

# CLARK COUNTY STAFF REPORT

**DEPARTMENT:** Public Works / Clean Water Division

**DATE:** May 29, 2018

**REQUESTED ACTION:** Execute a quit claim deed to sell county-owned property to the city of Camas for a traffic signal project.

Consent       Hearing       County Manager

**BACKGROUND**

Clark County owns Tax Parcel No. 126042-184 in Winchester Hills Subdivision. Most of the parcel serves as a stormwater treatment and flow control facility owned and maintained by the county. As part of the new high school being built in the Camas School District, the city of Camas entered into an agreement with Sharp and the Camas School District to install a new traffic signal at Northwest Pacific Rim Boulevard and Southeast Payne Road. The city needs to acquire 181 square feet of the county's parcel for the signal project. The purchase area is outside the stormwater facility footprint and does not affect facility function. The property will be purchased for the appraised value of \$1,586 and proceeds from the sale will go to the Clean Water Division.

**COUNCIL POLICY IMPLICATIONS**

None.

**ADMINISTRATIVE POLICY IMPLICATIONS**

None.

**COMMUNITY OUTREACH**

None.

**BUDGET IMPLICATIONS**

None.

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.

*PW18-082*

**BUDGET DETAILS**

Local Fund Dollar Amount	\$1,586.00
Grant Fund Dollar Amount	N/A
Account	Clean Water Program/4420
Company Name	City of Camas, Washington

**DISTRIBUTION:**

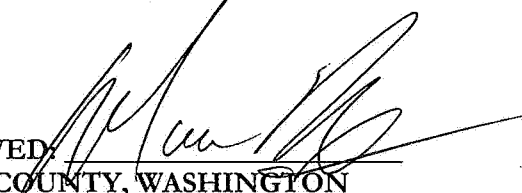
**Council staff will post all staff reports to the county website, [www.clark.wa.gov/the-grid](http://www.clark.wa.gov/the-grid)**  
Please notify Real Property Services of the council's action by calling extension 4975.

**Attachments:** Quit Claim Deed, Resolution and Map

  
\_\_\_\_\_  
Dean Boening  
Clean Water Division Manager

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

Primary Staff Contact: Jeff Schnabel, Ext. 4583

  
\_\_\_\_\_  
APPROVED:  
CLARK COUNTY, WASHINGTON  
CLARK COUNTY COUNCIL

DATE: May 29, 2018  
SR# 108-18



APPROVED: \_\_\_\_\_  
Jim Rumpeltes, Interim County Manager

DATE: \_\_\_\_\_

Recording requested by:  
City of Camas  
616 NE 4th Avenue  
Camas, WA 98607

Document Title: Quit Claim Deed  
Grantor: Clark County, Washington  
Grantees: City of Camas, Washington  
Legal Description: Winchester Hills Phase 1 TT A  
Additional legal Description is attached as Exhibit "A"  
Ptn of Serial #: 126042-184

DE 18-03

QUIT CLAIM DEED

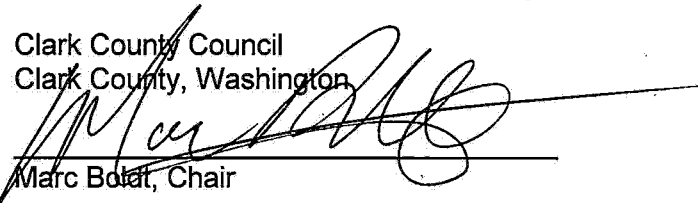
THE GRANTOR, CLARK COUNTY, a political subdivision of the State of Washington, for and in consideration of good and valuable considerations, as set out herein conveys and quit claims to the CITY OF CAMAS, a municipal corporation of the State of Washington, any interest it may have in the following described 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: One Thousand Five Hundred Eighty-six and No/100 Dollars (\$1,586.00).

Dated this 29<sup>th</sup> day of May, 2018.

Clark County Council  
Clark County, Washington

  
\_\_\_\_\_  
Marc Botal, Chair

Accepted on behalf of the  
City of Camas, Washington

\_\_\_\_\_  
Jeanne E. Stewart, Councilor

By: \_\_\_\_\_  
Peter Capell, City Administrator

\_\_\_\_\_  
Julie Olson, Councilor

\_\_\_\_\_  
John Blom, Councilor

\_\_\_\_\_  
Eileen Quiring, Councilor



Quit Claim Deed  
Ptn of Serial #: 126042-184

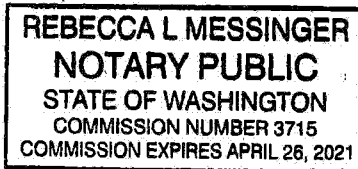
STATE OF WASHINGTON

COUNTY OF CLARK

On this 29<sup>th</sup> day of May, 2018, before me personally appeared \_\_\_\_\_ and Marc Boldt, 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 Clark County Council and that the seal affixed is the official seal of Clark County.

Dated May 29, 2018

Rebecca L. Messinger



Notary Public in and for the State of WA  
Residing at Vancouver, WA  
My commission expires: 4/26/2021

CLARK COUNTY, WASHINGTON  
RESOLUTION NO. 2018-05-20

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

WHEREAS, the Clark County Council, Clark County, WA is in regular session this 29<sup>th</sup>  
day of May, 2018, and

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

Document

Quit Claim Deed

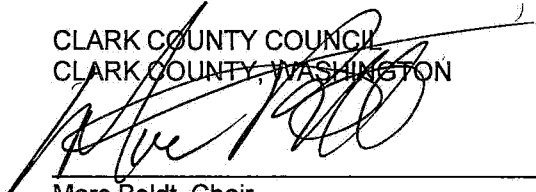
Data

FROM: Clark County, Washington  
TO: City of Camas, Washington  
CONSIDERATION: \$1,586.00

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



LEGAL DESCRIPTION FOR RIGHT OF WAY ACQUISITION  
Portion of ASN 126042-184

August 30, 2017

A portion of Tract "A", as shown on the Plat of Winchester Hills Phase-1, recorded in Book "J" of Plats, at Page 502, records of the Clark County Auditor, located in the Southwest quarter of Section 5, Township 1 North, Range 3 East of the Willamette Meridian, City of Camas, Clark County, Washington, described as follows:

COMMENCING at the Northeast corner of said Adjusted Parcel 2 as shown in Record of Survey Book 65 at Page 30, records of said County, said point being on the South right of way line of NW. Pacific Rim Blvd. as conveyed to the City of Camas, recorded under Auditor's File No. 8511010068 and being 40.00 feet Southerly of, when measured perpendicular to, the centerline of said Blvd.;

THENCE South  $58^{\circ} 23' 08''$  West, along said South right of way line, a distance of 355.44 feet to a point on a 1040.00 foot radius curve to the right;

THENCE continuing along said South right of way line, and along said 1040.00 foot radius curve to the right (the long chord of which bears South  $74^{\circ} 47' 17''$  West, a distance of 587.36 feet), an arc distance of 595.46 feet;

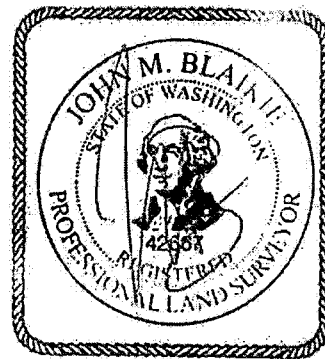
THENCE continuing along said South right of way line, North  $88^{\circ} 48' 34''$  West, a distance of 1176.73 feet to the TRUE POINT OF BEGINNING;

THENCE continuing along said South right of way line, North  $88^{\circ} 48' 34''$  West, a distance of 6.65 feet;

THENCE leaving said South right of way line, South  $51^{\circ} 52' 14''$  East, a distance of 33.34 feet to a point on the West right of way line of SE. Payne Road as shown in said Record of Survey, said point being 30.00 feet Westerly of, when measured perpendicular to, the centerline of said Road, said point also being on a non-tangent 20.00 foot radius curve to the left;

THENCE along said West right of way line, and along said 20.00 foot radius curve to the left (the long chord of which bears North  $43^{\circ} 45' 20''$  West, a distance of 28.31 feet), an arc distance of 31.45 feet to the TRUE POINT OF BEGINNING;

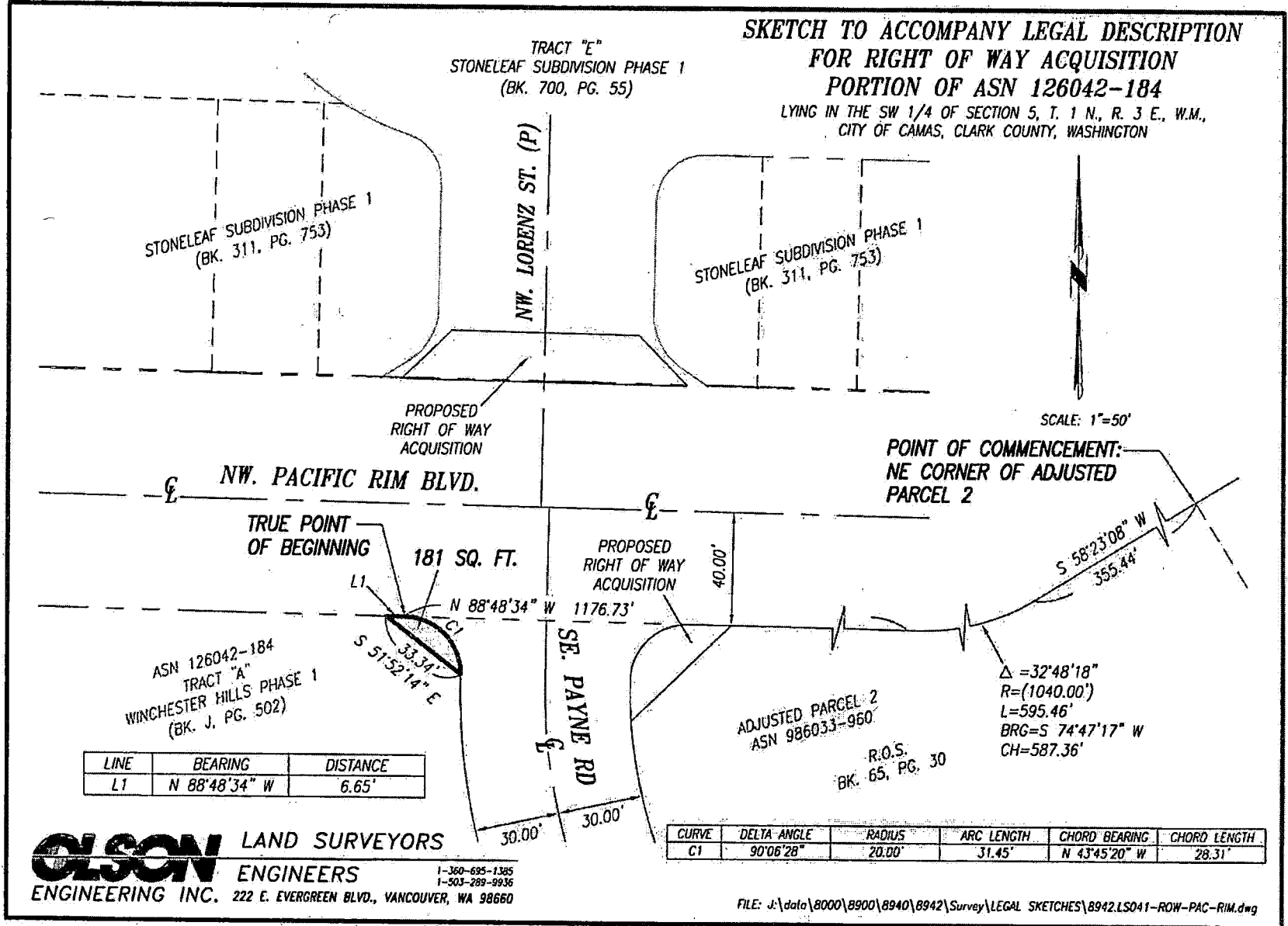
Containing 181 square feet, more or less.



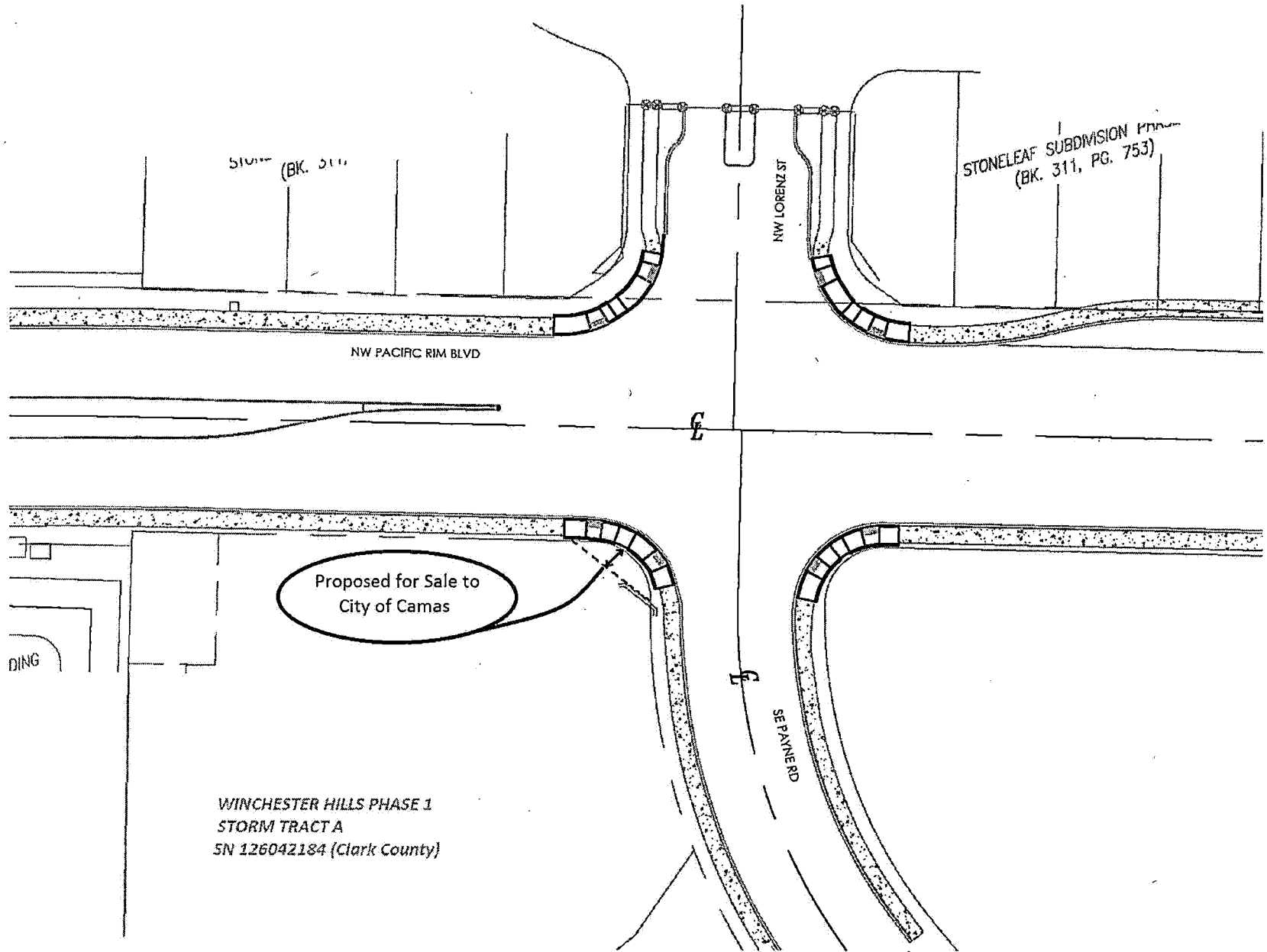
9-5-17

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION  
FOR RIGHT OF WAY ACQUISITION  
PORTION OF ASN 126042-184**

LYING IN THE SW 1/4 OF SECTION 5, T. 1 N., R. 3 E., W.M.,  
CITY OF CAMAS, CLARK COUNTY, WASHINGTON



**OLSON LAND SURVEYORS**  
**ENGINEERS**  
ENGINEERING INC. 222 E. EVERGREEN BLVD., VANCOUVER, WA 98660  
1-360-695-1385  
1-503-289-9936



51000 (BK. 311)

STONELEAF SUBDIVISION  
(BK. 311, PG. 753)

NW PACIFIC RIM BLVD

NW LORENZ ST

E

Proposed for Sale to  
City of Camas

DING

E

SE PAYNE RD

WINCHESTER HILLS PHASE 1  
STORM TRACT A  
SN 126042184 (Clark County)