

CLARK COUNTY STAFF REPORT



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

DATE: March 24, 2015

REQUESTED ACTION: Approve and authorize the Acting County Manager to accept a Statutory Warranty Deed from Stan S. Chen and Mei Chen Chiang, husband and wife, for Tax Parcel Number 181941-000. This parcel is being acquired for the NE 10th Avenue (NE 154th St to NE 164th St.) Road Project.

SR Number:

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:

This 2.06 acres vacant land parcel, zoned IL is being acquired for the NE 10th Avenue County Road Project Number 370922. This project will open 10th Avenue from NE 134th St. to NE 179th Street. The acquisition price was based on an appraisal.

ADMINISTRATIVE POLICY IMPLICATIONS:

None.

COUNCIL POLICY IMPLICATIONS:

None. Funds for these parcels(\$400,000.00) are included in the 2015-2020 Transportation Improvement Program and the 2015 Annual Construction Program.

PREVIOUS REVIEWS AND ACTIONS:

None.

COMMUNITY OUTREACH:

This project has been involved in a public outreach program that included two General Notices, Heads Up informational mailings, as well as (one) 1 open house event.

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ok
y.n*

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.

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.

PUBLIC WORKS APPROVALS:

Tom Grange

Tom Grange, PE
Engineering & Construction Division Manager

Tom Grange For Heath Henderson

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

Attachments:

- Possession and Use Agreements

APPROVED: March 24, 2015
CLARK COUNTY, WASHINGTON
BOARD OF COUNTY COUNCILORS

DM
CHAIR

DATE: _____

SR #: SR 055-14

COUNTY MANAGER ACTION\RECOMMENDATION

By: Mark McCauley

Date:

SR Number:

REQUESTED ACTION:

Approve and authorize the Acting County Manager to accept a Statutory Warranty Deed from Stan S. Chen and Mei Chen Chiang, husband and wife, for Tax Parcel Number 181941-000. This parcel is being acquired for the NE 10th Avenue (NE 154th St to NE 164th St.) Road Project.

COUNTY MANAGER RECOMMENDATION:

Action	Conditions	Referral to council?
<i>Approval\denial</i>	<i>Enter conditions or requests here</i>	<i>Yes\No</i>

Mark McCauley
Acting County Manager

DISTRIBUTION

Public Works Administration – Anita Temme

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

Document Title: Statutory Warranty Deed
Grantors: Stan S. Chen and Mei Chen Chiang
Grantee: Clark County, Washington
Legal Description: #49 of Sec 14 T3N R1E WM
Additional Legal Description is attached as Exhibit "A"
Serial #: 181941-000 (30)
Project: NE 10th Ave (NE 154th St to NE 164th St)
CRP #: 370922 Fed Aid #: STPUL-4201 (002)

STATUTORY WARRANTY DEED

THE GRANTORS, **STAN S. CHEN and MEI CHEN CHIANG, husband and wife**, for and in consideration of valuable consideration as set out in part below, conveys and warrants to **CLARK COUNTY, a political subdivision of the State of Washington**, the following described real estate situated in the County of Clark, State of Washington, under the imminent threat of the grantee's exercise of its rights of Eminent Domain.

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

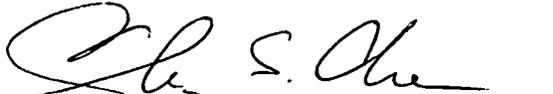
The Grantor represents and warrants that they are not aware of any hazardous or toxic waste, substance or material on or under the subject property.

NOTE: It is understood and agreed that the delivery of this deed is hereby tendered and the terms and obligations hereof shall not become binding upon Clark County, Washington, until this document is accepted and approved by the Clark County Board of County Commissioners.

CONSIDERATIONS: Four Hundred Thousand and No/100 Dollars (\$400,000.00).

Statutory Warranty Deed
Serial #: 181941-000 (30)
Project: NE 10th Ave (NE 154th St to NE 164th St)
CRP #: 370922 Fed Aid #: STPUL-4201 (002)

Dated this 17th day of Feb, 2015.
18th


Stan S. Chen


Mei Chen Chiang

Accepted on behalf of Clark County
Clark County, Washington


Mark McCauley
Acting County Manager

STATE OF WASHINGTON

COUNTY OF ~~CLARK~~ KING

I hereby certify that I know or have satisfactory evidence that Stan S. Chen and Mei Chen Chiang are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 2/18/2015

Suzanne Pap Lane

Notary Public in and for the State of WA
Residing at KIRKLAND, WA
My commission expires: 10/09/2016



EXHIBIT "A"

BEGINNING at a point on the Northeasterly boundary line of the Pacific Highway at an intersection with an old fence line in common use, which marks the North Boundary of the Southwest quarter of the Southwest quarter of Section 14, Township 3 North, Range 1 East of the Willamette Meridian, Clark County, Washington. The said Point of Beginning being South 88°58' East 67.7 feet from the Northwest corner of said Southwest quarter of the Southwest quarter; thence South 88°58' East along the said old fence line 440.95 feet to an intersection with the Westerly line of the new proposed Pacific Highway; thence south 12°13' East along said Westerly line 368.2 feet; thence South 77°47' West 35.00 feet; thence South 12°13' East 5.0 feet to the Northeasterly line of the Pacific Highway; thence Northwesterly along said Northeasterly line 365.0 feet to the Point of Beginning.

EXCEPT that portion conveyed to the State of Washington by deed recorded in Volume 584, page 573, county roads and that portion conveyed to the State of Washington in lieu of condemnation for highway right-of-way.



Chen TP #181941-000



Legend

- Taxlots
- County Outline
- County Outline
- Highway**
 - Interstate
 - State Route
 - Interstate Ramp
 - State Ramp
- Arterial**
 - Collector
 - Minor
 - DNR
- Other**
 - Private, Other
 - Proposed
 - Unknown
- Stream Channels
- Major Waterbodies
- Rural Centers
- Cities Boundaries
- Urban Growth Boundaries
- County Boundary

Notes:

1: 3,661

610.2 0 305.09 610.2 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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.

CLARK COUNTY, WASHINGTON
RESOLUTION NO. 2015-03-14

IN THE MATTER OF A STATUTORY WARRANTY DEED TO CLARK COUNTY APPROVING THE ACQUISITION AND AUTHORIZING THE ACTING COUNTY MANAGER TO ACCEPT.

March WHEREAS, the Board of County Commissioners is in regular session this 24th day of _____, 2015, and

WHEREAS, it appears in the best interest of Clark County to accept the following:

Document

Statutory Warranty Deed

Data

FROM: Stan S Chen and Mei Chen Chiang
FOR: NE 10th Ave (NE 154th St to NE 164th St)
CRP# 370922
Consideration: \$400,000.00

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 Councilors.

BOARD OF COUNTY COMMISSIONERS
CLARK COUNTY, WASHINGTON



David Madore, Chair

ATTEST:



Clerk of the Board

Jeanne E. Stewart, Commissioner

Tom Mielke, Commissioner