

2/23
4/14

CLARK COUNTY
STAFF REPORT

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

DATE: August 13, 2013

REQUEST: Accept and approve the Final Order of Vacation for a portion of NE 87th Street. Work Order Number 11309.

X Consent Chief Administrative Officer

PUBLIC WORKS GOALS:

- Provide safe and efficient transportation systems within Clark County
- Continue responsible stewardship of public funds
- Promote family-wage job creation and economic development to support a thriving community
- Maintain a desirable quality of life
- Improve environmental stewardship and protection of natural resources
- Increase partnerships and foster an engaged, informed community
- Make Public Works a great place to work

BACKGROUND: Attached for the Board's approval is the Final Order of Vacation for a portion of NE 87th Street. The Road Vacation was heard by the Board of County Commissioners on March 17, 2009. The conditions of the Preliminary Order to Vacate have been met. Ramsey-Vancouver, LLC and Aspen Across the Street, LLC, the petitioners, have paid the administrative costs and expenses in the amount of Seven Thousand Fifty and 19/100 Dollars (\$7,050.19).

COMMUNITY OUTREACH: Affected property owners, governmental agencies, and utilities were sent letters notifying them of the public hearing. The Notice of Hearing was published in *The Columbian* two consecutive Tuesdays prior to the hearing and the site was posted 21 days prior to the hearing.

BUDGET AND POLICY IMPLICATIONS: The administrative costs and expenses have been paid. There are no Policy Implication.

FISCAL IMPACTS: Yes (see Fiscal Impacts Attachment) No

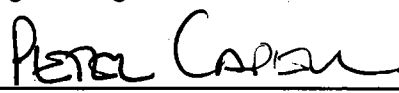
ACTION REQUESTED: Accept and approve the Final Order of Vacation for a portion of NE 87th Street. Work Order Number 11309.

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



 Heath H. Henderson, P.E.
 Engineering & Construction Division Manager

Approved Aug 13, 2013
 CLARK COUNTY, WASHINGTON
 BOARD OF COMMISSIONERS



 Peter Capell, P.E.
 Public Works Director/County Engineer

SR 154-13

HHH/PC/LHS/pmm

Attachments: Final Order of Vacation, Fiscal Impact, Notice of Hearing, Certificate of Costs, Map



DW 13-068

FISCAL IMPACT ATTACHMENT

Part I: Narrative Explanation

I.A - Explanation of what the request does that has fiscal impact and the assumptions for developing revenue and costing information.

The Road Vacation was heard and approved by the Board of County Commissioners on March 17, 2009. The conditions of the Preliminary Order for Vacation have been met. Ramsey-Vancouver LLC, and Aspen Across the street LLC, the petitioners, have paid the administrative costs and expenses in the amount of \$7,050.19. There is currently sufficient budget capacity to carry out this request.

Part II: Estimated Revenues

Fund #/Title	Current Biennium		Next Biennium		Second Biennium	
	RF	Total	GF	Total	GF	Total
1012/Road Fund	\$7,050.19	\$7,050.19				
Total:	\$7,050.19	\$7,050.19	\$0.00	\$0.00	\$0.00	\$0.00

II.A - Describe the type of revenue (grant, fees, etc.)

Revenue in the amount of \$7050.19 has been received from Ramsey-Vancouver LLC, and Aspen Across the street LLC in 2008 & 2013.

Part III: Estimated Expenditures

III.A - Expenditures summed up

Fund #/Title	FTE's	Current Biennium		Next Biennium		Second Biennium	
		RF	Total	GF	Total	GF	Total
1012/Road Fund		\$7,050.19	\$7,050.19				
Total:		\$7,050.19	\$7,050.19	\$0.00	\$0.00	\$0.00	\$0.00

III.B = Expenditure by object category

Fund #/Title	Current Biennium		Next Biennium		Second Biennium	
	RF	Total	GF	Total	GF	Total
Salary/Benefits	\$6,894.31	\$6,894.31				
Contractual						
Supplies						
Travel						
Other controllables	\$155.88	\$155.88				
Capital Outlays	\$0.00	\$0.00				
Inter-fund Transfers						
Debt Service						
Total:	\$7,050.19	\$7,050.19	\$0.00	\$0.00	\$0.00	\$0.00

SP

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

Document Title: Final Order of Vacation
Petitioner: Ramsey-Vancouver, LLC and Aspen Across the Street, LLC
Description of Vacation: a portion of NE 87th Street, located in the SE Quarter of Section 6, T2N, R2E, WM
Work Order Number: 11309

PW 13-38

FINAL ORDER OF VACATION

In the matter of the Petition of Ramsey-Vancouver, LLC and Aspen Across the Street, LLC for the Vacation of a County Road known as a portion of NE 87th Street located in the NW ¼ of the SE ¼ of Section 6, T 2 N, R 2 E, WM, Clark County, Washington.

The **BOARD** having on the 28th day of April, 2009, ordered the vacation of said road upon payment by the principal petitioner of all costs and expenses incurred in the proceedings, and said costs and expenses amounting to the sum of Seven Thousand fifty and 19/100 dollars (\$7,050.19) having been paid to the Treasurer of this County on the 22th day of July, 2013, and all conditions being met.

IT IS ORDERED BY THE BOARD, all members concurring, that the County Road petitioned to be vacated by Petition of Ramsey-Vancouver, LLC and Aspen Across the Street, be vacated as follows:

Legal Description

All that portion of NE 87th Street as dedicated to Clark County on that Short Plat recorded in Book 3 at Page 540, records of Clark County, Washington.
Except any portion lying within NE 64th Avenue.

Containing approximately 14,438 sq. ft. or 0.33 acres.

**Final Order of Vacation
Work Order Number 11309**

Done this 13th day of August, 2013.

ATTEST:

Rebecca Jitto
Clerk of Board

BOARD OF COUNTY COMMISSIONERS
CLARK COUNTY, WASHINGTON

SSA
Steve Stuart, Chair

Tom Mielke, Commissioner

David Madore, Commissioner

TAX LOT
2/11 (CH)
APN:
106140

TAX LOT 5/10 (CH)
APN: 106146

TAX LOT 1/10, 11 (CH)
APN: 106136

TAX LOT 1 (CH)
APN: 106128

TOTAL VACATED R.O.W.

NE 87th STREET

TRACT A

NE 87th STREET
(PUBLIC - ASPHALT)

LOT E4

LOT E1

EXTG TAX LOT 1/10, 11 & 2/2
APN: 106124
TOTAL EXTG SITE AREA
273,285 SQ FT 6.27 AC

LOT E2

LOT E3

NE 62nd AVENUE

S/E. 1/4, Section 6, T2N, R2E, W.M.

NOTICE OF HEARING

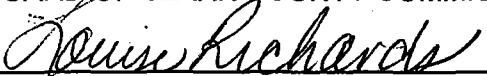
The Clark County Board of Commissioners will hold a public hearing at 10:00 a.m., on Tuesday, the 10th day of March, 2009, in the Commissioners' Hearing Room, 6th floor, Public Service Center, 1300 Franklin Street, Vancouver, Washington to consider the County Engineer's Report on the advisability of vacating a portion of NE 87th Street lying west of and adjacent to NE 64th Avenue.

More information concerning this matter may be obtained from Clark County Public Works, 1300 Franklin Street, Vancouver, Washington, telephone (360) 397-6118 extension 4369.

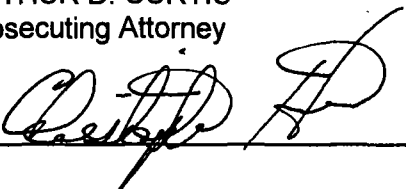
Any person wishing to give testimony in this matter should appear at the time, date, and place above stated.

Work Order Number 11309

BOARD OF CLARK COUNTY COMMISSIONERS


Clerk of the Board

Approved as to Form Only:
ARTHUR D. CURTIS
Prosecuting Attorney

By 

Please publish: Tuesday, February 24, 2009 and Tuesday, March 3, 2009

If you need auxiliary aids or services in order to attend, contact the Clark County ADA Office. Voice (360) 397-2000; Relay (800) 833-6384; E-mail ADA@clark.wa.gov

CERTIFICATE OF COSTS

Clark County, Washington

For the vacation of the county road known as a Portion of NE 87th Street

Work Order Number 11309

Prepared: July 23, 2013

The following are the costs incurred by the Department of Public Works in vacation this county road.

Research and Hearing	\$6,894.31
Advertising	\$ 83.88
Recording Fee	\$ 72.00
Total Costs Paid	\$ 7,050.19

SUBMITTED BY

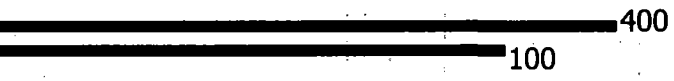


Peter Capell, P.E.
Public Works Director/County Engineer



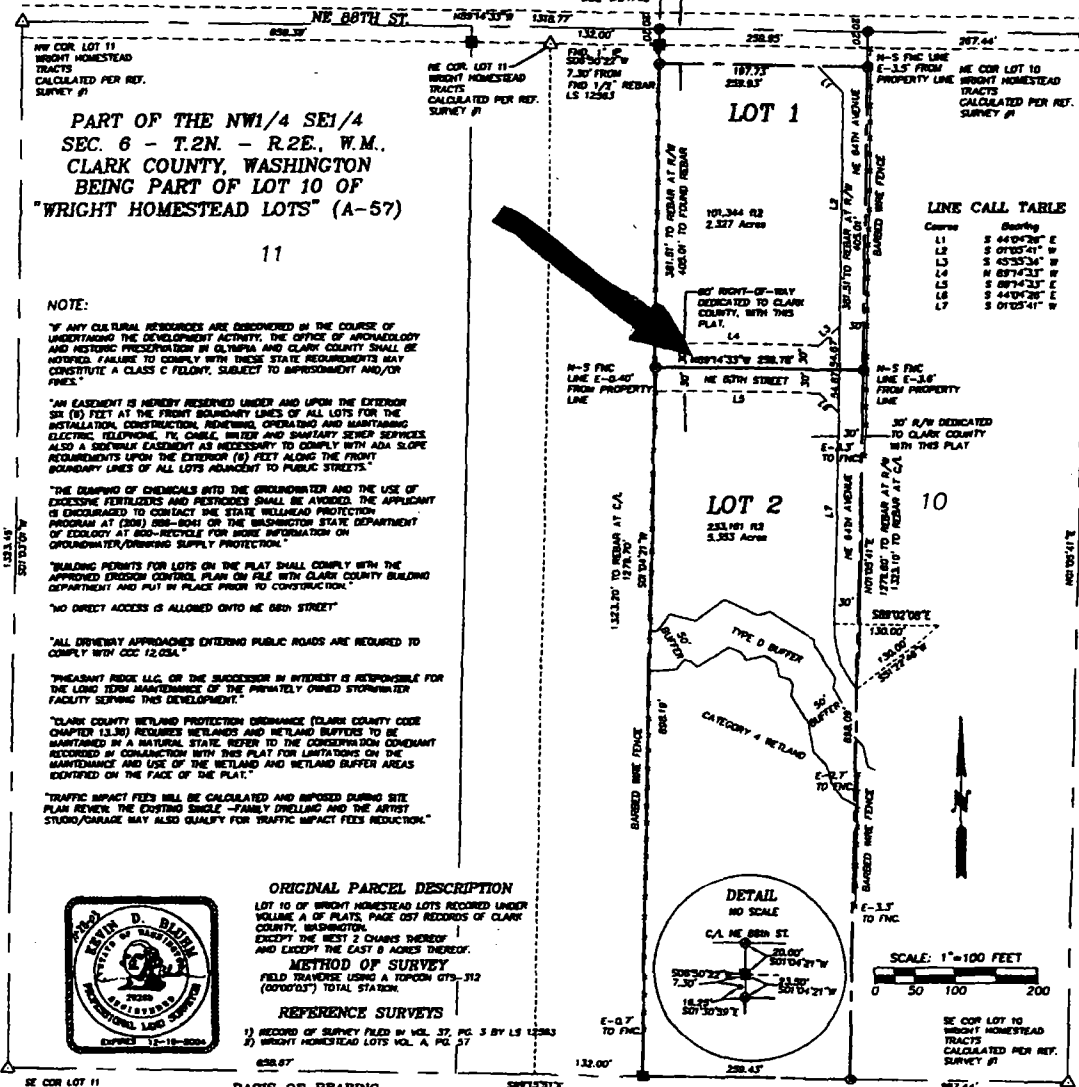
Google earth

feet
meters



LEGEND

- ▲ CALCULATED POSITION
- 5-10-02 FND. 1/2" REBAR WITH PLASTIC CAP LS 12583
- 5-10-02 FND. 1" IRON PIPE
- 1-10-03 SET 1/2" X 24" REBAR WITH PLASTIC CAP: K BLUHM LS 29269
- BARBED WIRE FENCE



PART OF THE NW1/4 SE1/4
SEC. 6 - T.2N. - R.2E., W.M.,
CLARK COUNTY, WASHINGTON
BEING PART OF LOT 10 OF
"WRIGHT HOMESTEAD LOTS" (A-57)

NOTE:

"IF ANY CULTURAL RESOURCES ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA AND CLARK COUNTY SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, SUBJECT TO IMPRISONMENT AND/OR FINES."

"AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET AT THE FRONT BOUNDARY LINES OF ALL LOTS FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV CABLE, WATER AND SANITARY SEWER SERVICES ALSO A SEWERLINE EASEMENT AS NECESSARY TO COMPLY WITH ALL SLOPE REQUIREMENTS UPON THE EXTERIOR (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC STREETS."

"THE DRAINAGE OF CHEMICALS INTO THE GROUNDWATER AND THE USE OF EXCESSIVE FERTILIZERS AND PESTICIDES SHALL BE AVOIDED. THE APPLICANT IS ENCOURAGED TO CONTACT THE STATE WILDLIFE PROTECTION PROGRAM AT (206) 208-8041 OR THE WASHINGTON STATE DEPARTMENT OF ECOLOGY AT 800-RECYCLE FOR MORE INFORMATION ON GROUNDWATER/WILDLIFE SUPPLY PROTECTION."

"BUILDING PERMITS FOR LOTS ON THE PLAT SHALL COMPLY WITH THE APPROVED EXISTING CONTROL PLAN ON FILE WITH CLARK COUNTY BUILDING DEPARTMENT AND PUT IN PLACE PRIOR TO CONSTRUCTION."

"NO DIRECT ACCESS IS ALLOWED ONTO NE 68TH STREET"

"ALL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CDC 12.05A."

"PHEASANT RIDGE LLC OR THE SUCCESSOR IN INTEREST IS RESPONSIBLE FOR THE LONG TERM MAINTENANCE OF THE PRIVATELY OWNED STORMWATER FACILITY SERVING THIS DEVELOPMENT."

"CLARK COUNTY WETLAND PROTECTION ORDINANCE (CLARK COUNTY CODE CHAPTER 13.30) REQUIRES WETLANDS AND WETLAND BUFFERS TO BE MAINTAINED IN A NATURAL STATE REFER TO THE CONSERVATION ORDINANCE RECORDED IN CONNECTION WITH THIS PLAT FOR LIMITATIONS ON THE MAINTENANCE AND USE OF THE WETLAND AND WETLAND BUFFER AREAS IDENTIFIED ON THE FACE OF THE PLAT."

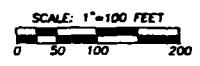
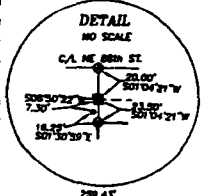
"TRAFFIC IMPACT FEES WILL BE CALCULATED AND IMPOSED DURING SITE PLAN REVIEW. THE EXISTING SINGLE-FAMILY DWELLING AND THE ARTIST STUDIO/GARAGE MAY ALSO QUALIFY FOR TRAFFIC IMPACT FEES REDUCTION."



ORIGINAL PARCEL DESCRIPTION
LOT 10 OF WRIGHT HOMESTEAD LOTS RECORDED UNDER VOLUME A OF PLATS, PAGE 057 RECORDS OF CLARK COUNTY, WASHINGTON.
EXCEPT THE BEST 2 CHAINS THEREOF AND EXCEPT THE EAST 6 ACRES THEREOF.

METHOD OF SURVEY
FIELD TRANSIT USING A TOPCON GTS-312 (0000137) TOTAL STATION.

REFERENCE SURVEYS
1) RECORD OF SURVEY FILED IN VOL. 37, PG. 3 BY LS 12583
2) WRIGHT HOMESTEAD LOTS VOL. A, PG. 57



SE COR LOT 11 WRIGHT HOMESTEAD TRACTS CALCULATED PER REF. SURVEY #1

SW COR LOT 10 WRIGHT HOMESTEAD TRACTS CALCULATED PER REF. SURVEY #1

SW COR LOT 10 WRIGHT HOMESTEAD TRACTS CALCULATED PER REF. SURVEY #1

SHORT PLAT

PORTION OF THE 1/4 SEC. 6 - T.2N. - R.2E., W.M.
ASSESSOR'S PARCEL NO.(S) OF ORIGINAL TRACT, TRACT LOT(S)
SERIAL NO. 10212000 - SHORT PLAT FILE: PL02002-000M

CLARK COUNTY HEALTH DEPARTMENT

THIS PLAT IS APPROVED IN GENERAL ONLY. ALL LAND-USES MUST COMPLY WITH THE RULES AND REGULATIONS IN EFFECT AT THE TIME OF IMPLEMENTATION AND/OR PERMIT APPLICATION.

AN APPROVED MUNICIPAL PUBLIC WATER SUPPLY IS REQUIRED.

AN APPROVED COUNTY PUBLIC WATER SUPPLY SYSTEM IS REQUIRED.

LOTS IN THIS PLAT MAY BE SERVED BY INDIVIDUAL WATER SYSTEMS, SUBJECT TO HEALTH DEPARTMENT APPROVAL.

AN APPROVED PUBLIC SEWER SYSTEM IS REQUIRED.

LOTS IN THIS PLAT MAY BE SERVED BY INDIVIDUAL ON-SITE SEWER TREATMENT SYSTEMS, SUBJECT TO HEALTH DEPARTMENT APPROVAL.

Carla C. Souders, R.S. 11/26/03
COUNTY HEALTH OFFICER DATE

PUBLIC WORKS COUNTY ENGINEER

Peter Caplan 11/26/03
APPROVED DATE

COMMUNITY DEVELOPMENT

Michael V. Catts 11-25-03
APPROVED - PLANNING DIRECTOR DATE

ASSESSOR

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. 86.17.170 LINES OF WASHINGTON, TO BE KNOWN AS
SHORT PLAT NO. _____
IN THE COUNTY OF CLARK, STATE OF WASHINGTON.

Linda Franklin Ross 12/4/03
COUNTY ASSESSOR DATE

AUDITOR'S CERTIFICATE 3761168

FILED FOR RECORD THIS 2nd DAY OF December 2003 at 8:29 AM in BOOK 3 OF SURVEYS at PAGE 540 AT THE REQUEST OF BLUHM & ASSOCIATES LAND SURVEYORS, INC.

COUNTY AUDITOR *Jing Kemery by K. Updegraff*

SURVEYOR'S CERTIFICATE

THIS MAP IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS ACTUALLY SURVEYED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF:

PHEASANT RIDGE LLC DATE DEC. 2002

Kevin Blum LS 29269
SURVEYOR - KEVIN BLUM CERTIFICATE NO.

CLARK COUNTY COMMISSIONER

APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, CLARK COUNTY, WASHINGTON, THIS DAY OF December 2003.

Jim D. Williams
CHAIR OF THE BOARD OF COUNTY COMMISSIONERS

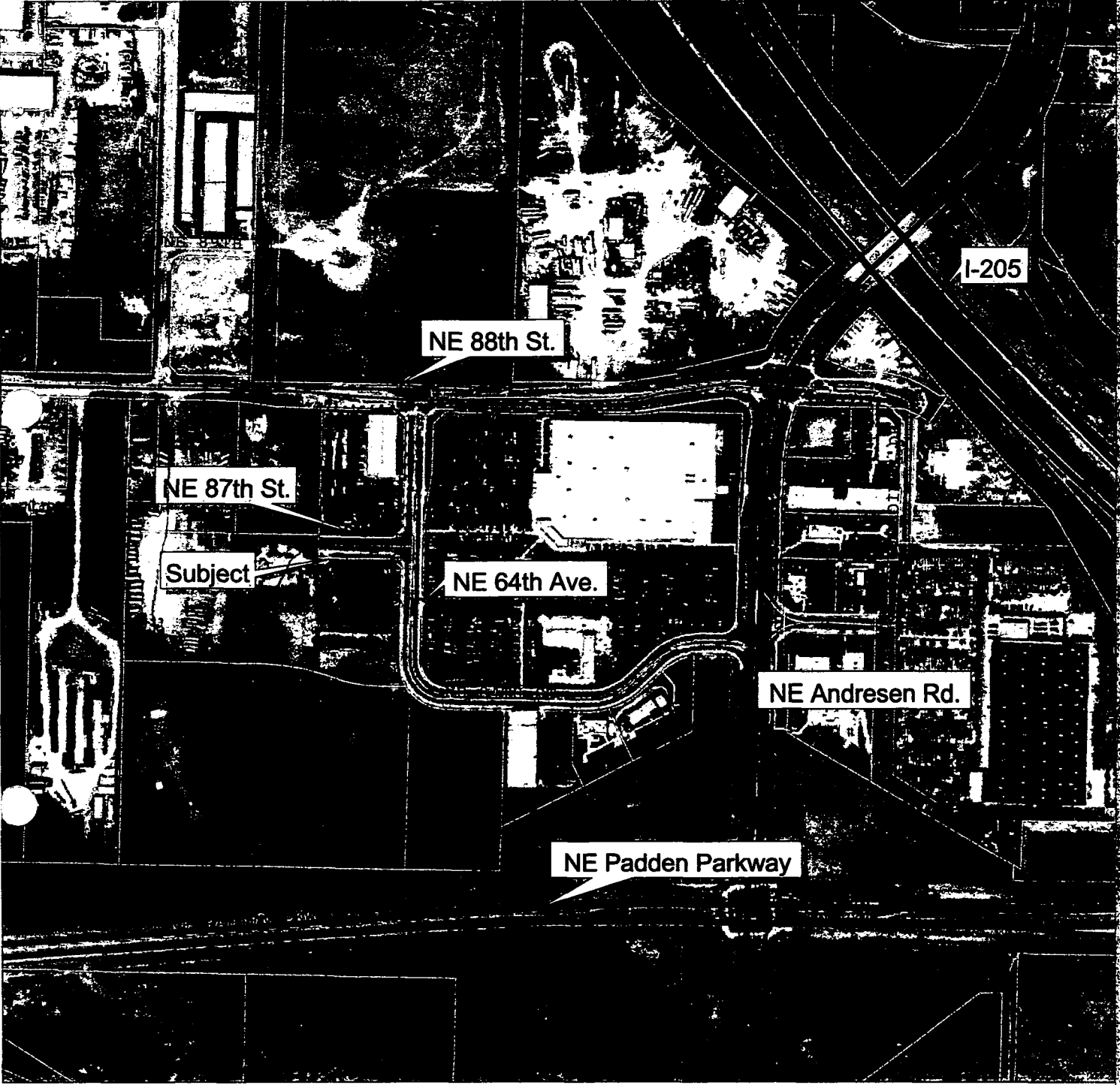
ATTESTED *Kevin Richard*
CLERK TO THE BOARD OF CLARK CO. COMMISSIONERS

BLUHM & ASSOCIATES
LAND SURVEYORS, INC.
1066 S. MARKET BLVD., CHEHALIS, WA 98532
PHONE (360) 748-1551 FAX (360) 748-8282

NE 87th Street

Road Vacation WO# 11309

SE 1/4 of Section 06 T2R2E WM



- Major Roads
- State
- State On-Ramp
- Interstate
- Interstate On-Ramp
- Primary Arterial
- Arterial
- Roads
- Quarter Section Quadrant
- Municipal Jurisdiction
- Unincorporated
- Incorporated

Real Property Services



proud past, promising future

CLARK COUNTY
WASHINGTON

Plot Date: Dec 9, 2008

Map produced by:

Information shown on this map was collected from several sources. Neither Clark County or the agency producing this document accept responsibility for any inaccuracies that may be present.



(Scale 1:4800)

100 0 100 200 300 400 Feet

