

RESOLUTION NO. 1304

A RESOLUTION declaring certain real property owned by the City of Camas to be surplus, and authorizing the sale thereof for fair market value as established by appraisal.

WHEREAS, the City of Camas is the owner of certain real property more particularly described in Exhibit "A", attached hereto and by this reference incorporated herein; and

WHEREAS, said real property has been subject to a fair market value appraisal and a value of \$2.00 per square foot established thereto; and

WHEREAS, said real property consists of a strip of land adjoining real property owned by County Properties East, LLC of approximately 42,740 square feet; and

WHEREAS, given the location and configuration of the described real property the City Council of the City of Camas, upon due consideration, has determined that said real property is surplus to City needs; and

WHEREAS, the City Council of the City of Camas, for and in consideration of the amount as set forth by appraisal, authorizes the sale of the described real property to County Properties East, LLC.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CAMAS AS FOLLOWS:

Section I

The real property more particularly described in Exhibit "A" attached hereto and by this reference incorporated herein is hereby declared surplus.

Section II

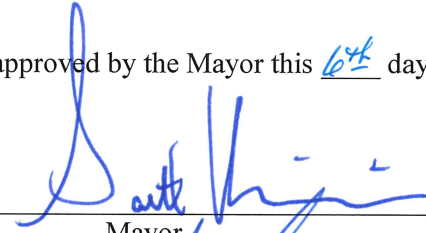
Said real property as described in Exhibit "A" is hereby authorized for sale to County

Properties East, LLC for and in consideration of \$85,480.00.

Section III

The Mayor of the City of Camas, or any designee, is hereby authorized to execute all closing documents associated with this transaction, including any Deed.

ADOPTED by the Council of the City of Camas and approved by the Mayor this 6th day of October, 2014.

SIGNED: 
Mayor

ATTEST: 
Clerk

APPROVED as to form:


City Attorney



AKS ENGINEERING & FORESTRY VANCOUVER
9600 NE 126th Avenue, Suite 2520, Vancouver, WA 98682
P: (360) 882-0419 F: (360) 882-042

OFFICES IN: TUALATIN, OR - VANCOUVER, WA - SALEM, OR

**PERIMETER LEGAL DESCRIPTION
FOR
COUNTY PROPERTIES EAST, LLC**

EXHIBIT A
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Property from City of Camas to County Properties East, LLC

Being a portion of the Southeast quarter of Section 29, Township 2 North, Range 3 East, Willamette Meridian, City of Camas, Clark County, Washington more particularly described as follows:

BEGINNING at a 5/8" Iron Rod marking the Northwest corner of the East half of the East half of the Southwest quarter of the Southeast quarter of Section 29 as shown in Book 58 of surveys, Page 46 Clark County Auditor Records;

THENCE South 01° 31' 29" West, for a distance of 448.55 feet to a 5/8" Iron Rod marking the most Northerly Southwest corner of parcel II of the County Properties East, LLC tract described under Clark County Auditor File No. 4976596 as shown (Survey 58-46);

THENCE South 89° 51' 04" East, along the most Northerly South line of parcel II of the County Properties East, LLC tract (Survey 58-46) for a distance of 242.00 feet and the **TRUE POINT OF BEGINNING**;

THENCE South 00° 27' 19" West, leaving said south line for a distance of 40.43 feet;

THENCE South 27° 11' 50" West, for a distance of 28.01 feet;

THENCE along the arc of a 111.0 foot radius curve to the right through a central angle of 65° 16' 34" for an arc distance of 126.46 feet, the chord which bears South 17° 26' 38" East, for a distance of 119.73 feet;

THENCE South 15° 11' 39" West, for a distance of 450.98 feet;

THENCE along the arc of a 494.00 foot radius curve to the left through a central angle of 12° 14' 49" for an arc distance of 105.59 feet. The chord which bears South 09° 04' 14" West, 105.39 feet;

THENCE South 02° 56' 50" West, for a distance of 119.02 feet to the North right-of-way line of Northwest Lake Road as shown (Survey 58-46);

THENCE along said North right-of-way line along the arc of 8720.00 foot radius curve to the left through a central angle of 00° 01' 40" for an arc distance of 4.02 feet. The chord which bears South 87° 14' 35" East, 4.02 feet to a 5/8" Iron Rod (Survey 58-46) marking the Southeast corner of the City of Camas tract as described under Clark County Auditors File No. 3832223;

THENCE North 16° 19' 17" East, along the East line of said City of Camas tract for a distance of 701.87 feet to an angle point in said East line;

THENCE North 16° 05' 33" East, along said East line for a distance of 23.59 feet to another angle point in said East Line;

THENCE North 00° 53' 02" West, along said East line for a distance of 141.45 feet to the most Northerly Southeast corner of parcel II of said County Properties East, LLC tract;

THENCE North 89° 51' 04" West, along the most Northerly South line of said Parcel II, for a distance of 87.45 feet to the **TRUE POINT OF BEGINNING**.

Contains approximately 42,740 Square Feet.

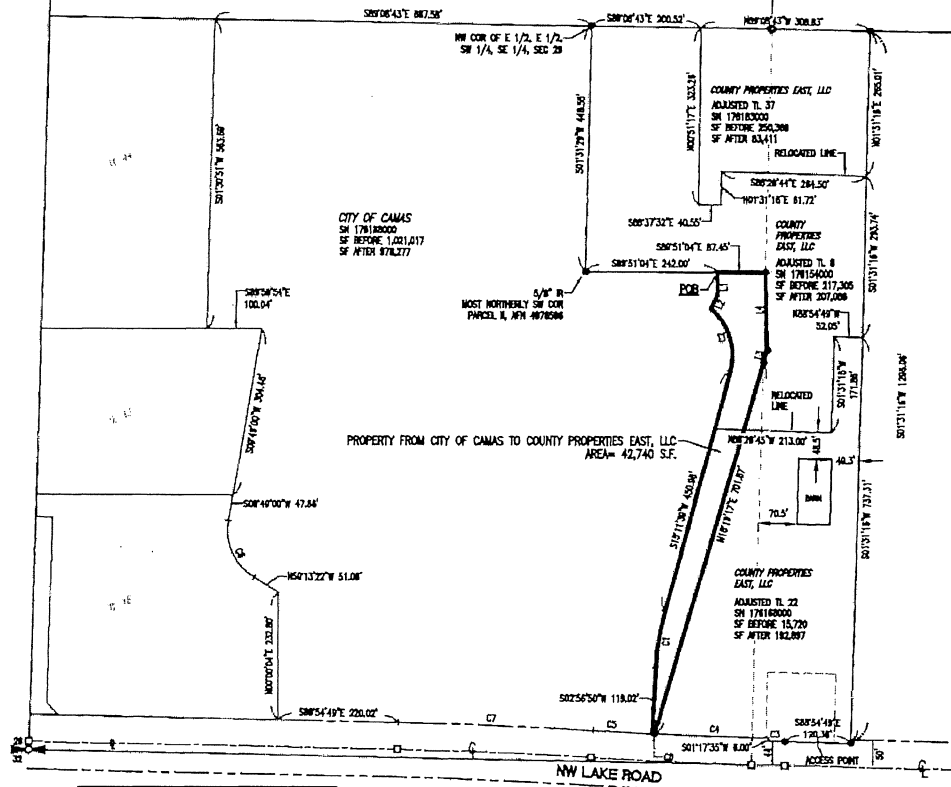
EXHIBIT A
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EXHIBIT A
PAGE 3 OF 3

SKETCH

SHOWING PROPOSED BOUNDARY LINE ADJUSTMENT
OF THE COUNTY PROPERTIES EAST LLC TRACTS
AND CITY OF CAMAS TRACT
THE SOUTHEAST 1/4, OF SECTION 29
T2N, R3E, WILLAMETTE MERIDIAN
CITY OF CAMAS, CLARK COUNTY, WASHINGTON



BASIS OF BEARING
NOS 58-45

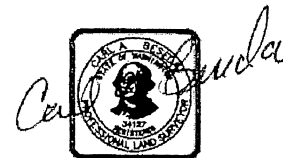
NOT TO SCALE

LEGEND

- POSITION OF 5/8" IRON ROD WITH ORANGE PLASTIC CAP
"NOS ENGR 32582 PER NOS 58-45"
- POSITION OF 1/2" IRON ROD WITH YELLOW PLASTIC CAP
"NOS ENGR 37535 AS SHOWN NOS 55-130"
- NOS RECORD OF SURVEY
- CENTERLINE
- COUNTY PROPERTIES EAST, LLC

| CURVE | RADIUS | DELTA | LENGTH | CHORD |
|-------|----------|-----------|---------|---------------------|
| C1 | 494.00' | 121°14'0" | 105.59' | S90°41'14"W 105.36' |
| C2 | 111.00' | 85°18'34" | 126.44' | N17°26'38"W 118.73' |
| C3 | 8276.00' | 0°12'18" | 28.63' | S89°46'34"E 28.83' |
| C4 | 8276.00' | 1°18'40" | 213.36' | S87°59'05"E 213.29' |
| C5 | 8276.00' | 0°44'58" | 108.22' | S86°51'15"E 108.22' |
| C6 | 100.00' | 89°02'21" | 120.56' | S34°42'11"E 113.34' |
| C7 | 6376.00' | 2°23'08" | 300.36' | N87°41'07"W 300.33' |
| C8 | 8276.00' | 0°01'40" | 4.02' | S87°14'35"E 4.02' |

| Line # | Length | Direction |
|--------|--------|-------------|
| L1 | 40.43 | S00°27'19"W |
| L2 | 28.01 | S27°11'50"W |
| L3 | 23.58 | N16°03'33"E |
| L4 | 141.45 | N00°53'02"W |



| | | |
|--------------|------------------|------------------------------------|
| JOB NAME: | WILKINSON | AKS ENGINEERING AND FORESTRY, LLC |
| JOB NUMBER: | 3576 | 13010 SW CALHEATH DR |
| DRAWN BY: | SKW | SUITE 100 |
| CHECKED BY: | CAB | SHERWOOD, OR 97140 |
| DRAWING NO.: | 2010010100010001 | PHONE: 503.825.6700 |
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