

CLARK COUNTY STAFF REPORT

DEPARTMENT: Public Works / Development Engineering / Railroad

DATE: June 21, 2016

REQUESTED ACTION: Execute and approve a Quit Claim Deed for the transfer of County Railroad Right of Way to the Town of Yacolt. Tax Parcel Number 300011-000.

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

Per the attached Quit Claim Deed and Survey Exhibits, this proposal is to transfer portions of Tax Parcel Number 300011-000 (Railroad Right of Way) to the Town of Yacolt to facilitate local development. Both portions of the parcel are no longer needed for Railroad purposes. Per Exhibits "A" and "B", this 0.79 acre ROW transfer is needed to build a public road, NE Christy Street, which will facilitate future residential development. Per Exhibits "C" and "D", this 1.4 acre ROW transfer is for the purposes of building a future public trail.

COUNCIL POLICY IMPLICATIONS

This action does not involve a Council policy or code change.

ADMINISTRATIVE POLICY IMPLICATIONS

This action does not involve an Administrative policy change.

COMMUNITY OUTREACH

Both the Town of Yacolt and the Railroad Operator (PVJR) are informed and supportive of this proposal agreement.

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.

*map
OK*

PW 16-067

BUDGET DETAILS

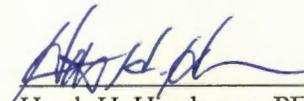
Local Fund Dollar Amount	\$0.00
Grant Fund Dollar Amount	\$0.00
Account	N/A
Company Name	N/A

DISTRIBUTION:

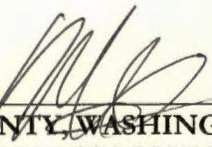
Board staff will post all staff reports to The Grid. <http://www.clark.wa.gov/thegrid/>



Gregory A. Shafer, PE
Development Engineering Manager



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



APPROVED:
CLARK COUNTY, WASHINGTON
BOARD OF COUNTY COUNCILORS

DATE: June 21, 2016

SR# 129-16

After recording return to:
Town of Yacolt
City Hall
PO Box 160
Yacolt, WA 98675

Document Title: Quit Claim Deed
Grantor: Clark County, Washington
Grantees: Town of Yacolt, Washington
Legal Description: Sec 35 T5N R3E WM
Ptn of Serial #: 300011-000

QUIT CLAIM DEED

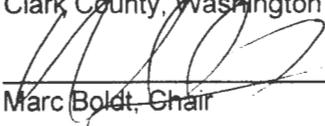
THE GRANTOR, **CLARK COUNTY**, a political subdivision of the State of **Washington**, for and in consideration of good and valuable considerations, as set out herein conveys to the **TOWN OF YACOLT**, a municipal corporation of the State of **Washington**, its heirs and assigns, any interest it may 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 21 day of June, 2016.

Board of County Council
Clark County, Washington



Marc Boldt, Chair

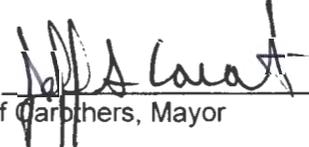
Jeanne E. Stewart, Councilor

Julie Olson, Councilor

David Madore, Councilor

Tom Mielke, Councilor

Accepted on behalf of the
Town of Yacolt, Washington

By: 

Jeff Carothers, Mayor

Quit Claim Deed
Ptn of Serial #: 300011-000

State of Washington

County of Clark

On this 6th day of June, 2016, before me personally appeared Jeff Carothers 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 Board of County Councilors of Clark County and that the seal affixed is the official seal of Clark County.

Dated 6-6-16

Cindy Marbut

Notary Public in and for the State of WA
Residing at Clark County, WASHINGTON
My commission expires:
1-6-19





KPF Surveying Inc.
1514 N.E. 267th Ave.
Camas, WA 98607
360-834-0174



May 23, 2016

EXHIBIT "A"

A tract of land located in a portion of the Southwest Quarter of the Southwest Quarter of Section 35, Township 5 North, Range 3 East, Willamette Meridian, Clark County, Washington, more particularly described as follows:

Beginning at the Southwest corner of said Section 35;

Thence North 00°31'06" West, along the west line of said Section 35, for a distance of 1183.24 feet;

Thence South 89°58'30" East, for a distance of 39.75 feet, to a point on the intersection of the easterly right-of-way line of North Amboy Avenue and the south line of Northeast Christy Street, said point being the TRUE POINT OF BEGINNING;

Thence South 89°58'30" East, along the south line of said Northeast Christy Street, for a distance of 416.55 feet, to a point on the easterly line of that certain tract of land conveyed to Clark County, by deed recorded in Auditors file number 8611140169, records of Clark County, Washington;

Thence South 24°27'52" East, along said east line, for a distance of 87.91 feet.

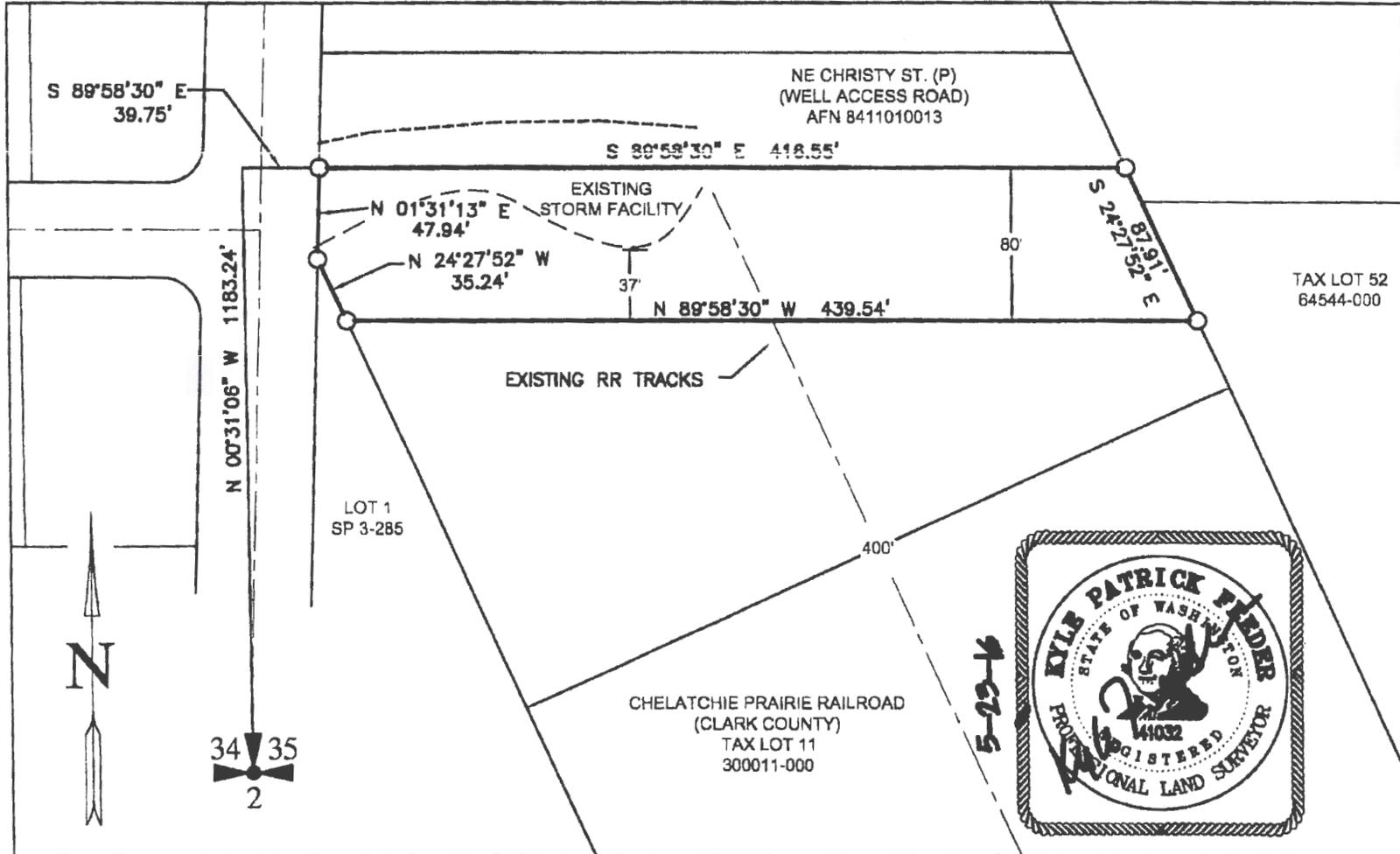
Thence North $89^{\circ}58'30''$ West, for a distance of 439.54 feet, to a point on the east line of Lot 1 of that certain Short Plat recorded in Book 3 of Short Plats, at Page 285, records of Clark County Washington;

Thence North $24^{\circ}27'52''$ West, along said east line of Lot 1, for a distance of 35.24 feet to a point on the easterly right-of-way line of North Amboy Avenue;

Thence North $01^{\circ}31'13''$ East, along said easterly right-of-way line, for a distance of 47.94 feet to the TRUE POINT OF BEGINNING.

Containing 0.79 Acres, more or less.

EXHIBIT "B"





proud past, promising future

**CLARK COUNTY
WASHINGTON**

Superior service that is responsive and cost justified

**PUBLIC WORKS
COUNTY SURVEYOR'S OFFICE**

**QUIT CLAIM DEED
CLARK COUNTY CHELATCHIE PRAIRIE RAILROAD
To
TOWN OF YACOLT**

EXIHIBIT "C"

A parcel of land all within in the Southwest Quarter and Southeast Quarter of the Southwest Quarter of Section 35, Township 5 North, Range 3 East, W. M., Clark County Washington, more particularly described as follows:

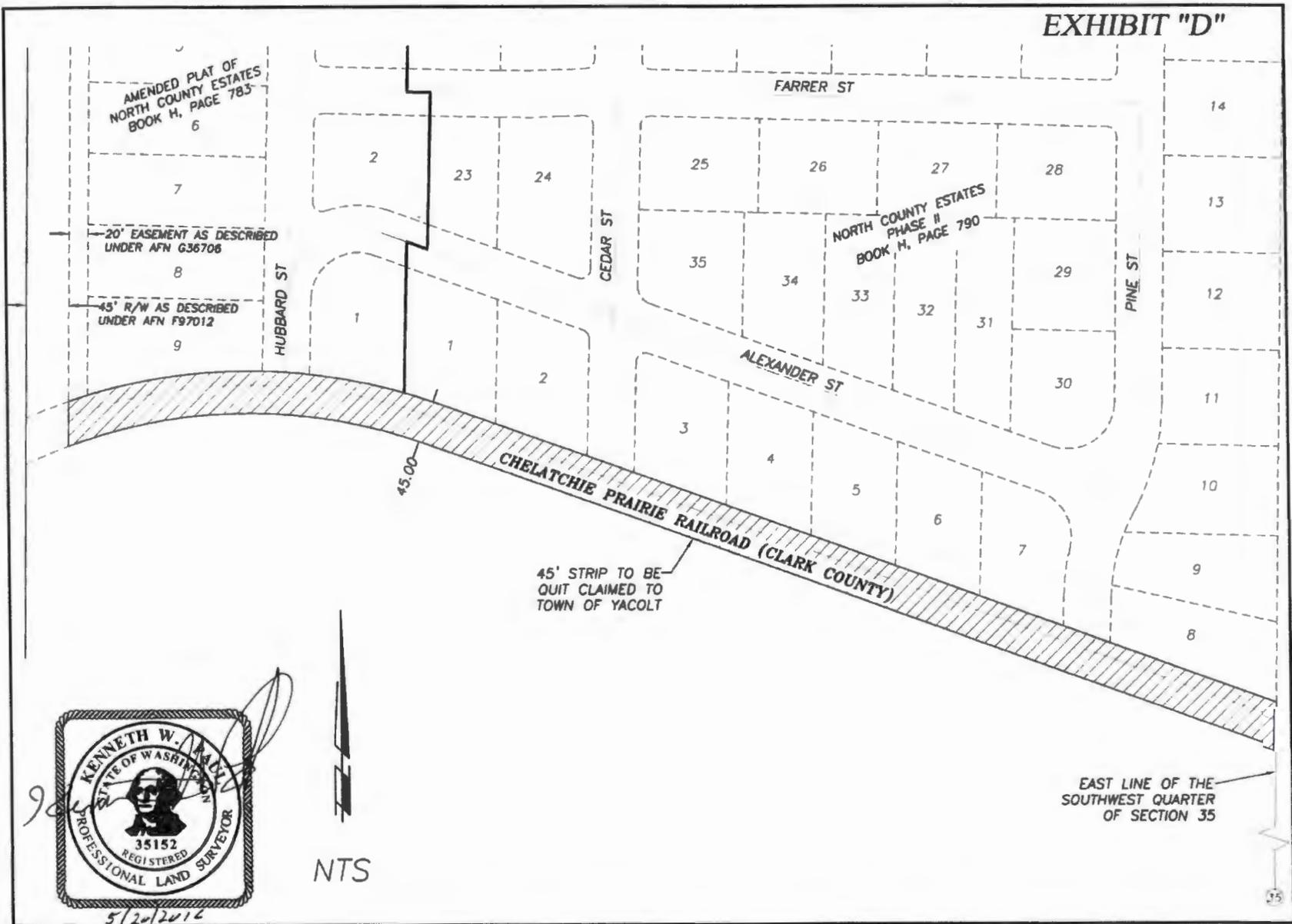
All that portion of the Clark County Chelatchie Railroad right of way, being a strip 45 feet wide, as described in that Warranty Deed to Northern Pacific Railway Company, dated May 6, 1925, recorded in Book 168 at page 631, records of Clark County Auditor, lying easterly of the East line and its southerly prolongation of that strip of land described in that Statutory Warranty Deed to Harbor Plywood Corporation, dated February 26, 1948, recorded in Book 438 at Page 307, AF# F97012, records of Clark County Auditor, being also the West line and its southerly prolongation of Amended Plat of North County Estates, Phase 1, as recorded in Book H of Plats, at page 783, records of Clark County Auditor, and westerly of the East line of the Southeast quarter of the Southwest quarter of said Section 35.

Containing approximately 1.4 acres.



5/20/2016

EXHIBIT "D"



AMENDED PLAT OF
NORTH COUNTY ESTATES
BOOK H, PAGE 785
6

20' EASEMENT AS DESCRIBED
UNDER AFN G36706

45' R/W AS DESCRIBED
UNDER AFN F97012

NORTH COUNTY ESTATES
PHASE II
BOOK H, PAGE 790

CHELATCHIE PRAIRIE RAILROAD (CLARK COUNTY)

45' STRIP TO BE
QUIT CLAIMED TO
TOWN OF YACOLT

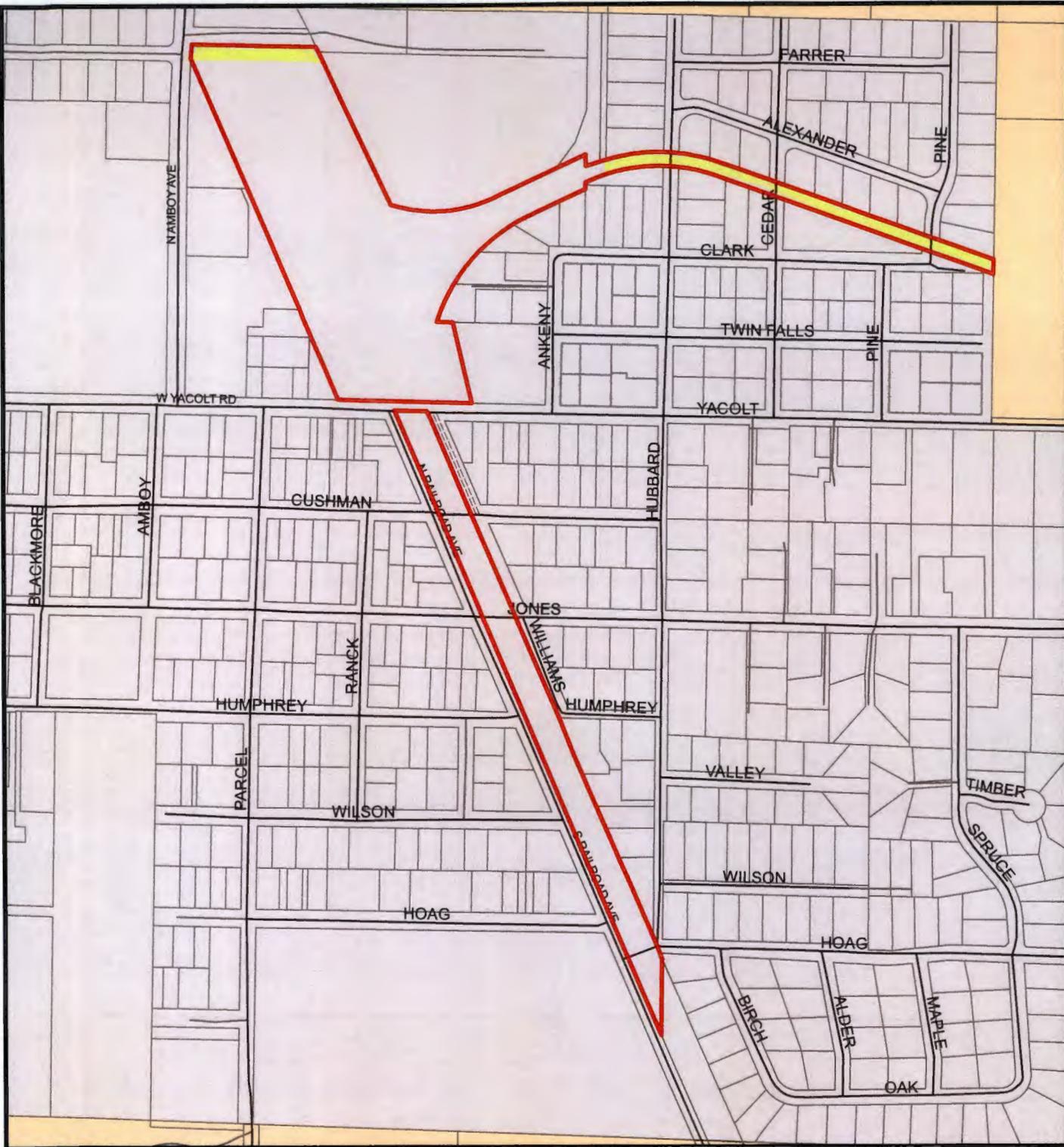
EAST LINE OF THE
SOUTHWEST QUARTER
OF SECTION 35



NTS

5/20/2014

55



KEY



proud past, promising future

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: Jun 06, 2016
Project: G:\RealPropEdit\RealPropEditing_nt20.mxd (daniel)

