

October 2024

SE Bybee Road Right-of-Way Vacation

Petition for Vacation of City Right-of-Way

City of Camas, WA

Contact:

MacKay Sposito, Inc.
Attn: James Cramer
18405 SE Mill Plain Blvd., Suite 100
Vancouver, WA 98683
Phone 360.823.1332
Email jcramer@mackaysposito.com

MSi Job #: 18572
Jurisdiction Case #: SPRV24-1001 &
ENG-24-1006



EXHIBIT "A"

PETITION FOR VACATION OF CITY RIGHT-OF-WAY AT: SE Bybee Road

TO: City Council, City of Camas, State of Washington

We, the undersigned taxpayers and landowners within the City of Camas, Washington, present this Petition and request that the City right-of-way known as: SE Bybee Road be vacated from the point commencing at the intersection of SE Bybee Rd. and NW 38th Ave. and ending at 1,253.83 feet NW of commencement. The area of the land requested to be vacated consists of approximately 74,780 square feet.

The Petition for Vacation of right-of-way/alley/street (circle one) based on the following:

- The land is no longer used or has not been used for some time by the public or the city.
- The maintenance of this property is a waste of city funds.
- The land would be better used under private ownership.

The names and addresses of the abutting property owners whose realty abuts the City property are:

<u>Name</u>	<u>Address</u>
<u>Church of Jesus Christ of Latter-Day Saints</u>	<u>1805, 1819, 1911, 19831 19825 & 19913 SE Bybee Rd, Camas, WA 98607</u>
<u>Church of Jesus Christ of Latter-Day Saints</u>	<u>1709 SE 199th Ave., Camas, WA 98607</u>

The effect of the vacation of this property to the owners thereof will be:

Church of Jesus Christ of Latter-Day Saints

Respectfully submitted,

<u>Name</u>	<u>Address</u>	<u>Date</u>
 <u>Brad Hill</u>	<u>Special Projects Department</u>	<u>7/29/2024</u>
<u>Project Manager - Church of Jesus Christ of Latter-day Saints</u>	<u>50 East North Temple St. 10th Floor</u>	
	<u>Salt Lake City, UT 84150-0010</u>	

Attachment: Assessor's map of the requested City property and legal description.



SE Byebee Rd Vacation Owners



Map ID #	Parcel #	Address	Owner	Parcel Size (Square Feet)	Accessed/Taxable Value*
1	177480002	1709 SE 199TH AVE, CAMAS, WA 98607	Church of Jesus Christ of Latter-Day Saints	61,855	\$ 346,468.00
2	177451010	1805 SE BYBEE RD, CAMAS, WA 98607	Church of Jesus Christ of Latter-Day Saints	56,192	\$ 350,241.00
3	177451005	1819 SE BYBEE RD, CAMAS, WA 98607	Church of Jesus Christ of Latter-Day Saints	56,192	\$ 350,241.00
4	177451000	1911 SE BYBEE RD, CAMAS, WA 98607	Church of Jesus Christ of Latter-Day Saints	53,143	\$ 351,850.00
5	177472010	19831 SE BYBEE RD, CAMAS, WA 98607	Church of Jesus Christ of Latter-Day Saints	55,757	\$ 650,210.00
6	177472005	19825 SE BYBEE RD, CAMAS, WA 98607	Church of Jesus Christ of Latter-Day Saints	63,598	\$ 288,800.00
7	177472000	19913 SE BYBEE RD, CAMAS, WA 98607	Church of Jesus Christ of Latter-Day Saints	67,082	\$ 296,702.00

*per Clark County Property Information Center

LEGAL DESCRIPTION FOR SOUTHEAST BYBEE ROAD VACATION

October 8, 2024

A parcel of land lying in the Southeast quarter of the Southwest quarter of Section 32, Township 2 North, Range 3 East of the Willamette Meridian, City of Camas, Clark County Washington, described as follows:

COMMENCING at the Southeast corner of the Southwest quarter of said Section 32;

THENCE North $88^{\circ} 42' 51''$ West along the South line of said Southwest quarter of said Section 32, a distance of 552.58 feet;

THENCE leaving said South line, North $01^{\circ} 17' 09''$ East, a distance of 37.00 feet to the intersection of the North right of way line of Northwest 38th Avenue and the Easterly right of way line of Southeast Bybee Road and the TRUE POINT OF BEGINNING;

THENCE along the Easterly right-of-way line of Southeast Bybee Road the following courses:

THENCE along a non-tangent radius 201.50 foot radius curve to the right (the long chord of which bears North $69^{\circ} 49' 54''$ West, 41.38 feet) through a central angle of $11^{\circ} 47' 08''$, an arc distance of 41.45 feet to a 120.00 radius curve to the right;

THENCE along said 120.00 foot radius curve to the right (the long chord of which bears North $39^{\circ} 14' 17''$ West, 100.29 feet) through a central angle of $49^{\circ} 24' 05''$, an arc distance of 103.47 feet;

THENCE North $14^{\circ} 32' 14''$ West 25.74 feet to a 370.00 foot radius curve to the right;

THENCE along said 370.00 foot radius curve to the right (the long chord of which bears North $05^{\circ} 59' 38''$ West, 109.94 feet) through a central angle of $17^{\circ} 05' 13''$, an arc distance of 110.34 feet;

THENCE North $02^{\circ} 32' 59''$ East 337.85 feet to a 230.00 foot radius curve to the left;

THENCE along said 230.00 foot radius curve to the left (the long chord of which bears North $01^{\circ} 40' 10''$ West, 33.84 feet) through a central angle of $08^{\circ} 26' 19''$, an arc distance of 33.87 feet;

THENCE leaving said Easterly right of way line North 58° 19' 53" West 86.18 feet to a point on the Westerly right of way line of Southeast Bybee Road and a non-tangent 170.00 foot radius curve to the right;

THENCE along the Westerly right-of-way line of Southeast Bybee Road the following courses:

THENCE along said 170.00 foot radius curve to the right (the long chord of which bears South 10° 40' 10" East 77.75 feet) through a central angle of 26° 26' 19", an arc distance of 78.44 feet;

THENCE South 02° 32' 59" West 337.85 to a 430.00 foot radius curve to the left;

THENCE along said 430.00 foot radius curve to the left (the long chord of which bears South 05° 59' 38" East 127.76 feet) through a central angle of 17° 05' 13", an arc distance of 128.24 feet;

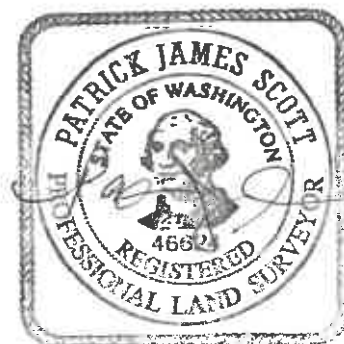
THENCE South 14° 32' 14" East 25.74 to a 180.00 foot radius curve to the left;

THENCE along said 180.00 foot radius curve to the left (the long chord of which bears South 28° 02' 08" East 84.03 feet) through a central angle of 26° 59' 48", an arc distance of 84.81 feet to a point on the North right-of-way of Northwest 38th Avenue, said point being 37.00 feet North of the centerline of Northwest 38th Avenue when measured at right angles to said centerline;

THENCE South 88° 42' 51" East leaving said Westerly right-of way line of Southeast Bybee Road and along said North right-of-way of Northwest 38th Avenue 120.89 feet to the TRUE POINT OF BEGINNING.

EXCEPT any portion lying within Northwest 38th Avenue.

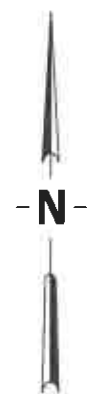
Containing 0.88 Acres or 38,562 Square Feet, more or less.



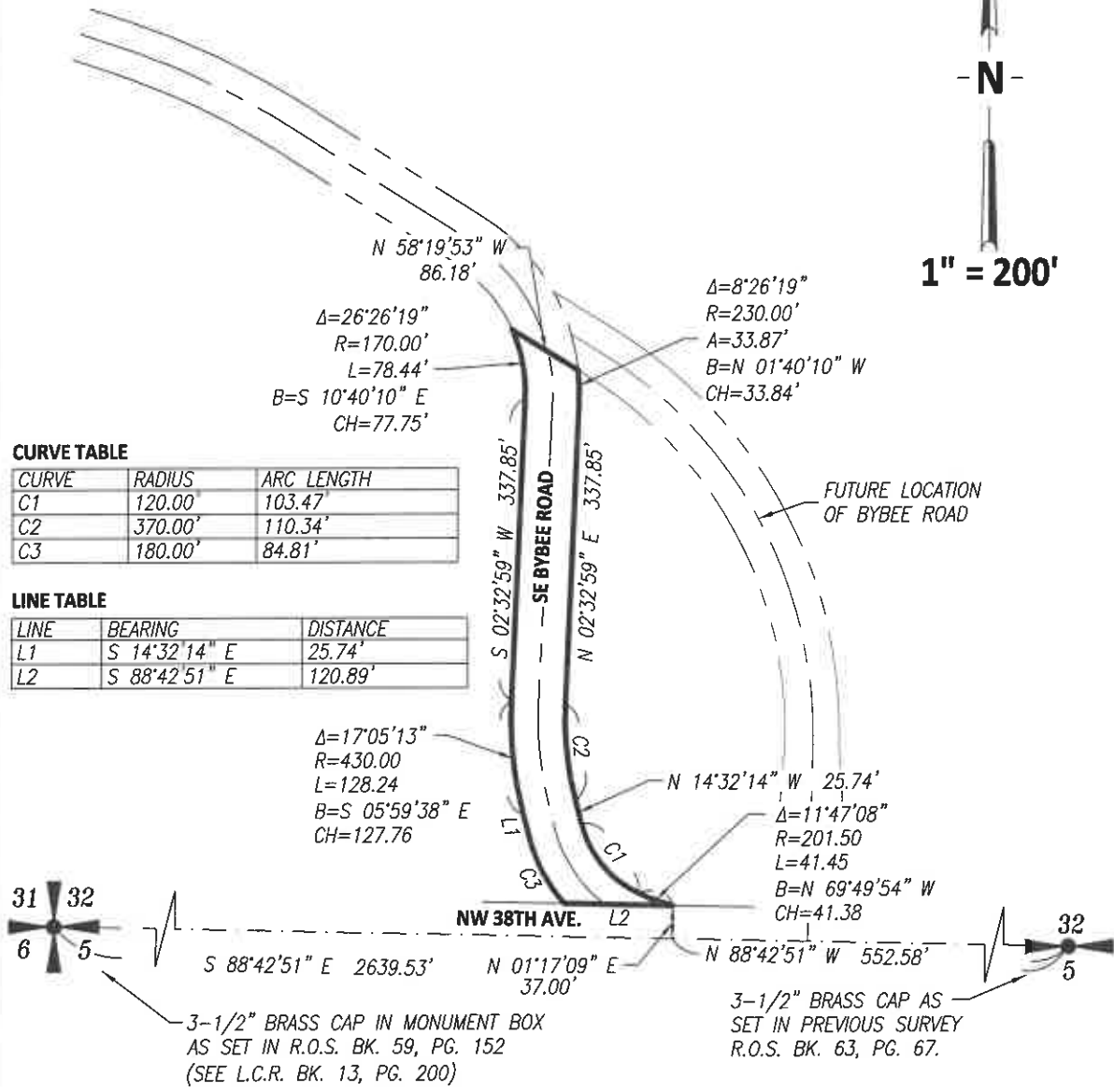
10-9-2024

SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR BYBEE ROAD VACATION

SE 1/4 OF THE SW 1/4 SEC. 32, T 2 N., R 3 E., W.M.
CITY OF CAMAS, CLARK COUNTY, WA.



1" = 200'

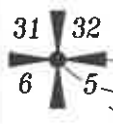


CURVE TABLE

CURVE	RADIUS	ARC LENGTH
C1	120.00'	103.47'
C2	370.00'	110.34'
C3	180.00'	84.81'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 14°32'14" E	25.74'
L2	S 88°42'51" E	120.89'



3-1/2" BRASS CAP IN MONUMENT BOX
AS SET IN R.O.S. BK. 59, PG. 152
(SEE L.C.R. BK. 13, PG. 200)



3-1/2" BRASS CAP AS
SET IN PREVIOUS SURVEY
R.O.S. BK. 63, PG. 67.

MackKay Sposito

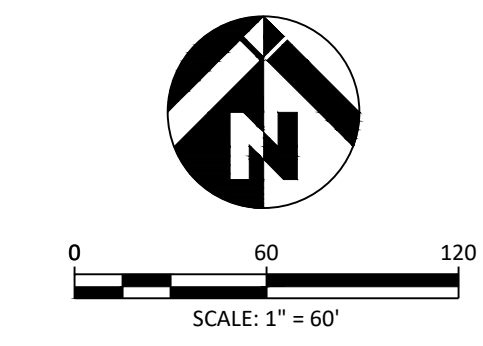
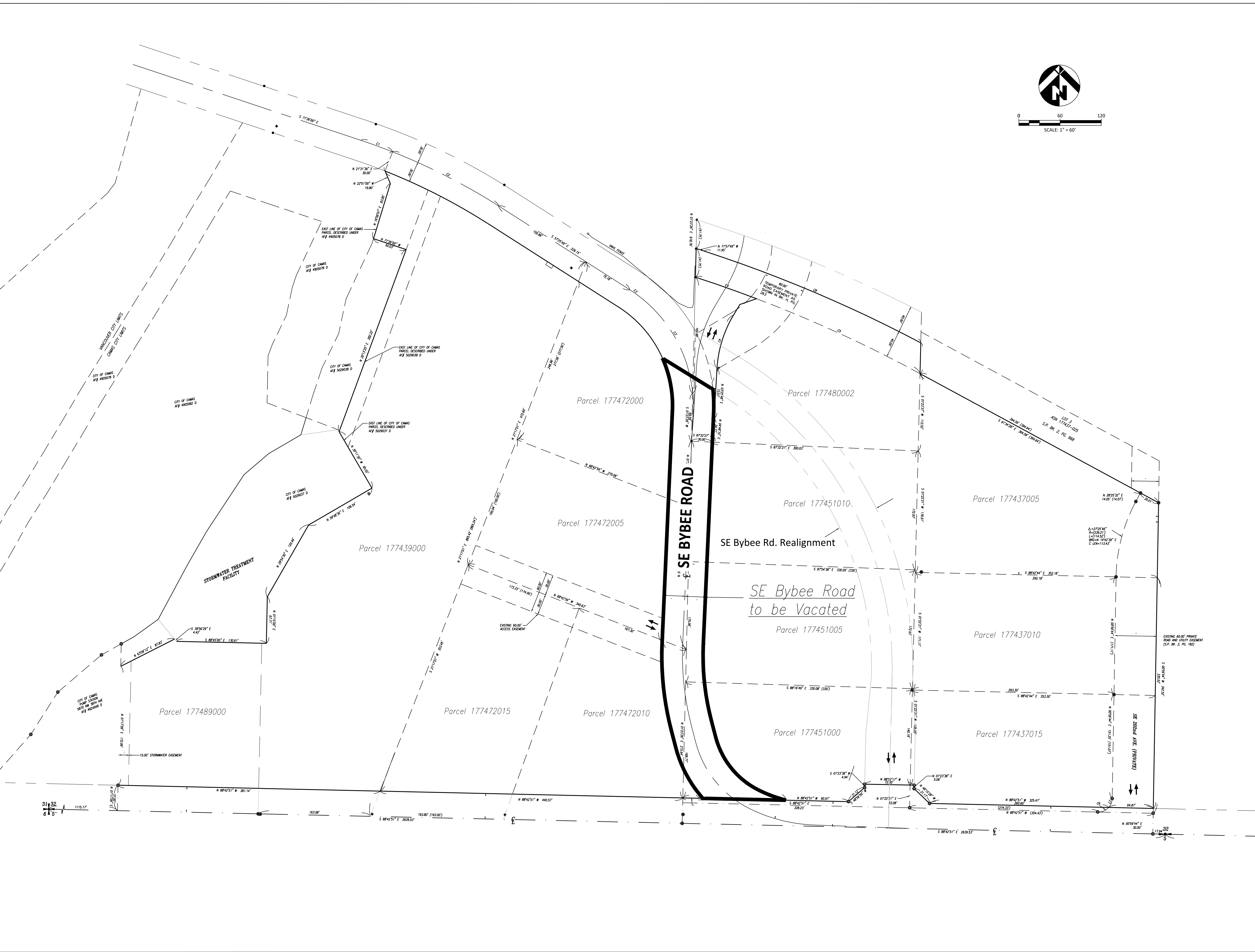
ENERGY PUBLIC WORKS LAND DEVELOPMENT

www.mackkaysposito.com

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PORTLAND: (503) 289-6726
FAX (360) 695-0833

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18572_BYBEE ROAD VACATION



Vancouver Washington Temple
 Camas, WA
Existing Parcels and ROW to be Vacated

REVISIONS:

JOB NO.: James Cramer
 DATE: 10/17/2024
 SCALE: 1" = 60'
 DESIGNED BY:
 DRAWN BY: James Cramer
 CHECKED BY: Kurt Stonex