\_  
David Madore, Commissioner

By: \_\_\_\_\_  
Eric J. Holmes, City Manager

\_\_\_\_\_  
Steve Stewart, Commissioner

Quit Claim Deed  
Serial #s: 092003-772; 099052-000; 099122-000;  
099147-000; 109583-942; 160087-000

STATE OF WASHINGTON

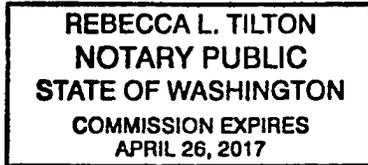
COUNTY OF CLARK

On this 15<sup>th</sup> day of April, 2014, before me personally appeared \_\_\_\_\_ and TOM Mielke, to me known to be the duly elected, qualified and acting County Commissioner(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/they is/are authorized to execute said instrument by resolution of the Board of County Commissioners of Clark County and that the seal affixed is the official seal of Clark County.

Dated: 4/15/14

Rebecca L. Tilton

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



Quit Claim Deed

Serial #'s: 092003-772; 099052-000; 099122-000;  
099147-000; 109583-942; 160087-000

**Exhibit "A"**

Serial #092003-772

Tract A, Walnut Heights Subdivision, according to the plat thereof, recorded in Book "J" of plats, page 104, records of Clark County, Washington.

Serial #099052-000

All that portion of Lot 3F Block 1 and that portion of Lot A Block 3 of Arcadia, an unrecorded subdivision located in Government Lot 8, Section 12, Township 2 North, Range 1 East of the Willamette Meridian, as conveyed by deed from Ervin A. Vilhauer et al et ux recorded under Clark County Auditor's File No. G652222 and by deed from C.A. Perkins Co., Inc. recorded under Auditor's File No. G465208 and by Road Establishment recorded in Road Book 7 at page 349 and amended by Resolution recorded in Commissioners' Journal 193 at pages 11 and 12 which lies westerly, southwesterly and southerly of the following described line and northerly of the northwesternly right-of-way line of Burlington Northern Railroad.

Commencing at a Clark County Public Works survey brass disk on the centerline of N.E. St. Johns Road marking the point of curvature of a 6" curve, concave to the east, at Engineers' Station P.C. 93 + 09.38 on the construction plans for N.E. St. Johns Road, CRP 40622, dated August 4, 1980, the centerline tangent bearing into the point of curvature being North 0° 33'07.0" East, said bearing being the basis of bearing of the following description; thence South 89° 26'-53.0" East 954.93 feet; thence North 74° 25'53.3" West 994.93 feet to the true point of beginning, said point being at the intersection of the northern right-of-way line of the Burlington Railroad right-of-way and the western right-of-way line of a forty (40) foot half-width right-of-way for N.E. St. Johns Road Project CRP 40622 dated August 4, 1980; thence northerly along the arc of a non-tangent 994.93 foot radius curve; concave to the southeast through a central angle of 5°05'17.3", the chord of which bears North 18° 06'45.6" East; thence North 32° 31'29.1" West 32.02 feet to a point on which is 40.00 feet south of the centerline of N.E. 68th Street as shown on the N.E. St. Johns Road construction plans CRP 40622 dated August 4, 1980; thence westerly, concentric with, and 40.00 feet southerly of the centerline of N.E. 68th Street, along the arc of a 1038.07 foot radius curve concave to the south, through a central angle of 4° 35'42.6", the chord of which bears North 88° 00'13.6" West to a point on the easterly line of the tract of land described as Parcel II in the real estate contract between Wilbur S. Vilhauer et al et ux and Portland Electric Plumbing Co., an Oregon Corporation, recorded under Auditor's File No. 8108250046, and the terminus of this description.

**Quit Claim Deed**

**Serial #'s: 092003-772; 099052-000; 099122-000;  
099147-000; 109583-942; 160087-000**

Serial #099122-000 & Serial #099147-000

Real property lying in the east half of Section 11 and the west half of Section 12, Township 2 North Range 1 East of the Willamette Meridian described as follows:

All that portion of the property described in that Quitclaim Deed to Gerald J. Ihler recorded February 20, 1987 under Auditor's File No. 8702200030, Deed Records of Clark County, Washington, listed as Assessor's Parcel No.'s 99146 and 99120, Tax Lots 4 of Lot 6 and 1 of Lot 5, respectively, of the unrecorded plat of "Arcadia Acres"; lying southerly of the following described line: Beginning at a point on the Westerly line of said Tax Lot 4 of Lot 6, said point being 250.00 feet northerly of, when measured at right angles to, the northerly line of the W.P. French D.L.C. #56; thence in a straight line to the point of intersection of a line drawn 50.00 feet northwesterly of, when measured at right angles to, the northwesterly right of way line of Burlington Northern Railroad with a line drawn 220.00 feet northerly of, when measured at right angles to, said northerly line of the W.P. French D.L.C. #56.

Together with all that portion of the above-described Gerald J. Ihler tract lying southeasterly of a line drawn 50 feet northwesterly from, when measured at right angles to, the northwesterly right of way line of the Burlington Northern Railroad, said right of way being 33 feet northwesterly of, when measured at right angles to, the centerline of said railroad.

All in Clark County, Washington.

Serial #109583-942

Tract A, Brickhaven Subdivision, according to the plat thereof, recorded in Book "J" of plats, page 204, records of Clark County, Washington.

Serial #160087-000

The West 662 feet of the North 7.50 chains of the Northeast quarter of Section 17, Township 2 North, Range 2 East of the Willamette Meridian, Clark County, Washington.

Except the North 130 feet.

CLARK COUNTY, WASHINGTON  
RESOLUTION NO. 2014-04-06

IN THE MATTER OF EXECUTION OF QUIT CLAIM DEED FROM CLARK COUNTY

WHEREAS, the Board of County Commissioners is in regular session this 15<sup>th</sup> day of  
April, 2014, and

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

Document

Quit Claim Deed

Data

FROM: Clark County, Washington

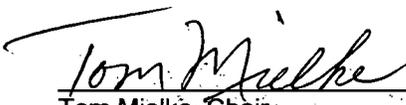
TO: City of Vancouver

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 COMMISSIONERS  
CLARK COUNTY, WASHINGTON

  
\_\_\_\_\_  
Tom Mielke, Chair

\_\_\_\_\_  
David Madore, Commissioner

ATTEST:

  
\_\_\_\_\_  
Clerk of the Board

Tax Parcel #092003-772

SWF

KEY

1:1,179



Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present

Printed On: Nov 14, 2013  
Project: G:\RealProp\Editing\PropEditing\_nf20.mxd (dmh1h)

SE 170TH CT

92003772  
CLARK COUNTY ENVIRONMENTAL SERVICES - CWP

SE 41ST CIR

SR-14 WB EXIT 8 TO 164TH AVE  
SR-14 WB

SR-14 EB  
164TH AVE ENTR TO SR-14 EB

Tax Parcel #s099052-000; 099122-000; 099147-000

SWF

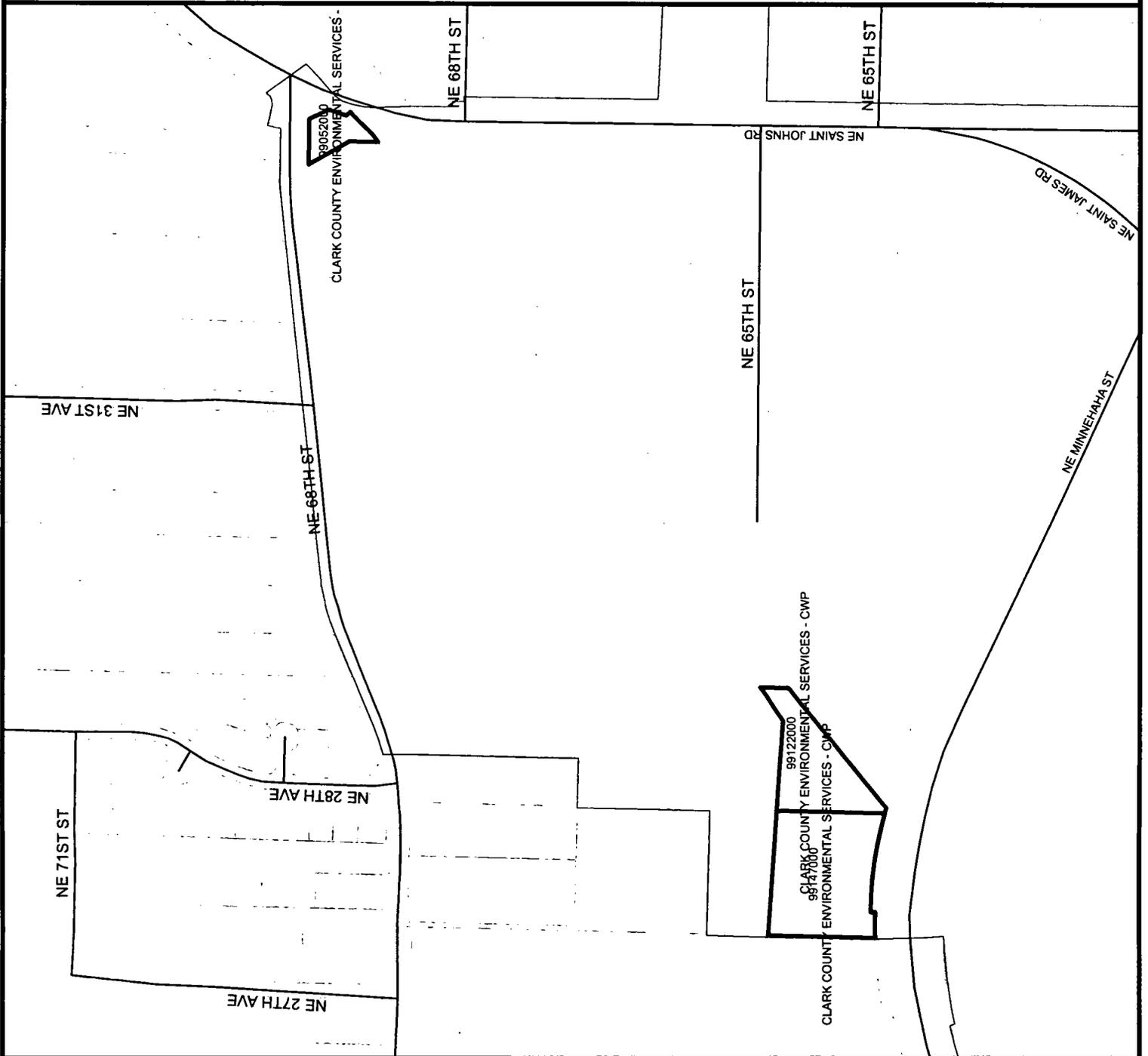
KEY

1:3,538



Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present

Printed On: Nov 14, 2013  
 Project: G:\RentPropEdit\RentPropEditing\_n20.mxd (.dgnfile)



Tax Parcel #109583-942

SWF

KEY

1:1,500



Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present

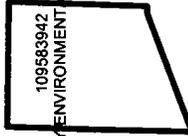
Printed On: Nov 14, 2013  
Project: GIS\RealProp\Editment\PropEditing\_m20.mxd (dmrtejl)

NE 42ND ST

NE 145TH AVE

109583942

CLARK COUNTY ENVIRONMENTAL SERVICES - CWP



NE 39TH ST

NE 143RD AVE

Tax Parcel #160087-000

SWF

KEY

1:3,685



Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present

Printed On: Nov 14, 2013  
Project: GIS\Rent\Project\Map\PropEditing\_m20.mxd (dmittel)

