

5295600 ORD

RecFee - \$80.00 Pages: 8 - CITY OF CAMAS  
Clark County, WA 06/21/2016 11:14



RETURN ADDRESS

City of Camas  
616 NE 4<sup>th</sup> Ave.  
Camas, WA 98607

Please print neatly or type information

Document Title(s)

Ordinance No. 16-009

Reference Number(s) of related documents:

5280334 AFN 3278493  
Additional Reference #'s on page \_\_\_\_

Grantor(s) (Last name, First name and Middle Initial)

City of Camas  
Additional grantors on page \_\_\_\_

Grantee(s) (Last name, First name and Middle Initial)

Pahlisch Homes at Belz Place LLC  
Additional grantees on page \_\_\_\_

Legal Description: (abbreviated form: i.e. lot, block, plat or section township, range, quarter/quarter)

N 1/2 of S 1/2 of SW 1/4 of Sec 3, T1N, Range 3E of WM  
Additional legal is on page 6

Assessor's Property Tax Parcel/Account Number

124812-000  
Additional parcel #'s on page \_\_\_\_

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording process may cover up or otherwise obscure some part of the text of the original document.

Signature of Requesting Party

ORDINANCE NO. 16-009

AN ORDINANCE providing for the vacation of Tidland Parkway,  
also known as NW Rolling Hills Drive.

WHEREAS, by Resolution 16-010, adopted May 16, 2016, the City Council initiated proceedings to vacate Tidland Parkway, also known as NW Rolling Hills Drive; and

WHEREAS, said Resolution set the 6<sup>th</sup> day of June 2016, at 7:00 p.m., in the Council Chambers in the City Hall of Camas, Washington, as the time and place for a public hearing on said vacation; and

WHEREAS, pursuant to said Resolution, the City Clerk caused notices to be posted and mailed in accordance with the requirements of law; and

WHEREAS, at the time and place set for said hearing, the Council considered the testimony of all persons commenting on said vacation; and

WHEREAS, the City of Camas and Pahlisch Homes at Belz Place LLC entered into a Development Agreement dated May 4, 2016, and recorded under Clark County Auditor's File No. 5280334, which agreement, pursuant to Section 3 therein, provided certain terms related to the vacation as described herein; and

WHEREAS, the Council finds that, subject to compliance with the terms in Section 3 of the above-noted Development Agreement, Tidland Parkway, also known as NW Rolling Hills Drive, that is proposed to be vacated, is not currently being utilized for public road or sidewalk purposes, and provisions are made within this Ordinance for necessary utility easements.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CAMAS DO ORDAIN AS FOLLOWS:

Section I

The following described area of Tidland Parkway, also known as NW Rolling Hills Drive, shall be, and the same is hereby vacated: See Exhibit "A".

Section II

Said vacation is contingent upon the abutting landowner paying the cost of publishing this Ordinance, and fully complying with the terms of Section 3 of the Development Agreement dated May 4, 2016, as referenced herein.

Section III

This ordinance shall take force and be in effect five (5) days from and after its publication according to law.

PASSED by the Council and APPROVED by the Mayor this 16<sup>th</sup> day of June, 2016. BB

SIGNED: \_\_\_\_\_

Mayor

ATTEST: \_\_\_\_\_

Clark

APPROVED as to form:

John M. [Signature]

City Attorney

Exhibit "A"  
Page 1 of 3

(360) 695-1385  
222 E. Evergreen Blvd.  
Vancouver, WA  
98660

LEGAL DESCRIPTION FOR CITY OF CAMAS  
EXISTING RIGHT-OF-WAY  
RECORDED UNDER AFN 3278493

May 9, 2016

A parcel of property located in the North Half of South half of the Southwest quarter of Section 3, Township 1 North, Range 3 East of the Willamette Meridian in Clark County, Washington described as follows:

COMMENCING at the Northeast corner of said North half;

THENCE South  $01^{\circ} 44' 39''$  West along the East line of said North half 473.34 feet to the TRUE POINT OF BEGINNING;

THENCE North  $55^{\circ} 09' 26''$  West 589.35 feet to a 130.00 foot radius curve to the left;

THENCE around said 130.00 foot radius curve to the left 76.34 feet to a point 125.00 feet South of, when measured at right angles to, the North line of said North half;

THENCE North  $88^{\circ} 48' 14''$  West parallel with said North line 686.75 feet to a 10.00 foot radius curve to the right;

THENCE around said 10.00 foot radius curve to the right 15.81 feet;

THENCE North  $01^{\circ} 48' 06''$  East 114.90 feet to the North line of said North half;

THENCE North  $88^{\circ} 48' 14''$  West along said North line 60.00 feet;

THENCE South  $01^{\circ} 48' 06''$  West 114.27 feet to a 70.00 foot radius curve to the left;

THENCE around said 70.00 foot radius curve to left 110.70 feet to a point 185.00 feet South of, when measured at right angles to, said North line;

THENCE South  $88^{\circ} 48' 14''$  East parallel with said North line 686.75 feet to a 70.00 foot radius curve to the right;

Exhibit "A"  
Page 2 of 3

THENCE around said 70.00 foot radius curve to the right 41.11 feet:

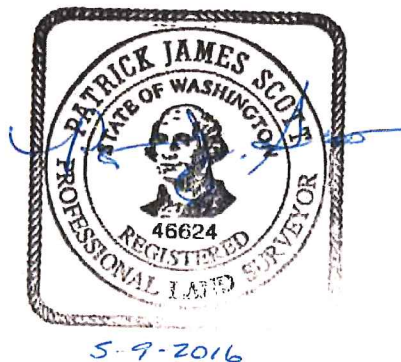
THENCE South 55° 09' 26" East 499.00 feet (Deed of Dedication recorded under AFN 3278493 contains a scrivener's error distance call of 449.00 feet) to a 20.00 foot radius curve to the right;

THENCE around said 20.00 foot radius curve to the right 22.54 feet to a 50.00 foot radius curve to the left;

THENCE around said 50.00 foot radius curve to the left 163.76 feet to the East line of said North half;

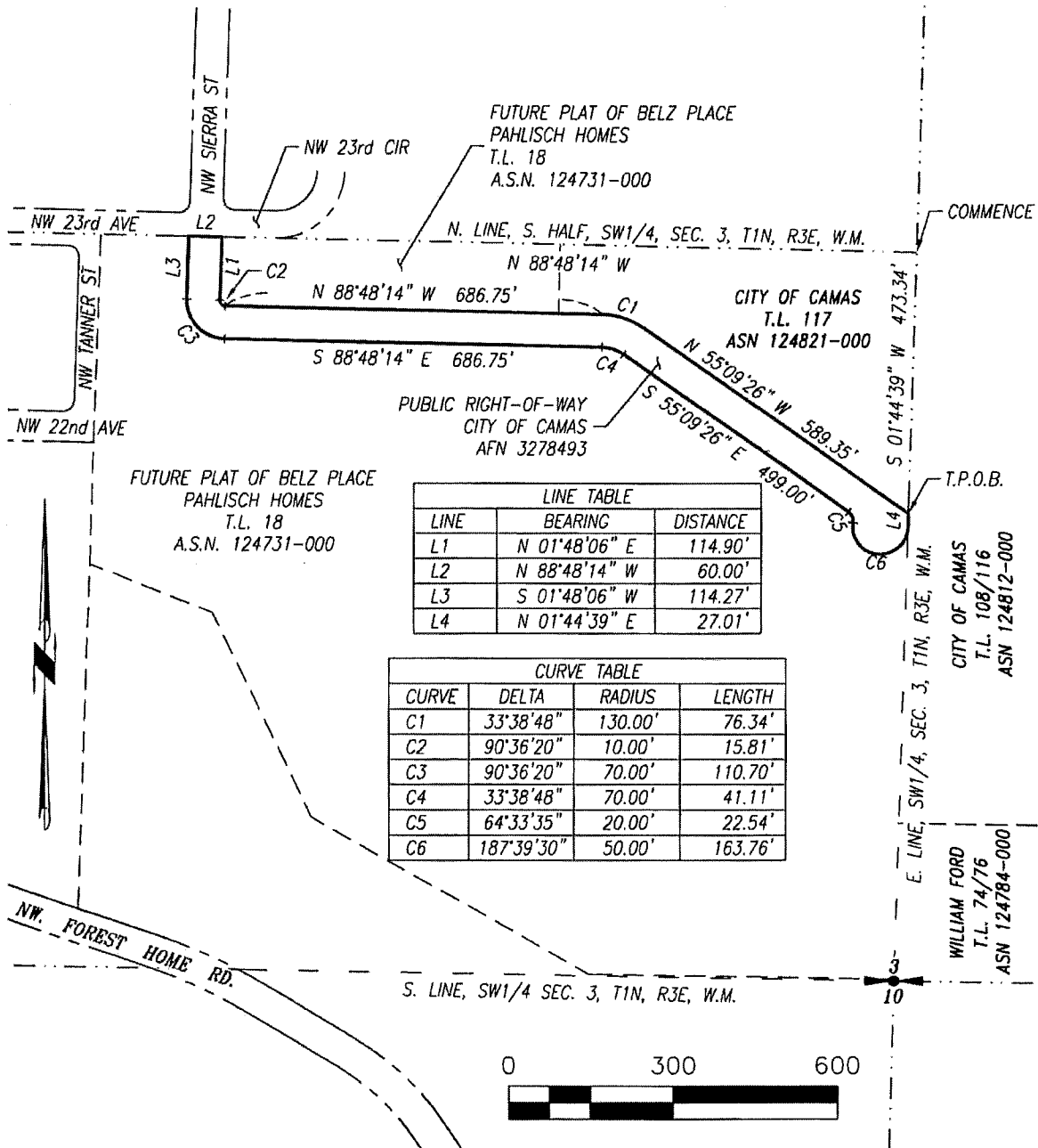
THENCE North 01° 44' 39" East along said East line 27.01 feet to the TRUE POINT OF BEGINNING.

Containing 2.17 acres, more or less.



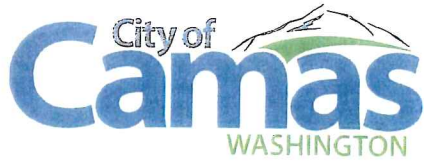
**SKETCH TO ACCOMPANY LEGAL DESCRIPTION  
FOR CITY OF CAMAS RIGHT OF WAY  
RECORDED UNDER AFN 3278493**

A PORTION OF THE NORTH HALF OF THE SOUTH HALF, OF THE SW1/4, SECTION 3, T. 1 N., R. 3 E., W.M.,  
CITY OF CAMAS, CLARK COUNTY, WASHINGTON



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 01°48'06" E	114.90'
L2	N 88°48'14" W	60.00'
L3	S 01°48'06" W	114.27'
L4	N 01°44'39" E	27.01'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	33°38'48"	130.00'	76.34'
C2	90°36'20"	10.00'	15.81'
C3	90°36'20"	70.00'	110.70'
C4	33°38'48"	70.00'	41.11'
C5	64°33'35"	20.00'	22.54'
C6	187°39'30"	50.00'	163.76'



Public Works Department

June 20, 2016

Clark County Assessor  
Land Records Division  
1300 Franklin Street  
Vancouver, WA 98666

RE: Recording Instructions and Information for Camas Ordinance No. 16-009 – Right-of-Way Vacation

To whom it may concern,

Camas Ordinance 16-009 vacates right-of-way adjacent south and west of the City of Camas owned parcels 124821-000 and 124812-000. The subject right-of-way being vacated is also adjacent to parcels 124731-000 and 986037-318, both owned by Pahlisch Homes at Belz Place LLC. Please assign all of the vacated area to the Pahlisch Homes at Belz Place LLC properties, as they will be dedicating the new right-of-way alignment by deed of dedication across parcel 124731-000 and by recorded plat on parcel 986037-318. Please feel free to contact me at 360-817-7230 or [jcarothers@cityofcamas.us](mailto:jcarothers@cityofcamas.us) if you have any questions or concerns. Thank you.

Sincerely,

A handwritten signature in blue ink that reads "James E. Carothers".

James E. Carothers, P.E.  
Engineering Manager/City Engineer

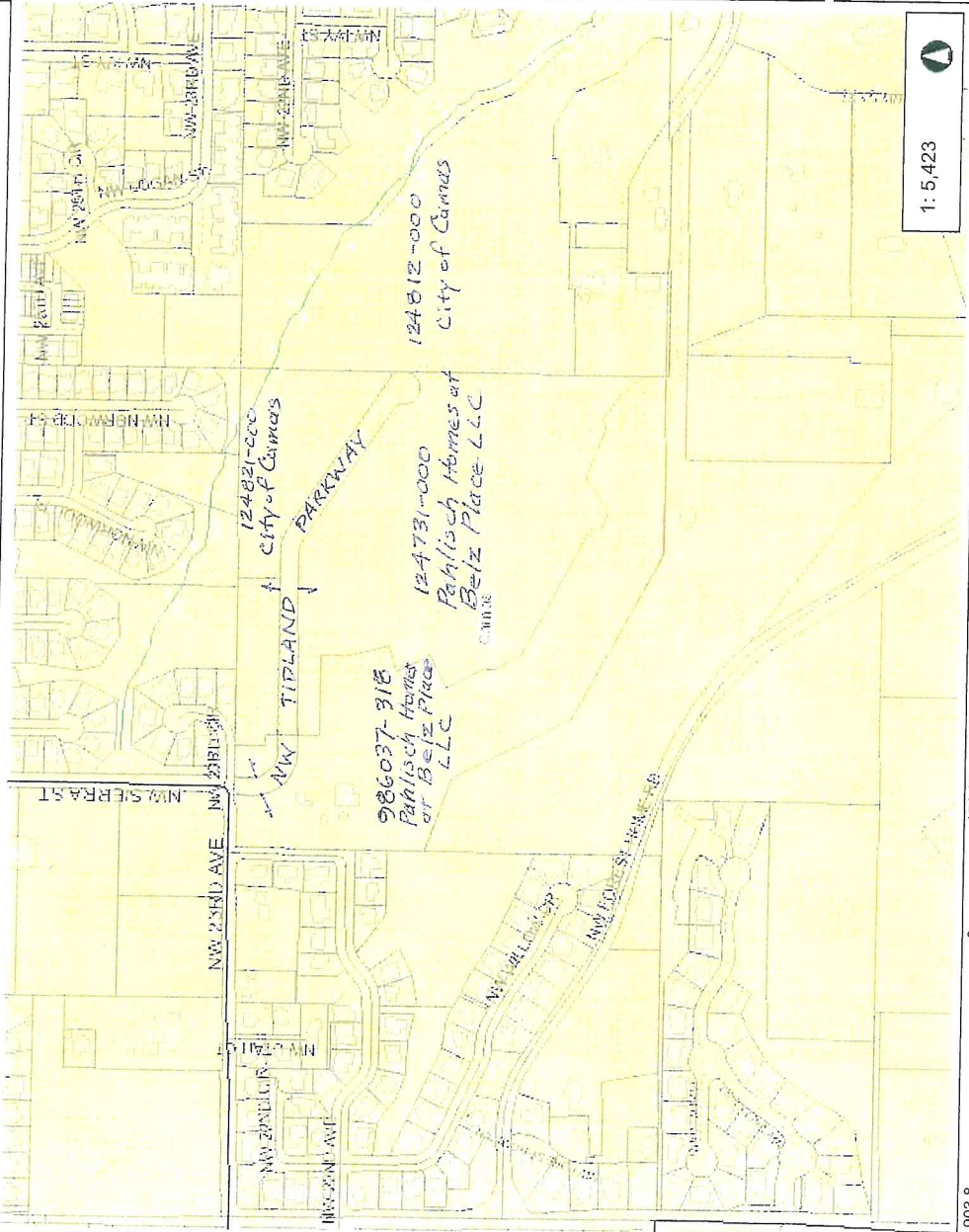
cc: Steve Wali, Shawn MacPherson

Enclosures: Vacation Parcel Assignment Map





# Camas Ordinance 16-009 Vacation of Tidland Parkway Right-of-Way



1: 5,423



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.



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

**Notes:**  
Assign right-of-way to parcels 124731-000 and 986037-31E.