

CLARK COUNTY
STAFF REPORT



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

DATE: September 16, 2014

REQUEST: Execute and approve a Quit Claim Deed for the Chinook NH Park. Tax Parcel Number 986028-475.

 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: This conveyance is a site plan requirement (PSR2011-00024) for the Chinook Neighborhood Park; CRP # 28301-402302 (402202), which is being developed by the Clark County Parks Department. The 4.5 acre park is located between NW 139th and NW 149th Streets, east of Skyview High School. The Quit Claim Deed will provide access to the park from NW 142nd Street.

COMMUNITY OUTREACH: An extensive public outreach program has been conducted, including public meetings, informational mailings, fact sheets, news releases, and neighborhood association presentations. Public input and comments were also received during project presentations to the Parks and Recreation Advisory Commission. Citizens were also able to review project documents and provide input electronically through a regularly-updated project Web page. Additional public outreach is planned during construction.

BUDGET AND POLICY IMPLICATIONS: This project is part of the Greater Clark Parks District program, which was approved by voters in the unincorporated urban area of the county in 2005 to provide maintenance and operations funding for parks, sports fields, and trails. The funding for the development of Parks comes from the Real Estate Excise Tax.

FISCAL IMPACTS: Yes (see Fiscal Impacts Attachment) No

ACTION REQUESTED: Execute and approve a Quit Claim Deed for the Chinook NH Park. Tax Parcel Number 986028-475.

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



Tom Grange, P.E.
Engineering & Construction Division Manager

APPROVED: 

CLARK COUNTY, WASHINGTON
BOARD OF COMMISSIONERS



Heath H. Henderson, P.E.
Public Works Director/County Engineer

DATE: 9/16/14
SR#: 209-14

TG/HHH/PM/pmm
Attachments: Deed, Resolution, and Map

Handwritten initials/signature

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

Document Title: Quit Claim Deed
Grantor: Clark County, Washington
Grantee: Clark County, Washington
Legal Description: #196 of Sec 22 T3N R1E WM
Ptn of Serial #: 986028-475
Project: Chinook NH Park
WO #: 28301-402302 (402202)

DE 14-44

QUIT CLAIM DEED
(Road Dedication)

THE GRANTOR, CLARK COUNTY, a political subdivision of the State of Washington, for and in consideration of valuable considerations as set out in part below, conveys and quit claims to CLARK COUNTY, a political subdivision of the State of Washington on behalf of THE PUBLIC OF CLARK COUNTY, any interest they 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: Mutual Benefits.

Dated this 16 day of September, 2014.

Signature on File
Approved as to form only:
Chris Horne
Deputy Prosecuting Attorney

BOARD OF COUNTY COMMISSIONERS
CLARK COUNTY, WASHINGTON



Tom Mielke, Chair

David Madore, Commissioner

Edward L. Barnes, Commissioner



proud past, promising future

CLARK COUNTY
WASHINGTON

Superior service that is responsive and cost justified

PUBLIC WORKS
COUNTY SURVEYOR'S OFFICE

EXHIBIT "A"
CHINOOK PARK - CRP # 402202
NW 142nd STREET CUL-DE-SAC DEDICATION

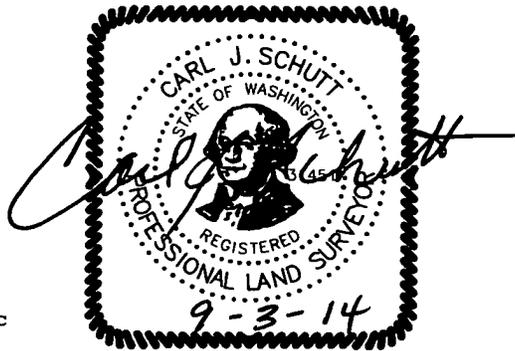
A parcel of land lying in the Southwest quarter of the Southwest quarter of Section 22, Township 3 North, Range 1 East of the Willamette Meridian in Clark County, Washington, being more particularly described as follows:

All the portion of that parcel described in that Statutory Warranty Deed to Clark County, a political subdivision of the State of Washington, recorded July 30, 2010 under Auditor's file # 4685257, records of Clark County, Washington, listed as Serial No. 986028-475, described as follows:

Beginning at the southwest corner of said parcel, being marked by a 1/2" iron rod; thence along the south line of said parcel South 88°06'33" East 73.52 feet; thence leaving said south line, from a tangent which bears South 88°06'33" East, along the arc of a 52.99 foot radius curve left through a central angle of 252°52'35" a distance of 233.86 feet; thence along the arc of a 21.98 foot radius curve right through a central angle of 74°14'23" a distance of 28.48 feet to a point on the west line of said parcel; thence along said west line South 3°21'00" West 53.11 feet to the point of beginning, all in Clark County, Washington.

Bearings used hereon are based on Washington State Plane Coordinates, South Zone, NAD(83) 91 adjustment. The control scheme is on file at the Clark County Surveyor's office.

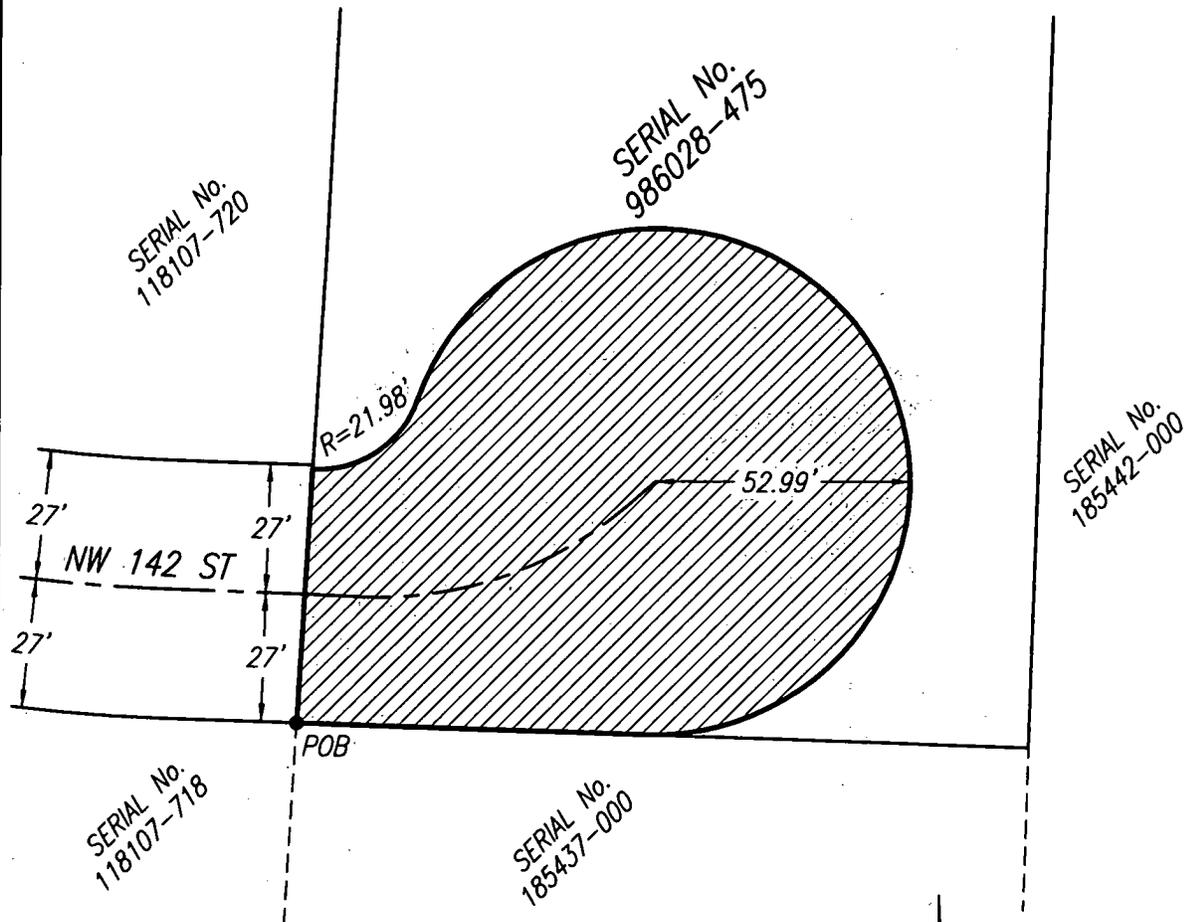
This description contains 10,539 square feet as calculated by the double meridian distance method.



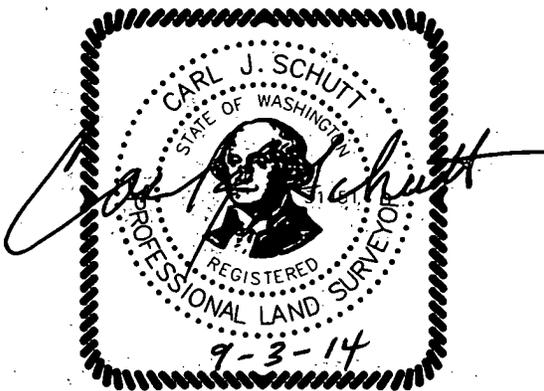
402202-ChinookPark Exhibit.doc

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

EXHIBIT "B"
 SERIAL No. 986028-475



NOT TO SCALE



Clark County Public Works Vancouver, Washington		
DESIGN & ENGINEERING DIVISION OFFICE OF THE COUNTY SURVEYOR		
SW 1/4 SECTION 22 T 3 N, R 1 E, W.M.		
SKETCH TO ACCOMPANY LEGAL DESCRIPTION		
DATE	SCALE	DRAWN BY
MAR 2014	NOT TO SCALE	CJS

CLARK COUNTY, WASHINGTON
RESOLUTION NO. 2014-09-05

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

WHEREAS, the Board of County Commissioners is in regular session this 16th day of September, 2014, and

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

Document

Quit Claim Deed
(Road Dedication)

Data

FROM: Clark County, Washington
TO: The Public of Clark County, Washington
CONSIDERATION: Mutual Benefit

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 Commissioners.

BOARD OF COUNTY COMMISSIONERS
CLARK COUNTY, WASHINGTON



Tom Mielke, Chair

ATTEST:



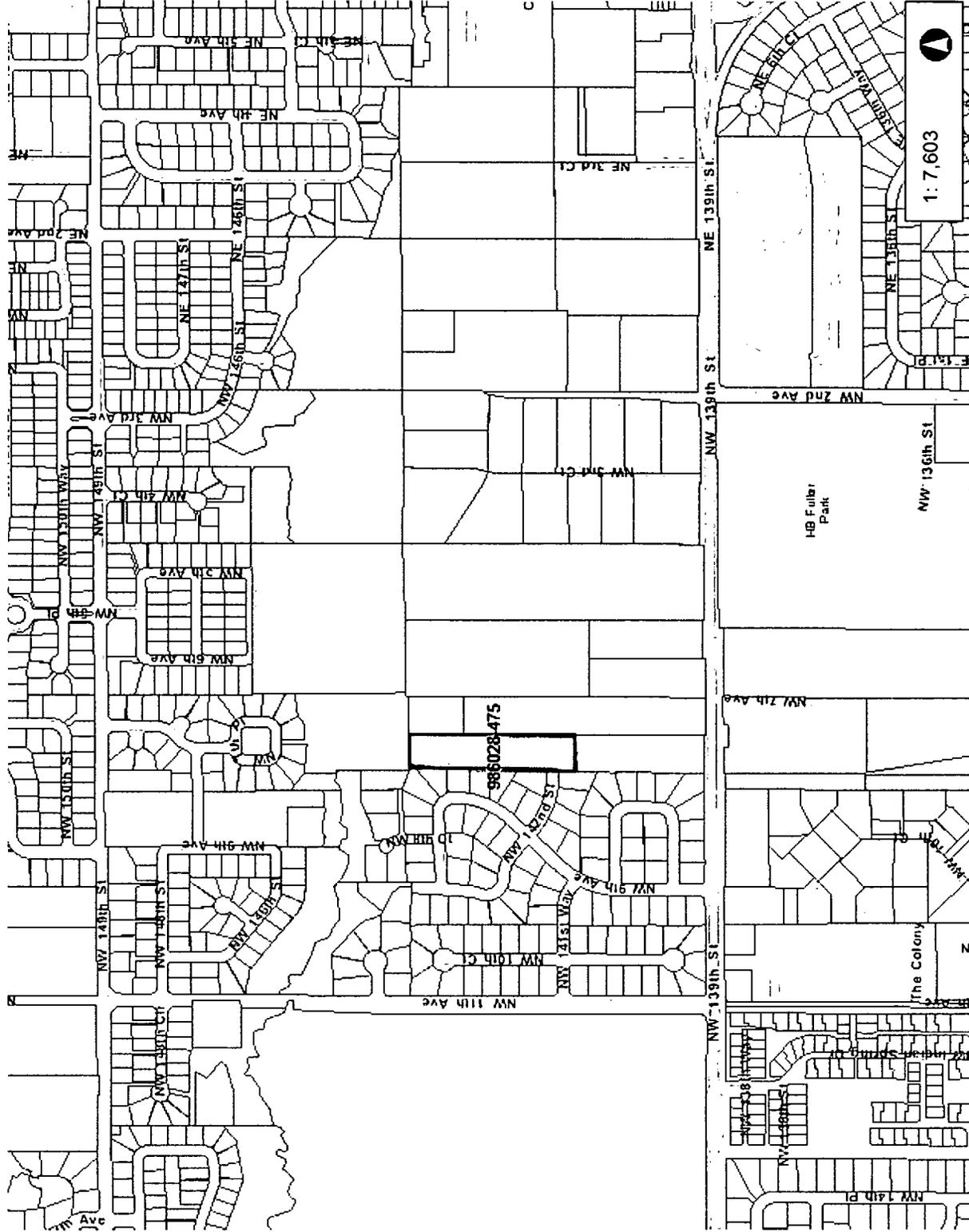
Clerk of the Board

David Madore, Commissioner

Edward L. Barnes, Commissioner



Chinook NH Park 986028-475



1,267.1

633.57

1,267.1 Feet

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

1:7,603



Notes:

Legend

- Taxlots
- County Outline
- World Street Map

