

SUPERINTENDENT DR NATHAN MCCANN

BOARD OF DIRECTORS

DISTRICT 1 EMILY ENQUIST DISTRICT 2 JOSEPH VANCE DISTRICT 3 STEVE RADOSEVICH DISTRICT 4 BECKY GREENWALD DISTRICT 5 SCOTT GULLICKSON

March 29, 2019

## **Legal Notice**

## RIDGEFIELD SCHOOL DISTRICT PUBLIC NOTICE

Notice is hereby given that the Board of Directors of Ridgefield School District No. 122 will hold a public hearing at Columbia Assembly Room, Ridgefield Administrative & Civic Center, 510 Pioneer Street on April 23, 2019 at 5:00 p.m. at their regular business meeting. The purpose of this hearing will be to determine the propriety and advisability of selling real property described as follows:

### **REAL PROPERTY**

Clark County Tax Parcel 215172000, a parcel consisting of approximately twenty-three and thirty-five one-hundredths (23.35) acres of land, located along N.E. 10 Avenue, Ridgefield, Washington 98642, near the intersection with NE Carty Road. A full legal description of the property is available at the office of the superintendent of the School District and at <a href="https://www.ridgefieldsd.org">https://www.ridgefieldsd.org</a>

Thank you.

Dr. Nathan McCann, Superintendent Ridgefield School District

# Exhibit A LEGAL DESCRIPTION

A portion of the West half of the Southwest quarter of Section 26, Township 4 North, Range 1 East of the Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at a point on the West line of Section 26 that bears North 01°31'14" East, 886.50 feet from the Southwest corner of Section 26, said point being South 01°31'14" West, 460.00 feet from the Southwest corner of the "Robinson Cold Storage, Inc. Tract" as described under Auditor's File No. G 135613; thence South 88°28'46" East, 1323.94 feet to a half inch iron rod on the East line of the West half of the Southwest quarter; thence South 01°32'54" West along said East line, 874.09 feet to a half inch iron rod at the Southeast corner of the West half of the Southwest quarter; thence North 89°00'59" West along the South line of Section 26, 1084.85 feet to the Southeast corner of the "P.U.D. tract" as described under Auditor's File No. G 360905; thence North 01°31'14" East, 206.47 feet to the Northeast corner thereof; thence North 88°28'46" West, 238.71 feet to the Northwest corner of said "P.U.D. tract"; thence North 31'14" East, 677.79 feet of the Point of Beginning.

TOGETHER WITH a 60 foot easement for ingress, egress and utilities the South line of which is the North line of the above described tract.

EXCEPT that portion lying with N.E. 10<sup>th</sup> Avenue.

ALSO EXCEPT that portion conveyed to Clark County, Washington under Auditor's File No. 3199030 recorded March 2, 2000.

ALSO EXCEPT that portion conveyed to Public Utility District No. 1 of Clark County, Washington under Auditor's File No. 3818755 recorded April 25, 2004

Reserving unto the grantor, an easement for ingress, egress and utilities, over under and across a strip of land 60 feet in width, the West and South lines of which are described as follows:

Beginning at a point on the West line of section 26, that is North 01°31'14" East, 260.00 feet from a brass disc at the Southwest corner of Section 26; thence South 89°00'59" East 166.24 feet; thence South 60°00'00" East 82.46 feet; thence South 01°31'14" West along the East line of the Clark County PUD tract as described under Auditor's File No. G360905 and its extension 220.00 feet to the South Line of Section 26; thence South 89°00'59" East 1084.85 feet to a half inch iron rod at the Southeast corner of the Southwest quarter of the Southwest quarter of Section 26 and the terminus of said line.

Also reserving unto the grantor, an easement for ingress, egress and utilities, over under and across a strip of land 60 feet in width, the West and South lines of which are described as follows:

Beginning at the Southwest corner of the Southwest quarter of said Section 26; thence North 01°31'46" East along the West line of said Section 26 a distance of 297.69 feet; thence South 88°28'46" East 30.00 feet to the East right of way line of NE 10<sup>th</sup> Avenue, said point being the Northwest corner of that tract conveyed to Public Utility District No. 1 of Clark County by deed recorded under Clark County Auditor's Recording No. 3818755 and the true point of beginning of the following described line; thence following the Northerly and Easterly line of the Clark Public Utilities tract the following courses; North 89°14'28" East 25.69 feet; thence South 88°14'58" East 43.45 feet; thence South 85°37'19" East 47.17 feet; thence South 71°45'53" East 31.76 feet; thence South 68°40'20" East 28.85 feet; thence South 47°57'37" East 40.20 feet; thence South 25°32'36' East 47.82 feet; thence South 10°37'22" East 57.71 feet; thence South 01°20'08" West 75.00 feet; thence South 32°15'08" East 90.38 feet, more or less, to the South line of Section 26; thence leaving the Easterly line of said Clark Public Utilities tract South 89°00'59" East to a half inch iron rod at the southeast corner of the Southwest quarter of the Southwest quarter of Section 26 and the terminus of said line





PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW - CHAPTER 458-61 WAC

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED

(See back page for instructions)

L) Check box if partial sale of property	If multiple owners, list percentage of ownership next to	name
TURBYFILL FAMILY PARTNERSHIP, dated	220	
Name November 7, 1995	Name RIDGEFIELD SCHOOL DISTRICT No.	122
ZOD Cont'd Street 21118 NE 29th Ave City/State/Zip Ridgefield, WA 98642	Kits Cont'd  Cont'd  Street 2724 S. Hillhurst Road  City/State/Zip Ridgefield, WA 98642	
City/State/Zip Ridgefield, WA 98642	City/State/Zip Ridgefield, WA 98642	
Phone No. (including area code)	Phone No. (including area code)	
	9	sed value(s)
	numbers - check box if personal property	
NameStreet	215172-000	\$393,000.00
City/State/Zip		
Phone No. (with area code)	· Ll	
Street address of property: NE 10th Ave. Ridgefiled, WA 98642	W	
This property is located in 🗵 unincorporated Clark County OR w		
Check box if any of the listed parcels are being segregated from a larger	•	
Legal description of property (if more space is needed you may attach a separate she SEE ATTACHED EXHIBIT A	set to each page of the affidavit)	
	,	
	List all personal property (tangible and intangible) include	d in selling
Enter Abstract Use Categories: 91	price.	
(See back of last page for instructions)		
Seller's Exempt Reg. No.:	-	
ls this property exempt from property tax per chapter 84.35 RCW (nonprofit organization): Yes □		
No 🗵		
YES NO	If claiming an exemption, list WAC number and reason for exen	nption:
ls this property designated as forest land per chapter 84.33 RCW?		•
Is this property classified as current use land (open space, form	WAC No. (Section/Subsection)	
and agricultural, or timber)? Chapter 84.34	Reason for exemption:	
Is this property receiving special valuation as historical property per chapter? 84.26 RCW?		
If any answers are yes, complete as instructed below.		
•		
(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE) NEW OWNER(S): To continue the current designation as forest land or classification	Type of Document Real Estate Contract	·····
as current use (open space, farm and agriculture, or timber land, you must sign	Date of Document February 7, 2008	
on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer	Gross Selling Price	
qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by	*Personal Property (deduct)	
the seller or transferor at the time of sale. (RCW 84.33.140 OR RCW	Exemption Claimed (deduct)	
84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.	Taxable Selling Price	
	Excise Tax: State	
This land [ ] does [ ] does not qualify for continuance.	Select Location Local	\$3,000.00
DEBUTY LOGEGOOD	*Delinquent Interest: State	\$ 0.00
DEPUTY ASSESSOR DATE	\$ 0.00 Local	\$ 0.00
	*Delinquent Penalty	\$ 0.00
	Sub Total Due	\$10,680.00
	*State Technology	\$5.00
	Affidavit Processing Fee	
	Athdavit I focessing i ce	
NOTICE OF COMPLIANCE (HISTORIC PROPERTY)	1	\$10,685.00
NEW OWNER(S): To continue special valuation as historic property, sign	Total Due	\$10,685.00
NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) do not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the	1	\$10,685.00
NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) do not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.	Total Due  A MINIMUM FEE OF \$10.00 IS DUE AS A PROCESSING F	· · · · · · · · · · · · · · · · · · ·
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