

CLARK COUNTY STAFF REPORT

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

DATE: Feb. 13, 2018

REQUESTED ACTION: Authorize the Interim County Manager to accept a Warranty Deed from John T. Hulett and Roberta L. Warren for NE Blair Road (SR-500 - Mile Post 2.47) - Project #: 322212.

Consent Hearing County Manager

BACKGROUND

Clark County is acquiring this 5.19-acre parcel, zoned Rural-5 (R-5), as a mitigation site for Northeast Blair Road, Capital Road Project No. 322212. This project will improve the roadway surface and safety along Northeast Blair Road, from State Route 500 to milepost 2.47.

The 5.19-acre parcel is on the east bank of the Little Washougal River, south of Southeast Krohn Road. The \$128,000 purchase price is based on an appraisal.

COUNCIL POLICY IMPLICATIONS

None. Acquisition funds were included in the 2018-2023 Transportation Improvement Program and the 2018 Annual Construction Program.

ADMINISTRATIVE POLICY IMPLICATIONS

None.

COMMUNITY OUTREACH

Public Works has had some discussions with property owners and residents in the area. A Heads Up mailer and other outreach will be done prior to the start of construction.

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.

PW18-028

BUDGET DETAILS


Local Fund Dollar Amount	128,500.00
Grant Fund Dollar Amount	N/A
Account	Road Fund
Company Name	N/A

DISTRIBUTION:

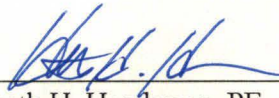
Board staff will post all staff reports to The Grid. <http://www.clark.wa.gov/thegrid/>

Please contact Paulette Matison at extension 4975 when ready for pick up.

Attachments: Deed, Resolution and Map




Tom Grange, PE
Engineering & Construction Division Manager



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

Primary Staff Contact: Steve Hansen Ext. 4370



APPROVED:
CLARK COUNTY, WASHINGTON
CLARK COUNTY COUNCIL

DATE: 2-13-18

SR# 42-18



APPROVED: _____
Jim Rumpeltes, Interim County Manager

DATE: _____

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

Document Title: Warranty Deed
Grantors: John T. Hulett and Roberta L. Warren
Grantee: Clark County, Washington
Legal Description: #52 Sec 31 T2N R4E WM
Additional Legal Description is on Page 3 of Document.
Assessor's Tax Parcel Number: 142643-000 (105)

WARRANTY DEED

NE Blair Rd (SR-500 to MP 2.47)

The Grantors, **JOHN T. HULETT, a single person and ROBERTA L. WARREN, a single person** for and in consideration of the sum of One Hundred Twenty-eight Thousand Five Hundred and No/100 (\$128,500.00) Dollars, and other valuable consideration, hereby convey and warrant to **CLARK COUNTY, a political subdivision of the State of Washington**, Grantee, the following described real property situated in Clark County, in the State of Washington, under the imminent threat of the Grantee's exercise of its rights of Eminent Domain:

See Exhibits attached hereto and made a part hereof.

The Grantor requests the Clark County Assessor and Treasurer to set over to the remainder of the hereinafter described parcel "A", the lien of all unpaid taxes, if any, affecting the real estate herein conveyed, as provided for by RCW 84.60.070.

It is understood and agreed that delivery of this deed is hereby tendered and that the terms and obligations hereof shall not become binding upon Clark County unless and until accepted and approved hereon in writing by Clark County Board of County Councilors or its authorized agent.

WARRANTY DEED

Date: JAN. 11, 2018

John T. Hulett
John T. Hulett

Roberta L. Warren
Roberta L. Warren

Accepted on behalf of Clark County
Clark County, Washington

Jim Rumpeltes
Jim Rumpeltes
Interim County Manager 2/13/18

STATE OF WASHINGTON

COUNTY OF CLARK

I hereby certify that I know or have satisfactory evidence that John T. Hulett is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: Jan 11, 2018

[Signature]

Notary Public in and for the State of WA
Residing at RIDGEFIELD
My commission expires: 1-1-2020




WARRANTY DEED

STATE OF WASHINGTON

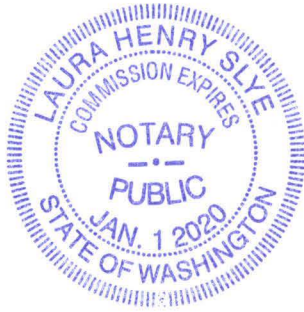
COUNTY OF CLARK

I hereby certify that I know or have satisfactory evidence that Roberta L. Warren is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: Jan. 11, 2018



Notary Public in and for the State of WA
Residing at RIDGEFIELD
My commission expires: 1-1-2020





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CLARK COUNTY
WASHINGTON

Superior service that is responsive and cost justified

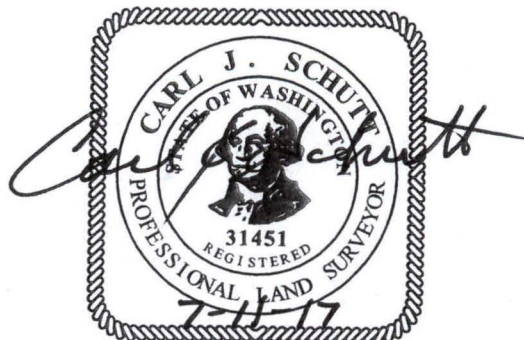
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COUNTY SURVEYOR'S OFFICE

EXHIBIT "A"
NE BLAIR ROAD – CRP # 322212
HULETT PARCEL DESCRIPTION

A parcel of land lying in the southeast quarter of Section 31, Township 2 North, Range 4 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 John T. Hulett and Roberta I. Warren, both single persons, recorded December 28, 2007, under Auditor's file no. 4408535, records of Clark County, Washington, listed as Serial No. 142643-000, described as follows:

Beginning at a point on the northerly line of said parcel at the intersection with the westerly right-of-way line of SE Blair Road, said point being S64°01'21"W 677.86 feet from a brass cap marking the east quarter corner of said Section 31; thence along said northerly line N88°34'21"W 348.60 feet, more or less, to the center of the Little Washougal River; thence along the center of said river the following courses; S11°52'07"W 94.47 feet; S23°33'27"W 87.29 feet; S06°07'45"W 64.08 feet; S42°46'42"W 93.18 feet; S68°10'54"W 94.67 feet to a point on the southerly line of said parcel; thence along said southerly line S88°37'30"E 683.60 feet to the intersection with the westerly right-of-way line of said SE Blair Road; thence along said right-of-way line N18°34'03"W 297.94 feet; thence continuing along said right-of-way line from a tangent which bears N18°34'03"W along the arc of a 450.00 foot radius curve left through a central angle of 42°08'00" a distance of 70.77 feet to the point of beginning, **except** that portion of said parcel lying easterly of the westerly right-of-way line of SE Blair Road and



105-aq.docx

WRITTEN BY: *cg*
REVIEWED BY: *Q*



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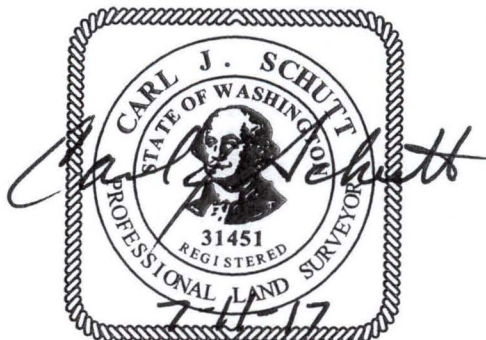
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**PUBLIC WORKS
COUNTY SURVEYOR'S OFFICE**

also **except** that portion of said parcel lying westerly of the center of the Little Washougal River, all in Clark County, Washington.

This description contains approximately 162,472 square feet/3.73 acres.

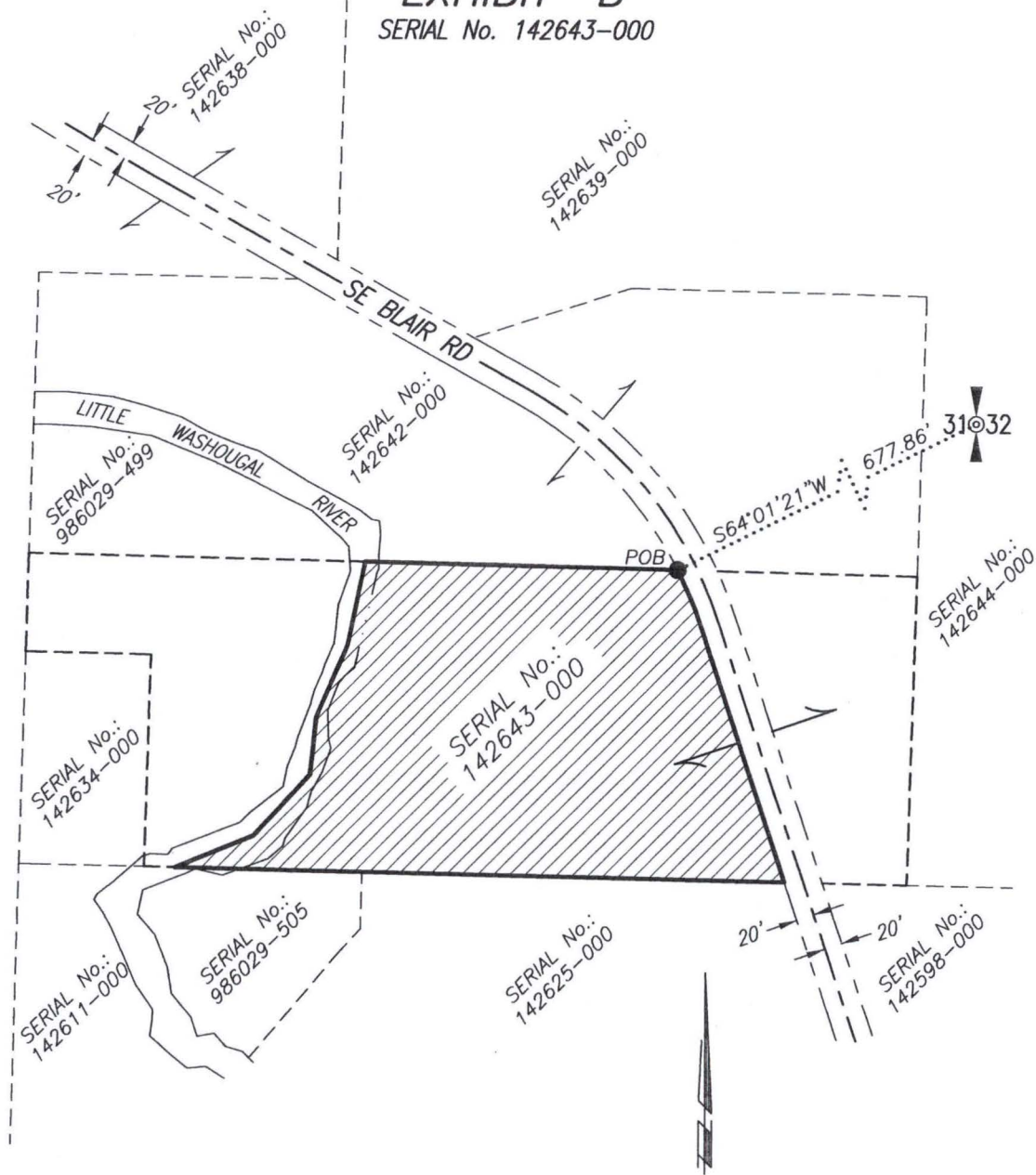
Bearings hereon used are based on the east line of the southeast quarter of Section 3, Township 2 North, Range 4 East, Willamette Meridian as being North 1°36'28" East.



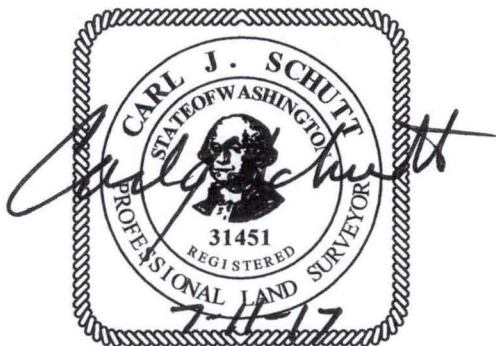
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WRITTEN BY: <i>CJS</i>
REVIEWED BY: <i>EL</i>

EXHIBIT "B"
 SERIAL No. 142643-000



NOT TO SCALE



Clark County Public Works Vancouver, Washington		
DESIGN & ENGINEERING DIVISION OFFICE OF THE COUNTY SURVEYOR		
SE 1/4 SECTION 31 T 2 N, R 4 E, W.M.		
SKETCH TO ACCOMPANY LEGAL DESCRIPTION		
DATE	SCALE	DRAWN BY
JULY 2017	NOT TO SCALE	CJS

CLARK COUNTY, WASHINGTON
RESOLUTION NO. 2018-02-12

IN THE MATTER OF EXECUTION OF WARRANTY DEED TO CLARK COUNTY

WHEREAS, the Clark County Council, Clark County, WA is in regular session this 13th
day of February, 2018, and

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

Document

Warranty Deed

Data

FROM: John T. Hulett and Roberta L. Warren
TO: Clark County, Washington
CONSIDERATION: \$128,500.00

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 Council.

CLARK COUNTY COUNCIL
CLARK COUNTY, WASHINGTON



Marc Boldt, Chair

ATTEST:



Clerk of the Board

Jeanne E. Stewart, Councilor

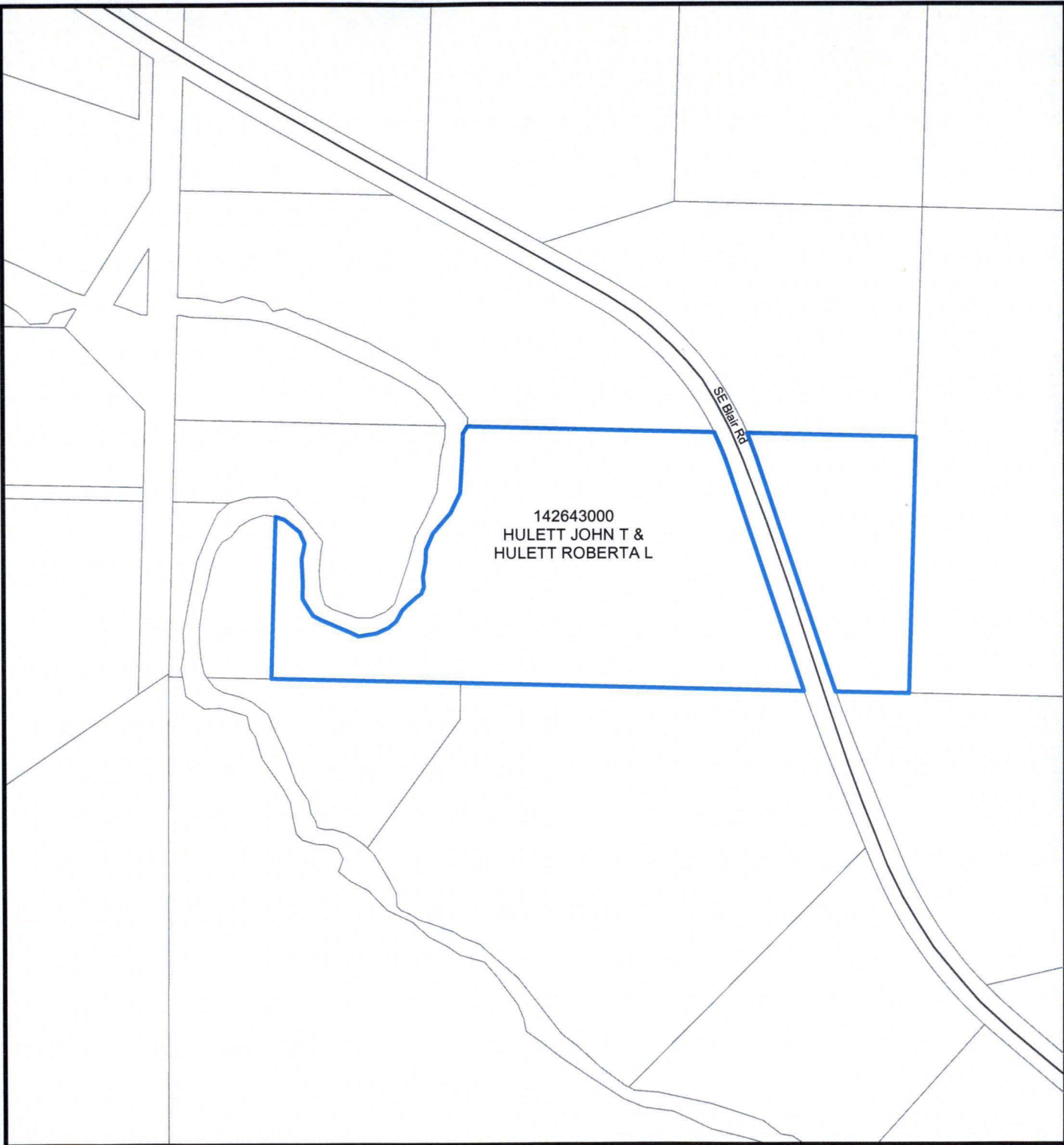
Julie Olson, Councilor

John Blom, Councilor

Eileen Quiring, Councilor



Hulett Parcel 142643-000



KEY

1:2,344



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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: Jan 12, 2018
Project: G:\RealPropEdit\RealPropEditing_nt20.mxd (danielj)