



RETURN ADDRESS

CITY OF CAMAS  
6016 NE 4TH AVE  
CAMAS WA 98607

Please Print neatly or Type information  
DOCUMENT TITLE(S)

ORDINANCE 2308 - VACATION OF A PORTION OF SE 12TH AVE

REFERENCE NUMBER(S) OF RELATED DOCUMENT(S)

RESOLUTION 928

Additional Reference #'s on page \_\_\_\_\_

GRANTOR(S)

CITY OF CAMAS - A MUNICIPAL CORPORATION

Additional Grantors on page # \_\_\_\_\_

GRANTEE(S)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Additional Grantees on page # \_\_\_\_\_

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

PORTION  
VACATION OF SE 12 AVE LOCATED AT NE 1/4 OF NW 1/4 OF SECTION  
13, TOWNSHIP 1 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN

Additional Legal is on page # \_\_\_\_\_

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

\_\_\_\_\_

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.

ORDINANCE NO. 2308

AN ORDINANCE providing for the vacation of a portion of SE 12<sup>th</sup> Avenue.

WHEREAS, the City has recently received a petition to vacate a portion of SE 12<sup>th</sup> Avenue, and

WHEREAS, by Resolution No. 928, adopted January 14, 2002, the City Council initiated proceedings to vacate that portion of SE 12<sup>th</sup> Avenue not utilized by the City, and

WHEREAS, said Resolution set the 11th day of February, 2002, 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 proposed 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 Council finds that that section of SE 12<sup>th</sup> Avenue proposed to be vacated is not currently being utilized for street purposes, and that there are no plans to improve said portion of SE 12<sup>th</sup> Avenue for road purposes, and

WHEREAS, the Council finds that the street to be vacated is not suitable for use by the City for a port, boat moorage, launching site, beach or water access, park, public view, recreation or education, now, therefore,

THE COUNCIL OF THE CITY OF CAMAS DO ORDAIN AS FOLLOWS:

Section I

The following described section of the original SE 12<sup>th</sup> Avenue right of way be and the same is hereby vacated:

That portion of Southeast 12<sup>th</sup> Avenue located in the Northeast one-quarter of the Northwest one-quarter of Section 13, Township 1 North, Range 3 East, Willamette Meridian, City of Camas, Clark County, Washington, being more particularly described as follows:

Beginning at the southwest corner of Lot 1 of that particular short plat as recorded in the records of Clark County, Washington in Book 2 at Page 320; Thence North 83° 28' 05" East along the south line of said Lot 1 and the extension thereof a distance of 279.36 feet; Thence South 10° 02' 51" West a distance of 41.46 feet to the southerly right-of-way line of Southeast 12<sup>th</sup> Avenue; Thence

South 83° 28' 05" West along said right-of-way line a distance of 279.56 feet; Thence North 10° 18' 26" East a distance of 41.52 feet to the Point of Beginning of this vacation description.

Section II

Said vacation is contingent upon the abutting property owners paying to the City of Camas the cost of publication of this ordinance.

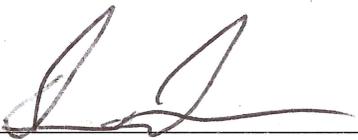
Section III

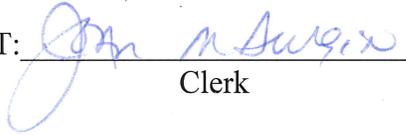
Pursuant to RCW 35.79.035(3), this vacation shall not be effective until the fair market value has been paid for the street being vacated. Monies received from said vacation may be used by the City only for acquiring additional beach or water access, public view site to a body of water, or additional moorage or launching sites.

Section IV

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

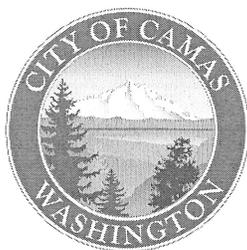
PASSED by the Council and APPROVED by the Mayor this 17th day of ~~March~~ <sup>February</sup>, 2002.

SIGNED:   
Mayor

ATTEST:   
Clerk

APPROVED as to form:

  
City Attorney



## MEMORANDUM

**TO:** SE 12<sup>th</sup> Avenue Right-of-Way Vacation File (Ordinance #2308)  
**FROM:** Marty Snell, Planning Manager *M.S.*  
**DATE:** February 12, 2002  
**SUBJECT:** Fair Market Value

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This memo serves to determine the "fair market value" of the portion of SE 12<sup>th</sup> Avenue that was vacated by the Camas City Council through the passage of Ordinance 2308.

The 2002 Clark County Assessment records have been used to determine the per square foot cost of unimproved land situated along the Columbia River, which comparable land is vacant unused, flood plain, and/or river or other water courses.

Petitioners Michael and Sherrie Stach's property (106.8 lineal feet) is valued at 87.5 cents per square foot while petitioners John and Brooke McCabe's property (171.7 lineal feet) is valued at 69 cents per square foot. The average of the two values equal 78.25 cents. A weighted average, using the percentage of the lineal footage of the two petitioners, yields a "fair market value" of 76 cents per square foot. The amounts break out in the following manner:

Stach	$106.8' \times 40' = 4,272$ (square feet) $\times .76 = \$3,246.72$
McCabe	$171.7' \times 40' = 6,868$ (square feet) $\times .76 = \underline{\underline{\$5,219.68}}$
Total	<b>\$8,466.40</b>

Attachments

# Set Dept Name in Preferences

## Parcels Report

### General Information

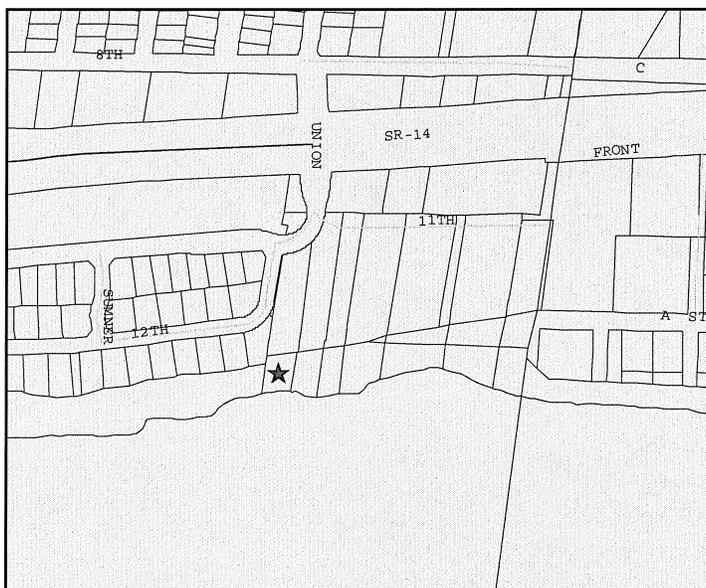
Serial Number: 500913-000  
Situs Address: CAMAS, 98607  
Owner: STACH MICHAEL & SHERRIE  
Buyer:  
In Care Of:  
Mail Name: STACH MICHAEL & SHERRIE  
Mail Address: 2220 SE 11TH AVE, CAMAS, WA, 98607  
Sale Year: 1989  
Sale Amt: \$0  
1st Line Legal: ORCHARD HOME ADDN 106.08  
Prop Desc: Rivers, sloughs, streams, drainage ditches, and other water courses  
Owner Type: Private Ownership  
Assr Zoning: 15000SF lot  
Assr Complan: UL  
Seg Date: 890816  
Comb Date: 000000

### Building Information

Units: 0  
Year Built: 0  
Bldg Sq Ft: 0  
Bldg Type: Unknown  
Bldg Value: \$0

### Land Information

Assr Acres: 0  
Lot Sq Ft: 12,109  
Imp Value: \$10,600  
Imp Acres: 0  
Unimp Value: \$0  
Unimp Acres: 0  
Land Value: \$10,600  
Special Assessment: 0  
Tax Status: T



★ Selected Parcel

Located In: SW 1/4 of Section 12 T1R3E WM

Total Value: \$10,600



Report Date: Feb 12, 2002

\*\*\*NOTE\*\*\*

THIS DATA REFLECTS ASSESSMENT RECORDS USED FOR TAXATION PURPOSES ONLY. CLARK COUNTY MAKES THIS INFORMATION AVAILABLE AS A SERVICE, AND ACCEPTS NO RESPONSIBILITY FOR ANY INACCURACY, ACTUAL OR IMPLIED.

# Set Dept Name in Preferences

## Parcels Report

### General Information

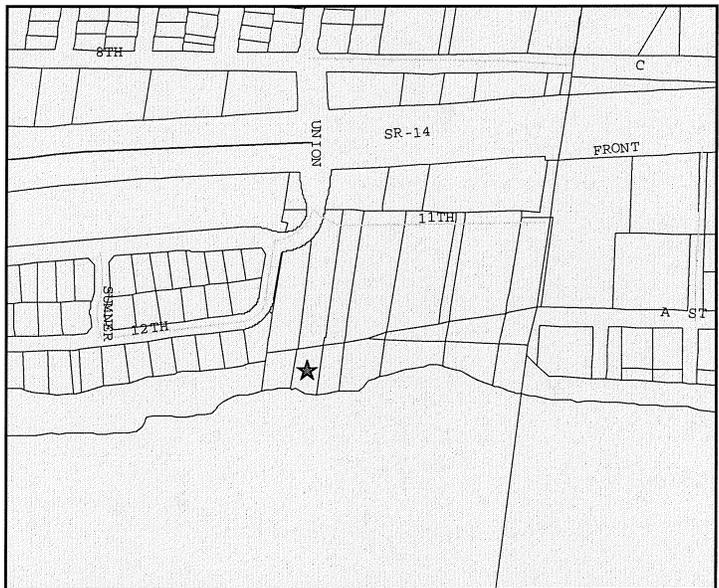
Serial Number: 500913-005  
Situs Address: CAMAS, 98607  
Owner: MCCABE JOHN & BROOKE TRST  
Buyer:  
In Care Of:  
Mail Name: MCCABE JOHN & BROOKE TRST  
Mail Address: 2310 SE 11TH AVE, CAMAS, WA, 98607  
Sale Year: 1989  
Sale Amt: \$0  
1st Line Legal: ORCHARD HOME ADDN 106.07  
Prop Desc: Designated flood plains, flood basins (areas usually out of water)  
Owner Type: Private Ownership  
Assr Zoning: 15000SF lot  
Assr Complan: UL  
Seg Date: 890816  
Comb Date: 000000

### Building Information

Units: 0  
Year Built: 0  
Bldg Sq Ft: 0  
Bldg Type: Unknown  
Bldg Value: \$0

### Land Information

Assr Acres: 0  
Lot Sq Ft: 13,096  
Imp Value: \$9,000  
Imp Acres: 0  
Unimp Value: \$0  
Unimp Acres: 0  
Land Value: \$9,000  
Special Assessment: 0  
Tax Status: T



★ Selected Parcel

Located In: SW 1/4 of Section 12 T1R3E WM

Total Value: \$9,000

Report Date: Feb 12, 2002

\*\*\*NOTE\*\*\*

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