



# CLARK COUNTY STAFF REPORT

**DEPARTMENT:** Public Works/Engineering & Construction Division/Real Property Services

**DATE:** June 16, 2015

**REQUESTED ACTION:** Approve and authorize the Acting County Manager to accept a Statutory Warranty Deed from Charles J. DeRocco for the NE 119th St (NE 50th Ave to NE 72nd Ave) Road Project. Tax parcel number 189804-000.

**SR Number:**

**FOR APPROVAL BY:** \_\_\_ BOCC \_\_\_ X COUNTY MANAGER \_\_\_ HEARING

### PUBLIC WORKS GOALS:

- Provide safe and efficient transportation systems in Clark County
- Create and maintain a vibrant system of parks, trails and green spaces
- Continue responsible stewardship of public funds
- Promote family-wage job creation and economic development to support a thriving community
- Maintain a healthy, desirable quality of life
- Increase partnerships and foster an engaged, informed community
- Cultivate a nimble, responsive work force
- Make Public Works a great place to work

### **BACKGROUND**

The NE 119th Street road project will construct a new roadway from NE 50th Ave. to NE 72nd Ave. (CRP #333122). This project is the fourth segment along NE 119th Street and will improve the section of roadway left unimproved between two other NE 119th Street construction projects. This 64,787 sq. ft. acquisition is for the project stormwater facility; the 79,279 sq. ft. DeRocco parcel is zoned both C-2 (neighborhood commercial) and R1-6 (residential).

### **ADMINISTRATIVE POLICY IMPLICATIONS**

None.

### **COUNCIL POLICY IMPLICATIONS**

None. Funds for this parcel (\$353,500.00) are included in the 2015-2020 Transportation Improvement Program and the 2015 Annual Construction Program.

### **PREVIOUS REVIEWS AND ACTIONS**

None.

### **COMMUNITY OUTREACH**

This project has been involved in a public outreach program that included two meetings with the Pleasant Highland Neighborhood Association. It was also discussed at the open house for the NE 119th Street/NE 50th Street intersection project and is listed on the county website.

*mgr  
OK  
y.i.m.*

**BUDGET IMPLICATIONS**

YES	NO	
X		Action falls within existing budget capacity.
	X	Action falls within existing budget capacity but requires a change of purpose within existing appropriation
	X	Additional budget capacity is necessary and will be requested at the next supplemental. If YES, please complete the budget impact statement. If YES, this action will be referred to the county council with a recommendation from the county manager.

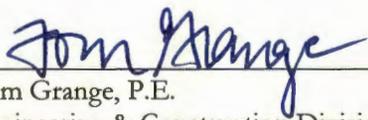
**DISTRIBUTION OF BOARD STAFF REPORTS:**

Distribution of staff reports is made via the Grid. <http://www.clark.wa.gov/thegrid/>  
Copies are available by close of business on the Thursday after council deliberations.

**DISTRIBUTION OF COUNTY MANAGER STAFF REPORTS:**

Public Works Administration – Anita Temme  
Please notify Real Property Services of the Board’s action by calling extension 4975.

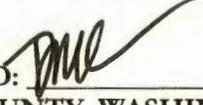
**PUBLIC WORKS APPROVALS:**

  
\_\_\_\_\_  
Tom Grange, P.E.  
Engineering & Construction Division Manager

  
\_\_\_\_\_  
Heath H. Henderson, P.E.  
Public Works Director/County Engineer

Attachments:

- Fiscal Impact, Deed, Resolution, and Map

APPROVED:   
\_\_\_\_\_  
CLARK COUNTY, WASHINGTON  
BOARD OF COUNTY COUNCILORS

DATE: June 16, 2015

SR #: SR 124-15

COUNTY MANAGER ACTION\RECOMMENDATION

By: Mark McCauley

Date:

SR Number:

REQUESTED ACTION:

Approve and authorize the Acting County Manager to accept a Statutory Warranty Deed from Charles J. DeRocco for the NE 119th St (NE 50th Ave to NE 72nd Ave) Road Project. Tax parcel number 189804-000.

COUNTY MANAGER RECOMMENDATION:

Action	Conditions	Referral to council?
<del>Approval</del> denial	Enter conditions or requests here	<del>Yes</del> No

  
Mark McCauley  
Acting County Manager

DISTRIBUTION

Public Works Administration – Anita Temme

CLARK COUNTY, WASHINGTON  
RESOLUTION NO. 2015-06-13

IN THE MATTER OF A STATUTORY WARRANTY DEED TO CLARK COUNTY APPROVING THE ACQUISITION AND AUTHORIZING THE ACTING COUNTY MANAGER TO ACCEPT.

June WHEREAS, the Board of County Commissioners is in regular session this 16<sup>th</sup> day of \_\_\_\_\_, 2015, and

WHEREAS, it appears in the best interest of Clark County to accept the following:

Document

Statutory Warranty Deed

Data

FROM: Charles J. DeRocco

FOR: NE 119<sup>th</sup> St (NE 50<sup>th</sup> Ave to NE 72<sup>nd</sup> Ave)

CRP# 333122

Consideration: \$353,500.00

NOW THEREFORE, IT IS HEREBY RESOLVED that the hereinabove mentioned document(s) be recorded and filed.

IT IS FURTHER RESOLVED that copies of this resolution be filed with the County Auditor, County Engineer, and in the records of the County Councilors.

BOARD OF COUNTY COMMISSIONERS  
CLARK COUNTY, WASHINGTON



David Madore, Chair

ATTEST:

Rebecca Jitta  
Clerk of the Board

\_\_\_\_\_  
Jeanne E. Stewart, Commissioner

\_\_\_\_\_  
Tom Mielke, Commissioner

Recording requested by:  
Clark County Public Works  
Real Property Services  
P.O. Box 9810  
Vancouver, WA 98666-9810

Document Title: Statutory Warranty Deed  
Grantor: Charles J. DeRocco  
Grantee: Clark County, Washington  
Legal Description: #60 #17 Sec 36 T3N R1E WM  
Additional Legal Description is attached as Exhibit "A"  
Serial #: 189804-000 (106)  
Project: NE 119th St (NE 50th Ave to NE 72nd Ave)  
CRP #: 333122

DE 15-37

**STATUTORY WARRANTY DEED**

THE GRANTOR, **CHARLES J. DEROCCO**, a single man, for and in consideration of valuable consideration as set out in part below, conveys and warrants to **CLARK COUNTY**, a political subdivision of the State of Washington, its heirs and assigns, the following described real estate situated in the County of Clark, State of Washington, to-wit:

**SEE LEGAL DESCRIPTION ATTACHED HERETO, WHICH,  
BY THIS REFERENCE, IS INCORPORATED HEREIN**

The Grantor requests the Clark County Assessor and Treasurer to set over to the remainder of the hereinafter described parcel "A", the lien of all unpaid taxes, if any, affecting the real estate herein conveyed, as provided for by RCW 84.60.070.

The Grantor represents and warrants that he is not aware of any hazardous or toxic waste, substance or material on or under the subject property.

**NOTE:** It is understood and agreed that the delivery of this deed is hereby tendered and the terms and obligations hereof shall not become binding upon Clark County, Washington, until this document is accepted and approved by the Clark County Board of County Councilors.

**CONSIDERATIONS: Three Hundred Fifty-three Thousand Five Hundred and No/100 Dollars (\$353,500.00).**

Statutory Warranty Deed  
Serial #: 189804-000 (106)  
Project: NE 119th St (NE 50th Ave to NE 72nd Ave)  
CRP #: 333122

Dated this 21 day of May, 2015.

Charles J. DeRocco  
Charles J. DeRocco

Accepted on behalf of Clark County  
Clark County, Washington  
Mark McCauley  
Mark McCauley  
Acting County Manager

STATE OF WASHINGTON  
COUNTY OF CLARK

I hereby certify that I know or have satisfactory evidence that Charles J. DeRocco is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 5-21-15

Pam Mason  
Pam Mason  
Notary Public in and for the State of WA  
Residing at Vancouver  
My commission expires: 5-01-2017

PAM MASON  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION EXPIRES  
MAY 1, 2017



proud past, promising future

**CLARK COUNTY**  
WASHINGTON

*Superior service that is responsive and cost justified*

**PUBLIC WORKS**  
COUNTY SURVEYOR'S OFFICE

**EXHIBIT "A"**  
**NE 119th STREET – CRP # 333122**  
**DeROCCO PARCEL**

A parcel of land lying in the northeast quarter of Section 36, Township 3 North, Range 1 East of the Willamette Meridian in Clark County, Washington, being more particularly described as follows:

All that portion of that parcel described as Adjusted Tax Lot 60 in Exhibit A in that Quit Claim deed to Charles J. DeRocco recorded February 15, 2006, records of Clark County, Washington, under Auditor's file # 4125983, **except** that portion thereof as described in that Statutory Warranty Deed to Clark County, Washington, a political subdivision of the State of Washington, recorded June 18, 2012, under Auditor's file # 4863977, listed as Serial No. 189804-000, lying northerly and westerly of the following described line:

Beginning at a point on the south line of said parcel, said point being 170.00 feet westerly of, when measured at right angles to the east line of the northeast quarter of said Section 36; thence north, parallel with said east line 110.00 feet; thence easterly, parallel with the south line of said parcel 130.00 feet to a point on the east line of said parcel, said point also being on the west right-of-way line of NE 50th Avenue, and there terminating, all in Clark County, Washington.

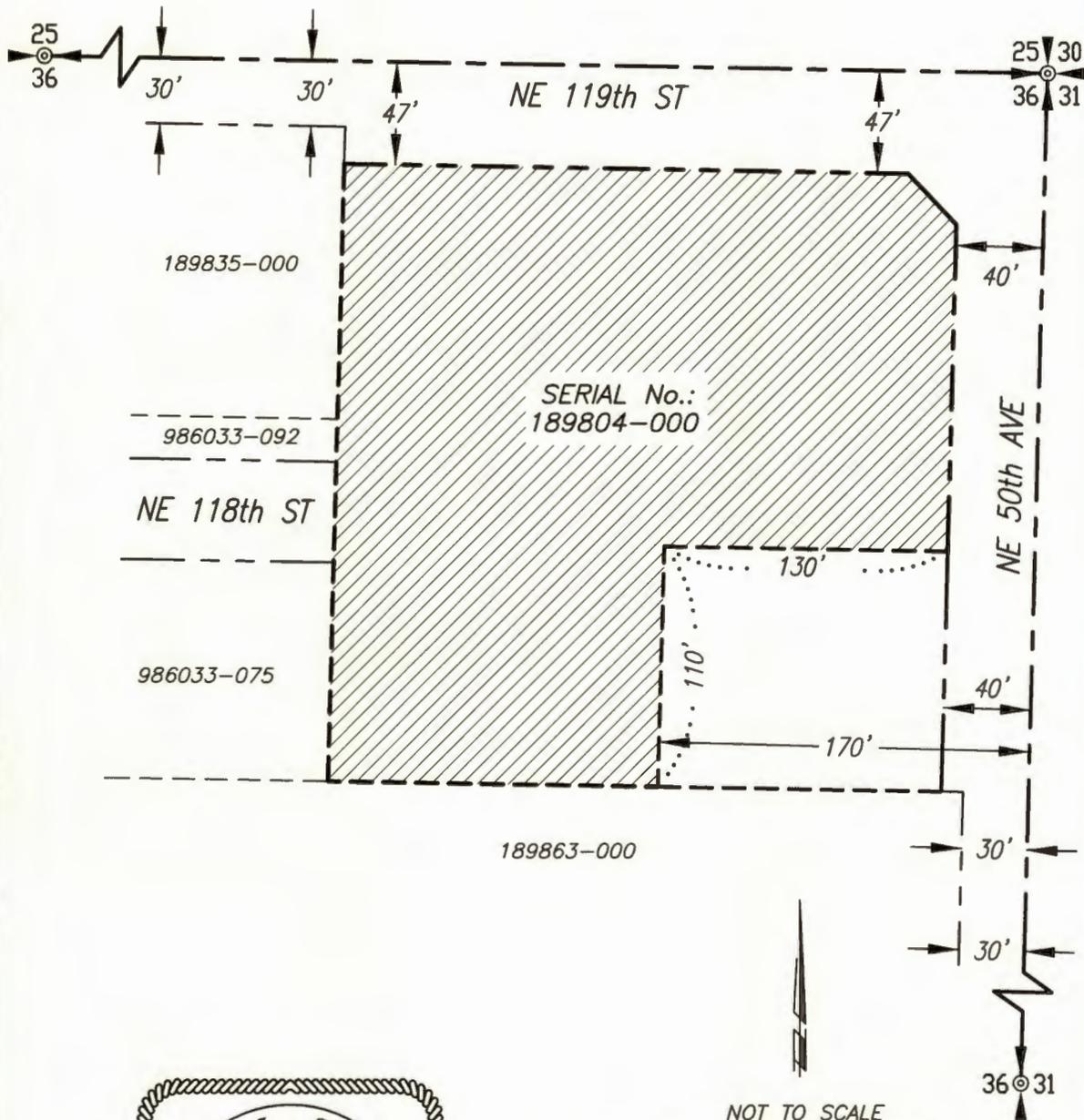
This description contains 64,787 square feet as calculated by the double meridian distance method.



Derocco acquisition.doc

WRITTEN BY: *CJS*  
REVIEWED BY: *JMB*

**EXHIBIT "B"**  
SERIAL No. 189804-000



Clark County Public Works Vancouver, Washington		
DESIGN & ENGINEERING DIVISION OFFICE OF THE COUNTY SURVEYOR		
NE 1/4 SECTION 36 T 3 N, R 1 E, W.M.		
SKETCH TO ACCOMPANY LEGAL DESCRIPTION		
DATE	SCALE	DRAWN BY
APR 2015	NOT TO SCALE	CJS



# Derocco Tax Parcel #189804000



- Legend**
- Building Footprints
  - Taxlots
  - County Outline
  - Roads
  - ImageOrtho
  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3
  - World Street Map

Notes:

1:632



0.0 0 0.01 0.0Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA, GIS - <http://gis.clark.wa.gov>

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**THIS MAP IS NOT TO BE USED FOR NAVIGATION**



NE 118TH ST

NE 60TH AVE

Clark County Acquisition Area

NE 118TH ST

189804000  
DEROCCO CHARLES J