

PORTIONS OF THE SW 1/4 AND THE SE 1/4 OF THE NE 1/4 SECTION 15, TOWNSHIP 20 NORTH, RANGE 03 EAST OF THE WILLAMETTE MERIDIAN, CITY OF TACOMA, PIERCE COUNTY, WASHINGTON.

LEGAL DESCRIPTION

PER STEWART TITLE GUARANTY COMPANY ORDER NO. 207730 DATED NOVEMBER 9, 2016

PARCEL A: THE WEST 85 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 3 EAST, W.M.; EXCEPTING THEREFROM THE NORTH 320.40 FEET THEREOF; AND ALSO EXCEPT THAT PORTION PLATTED AS PORTLAND AVENUE FIRST ADDITION; SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

PARCEL B: THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, LYING EAST OF THE CENTER LINE OF CREEK; EXCEPT NORTH 30 FEET FOR ROAD; AND EXCEPT ANY PORTION THEREOF LYING SOUTH OF THE NORTH LINE OF 38TH STREET IN PORTLAND HEIGHTS, TACOMA, WASHINGTON, ACCORDING TO PLAT RECORDED IN BOOK 10 OF PLATS, PAGE 63 EXTENDED WEST TO SAID CREEK; SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED PROPERTY DEDICATE THESE LOTS TO THE PURCHASERS THEREOF. ALL ROADS ARE PRIVATE AND ARE NOT DEDICATED TO THE PUBLIC. EACH LOT OWNER SHALL HAVE AN EASEMENT FOR INGRESS AND EGRESS AND UTILITY PURPOSES, AND ANY OTHER PURPOSES NOT INCONSISTENT WITH ITS USE AS A ROADWAY, OVER AND ACROSS ALL THE PRIVATE ROADS SHOWN ON THE PLAT. THE OWNERS RESERVE THE RIGHT TO MAKE ANY NECESSARY CUTS AND FILLS UPON THESE LOTS IN THE ORIGINAL REASONABLE GRADING OF THESE ROADS. THESE STREETS AND ROADS WILL NOT BE DEDICATED TO THE CITY OF TACOMA UNTIL SUCH TIME AS THEY ARE CONSTRUCTED TO CITY OF TACOMA STANDARDS, AND AT SUCH TIME AS THE CITY OF TACOMA DESIRES TO ACCEPT THEM. WE DEDICATE TO THE CITY OF TACOMA, ITS OFFICERS, EMPLOYEES, AGENTS, SUCCESSORS AND ASSIGNS THE RIGHT OF ENTRY FOR THE PURPOSES OF OPERATION AND MAINTENANCE OF UTILITIES, EMERGENCY SERVICES AND REFUSE COLLECTION.

AN EASEMENT, WITHIN THE BOUNDARIES OF THIS SUBDIVISION IS HEREBY RESERVED FOR AND GRANTED TO ANY POWER COMPANY, ANY TELEPHONE COMPANY, ANY GAS COMPANY, ANY CABLE TELEVISION COMPANY, U.S. POSTAL SERVICE, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE FRONT 8 FEET PARALLEL WITH AND ADJOINING THE 52 FOOT PRIVATE ROAD AND UTILITIES EASEMENT OF ALL LOTS AND TRACTS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND DISTRIBUTION SYSTEMS WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVICE TO THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS AND UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES STATED.

WE DEDICATE TO THE CITY OF TACOMA, DEPARTMENT OF PUBLIC UTILITIES, WATER DIVISION, DBA TACOMA WATER, A PERPETUAL EASEMENT WITH A RIGHT OF ENTRY AND CONTINUED ACCESS FOR THE CONSTRUCTION, IMPROVEMENT, MAINTENANCE AND REPAIR OF WATER MAINS AND OTHER APPURTENANCES OVER, UNDER, AND ACROSS THE PRIVATE ROADS AND UTILITY EASEMENTS SHOWN ON THE FACE OF THIS PLAT.

WE DEDICATE TO THE CITY OF TACOMA, DEPARTMENT OF PUBLIC UTILITIES, A PERPETUAL EASEMENT WITH A RIGHT OF ENTRY AND CONTINUED ACCESS FOR THE CONSTRUCTION, IMPROVEMENT, MAINTENANCE AND REPAIR OF SEWER MAINS AND OTHER APPURTENANCES OVER, UNDER, AND ACROSS THE 25 FOOT SEWER EASEMENT SHOWN ON THE FACE OF THIS PLAT.

A PERPETUAL EASEMENT WITH A RIGHT OF ENTRY AND CONTINUED ACCESS IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF TACOMA, DEPARTMENT OF PUBLIC UTILITIES, LIGHT/WATER DIVISION (D.B.A. TACOMA POWER/WATER AND CLICK! NETWORK), ITS SUCCESSORS AND ASSIGNS, THE RIGHT AND PRIVILEGE TO CONSTRUCT, MAINTAIN, OPERATE, ALTER, REPAIR AND REPLACE UNDERGROUND/ABOVEGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC AND COMMUNICATIONS WIRES, CABLE, CONDUIT, SERVICE AND DISTRIBUTION WIRES, PAD MOUNTED TRANSFORMERS, VAULTS, JUNCTION BOXES, SWITCHES AND APPURTENANT EQUIPMENT IN, OVER, UNDER, ALONG AND ACROSS THE REAL PROPERTY HEREIN DESCRIBED UPON THE RECORDING OF THIS PLAT. THE LOCATION OF THESE "TACOMA POWER" EASEMENTS ARE SHOWN ON THE FACE OF THIS PLAT AND THE EASEMENT DIMENSIONS ARE SHOWN ON SHEET 3 AND DESCRIBED ON SHEET 2 OF THIS PLAT.

IN WITNESS WHEREOF WE HAVE SET OUR HAND AND SEAL.

THIS PLAT IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH AND RECORDED UNDER

PIERCE COUNTY A.F.N. \_\_\_\_\_

BY: \_\_\_\_\_ BY: \_\_\_\_\_

WARNING

PURCHASERS OF THE LOTS HEREIN ARE ADVISED THAT THE CITY OF TACOMA HOLDS CERTAIN FINANCIAL GUARANTEES TO INSURE THE COMPLETION OF CERTAIN IMPROVEMENTS AND UTILITIES, INCLUDING BUT NOT LIMITED TO SANITARY, ROAD AND STORM FACILITIES, POWER, WATER AND STREET LIGHTS. PURCHASERS ARE ADVISED THAT BUILDING PERMITS MAY NOT BE ISSUED UNTIL THESE IMPROVEMENTS ARE COMPLETED. SHOULD THESE IMPROVEMENTS/UTILITIES NOT BE COMPLETED, THE CITY OF TACOMA RESERVES THE RIGHT TO ENTER THE PROPERTY TO COMPLETE THESE IMPROVEMENTS AND TO SEEK REIMBURSEMENT VIA THE AFOREMENTIONED FINANCIAL GUARANTEES OR THROUGH OTHER REMEDIES AT LAW, AND THE PROPERTY GRANTOR, HEIRS, OWNERS, EXECUTORS, SUCCESSORS OR ASSIGNS SHALL SAVE THE CITY HARMLESS FROM ANY DAMAGE THAT MAY BE SUFFERED BY SAID RE-ENTRY AND CONSTRUCTION UPON SAID PREMISES.

ACKNOWLEDGEMENTS

STATE OF WASHINGTON COUNTY OF }s.s.

ON THIS DAY PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ TO ME KNOWN TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

PRINT NAME \_\_\_\_\_ SIGN NAME \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT \_\_\_\_\_

STATE OF WASHINGTON COUNTY OF }s.s.

ON THIS DAY PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ TO ME KNOWN TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

PRINT NAME \_\_\_\_\_ SIGN NAME \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

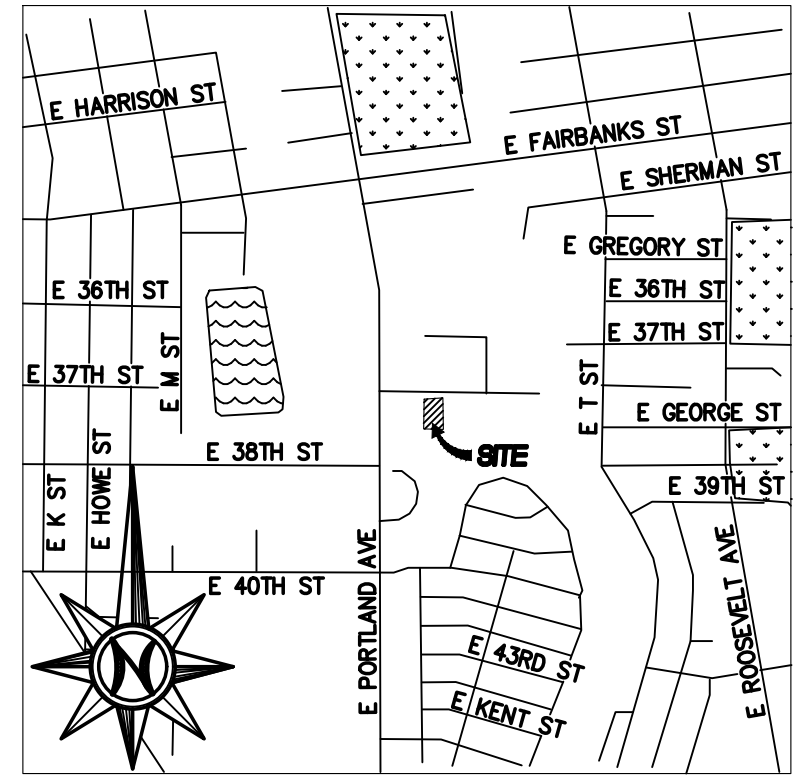
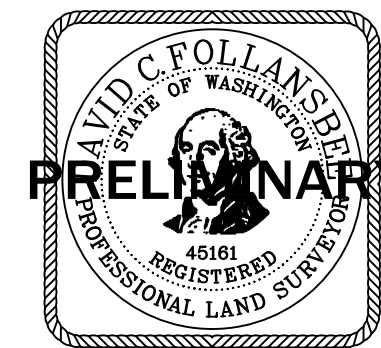
RESIDING AT \_\_\_\_\_

SURVEYOR'S CERTIFICATE

I, DAVID C. FOLLANSBEE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN OCTOBER 2016, IN COMPLIANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, CHAPTER 58.09 R.C.W. AND CHAPTER 332-130 W.A.C., AT THE REQUEST OF KELVIN AND MARIE ERICKSON, LLC; AND THAT THE BEARINGS AND DISTANCES ARE SHOWN CORRECTLY, THE PERIMETER MONUMENTS HAVE BEEN SET, AND ALL OTHER MONUMENTS AND LOT CORNERS HAVE BEEN SET.

DAVID C. FOLLANSBEE, PLS 45161 DATE \_\_\_\_\_

DWN. BY TD DATE 8/20/19
CHKD. BY DF JOB NO. 2160732.50



VICINITY MAP NOT TO SCALE

APPROVALS

CITY SURVEYOR

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

CITY SURVEYOR \_\_\_\_\_

CITY ENGINEER

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

CITY ENGINEER \_\_\_\_\_

DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES \_\_\_\_\_

CITY ATTORNEY

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

CITY ATTORNEY \_\_\_\_\_

MAYOR

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

CITY ATTORNEY \_\_\_\_\_

CITY CLERK

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

CITY ATTORNEY \_\_\_\_\_

CITY TREASURER

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT ASSESSMENTS OF THE WITHIN DESCRIBED PROPERTY.

CITY TREASURER \_\_\_\_\_

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, PIERCE COUNTY DATE \_\_\_\_\_

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ M. RECORDS OF THE PIERCE COUNTY AUDITOR, \_\_\_\_\_, WASHINGTON.

RECORDING NUMBER \_\_\_\_\_

COUNTY AUDITOR \_\_\_\_\_

FEE \_\_\_\_\_

BY \_\_\_\_\_

AHBL logo and contact information: TACOMA • SEATTLE • SPOKANE • TRI-CITIES, 2215 North 30th Street, Suite 300 Tacoma, WA 98403, 253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

PORTIONS OF THE SW 1/4 AND THE SE 1/4 OF THE NE 1/4 SECTION 15, TOWNSHIP 20 NORTH, RANGE 03 EAST OF THE WILLAMETTE MERIDIAN, CITY OF TACOMA, PIERCE COUNTY, WASHINGTON.

**SITE ADDRESS**

1620 COLUMBIA AVENUE  
TACOMA, WA 98418

**PARCEL NUMBER**

032015-1-176  
032015-1-146

**BASIS OF BEARING**

NAD 83/91  
WASHINGTON STATE PLANE SOUTH ZONE  
CITY OF TACOMA HORIZONTAL CONTROL

**EQUIPMENT USED**

3" TOTAL STATION USING STANDARD FIELD TRAVERSE METHODS FOR CONTROL AND STAKING.

**EASEMENT TABLE**

(CREATED BY THE RECORDING OF THIS PLAT) (#)

- 20' PRIVATE INGRESS, EGRESS AND UTILITIES EASEMENT FOR THE BENEFIT OF LOTS 10 AND 12.
- 5' PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 4, 5, 6 AND 7.
- 8' PRIVATE UTILITY AND TACOMA POWER EASEMENT FOR THE BENEFIT OF ALL LOTS.
- 52' PRIVATE ROAD AND UTILITY EASEMENT FOR THE BENEFIT OF ALL LOTS.
- 5' X 5' TACOMA POWER EASEMENT
- 10' TACOMA WATER EASEMENT, RECORDED BY SEPARATE DOCUMENT;  
AFN: \_\_\_\_\_
- 25' PRIVATE SEWER EASEMENT FOR THE BENEFIT OF ALL LOTS.

**EXISTING EASEMENT TABLE**

- ELECTRICAL EASEMENT FOR POLES AND WIRES. AFN 590396. UNABLE TO PLOT. UNSPECIFIED WIDTH OVER POLES AS CONSTRUCTED. POLES LIE WITHIN EXISTING RIGHT-OF-WAY.
- EASEMENT E-1269 (AFN 1993698) AS SHOWN ON CITY OF TACOMA GIS AS AFFECTING PARCEL B OF THIS PLAT IN FACT LIES WEST OF THE CENTERLINE OF THE CREEK AS DESCRIBED IN THE DOCUMENT, AND THEREFORE DOES NOT AFFECT PARCEL B. SAID EASEMENT IS NOT LISTED IN TITLE REPORT PREPARED FOR THIS PROPERTY.

**ZONING DISTRICT**

"R-2" SINGLE-FAMILY DWELLING DISTRICT

**TACOMA POWER NOTES**

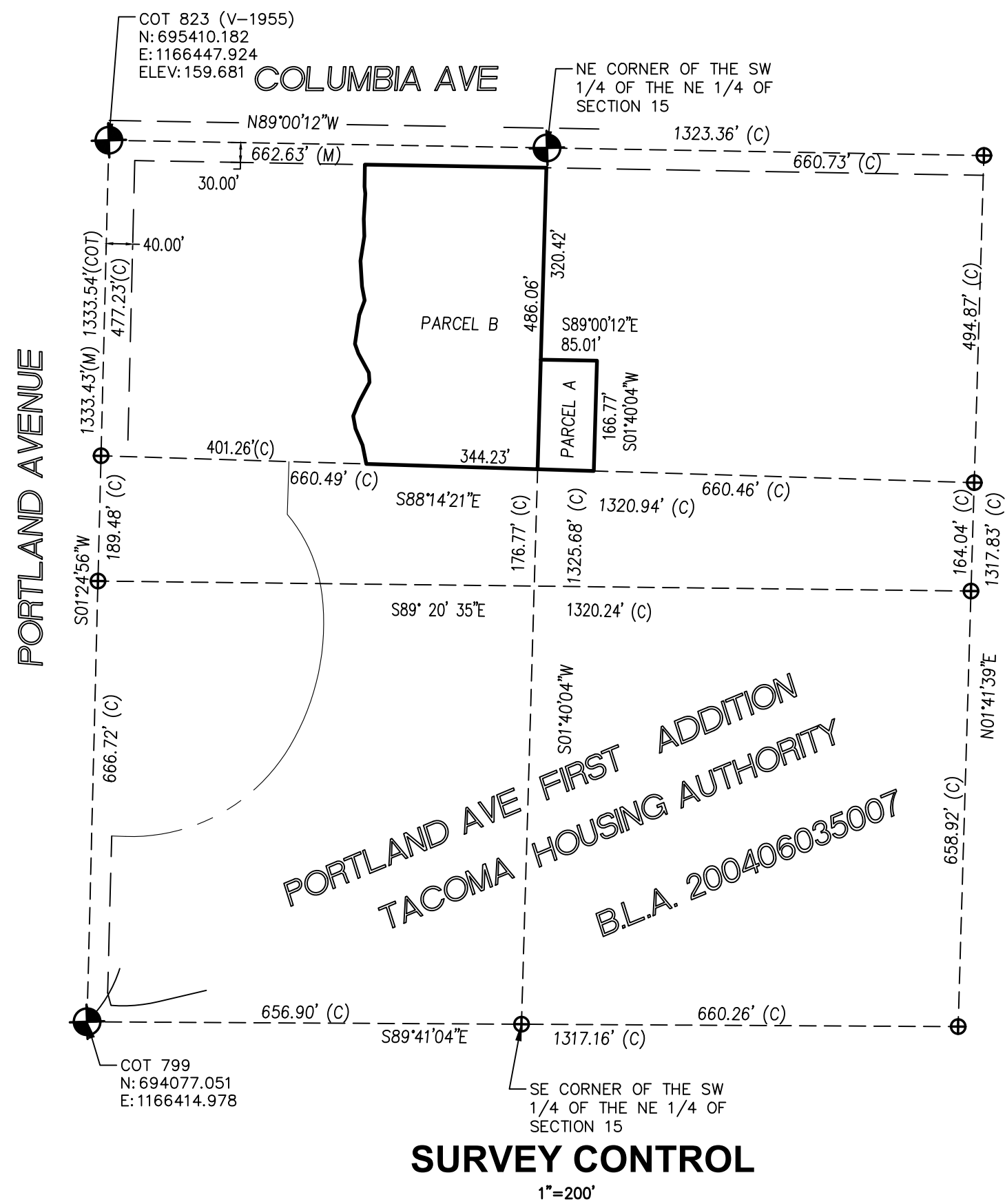
- LONGITUDINAL WET UTILITIES, SUCH AS DRAINAGE, DRY WELLS, STORM/SEWER SYSTEMS, BIO-SWALES AND SIDEWALKS OR PERMANENT STRUCTURES SHALL NOT BE INSTALLED IN THE 8-FOOT UTILITY EASEMENT, LATERAL CROSSINGS ARE PERMITTED.
- UTILITY EASEMENT SHALL HAVE NO GREATER THAN 2% SLOPES PERPENDICULAR TO THE ROAD RIGHTS-OF-WAY.
- EXTEND ALL SEWER STUBS AND ROOF DRAINS TO THE PROPERTY SIDE, BEYOND THE 8-FOOT UTILITY EASEMENT. NO CLEAN-OUTS SHALL BE PLACED IN THE UTILITY EASEMENT.
- NO BUILDING, INCLUDING EAVES, SHALL BE CONSTRUCTED WITHIN 8 FEET OF A TRANSFORMER.
- ANY RELOCATION OF TACOMA POWER'S FACILITIES WILL BE DONE AT THE CUSTOMER'S EXPENSE.

**MISCELLANEOUS NOTES**

- A WORK ORDER PERMIT FOR FRONTAGE IMPROVEMENTS AND UTILITIES WAS APPROVED BY THE SITE REVIEW GROUP UNDER PERMIT NUMBER W016-0108. ADDITIONAL PERMITS AND APPROVALS ARE REQUIRED FOR ON-SITE CONSTRUCTION.
- A SITE DEVELOPMENT PERMIT FOR ON-SITE GRADING AND UTILITIES WAS APPROVED BY THE SITE REVIEW GROUP UNDER PERMIT NUMBER SDEV16-0107. ADDITIONAL PERMITS AND APPROVALS ARE REQUIRED FOR ON-SITE STORMWATER MANAGEMENT BMPS.
- 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. 202002180358

- 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.
- THIS PLAT CONTAINS PRIVATE STORM AND/OR SANITARY SEWER EASEMENTS. NO PERMANENT STRUCTURE(S) SHALL BE ERECTED WITHIN THE PRIVATE EASEMENT AREA(S). PERMANENT STRUCTURES SHALL MEAN ANY CONCRETE FOUNDATION, CONCRETE SLAB, WALL, ROCKERY, POND, STREAM, BUILDING, DECK, OVERHANGING STRUCTURE, FILL MATERIAL, TREE, RECREATIONAL SPORT COURT, CARPORT, SHED, PRIVATE UTILITY, FENCE, OR OTHER SITE IMPROVEMENT THAT RESTRICTS OR UNREASONABLY INTERFERES WITH THE NEED TO ACCESS OR CONSTRUCT UTILITIES IN SAID EASEMENT(S). PERMANENT STRUCTURES SHALL NOT MEAN IMPROVEMENTS SUCH AS FLOWERS, GROUND COVER AND SHRUBS LESS THAN 3- FEET IN HEIGHT, LAWN GRASS, ASPHALT PAVING, GRAVEL, OR OTHER SIMILAR SITE IMPROVEMENTS THAT DO NOT PREVENT THE ACCESS OF MEN, MATERIAL, AND MACHINERY ACROSS, ALONG, AND WITHIN THE SAID EASEMENT AREA.
- THIS PLAT CONTAIN A PUBLIC WASTEWATER EASEMENTS. NO PERMANENT STRUCTURE(S) SHALL BE ERECTED WITHIN THE PUBLIC EASEMENT AREA UNLESS SPECIFICALLY APPROVED IN WRITING BY THE CITY OF TACOMA DIRECTOR OF PUBLIC WORKS. PERMANENT STRUCTURES SHALL MEAN ANY CONCRETE FOUNDATION, CONCRETE SLAB, WALL, ROCKERY, POND, STREAM, BUILDING, DECK, OVERHANGING STRUCTURE, FILL MATERIAL, TREE, RECREATIONAL SPORT COURT, CARPORT, SHED, PRIVATE UTILITY, FENCE, OR OTHER SITE IMPROVEMENT THAT RESTRICTS OR UNREASONABLY INTERFERES WITH THE CITY OF TACOMA'S ACCESS TO INSTALL, CONSTRUCT, INSPECT, MAINTAIN, REMOVE, REPAIR AND REPLACE PUBLIC STORM AND/OR SANITARY SEWER UTILITIES IN SAID EASEMENT. PERMANENT STRUCTURES SHALL NOT MEAN FLOWERS, GROUND COVER AND SHRUBS LESS THAN 3- FEET IN HEIGHT, LAWN GRASS, ASPHALT PAVING OR GRAVEL IMPROVEMENTS THAT DO NOT PREVENT THE ACCESS OF MEN, MATERIAL, AND MACHINERY ACROSS, ALONG AND WITHIN THE SAID EASEMENT AREA. LAND RESTORATION BY THE CITY WITHIN THE SAID EASEMENT AREA DUE TO CONSTRUCTION OR MAINTENANCE, SHALL MEAN PLANTING GRASS SEED OR GRASS SOD, ASPHALT PAVING AND GRAVEL UNLESS OTHERWISE DETERMINED BY THE CITY OF TACOMA.
- 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 SDEV16-0107. 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.



**REFERENCES**

- PORTLAND AVENUE FIRST ADDITION VOL. 17, PG. 82
- CITY OF TACOMA BLA AFN 200406035007

**LEGEND**

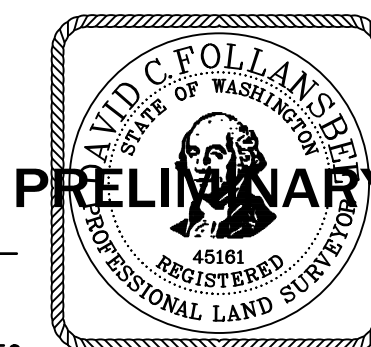
- MONUMENT FOUND AS NOTED
- CALCULATED POSITION
- SET CITY OF TACOMA STANDARD MONUMENT SU-01
- SET CITY OF TACOMA STANDARD MONUMENT SU-02
- (C) CALCULATED
- (COT) CITY OF TACOMA
- (M) MEASURED

**LOT SUMMARY TABLE**

LOT #	ADDRESS	AREA
1	1620 COLUMBIA AVENUE	9,971 SF
2	3756 COURT Q	8,612 SF
3	3760 COURT Q	8,696 SF
4	3764 COURT Q	8,606 SF
5	3768 COURT Q	8,742 SF
6	3772 COURT Q	8,734 SF
7	3776 COURT Q	8,077 SF
8	3784 COURT Q	16,347 SF
9	3785 COURT Q	6,800 SF
10	3779 COURT Q	5,000 SF
11	3781 COURT Q	6,800 SF
12	3777 COURT Q	5,627 SF
13	3775 COURT Q	5,504 SF
14	3771 COURT Q	5,050 SF
15	3767 COURT Q	5,050 SF
16	3763 COURT Q	5,050 SF
17	3759 COURT Q	5,050 SF
18	3755 COURT Q	5,050 SF
19	3751 COURT Q	5,139 SF

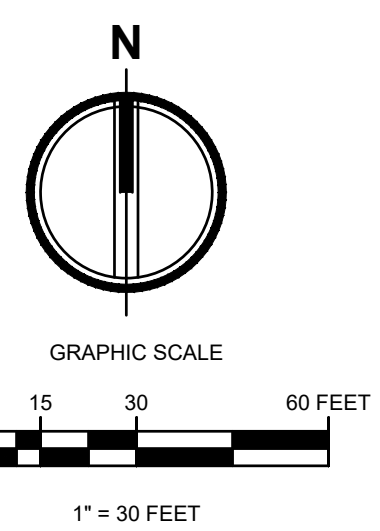
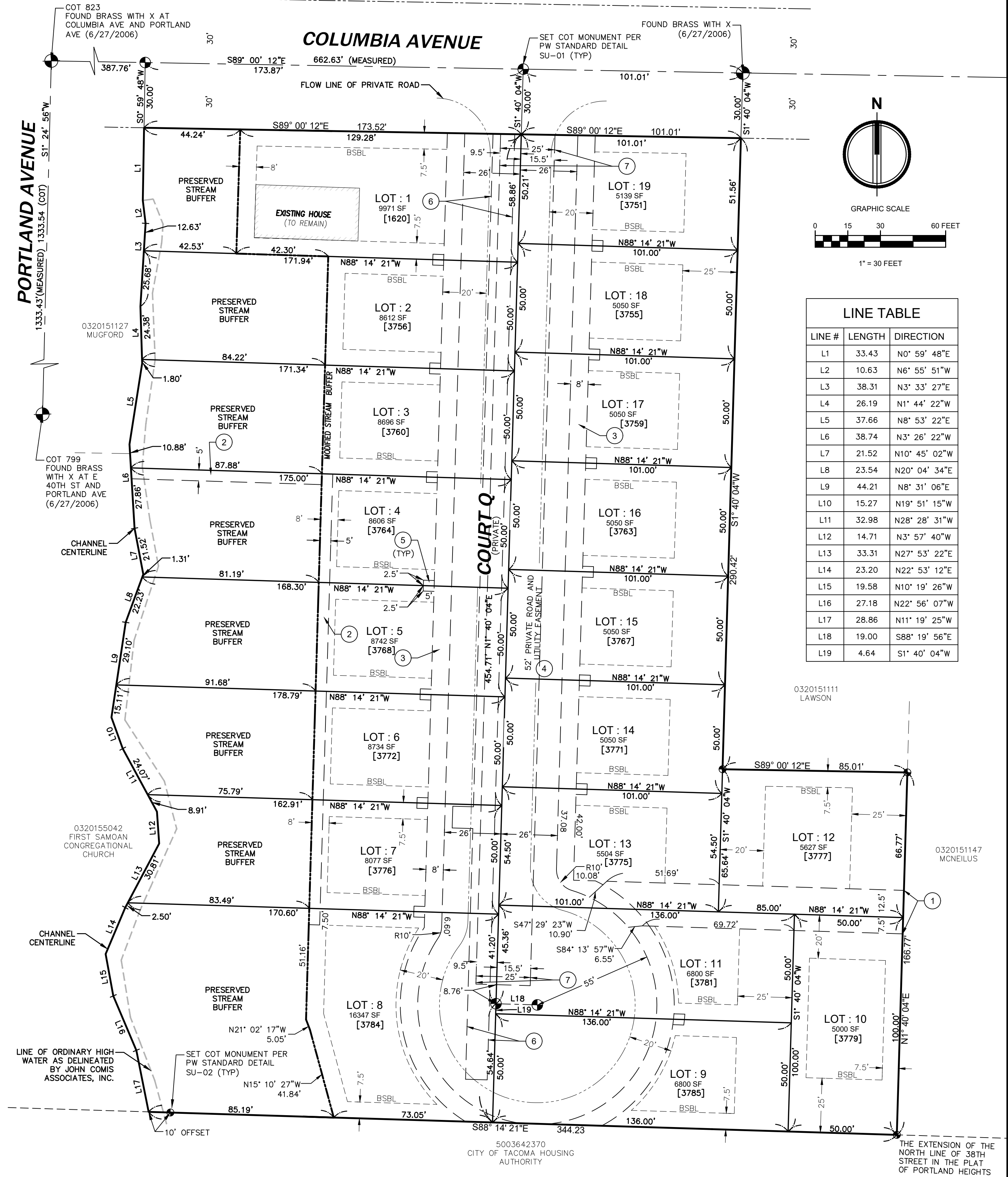
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	33.43	N0° 59' 48"E
L2	10.63	N6° 55' 51"W
L3	38.31	N3° 33' 27"E
L4	26.19	N1° 44' 22"W
L5	37.66	N8° 53' 22"E
L6	38.74	N3° 26' 22"W
L7	21.52	N10° 45' 02"W
L8	23.54	N20° 04' 34"E
L9	44.21	N8° 31' 06"E
L10	15.27	N19° 51' 15"W
L11	32.98	N28° 28' 31"W
L12	14.71	N3° 57' 40"W
L13	33.31	N27° 53' 22"E
L14	23.20	N22° 53' 12"E
L15	19.58	N10° 19' 26"W
L16	27.18	N22° 56' 07"W
L17	28.86	N11° 19' 25"W
L18	19.00	S88° 19' 56"E
L19	4.64	S1° 40' 04"W

DWN. BY TD DATE 8/20/19  
CHKD. BY DF JOB NO. 2160732.50



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**LEGEND**

- MONUMENT FOUND AS NOTED
- CALCULATED POSITION
- SET CITY OF TACOMA STANDARD MONUMENT SU-01
- SET CITY OF TACOMA STANDARD MONUMENT SU-02
- BSBL BUILDING SETBACK LINE
- SEE EASEMENT TABLE SHEET 2

**CORNER NOTE**

SET 5/8" REBAR AND CAP LS 45161, ALL FRONT PROPERTY CORNERS SHALL BE SET AT THE PRIVATE ROAD EASEMENT LINE, ALL REAR PROPERTY CORNERS FOR LOTS 9 THRU 19 SHALL BE SET, AND STREAM BUFFER LINE AT LOTS 1 THRU 8 SHALL BE SET; NOTE: REAR PROPERTY CORNERS IN STREAM CHANNEL NOT SET.

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[####] ADDRESS