



# CLARK COUNTY STAFF REPORT

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

**DATE:** December 8, 2015

**REQUESTED ACTION:** Approve and Execute a Water Line Easement to the City of Vancouver. Tax Parcel Number 107357-138.

**FOR APPROVAL BY:**  X  BOCC   COUNTY MANAGER   HEARING

**PUBLIC WORKS GOALS:**

- Provide safe and efficient transportation systems in Clark County
- Create and maintain a vibrant system of parks, trails and green spaces
- Continue responsible stewardship of public funds
- Promote family-wage job creation and economic development to support a thriving community
- Maintain a healthy, desirable quality of life
- Increase partnerships and foster an engaged, informed community
- Cultivate a nimble, responsive work force
- Make Public Works a great place to work

**BACKGROUND**

The City of Vancouver is completing a transmission water main project and needs a water line easement through a county owned park, commonly known as Orchards Highlands Neighborhood Park, and located at NE 114<sup>th</sup> Street and NE 94<sup>th</sup> Street. The requested easement will run through the North West corner of the park under an existing asphalt pedestrian pathway. The City of Vancouver agrees to pay all associated construction and rehabilitation costs for the project and agrees to leave the park in equal or better condition upon project completion.

**ADMINISTRATIVE POLICY IMPLICATIONS**

None.

**COUNCIL POLICY IMPLICATIONS**

This request is consistent with previous Board approvals of municipal water connections and ensures orderly provision of public water service to Clark County residents.

**PREVIOUS REVIEWS AND ACTIONS**

None.

**COMMUNITY OUTREACH**

None.

**BUDGET IMPLICATIONS**

This action has no 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.

PW 15-096

**BUDGET DETAILS**

Local Fund Dollar Amount	
Grant Fund Dollar Amount	
Account	
Company Name	

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**DISTRIBUTION OF BOARD STAFF REPORTS:**

Distribution of staff reports is made via the Grid. <http://www.clark.wa.gov/thegrid/>  
Copies are available by close of business on the Thursday after council deliberations.

**DISTRIBUTION OF COUNTY MANAGER STAFF REPORTS:**

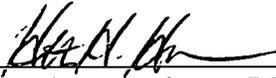
Public Works Administration – Anita Temme  
Please notify Real Property Services of the Board’s action by calling extension 4975.

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**PUBLIC WORKS APPROVALS:**

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Bill Bjerke  
Parks Division Manager

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

Attachments:

- Deed, Resolution, and Map

APPROVED:   
CLARK COUNTY, WASHINGTON  
BOARD OF COUNTY COUNCILORS

DATE: 12-8-15

SR #: SR 227-15

After recording return to:  
City of Vancouver  
City Clerk's Office  
PO Box 1995  
Vancouver, WA 98668-1995

**Document Title: Water Line Easement**  
**Grantor: Clark County, Washington**  
**Grantee: City of Vancouver, Washington**  
**Legal Description: Wooded Acres #1 Lot A**  
**Additional Legal Description is attached as Exhibit "A"**  
**Serial #: 107357-138**

PW 15-69

### **WATER LINE EASEMENT**

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, hereby bargain, sell and convey to the City of Vancouver, a municipal corporation of the State of Washington, a 15-foot wide easement over, under and across the following described real estate in Clark County, to wit:

#### **SEE LEGAL DESCRIPTION ATTACHED HERETO, WHICH, BY THIS REFERENCE, IS INCORPORATED HEREIN**

This easement is granted for the purpose of constructing, installing, reconstructing, enlarging, extending, repairing, operating and maintaining lines and appurtenances and for providing new service to users of such service as authorized and permitted by the City of Vancouver. The City of Vancouver, Grantee herein, and its agents and contractors shall have the right to enter upon the premises for such purposes.

The easement areas herein conveyed shall be restored to a condition as good as or better than existed prior to construction, and that the city, its agents or contractors will not cause an unnecessary damage or commit any waste upon the above-described premises.

The Grantor, its executors, agents, assigns and successors in interest agree and covenant to obtain written consent from the City of Vancouver prior to allowing the construction of any improvements, or prior to planting trees or any other types of vegetation, upon the permanent easement area described herein.



**WATERLINE EASEMENT  
ORCHARDS HIGHLAND PARK**

A 15.00 foot strip of land for the purpose of constructing and maintaining a water main, lying in the Northwest 1/4 of the Northwest 1/4 of Section 3, Township 2 North, Range 2 East, of the Willamette Meridian, Clark County, Washington, being 7.50 feet each side of the following described line;

Beginning at a point South 01°28'05" West of the Northwest corner of the Northwest corner of said Section 3, said point being on the West line of said section and the North line of NE 95<sup>th</sup> Street;

Thence South 88°42'10" East along said North line a distance of 16.00 feet to the East line of NE 112<sup>th</sup> Avenue;

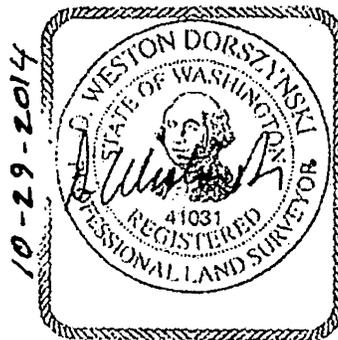
Thence South 01°28'05" West along said East line a distance of 4.60 feet to the True Point of Beginning;

Thence North 47°37'57" East a distance of 54.52 feet;

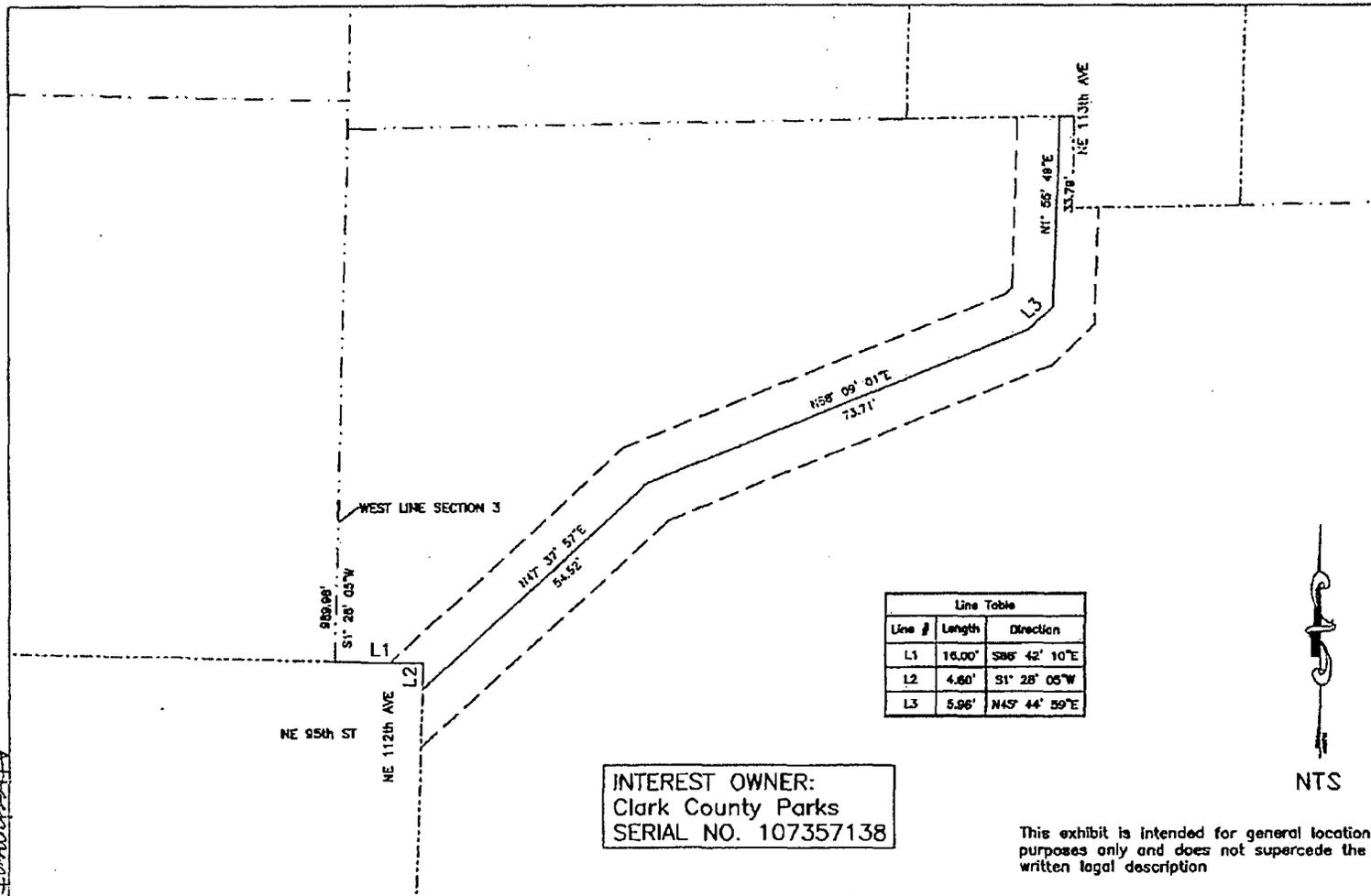
Thence North 68°09'01" East a distance of 73.71 feet;

Thence North 45°44'59" East a distance of 5.96 feet;

Thence North 01°55'49" East a distance of 33.79 feet to the South line of NE 113<sup>th</sup> Avenue, and there terminating, the side lines of said 15.00 foot easement to be lengthened or shortened to meet at angle points and the East line of NE 112<sup>th</sup> Avenue and the South line of NE 113<sup>th</sup> Avenue.



Attachment 'A'



INTEREST OWNER:  
 Clark County Parks  
 SERIAL NO. 107357138

Line Table		
Line #	Length	Direction
L1	16.00'	S88° 42' 10"E
L2	4.80'	S1° 28' 05"W
L3	5.96'	N45° 44' 59"E

This exhibit is intended for general location purposes only and does not supercede the written legal description

Attachment 131

WS14-WS9 Transmission Main Ph. 2  
 Project No. 083407

City of Vancouver:  
 CONSTRUCTION SERVICES/SURVEY  
 DEPARTMENT

CLARK COUNTY, WASHINGTON  
RESOLUTION NO. 2015-12-07

IN THE MATTER OF EXECUTION OF WATER LINE EASEMENT FROM CLARK COUNTY

WHEREAS, the Board of County Councilors, Clark County, WA is in regular session this  
8<sup>th</sup> day of December, 2015, and

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

Document

Water Line Easement

Data

FROM: Clark County, Washington  
TO: City of Vancouver  
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 Councilors.

BOARD OF COUNTY COMMISSIONERS  
CLARK COUNTY, WASHINGTON



David Madore, Chair

ATTEST:

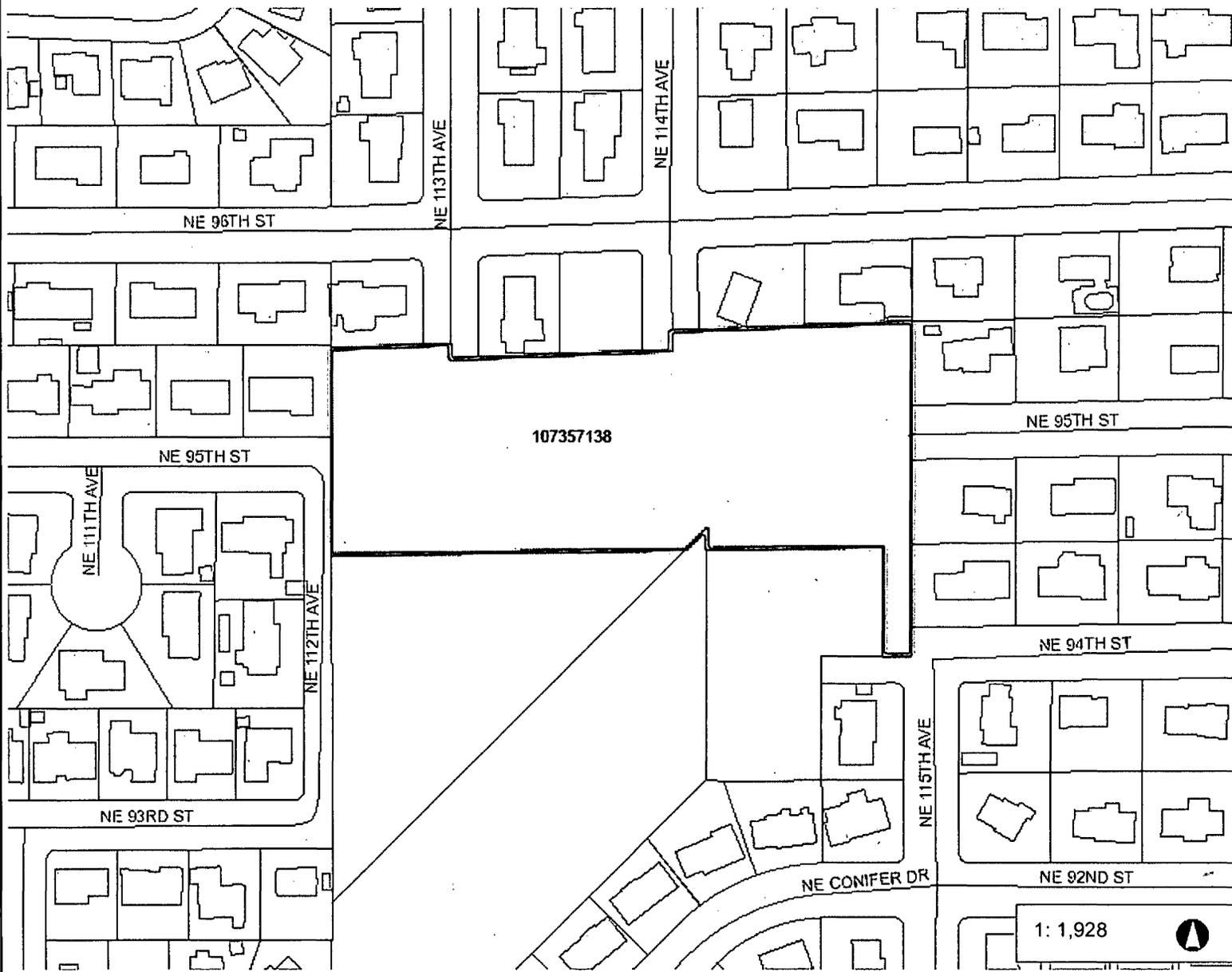
  
Clerk of the Board

Jeanne E. Stewart, Councilor

Tom Mielke, Councilor



# 107357-138 Water Line Easement



### Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

### Notes:

321.4 0 160.71 321.4 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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1: 1,928



