

CLARK COUNTY STAFF REPORT

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

DATE: October 18, 2016

REQUESTED ACTION: Execute and approve a Quit Claim Deed and approve the County Manager to execute and approve a Memorandum of Understanding for the NE 119th St (NE 50th Ave to NE 72nd Ave) Road Project. Tax parcel numbers 199086-002 and 199236-000.

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 NE 119th Street road project will construct a new roadway from NE 50th Ave to NE 72nd Ave (CRP #333122). This project is the fourth segment along NE 119th Street and will improve the section of roadway left unimproved between two other NE 119th Street construction projects. These 166,399 sq. ft. parcels were purchased by the parks department in 2010 (Parks District 8) using PIF funds and zoned R1-6, low density residential. A portion of these parcels are now needed for the NE 119th Street road project and the funds will be deposited into the parks combined acquisition and development fund. The acquisition price was based on an appraisal.

COUNCIL POLICY IMPLICATIONS

None. Funds for the roadway land purchases (\$29,600) are included in the 2016-2021 Transportation Improvement Program and the 2016 Annual Construction Program.

ADMINISTRATIVE POLICY IMPLICATIONS

None.

COMMUNITY OUTREACH

This project has been involved in a public outreach program that included two meetings with the Pleasant Highland Neighborhood Association. It was also discussed at the open house for the NE 119th Street/NE 50th Street intersection project and is listed on the county website.

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

PW16-123

manager.

BUDGET DETAILS

Local Fund Dollar Amount	29,600
Grant Fund Dollar Amount	
Account	Road Fund
Company Name	

SP

DISTRIBUTION:

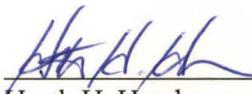
Board staff will post all staff reports to The Grid. <http://www.clark.wa.gov/thegrid/>

Please call Paulette Matison on ext. 4975 when ready for pick up.

Attachments:

- Deed, and Resolution and Map

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: Oct. 19, 2016

SR# SR 221-16



APPROVED: _____
Mark McCauley, County Manager

DATE: _____

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

Document Title: Quitclaim Deed
Grantor: Clark County, Washington
Grantee: Clark County, Washington
Legal Description: #3 of Lot 31 & #190 Sec 31 T3N R2E WM
Additional Legal Description is on Page 3 of Document.
Assessor's Tax Parcel Number: 199236-000 (100); 199086-002 (101)

PW 116-32

QUITCLAIM DEED

NE 119th St (NE 50th Ave to NE 72nd Ave)

The Grantor, **CLARK COUNTY**, a political subdivision of the State of **Washington**, for and in consideration of the sum of Eighteen Thousand Five Hundred and No/100 Dollars (\$18,500.00), and other valuable consideration, convey and quitclaim to **CLARK COUNTY**, a political subdivision of the State of **Washington on behalf of THE PUBLIC OF CLARK COUNTY**, Grantee, the following described real property, situated in Clark County, in the State of Washington, to wit:

See Exhibits attached hereto and made a part hereof.

QUITCLAIM DEED

Date: OCT. 18, 2016

Board of County Councilors
Clark County, Washington

[Signature]
Marc Boldt, Chair

Jeanne E. Stewart, Councilor

Julie Olson, Councilor

David Madore, Councilor

Tom Mielke, Councilor



Approved as to form only
Anthony F. Golik
Prosecuting Attorney
Signature on File
Chris Horne

STATE OF WASHINGTON

COUNTY OF CLARK

On this 18th day of October, 2016, 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 Oct 18, 2016

[Signature]

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

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



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PUBLIC WORKS
COUNTY SURVEYOR'S OFFICE

EXHIBIT "A"
NE 119th STREET – CRP # 333122
CLARK COUNTY PARKS PARCEL

A parcel of land lying in the northwest quarter of Section 31, 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 Statutory Warranty Deed to Clark County, a political subdivision of the State of Washington, recorded October 28, 2010 under Auditor's file no. 4711459, records of Clark County, Washington, listed as Serial No. 199086-002 and 199236-000, lying northerly of a line 40.00 feet southerly of, when measured at right angles to the construction centerline of Northeast 119th Street, as described in Exhibit "B", attached, all in Clark County, Washington.

This description contains 5,272 square feet as calculated by the double meridian distance method.



100-101_AQ.doc

WRITTEN BY: *JA*
REVIEWED BY: *JMB*



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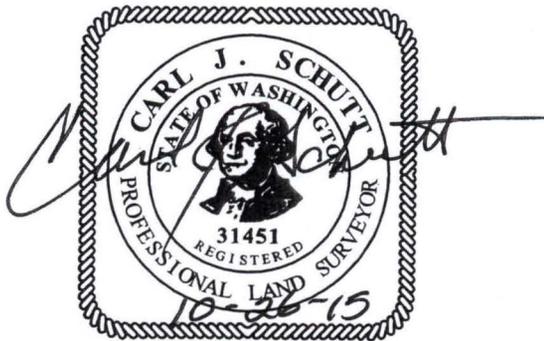
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PUBLIC WORKS
COUNTY SURVEYOR'S OFFICE

EXHIBIT "B"
CRP # 333122 - N.E. 119th STREET
CONSTRUCTION CENTERLINE DESCRIPTION

A strip of land of varying width lying in Sections 30 and 31, 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 cap marking the southwest corner of said Section 30, being designated as Engineers' station 93+21.50; thence South 88°34'02" East 2737.80 feet to a brass cap marking the south quarter corner of Section 30; thence South 88°41'55" East 1348.55 feet; thence along the arc of a 8650.00 foot radius curve left through a central angle of 1°22'47" a distance of 208.30 feet to a point that bears North 88°34'03" West 1096.71 feet from brass cap marking the southeast corner of Section 30, Township 3 North, Range 2 East, Willamette Meridian, and there terminating, all in Clark County, Washington.



333122-CONST CL.doc

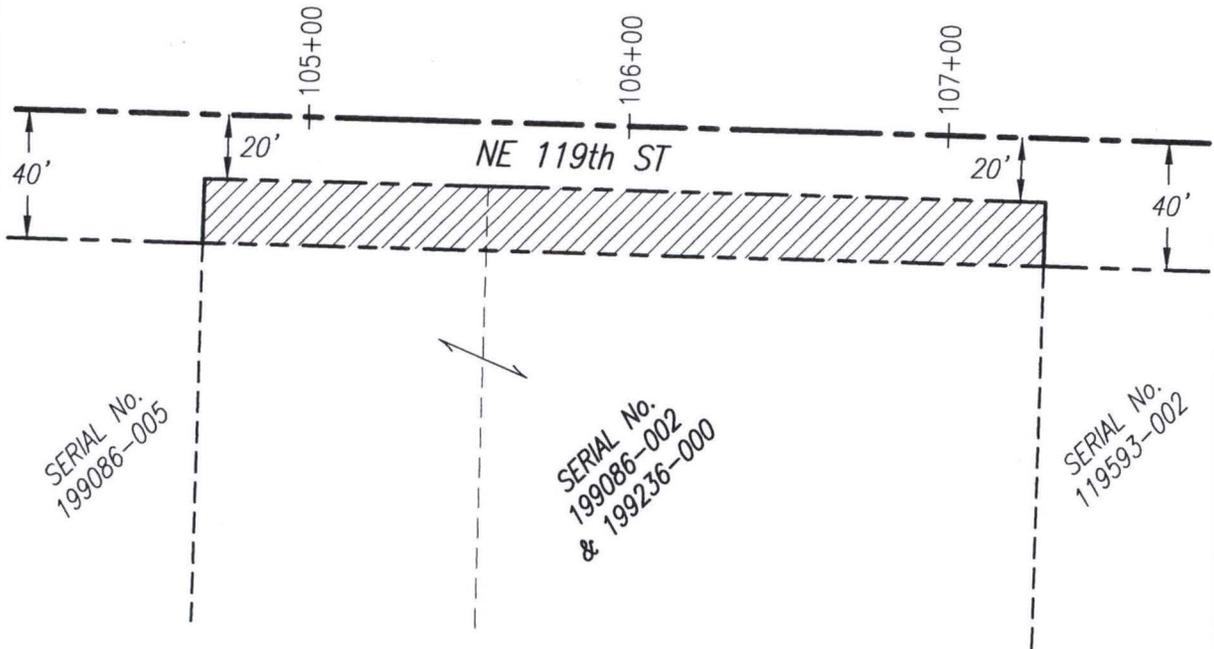
1300 FRANKLIN STREET • P.O. BOX 9810 • VANCOUVER, WASHINGTON 98666-9810 • <http://www.clark.wa.gov>

(360) 397-6118, EXTENSION 4395 • FAX (360) 759-6046 • TDD (360) 397-6057

WRITTEN BY: *ajs*
REVIEWED BY: *JMB*

EXHIBIT "C"

SERIAL No.'s 199086-002 & 199236-000



NOT TO SCALE



Clark County Public Works Vancouver, Washington		
DESIGN & ENGINEERING DIVISION OFFICE OF THE COUNTY SURVEYOR		
NW 1/4 SECTION 31 T 3 N, R 2 E, W.M.		
SKETCH TO ACCOMPANY LEGAL DESCRIPTION		
DATE	SCALE	DRAWN BY
OCT 2015	NOT TO SCALE	CJS

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

Document Title: Memorandum of Understanding
By and between Clark County, Washington
and Clark County, Washington
Legal Description: #3 of Lot 31 & #190 Sec 31 T3N R2E WM
Serial #: 199236-000 (100); 199086-002 (101)
Project: NE 119th St (NE 50th Ave to NE 72nd Ave)
CRP #: 333122 Fed Aid #: STPUS-4430(005)

MEMORANDUM OF UNDERSTANDING

The purpose of this Memorandum of Understanding by and between the Parks department and the Engineering and Construction department of CLARK COUNTY, a political subdivision of the State of Washington is to memorialize the location of the Slope and Drainage Easement and Temporary Construction Easement.

The easement locations are as shown on the legal description attached hereto.

The herein described area will continue to be used for park purposes.

The Parks department will allow county staff, or its agents, reasonable ingress and egress for constructing, installing, reconstructing, repairing, operating and maintaining all necessary slopes necessary slopes and drainage facilities.

The Parks department will allow county staff, or its agents, reasonable ingress and egress for performing work under contract for Clark County, to enter and use the easement area for a construction work area in connection with the construction of the NE 119th Street roadway improvement project for three years from the date of recording.

Consideration: Eleven thousand One Hundred and No/100 Dollars (\$11,100.00).

Clark County, Washington

By: 
Mark McCauley
County Manager

MEMORANDUM OF UNDERSTANDING

STATE OF WASHINGTON

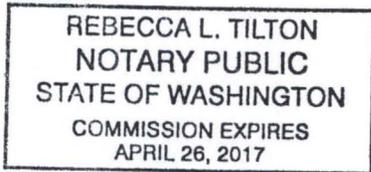
COUNTY OF CLARK

I certify that I know or have satisfactory evidence that Mark McCauley signed this instrument on oath stated that he is authorized to execute the instrument and acknowledged it as the Clark County Manager, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 10-18-11

Rebecca L. Tilton

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





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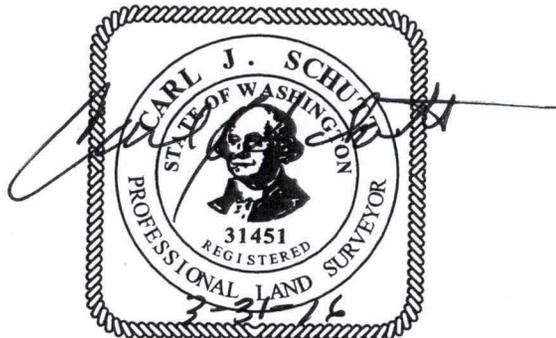
PUBLIC WORKS
COUNTY SURVEYOR'S OFFICE

EXHIBIT "A"
NE 119th STREET – CRP # 333122
CLARK COUNTY PARKS PARCEL
SLOPE AND DRAINAGE EASEMENT DESCRIPTION

A parcel of land lying in the northwest quarter of Section 31, 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 Statutory Warranty Deed to Clark County, a political subdivision of the State of Washington, recorded October 28, 2010 under Auditor's file no. 4711459, records of Clark County, Washington, listed as Serial No. 199086-002 and 199236-000, lying northerly of a line 55.00 feet southerly of, when measured at right angles to the construction centerline of Northeast 119th Street, as described in Exhibit "B", attached, **except** that portion of said parcel lying northerly of a line 40.00 feet southerly of, when measured at right angles to said centerline, all in Clark County, Washington.

This description contains 3,955 square feet as calculated by the double meridian distance method.



100-101_E SLOPE-DRAINAGE.doc

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

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COUNTY SURVEYOR'S OFFICE

EXHIBIT "B"
CRP # 333122 - N.E. 119th STREET
CONSTRUCTION CENTERLINE DESCRIPTION

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Beginning at a brass cap marking the southwest corner of said Section 30, being designated as Engineers' station 93+21.50; thence South 88°34'02" East 2737.80 feet to a brass cap marking the south quarter corner of Section 30; thence South 88°41'55" East 1348.55 feet; thence along the arc of a 8650.00 foot radius curve left through a central angle of 1°22'47" a distance of 208.30 feet to a point that bears North 88°34'03" West 1096.71 feet from brass cap marking the southeast corner of Section 30, Township 3 North, Range 2 East, Willamette Meridian, and there terminating, all in Clark County, Washington.



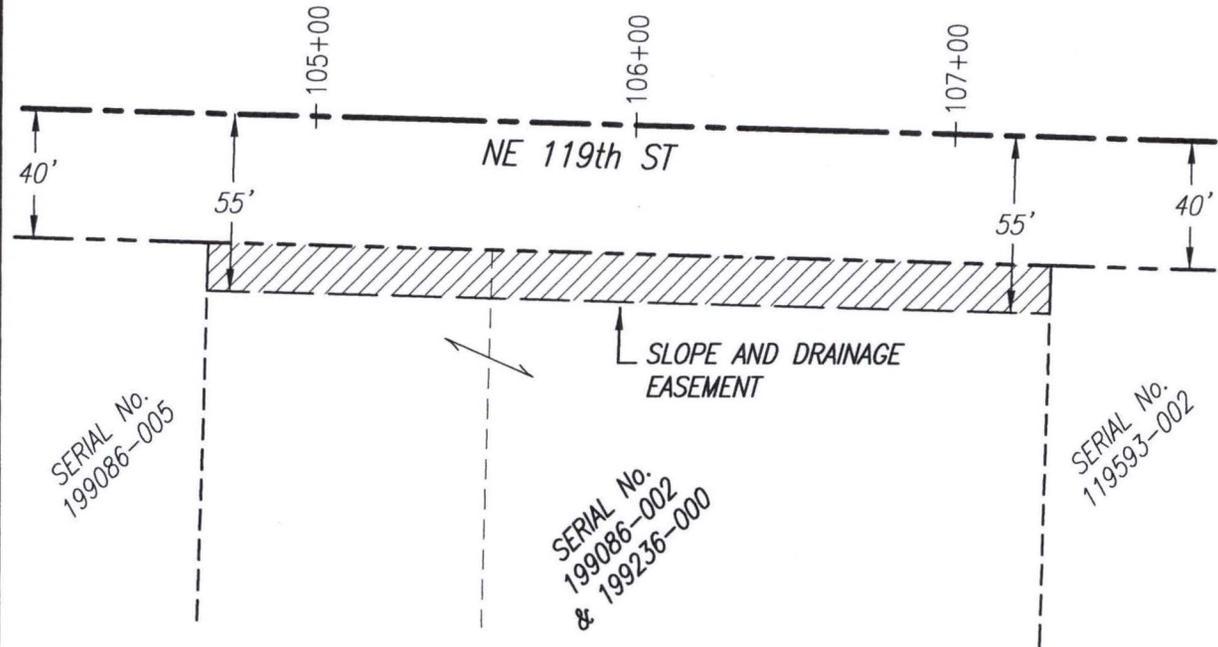
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WRITTEN BY: *[Signature]*
REVIEWED BY: *[Signature]*

EXHIBIT "C"

SERIAL No.'s 199086-002 & 199236-000



NOT TO SCALE



Clark County Public Works Vancouver, Washington		
DESIGN & ENGINEERING DIVISION OFFICE OF THE COUNTY SURVEYOR		
NW 1/4 SECTION 31 T 3 N, R 2 E, W.M.		
SKETCH TO ACCOMPANY LEGAL DESCRIPTION		
DATE	SCALE	DRAWN BY
MAR 2016	NOT TO SCALE	CJS



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COUNTY SURVEYOR'S OFFICE

EXHIBIT "A"
NE 119th STREET – CRP # 333122
CLARK COUNTY PARKS PARCEL
TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION

A parcel of land lying in the northwest quarter of Section 31, Township 3 North, Range 2 East of the Willamette Meridian in Clark County, Washington, being more particularly described as follows:

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This description contains 650 square feet as calculated by the double meridian distance method.



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WRITTEN BY: *oft*
REVIEWED BY: *JMB*



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WASHINGTON

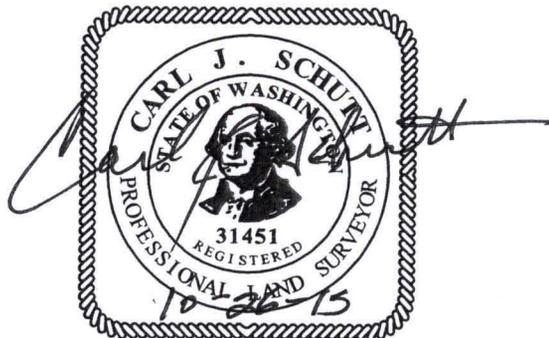
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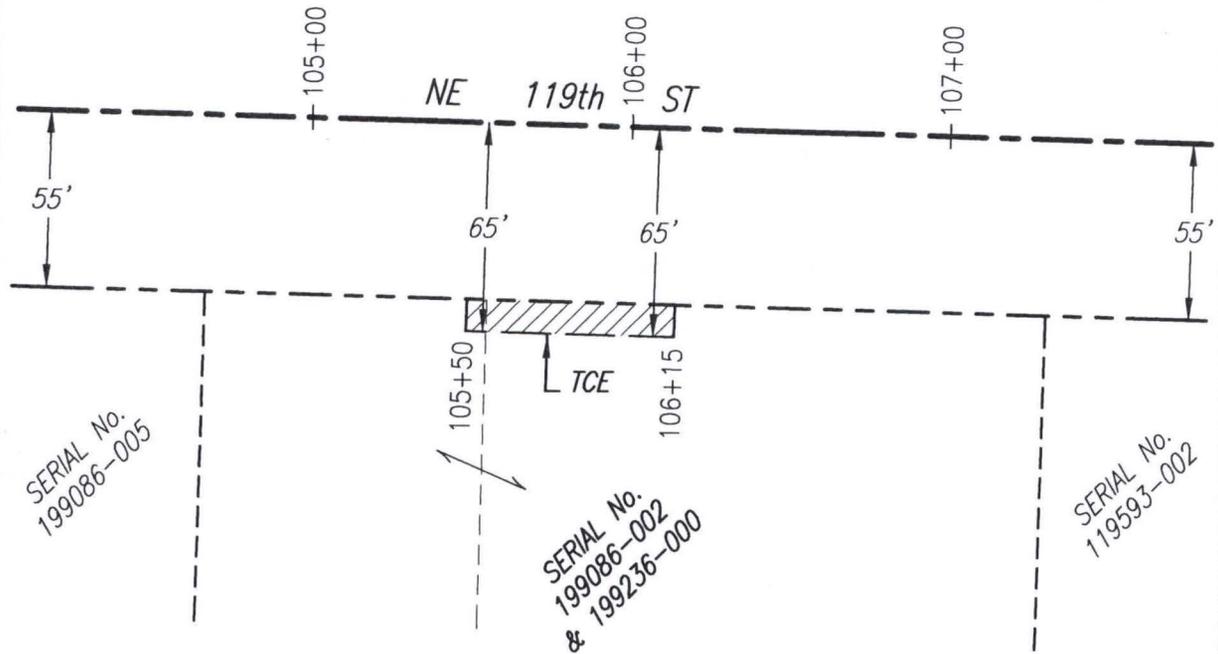
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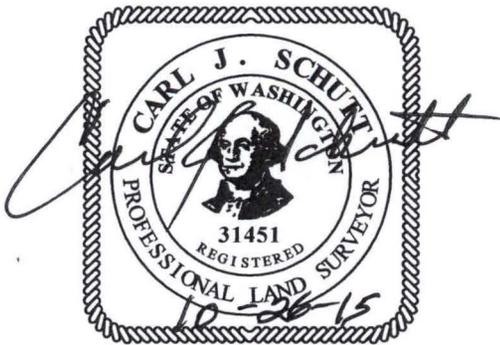
WRITTEN BY: *[Signature]*
REVIEWED BY: *[Signature]*

EXHIBIT "C"

SERIAL No.'s 199086-002 & 199236-000



NOT TO SCALE



Clark County Public Works Vancouver, Washington		
DESIGN & ENGINEERING DIVISION OFFICE OF THE COUNTY SURVEYOR		
NW 1/4 SECTION 31 T 3 N, R 2 E, W.M.		
SKETCH TO ACCOMPANY LEGAL DESCRIPTION		
DATE	SCALE	DRAWN BY
OCT 2015	NOT TO SCALE	CJS

CLARK COUNTY, WASHINGTON
RESOLUTION NO. 2016-10-09

IN THE MATTER OF EXECUTION OF QUIT CLAIM DEED AND MEMORANDUM OF UNDERSTANDING
FROM CLARK COUNTY

WHEREAS, the Board of County Councilors, Clark County, WA is in regular session this
18th day of October, 2016, and

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

<u>Document</u>	<u>Data</u>
Quit Claim Deed	FROM: Clark County, Washington TO: Clark County, Washington CONSIDERATION: \$18,500
Memorandum of Understanding	FROM: Clark County, Washington TO: Clark County, Washington CONSIDERATION: \$11,100

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

[Signature]
Marc Boldt, Chair

ATTEST:

[Signature]
Clerk of the Board

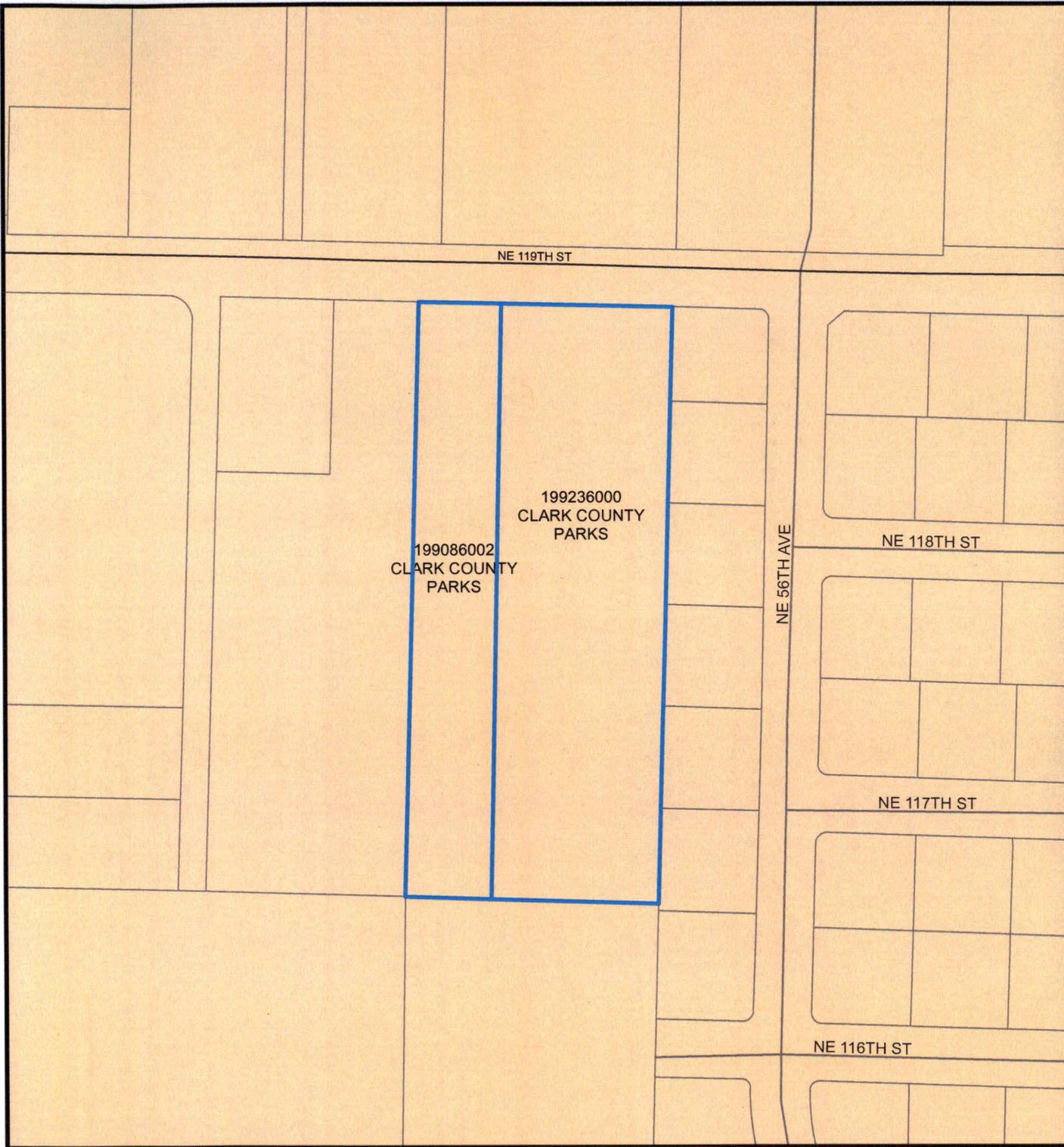
Jeanne E. Stewart, Councilor

Julie Olson, Councilor

David Madore, Councilor

Tom Mielke, Councilor

Tax Parcel #199086-002; 199236-000



KEY

1:1,815



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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: Sep 28, 2016
Project: G:\RealPropEdit\RealPropEditing_n120.mxd (danielj)