

SZREDER ESTATES

A PORTION OF GOVERNMENT LOT 3 BEING WITHIN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 21 NORTH, RANGE 3 EAST, W.M., CITY OF TACOMA, PIERCE COUNTY, WASHINGTON

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS: WE THE UNDERSIGNED, HAVING AN INTEREST IN THE REAL PROPERTY HEREIN DESCRIBED BY THIS DECLARATION HEREBY DECLARE THIS PLAT AND PUBLIC UTILITY EASEMENTS ARE HEREBY RESERVED FOR AND CONVEYED TO THE CITY OF TACOMA, DEPARTMENT OF PUBLIC UTILITIES, LIGHT DIVISION (TACOMA POWER AND CLICK NETWORK), AND OTHER PUBLIC AND PRIVATE UTILITY PROVIDERS AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS FOR PUBLIC AND PRIVATE UTILITIES, UNDER AND UPON THE "PUBLIC UTILITY EASEMENT" AS DEPICTED HEREON ADJOINING THE STREET FRONTAGE OF ALL LOTS.

TOGETHER WITH A PERPETUAL EASEMENT ON AND OVER THE PRIVATE PROPERTY ABUTTING SAID STREETS, ALLEYS, AND PUBLIC PLACES TO CONSTRUCT AND MAINTAIN ALL SLOPES, CUTS, AND FILLS OCCASIONED BY THE ORIGINAL GRADING BY THE CITY OF TACOMA AND NECESSARY TO ACCOMPLISH AND MAINTAIN SUCH ORIGINAL GRADE OF SAID STREET, ALLEYS, AND PUBLIC PLACES. SAID OWNER, FOR THEMSELVES AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, WAIVE ALL CLAIMS FOR DAMAGES TO THE PROPERTY INCLUDED IN THIS PLAT BY REASON OF ANY CUTS OR FILLS MADE IN STREETS, ALLEYS, OR PUBLIC PLACES SHOWN HEREON IN THE ORIGINAL GRADING THEREOF BY THE CITY OF TACOMA, AND FURTHER CERTIFY AND SWEAR THAT SAID LAND IS FREE FROM ALL TAXES AND ASSESSMENTS WHICH HAVE HERETOFORE BEEN LEVIED AND BECOME CHARGEABLE AGAINST SAID PROPERTY, AND FURTHER CERTIFY AND SWEAR THAT THERE ARE NO ENCUMBRANCES.

WALDEMAR SZREDER

ANNA SZREDER

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) SS

ON THIS _____ DAY OF _____, BEFORE ME PERSONALLY APPEARED _____ AND _____

TO ME KNOWN TO BE THE PERSON(S) THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN ABOVE.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT _____

MY APPOINTMENT EXPIRES _____

PARCEL NUMBER

0321231006

LEGAL DESCRIPTION

(REF. CHICAGO TITLE REPORT COMMITMENT NO. 0140617-TR, DATED DECEMBER 11, 2018 AT 08:00 AM)
BEGINNING AT A POINT 690 FEET NORTH AND 155 FEET EAST OF CENTER OF SECTION 23, TOWNSHIP 21 NORTH, RANGE 3 EAST, OF THE WILLAMETTE MERIDIAN;
RUNNING THENCE EAST 312.5 FEET;
THENCE NORTH 300 FEET;
THENCE WEST 312.5 FEET;
THENCE SOUTH 300 FEET TO POINT OF BEGINNING, SAME BEING LOT 3 OF SAID SECTION 23 AND LINES OF SAID TRACT TO RUN PARALLEL WITH THE SOUTH AND WEST LINE OF SAID LOT 3;
EXCEPT ROADS;
ALSO EXCEPT THE FOLLOWING:
BEGINNING AT A POINT 690 FEET NORTH AND 357.5 FEET EAST OF CENTER OF SECTION 23, TOWNSHIP 21 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN;
RUNNING THENCE EAST 110 FEET;
THENCE NORTH 150 FEET;
THENCE WEST 110 FEET;
THENCE SOUTH 150 FEET TO THE POINT OF BEGINNING;
SAME BEING PART OF LOT 3 OF SAID SECTION 23, THE LINES OF SAID TRACT TO RUN PARALLEL WITH THE SOUTH AND WEST LINE OF SAID LOT 3;
EXCEPT ROADS;
ALSO EXCEPT THE FOLLOWING:
THE NORTH 30 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
BEGINNING AT A POINT 690 FEET NORTH AND 155 FEET EAST OF THE CENTER OF SECTION 23, TOWNSHIP 21 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN;
THENCE EAST 202.5 FEET;
THENCE NORTH 150 FEET;
THENCE EAST 110 FEET;
THENCE NORTH 150 FEET;
THENCE WEST 312.5 FEET;
THENCE SOUTH 300 FEET TO THE POINT OF BEGINNING;
SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON.

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY, DONE BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE BEARINGS AND DISTANCES ARE SHOWN CORRECTLY; THAT THE PERIMETER MONUMENTS HAVE BEEN SET AND THAT ALL OTHER MONUMENTS AND LOT CORNERS HAVE BEEN SET OR BONDED WITH THE COUNTY AND WILL BE SET PRIOR TO THE RELEASE OF THE BOND. THAT I HAVE COMPLIED WITH ALL STATE AND COUNTY REGULATIONS COVERING PLATTING AND THAT IT CONFORMS TO THE APPROVED PRELIMINARY PLAT AND THE CONDITIONS OF APPROVAL THEREOF;

[Signature] 5/29/19
RICHARD L. SCHROETER DATE
PLS NO. 23604

SHEET INDEX

- SHEET 1 - SIGNATURES, DEDICATIONS AND LEGAL DESCRIPTION
- SHEET 2 - EASEMENT AND PLAT NOTES
- SHEET 3 - HORIZONTAL CONTROL
- SHEET 4 - LOT DETAIL
- SHEET 5 - EASEMENT AND SETBACK DETAIL

APPROVALS:

CITY SURVEYOR

APPROVED THIS _____ DAY OF _____, 20____

CITY SURVEYOR

CITY ENGINEER

APPROVED THIS _____ DAY OF _____, 20____

CITY ENGINEER

DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

APPROVED THIS _____ DAY OF _____, 20____

DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

CITY ATTORNEY

APPROVED THIS _____ DAY OF _____, 20____

CITY ATTORNEY

MAYOR

APPROVED THIS _____ DAY OF _____, 20____

ATTEST _____
MAYOR CITY CLERK

CERTIFICATIONS

I, HEREBY CERTIFY THERE ARE NO DELINQUENT ASSESSMENTS ON THE WITHIN DESCRIBED PROPERTY.

CITY TREASURER DATE

ASSESSOR - TREASURER

I, HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE HAVE BEEN FULLY PAID AND DISCHARGED

ASSESSOR - TREASURER DATE
PIERCE COUNTY, WASHINGTON

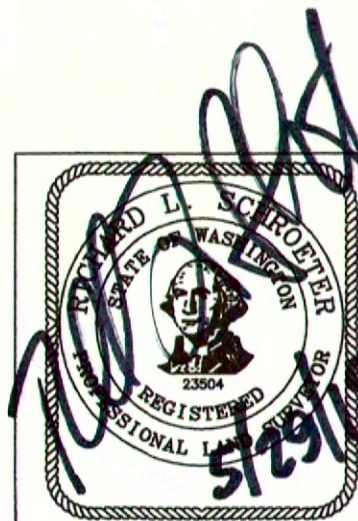
AUDITOR

FILED FOR RECORD THIS DAY OF
..... ATMINUTES PASTM
RECORDS OF PIERCE COUNTY AUDITOR, TACOMA, WASHINGTON
RECORDING NUMBER _____

PIERCE COUNTY AUDITOR

FEE

BY.....



SCHROETER LAND SURVEYING

PROFESSIONAL LAND SURVEYORS

P.O. Box 813, Seahurst, Washington 98062

email: Schroetersurvey@comcast.net

(206) 242-6621

PROJECT NO. 13082

DATE 5/29/19

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PLAT NOTES

1. A preliminary utility plan dated 04/20/2014 was approved by the Site Review Group under permit number 40000219162. Additional permits and approvals are required for construction.
2. A work order for frontage improvements and associated utilities was approved by the Site Review Group under permit number 60000036291. Additional permits and approvals are required for onsite construction.
3. A grade and fill for onsite grading and associated utilities was approved by the Site Review Group under permit number 40000219162. Additional permits and approvals are required for onsite stormwater management BMPs.
4. This plat contains a private storm drainage system. Private storm drainage systems are the sole responsibility of the owners, successors, and assignees of all lots being served by the private storm drainage system. Responsibility includes, but is not limited to, constructing, maintaining, and allowing City inspection of the private storm system in accordance with a separately recorded covenant and easement document.

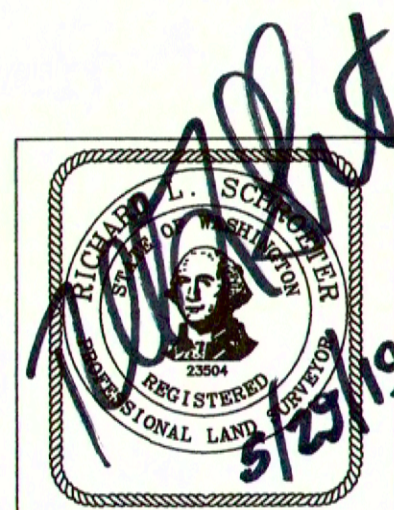
Covenant and Easement Recording No. 201905150358.
5. If the actual stormwater improvements installed vary from those on the preliminary utility plan so that the recorded Covenant and Easement Agreement does not reflect actual constructed improvements, an additional Covenant and Easement Agreement shall be developed, signed by the property owner and the City, and recorded by the property owner.
6. Final design of the stormwater facilities may require modifications to the lot layout and/or a reduction in number of available building lots. Building permits for each lot shall be approved by the Site Review Group prior to construction.
7. Construction on any and all lots, including public roads and alleys, is limited to the hard surface as provided within the approved Stormwater Site Plan or as shown on the preliminary stormwater and/or sewer plan or permit 40000219162. If additional hard surfaces beyond that approved under the previously noted permits are created, additional stormwater mitigation may be required. If stormwater mitigation differs from that approved under the previously noted permits, additional review by the Site Review Group is required and will include evaluation of all lots created as part of this plat.

EASEMENT PROVISIONS

1. PUBLIC UTILITY EASEMENTS ARE HEREBY RESERVED FOR AND CONVEYED TO THE CITY OF TACOMA DEPARTMENT OF PUBLIC UTILITIES, CITY OF TACOMA, DEPARTMENT OF PUBLIC UTILITIES, LIGHT DIVISION (TACOMA POWER AND CLICK NETWORK), AND OTHER PUBLIC AND PRIVATE UTILITY PROVIDERS AND THEIR RESPECTIVE SUCCESSOR'S AND ASSIGNS FOR PUBLIC AND PRIVATE UTILITIES, UNDER AND UPON THE "PUBLIC UTILITY EASEMENT" AS DEPICTED HEREON ADJOINING THE STREET FRONTAGE OF ALL LOTS.

THE EASEMENTS ARE RESERVED AND GRANTED IN ORDER TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPE, CONDUITS, MAINS, CABLES AND WIRES, VAULTS, PEDESTALS, AND OTHER IMPROVEMENTS NECESSARY FOR THE PURPOSE OF SERVING THIS SUBDIVISION WHICH ELECTRICAL, TELEPHONE, GAS, TELECOMMUNICATIONS, DATA TRANSMISSIONS AND OTHER UTILITY SERVICES. TOGETHER WITH THE RIGHT TO ENTER UPON LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. THESE EASEMENTS, ENTERED UPON FOR THE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION BY GRANTEE AT ITS SOLE COST.

SAID "PUBLIC UTILITY EASEMENTS" ADJOINING STREETS MAY CONTAIN PRIVATE STORM DRAINAGE SYSTEMS AS SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS ON FILE AT THE CITY OF TACOMA OFFICES. SEE PLAT NOTE 7 FOR ADDITIONAL INFORMATION.



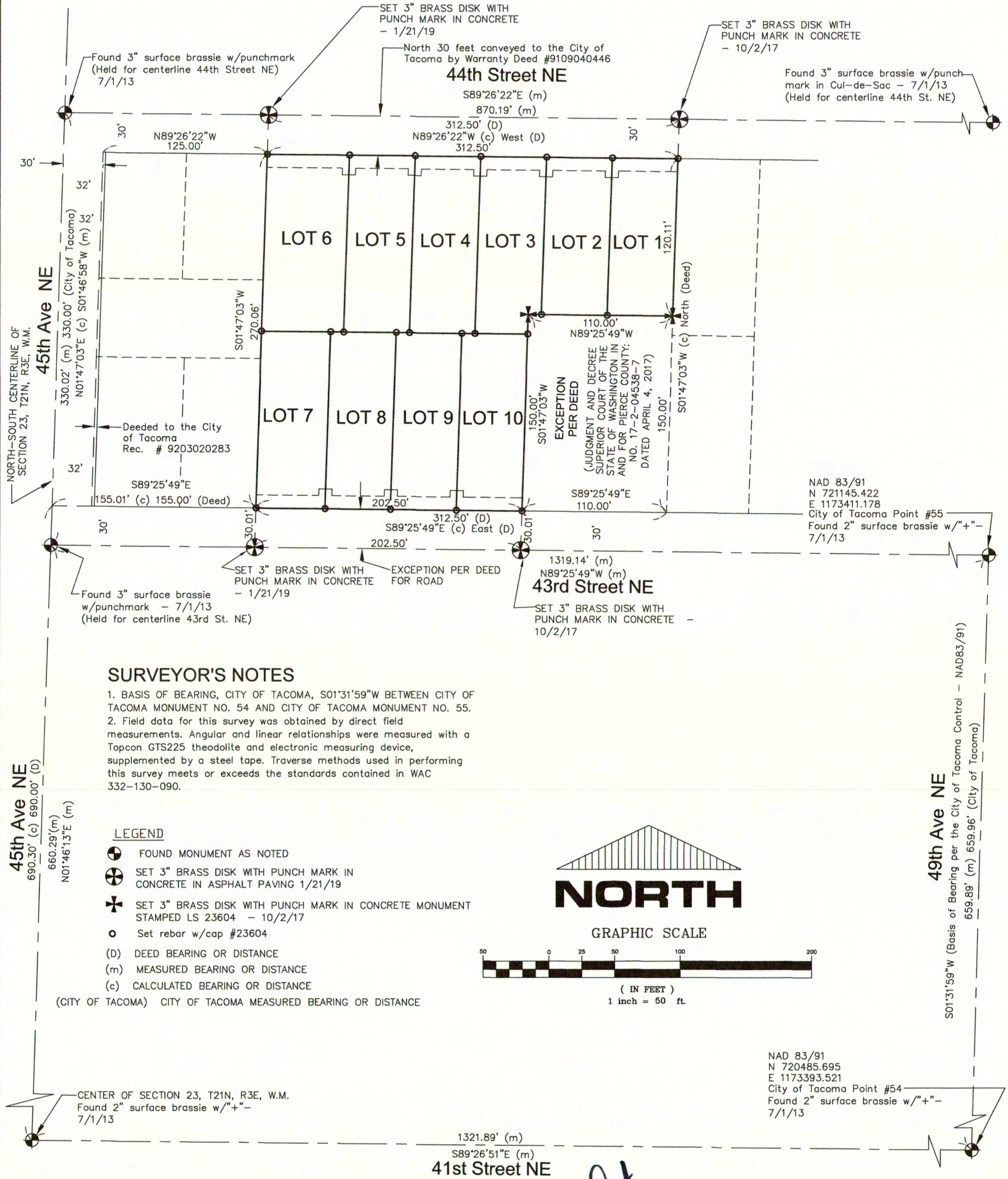
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HORIZONTAL CONTROL

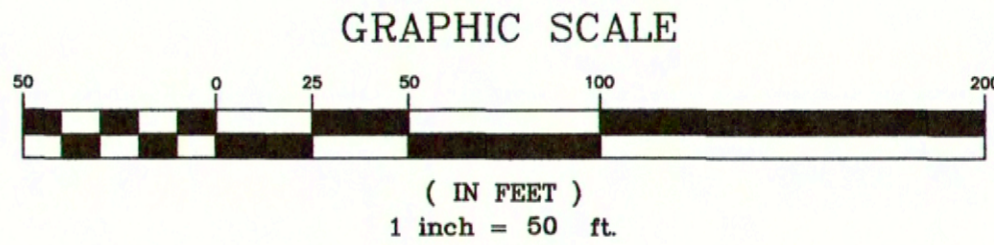


SURVEYOR'S NOTES

1. BASIS OF BEARING, CITY OF TACOMA, S01°31'59\"W BETWEEN CITY OF TACOMA MONUMENT NO. 54 AND CITY OF TACOMA MONUMENT NO. 55.
2. Field data for this survey was obtained by direct field measurements. Angular and linear relationships were measured with a Topcon GTS225 theodolite and electronic measuring device, supplemented by a steel tape. Traverse methods used in performing this survey meets or exceeds the standards contained in WAC 332-130-090.

LEGEND

- FOUND MONUMENT AS NOTED
 - ⊗ SET 3\" BRASS DISK WITH PUNCH MARK IN CONCRETE IN ASPHALT PAVING 1/21/19
 - ⊕ SET 3\" BRASS DISK WITH PUNCH MARK IN CONCRETE MONUMENT STAMPED LS 23604 - 10/2/17
 - Set rebar w/cap #23604
 - (D) DEED BEARING OR DISTANCE
 - (m) MEASURED BEARING OR DISTANCE
 - (c) CALCULATED BEARING OR DISTANCE
- (CITY OF TACOMA) CITY OF TACOMA MEASURED BEARING OR DISTANCE



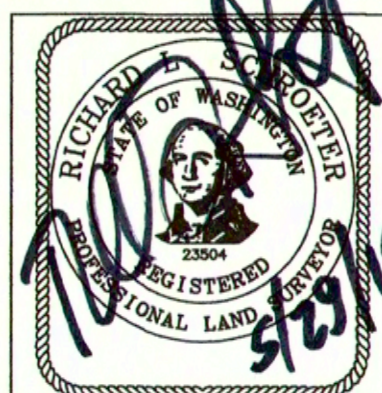
45th Ave NE
690.30' (c) 690.00' (D)
660.29' (m)
N01°46'13\"E (m)

49th Ave NE
S01°31'59\"W (Basis of Bearing per the City of Tacoma Control - NAD83/91)
659.89' (m) 659.96' (City of Tacoma)

CENTER OF SECTION 23, T21N, R3E, W.M.
Found 2\" surface brassie w/\"+\"-
7/1/13

NAD 83/91
N 720485.695
E 1173393.521
City of Tacoma Point #54
Found 2\" surface brassie w/\"+\"-
7/1/13

1321.89' (m)
S89°26'51\"E (m)
41st Street NE



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LOT DETAIL

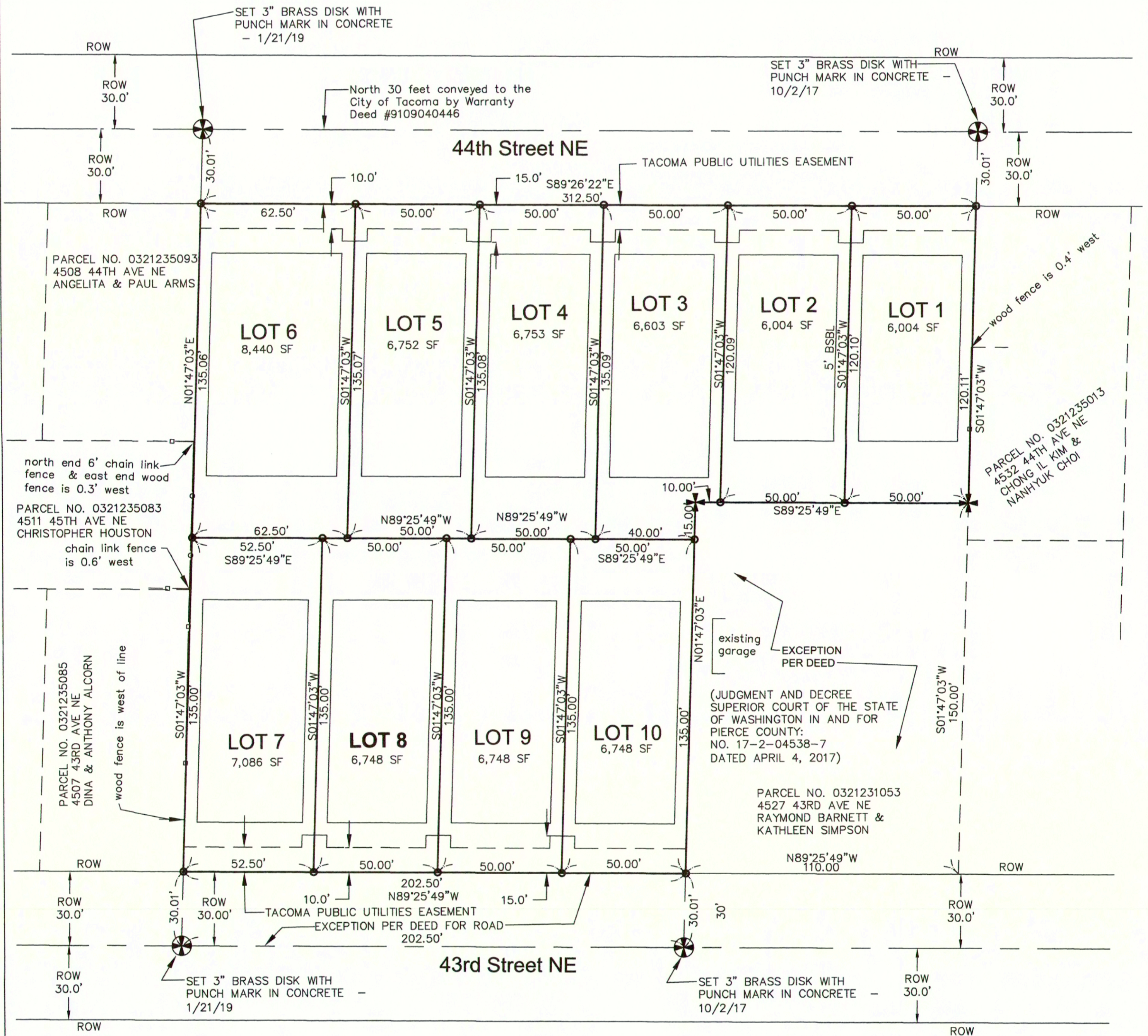
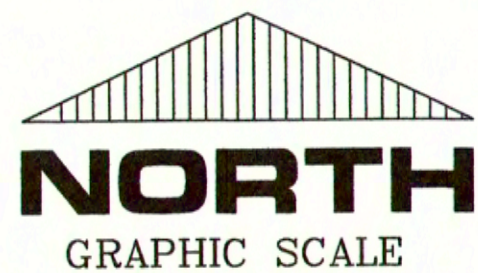


TABLE OF LOT ADDRESSES

LOT 1	4530 44TH STREET NE, TACOMA WA. 98422
LOT 2	4528 44TH STREET NE, TACOMA WA. 98422
LOT 3	4524 44TH STREET NE, TACOMA WA. 98422
LOT 4	4520 44TH STREET NE, TACOMA WA. 98422
LOT 5	4516 44TH STREET NE, TACOMA WA. 98422
LOT 6	4512 44TH STREET NE, TACOMA WA. 98422
LOT 7	4511 43RD STREET NE, TACOMA WA. 98422
LOT 8	4515 43RD STREET NE, TACOMA WA. 98422
LOT 9	4519 43RD STREET NE, TACOMA WA. 98422
LOT 10	4523 43RD STREET NE, TACOMA WA. 98422

ZONING

R-2 ONE-FAMILY DWELLING DISTRICT



LEGEND

- ⊙ FOUND MONUMENT AS NOTED
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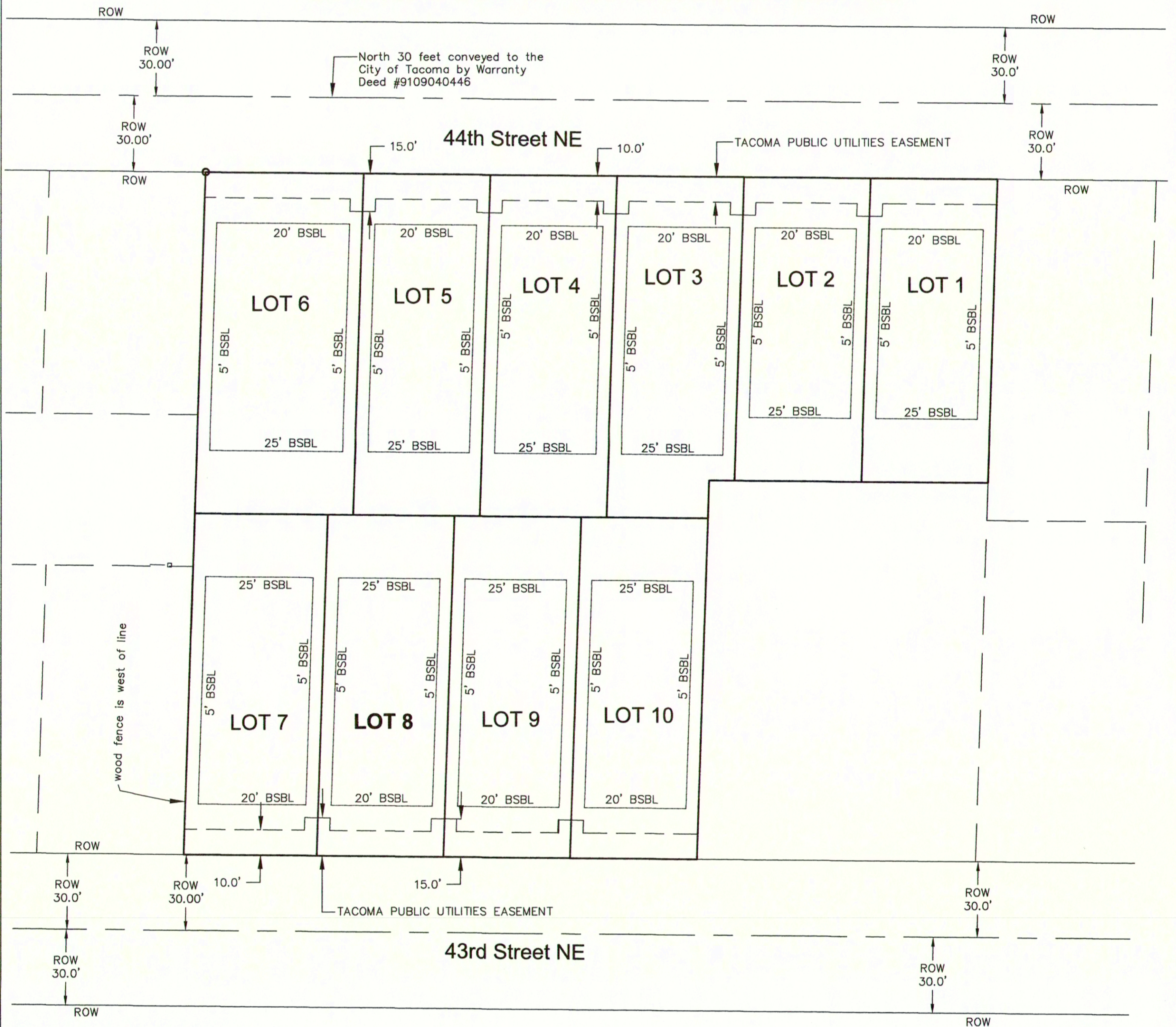
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SETBACK DETAIL AND EASEMENT DETAIL



BUILDING SETBACKS:

UNLESS OTHERWISE NOTED BUILDING SETBACKS ARE:

FRONT = 20'

SIDE = 5.0'

REAR = 25'



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