

CLARK COUNTY STAFF REPORT

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

DATE: Aug. 28, 2018

REQUESTED ACTION: Execute a quit claim deed to Rail One, LLC for the transfer of a portion of Tax Parcel No. 099760-000.

 X Consent Hearing County Manager

BACKGROUND

Clark County acquired Tax Parcel No. 099760-000 with the NE 47th Avenue project (CRP 313822) for a stormwater facility. The original fence line along the east side of the parcel was approximately 10 feet west of the deeded property line. Since the fence line was established more than 10 years prior to the county's ownership the conditions for a claim of adverse possession were met. In addition, the property line passes through two existing structures on the adjacent parcel owned by Rail One, LLC. The county held the fence as the eastern boundary for the stormwater facility tract. This will have no impact on the current or future maintenance and operation of the stormwater facility.

This deed will quit claim 3,277 square feet of Parcel No. 099760-000 to the adjacent property owner, Rail One, LLC.

COUNCIL POLICY IMPLICATIONS

None.

ADMINISTRATIVE POLICY IMPLICATIONS

None.

COMMUNITY OUTREACH

None.

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.

PW18-105

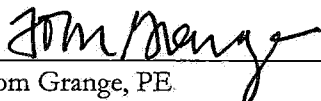
BUDGET DETAILS

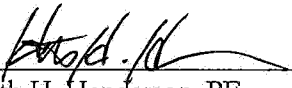
Local Fund Dollar Amount	N/A
Grant Fund Dollar Amount	N/A
Account	Road Fund
Company Name	N/A

DISTRIBUTION:

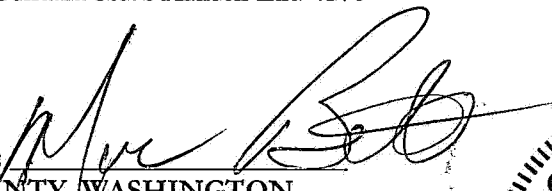
Council staff will post all staff reports to the county website, www.clark.wa.gov/the-grid.
Please notify Real Property Services of the council's action by calling Paulette Matison, ext. 4975.

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: 

SR#

145-18



APPROVED: _____
Shawn Hennessee, County Manager

DATE: _____

After recorded return to:
Rail One, LLC
20210 NE 49th Street
Vancouver, WA 98682

Document Title: Quit Claim Deed
Grantor: Clark County, Washington
Grantee: Rail One, LLC
Legal Description: Lot 2 SP 1-173
Serial #: 099760-000

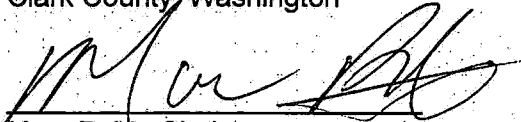
QUIT CLAIM DEED

THE GRANTOR, **CLARK COUNTY**, a political subdivision of the State of Washington, for and in consideration of Ten Dollars (\$10.00) and other valuable considerations conveys and quit claims to **RAIL ONE, LLC**, a Washington Limited Liability Company, 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**

Dated this 28 day of August, 2018.

Clark County Council
Clark County, Washington



Marc Boldt, Chair



Jeanne E. Stewart, Councilor

Julie Olson, Councilor

John Blom, Councilor

Eileen Quiring, Councilor

STATE OF WASHINGTON

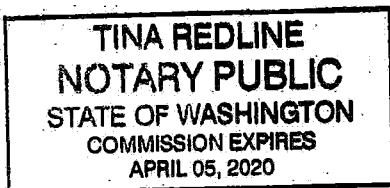
COUNTY OF CLARK

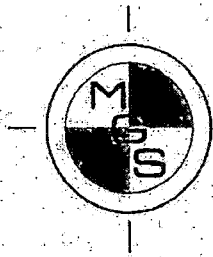
On this 28 day of August, 2018, before me personally appeared Marc Boldt and _____, to me known to be the duly elected, qualified and acting County Councilors(s) of Clark County, Washington, who executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed 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 Clark County Council and that the seal affixed is the official seal of Clark County.

Dated August 28, 2018

Tina Redline

Notary Public in and for the State of WA
Residing at Vancouver
My commission expires: April 5, 2020





MINISTER-GLAESER SURVEYING INC.

Vancouver Office - 2200 E. Evergreen Blvd., Vancouver, Washington 98661
(360) 694-3313 (360) 694-8410 FAX
Pasco Office - 6303 Burden Blvd. Suite E, Pasco, Washington 99301
(509) 544-7802 (509) 544-7862 FAX

February 27, 2018

EXHIBIT "A"



A strip of land in Lot 2 of that certain Short Plat recorded in Book 1 of Short Plats, at Page 173, records of Clark County, Washington in a portion of the Southeast quarter of the Northeast quarter of Section 12, Township 2 North, Range 1 East, Willamette Meridian, Clark County, Washington, described as follows:

Beginning at the Northeast corner of said Lot 2;

Thence South $01^{\circ}33'34''$ West, along the East line of said Lot 2, for a distance of 300.28 feet to the Southeast corner thereof;

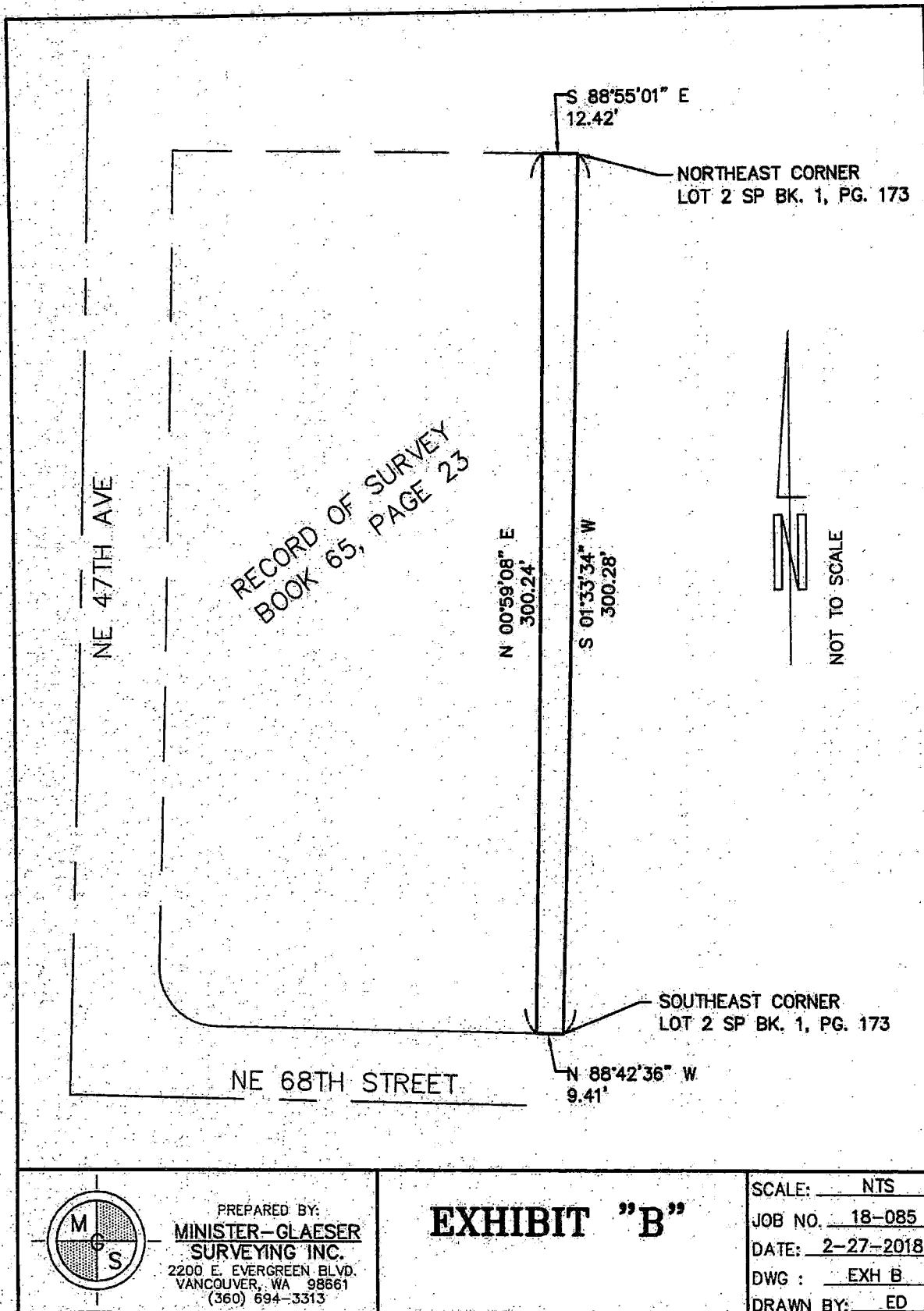
Thence North $88^{\circ}42'36''$ West, along the South line of said Lot 2 and the North right-of-way line of NE 68th Street, for a distance of 9.41 feet to the Southeast corner of that certain Record of Survey recorded in Book 65 of Surveys, at Page 23, records of Clark County, Washington;

Thence North $00^{\circ}59'08''$ East, along said the East line of said Survey, for a distance of 300.24 feet to the North line of said Lot 2;

Thence South $88^{\circ}55'01''$ East, along said North line, for a distance of 12.42 feet to the **POINT OF BEGINNING;**

Containing 3,277 square feet.

Together with and subject to easements, reservations, covenants and restrictions apparent or of record.



CLARK COUNTY, WASHINGTON
RESOLUTION NO. 2018-08-08

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 28
day of August, 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:

Rail One, LLC

CONSIDERATION:

Property Line Adjustment

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 Clark County Council.

CLARK COUNTY COUNCIL
CLARK COUNTY, WASHINGTON


Marc Boldt, Chair

ATTEST:


Deputy Clerk of the Board

Jeanne E. Stewart, Councilor

Julie Olson, Councilor

John Blom, Councilor

Eileen Quiring, Councilor



County Tax Parcel 099760-000

NE 47th Ave

99760000
CLARK COUNTY
PUBLIC WORKS

99762000
RAIL
ONE LLC

NE 68th St

KEY

1:1,296

0 25 50 100 150 200 250 Feet



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 28, 2018
Project: G:\RealPropEdit\RealPropEditing_n120.mxd (daniel)