



TO: Elizabeth Pauli, City Manager
FROM: Lihuang Wung, Senior Planner, Planning and Development Services
 Peter Huffman, Planning and Development Services *BEB FR*
COPY: City Council and City Clerk
SUBJECT: Resolution – Tacoma-Fife Municipal Boundary Line Adjustments – January 28, 2020
DATE: January 8, 2020

SUMMARY:

A resolution approving multiple minor municipal boundary line adjustments between the cities of Tacoma and Fife, associated with the parcel located at 5205 8th Street East and the right-of-way boundaries of 12th Street East and 8th Street East.

STRATEGIC POLICY PRIORITY:

The proposed minor municipal boundary line adjustments have been reviewed collaboratively by responsible staff of the City of Tacoma, the City of Fife, and the Port of Tacoma, and approved by the Fife City Council. The Tacoma City Council’s approval of the proposal would ratify such governmental collaboration and is best aligned with the following strategic policy priority:

- Encourage and promote an efficient and effective government, which is fiscally sustainable and guided by engaged residents.

BACKGROUND:

The City of Tacoma, the City of Fife, and the Port of Tacoma have been working collaboratively on reviewing minor municipal boundary line adjustments between the cities of Tacoma and Fife for three areas, namely, a parcel located at 5205 8th Street East, the boundaries within the right-of-way of 12th Street East, and the right-of-way of 8th Street East at its western terminus at the Port of Tacoma property.

The parcel located at 5205 8th Street East, legally described as Parcel B of Boundary Line Adjustment recorded March 8, 2017 under Pierce County Auditor’s File No. 201703085002, is mostly located within the City of Fife but includes a small portion located within the City of Tacoma. Pursuant to RCW 35.13.340, the property owner, Portland at St. Paul, LLC, petitioned the cities of Fife and Tacoma, on August 27, 2018, for a boundary line adjustment so the entire parcel is within the City of Fife. Pursuant to the RCW, such proposed boundary line adjustment is not subject to potential review by the Pierce County Boundary Review Board and, for it to be effective, the petition must be approved by both Fife and Tacoma. The Fife City Council has approved the petition by adopting Resolution No. 1868 on April 23, 2019. Resolution No. 1868 and the petition signed by Portland at St. Paul, LLC, including the location map and legal description of the Tacoma portion of the parcel, are compiled into and herein referred to as Attachment “A.”

Concerning the right-of-way boundaries of 12th Street East and 8th Street East, when the Port of Tacoma worked with Prologis to develop an industrial site in the City of Tacoma with up to 1,750,000 square feet of high-cube warehouse/distribution center use north of 12th Street East, a collaborative review was conducted by the Port and the cities of Fife and Tacoma. This review resulted in an agreement that 12th Street East would be widened and moved north away from a residential neighborhood in Fife and partially into the City of Tacoma and that a major, landscaped buffer would be added to the southern boundary of the industrial site. The widening of 12th Street East between 52nd Avenue East and 46th Avenue East has resulted in the common boundary between Fife and Tacoma being located within the right-of-way rather than at the edge of the right-of-way. Having the boundary within the right-of-way



makes it burdensome and inefficient for both Fife and Tacoma to have to provide law enforcement, street maintenance and other services to only a portion of the right-of-way. A similar situation has also been encountered on the widened 8th Street East at its terminus at the Port of Tacoma property known as Parcel 14.

Fife and Tacoma agree that it is in the best interest of both cities to eliminate said situations by entering into an agreement to adjust the common boundaries within the referenced rights-of-way. Such boundary line adjustments under RCW 35.13.310 are not subject to potential review by the Pierce County Boundary Review Board. The Fife City Council has approved the agreement by adopting Resolution No. 1869 on April 23, 2019. Resolution No. 1869 and the proposed Tacoma-Fife Boundary Line Adjustment Agreement, including the location maps and legal descriptions of the rights-of-way of 12th Street East and 8th Street East, are compiled into and herein referred to as Attachment “B.”

The City Council is recommended to approve the municipal boundary line adjustment petition signed by Portland at St. Paul, LLC, as depicted in Attachment “A”, and authorize the City Manager to execute the Tacoma-Fife Boundary Line Adjustment Agreement, as depicted in Attachment “B.” As these boundary line adjustments become effective, all maps that contain delineations of these boundaries, including but not limited to the City of Tacoma’s Official Zoning Map as referenced in the Tacoma Municipal Code and all appropriate maps as included in the One Tacoma Comprehensive Plan, shall be amended accordingly.

ISSUE:

Minor municipal boundary line adjustments are necessary to eliminate the need for both Fife and Tacoma to provide law enforcement, street maintenance and other services to only a portion of the rights-of-way mentioned above.

ALTERNATIVES:

The City Council could opt not to approve the requested minor municipal boundary line adjustments, in which case, however, the collaborative dialogue and consensus among the cities of Tacoma and Fife and the Port of Tacoma would not be honored and the resolutions adopted by the Fife City Council would not be followed up as requested.

RECOMMENDATION:

The City Council is recommended to approve the minor municipal boundary line adjustment petition signed by Portland at St. Paul, LLC, as depicted in Attachment “A”, and authorize the City Manager to execute the Tacoma-Fife Boundary Line Adjustment Agreement, as depicted in Attachment “B.”

FISCAL IMPACT:

There is no fiscal impact. In fact, turning the responsibilities for law enforcement, street maintenance and other services along the referenced segments of 12th Street East and 8th Street East to the City of Fife will result in some cost saving for the City of Tacoma.

ATTACHMENTS:

- Attachment “A” – City of Fife Resolution No. 1868 (April 23, 2019) and the Portland at St. Paul, LLC’s Petition for Boundary Line Adjustment at 5205 8th Street East (August 27, 2018).
- Attachment “B” – City of Fife Resolution No. 1869 (April 23, 2019) and the proposed Tacoma-Fife Boundary Line Adjustment Agreement concerning Rights-of-Way of 12th Street East and 8th Street East.

Attachment A

RESOLUTION NO. 1868

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FIFE, PIERCE COUNTY, WASHINGTON, APPROVING A PETITION TO ADJUST THE CITY'S BOUNDARY TO INCLUDE TAX PARCEL 0320011106 PURSUANT TO RCW 35.13.340

WHEREAS, Portland at St. Paul LLC is the owner of the property legally described as Parcel B of Boundary Line Adjustment recorded March 8, 2017 under Pierce County Auditor's File No. 201703085002, located at 5205 8th Street E; and

WHEREAS, a portion of Parcel B is located within the City of Tacoma and a portion is located within the City of Fife; and

WHEREAS, pursuant to RCW 35.13.340, Portland at St. Paul has petitioned the Cities of Fife and Tacoma to adjust the boundary between the two cities so that the entire Parcel B is within the City of Fife; and

WHEREAS, the portion of Parcel B currently within Fife is zoned Industrial, and Portland at St. Paul further requests that the entire Parcel B be zoned Industrial at such time as the boundary adjustment becomes effective; and

WHEREAS, for tax purposes, the portion of Parcel B located within Tacoma has been assigned Tax Parcel No. 0320011106, and the portion located within Fife has been assigned Tax Parcel No. 0320011105; and

WHEREAS, in order for the boundary adjustment to be effective, the petition must be approved by both Fife and Tacoma; and

WHEREAS, boundary line adjustments under RCW 35.13.340 are not subject to potential review by the boundary review board; now therefore


THE FIFE CITY COUNCIL HEREBY RESOLVED AS FOLLOWS:

1. The Council approves the petition of Portland at St. Paul LLC to adjust the boundaries between Fife and Tacoma pursuant to RCW 35.13.340 so that Tax Parcel No. 0320011106, legally described in Exhibit A attached hereto, is located with the City of Fife.

2. Upon approval of the boundary adjustment by City of Tacoma, the official zoning map of the City of Fife shall be modified to include Tax Parcel 0320011106 with a designation of Industrial.

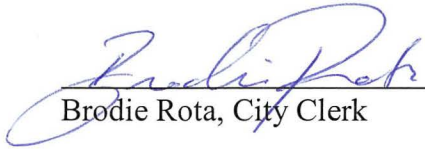
3. The City Attorney is hereby directed to provide notice of this boundary adjustment as required by law.

ADOPTED by the City Council at an open public meeting held on the 23rd day of April,
2019.



Kim Roscoe, Mayor

Attest:



Brodie Rota, City Clerk

PETITION FOR CITY BOUNDARY LINE ADJUSTMENT

City of Fife
5411 23rd St E
Fife, WA 98424

City of Tacoma
747 Market Street
Tacoma, WA 98402

Honorable Mayor and Council Members of the cities of Fife and Tacoma:

Portland at St. Paul LLC is the owner of the property legally described as Parcel B of Boundary Line Adjustment ("BLA") recorded March 8, 2017 under Pierce County Auditor's Recording No. 201703085002. A copy of the BLA is attached hereto as Exhibit A. A portion of Parcel B is located within the City of Tacoma and a portion is located within the City of Fife. Pursuant to RCW 35.13.340, Portland at St. Paul requests that the boundaries of the two cities be adjusted so that the entire parcel is within the City of Fife. A map and legal description of the portion of Parcel B that is currently within Tacoma is attached hereto as Exhibit B. Portland at St. Paul further requests that when the boundary is so adjusted, that the entire parcel be zoned Industrial.

Owner: Portland at St. Paul, LLC

By: 
Todd Clark, Member

Date: 8/27/18
Tax Parcel No. 0320011106

WARNING

Every person who signs this petition with any other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.


Declaration

I am a member of Portland at St. Paul, LLC and duly authorized to sign this petition on behalf of Portland at St. Paul, LLC.

I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct



Todd Clarke



Date and Place of Signing

ORIGINAL LEGAL DESCRIPTIONS

PARCEL 'A'

THE WEST HALF OF THE FOLLOWING DESCRIBED REAL PROPERTY:

BEGINNING AT A POINT 15 FEET NORTH AND 543 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN;

TOGETHER WITH THAT PORTION OF BLUE ROAD ABUTTING THEREON VACATED PER PIERCE COUNTY RESOLUTION NUMBER 10433, AND RECORDED UNDER AUDITOR'S FEE NUMBER 2088183.

PARCEL 'B'

ALL THAT PORTION OF THE EAST HALF OF THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT 15 FEET NORTH AND 543 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT THE SOUTH 23.00 FEET THEREOF PER DEDICATION DEED RECORDED UNDER PIERCE COUNTY AUDITOR FEE NUMBER 201703010541.

REVISED LEGAL DESCRIPTIONS

PARCEL 'A'

THE WEST HALF OF THE FOLLOWING DESCRIBED REAL PROPERTY:

BEGINNING AT A POINT 15 FEET NORTH AND 543 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT THAT PORTION THEREOF LYING EAST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT 15 FEET NORTH AND 543 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, SAID POINT BEING THE POINT OF BEGINNING OF THAT CERTAIN PROPERTY DESCRIBED IN STATUTORY WARRANTY DEED FILED UNDER AUDITOR'S FEE NUMBER 1770027;

TOGETHER WITH THAT PORTION OF BLUE ROAD ABUTTING THEREON VACATED PER PIERCE COUNTY RESOLUTION NUMBER 10433 AND RECORDED UNDER AUDITOR'S FEE NUMBER 2088183

SUBJECT TO A 10.00 FOOT WIDE EASEMENT PER PIERCE COUNTY AUDITOR FEE NUMBER: 201703080219

PARCEL 'B'

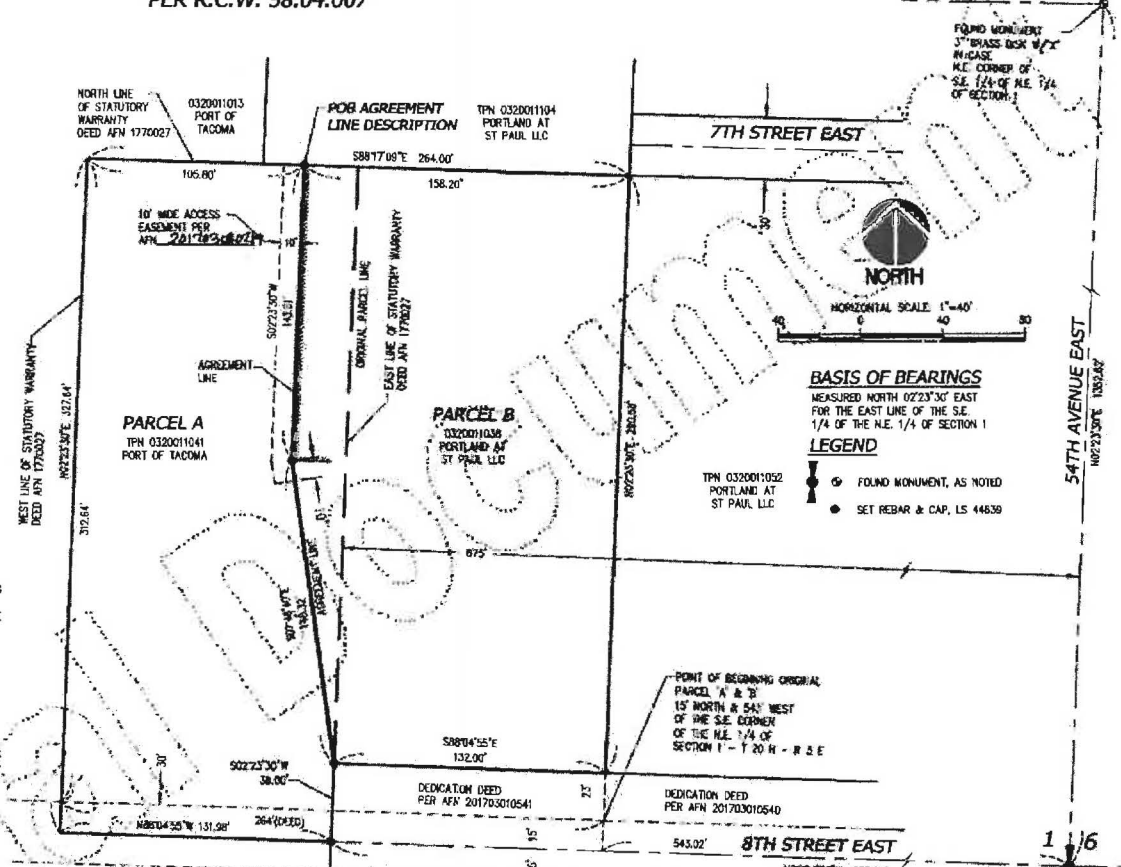
THE EAST HALF OF THE FOLLOWING DESCRIBED PROPERTY

BEGINNING AT A POINT 15 FEET NORTH AND 543 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT THE SOUTH 23.00 FEET THEREOF PER DEDICATION DEED RECORDED UNDER PIERCE COUNTY AUDITOR FEE NUMBER 201703010541.

TOGETHER WITH THAT PORTION OF THE WEST HALF OF THE ABOVE DESCRIBED PROPERTY LYING EAST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT 15 FEET NORTH AND 543 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, SAID POINT BEING THE POINT OF BEGINNING OF THAT CERTAIN PROPERTY DESCRIBED IN STATUTORY WARRANTY DEED FILED UNDER AUDITOR'S FEE NUMBER 1770027;

RECORD OF SURVEY FOR BOUNDARY LINE AGREEMENT PER R.C.W. 58.04.007



BASIS OF BEARINGS MEASURED NORTH 0723'30" EAST FOR THE EAST LINE OF THE S.E. 1/4 OF THE N.E. 1/4 OF SECTION 1

LEGEND

- FOUND MONUMENT, AS NOTED
SET REBAR & CAP, L5 44639

NOTES

- 1. IN ACCORDANCE WITH THE REVISED CODE OF WASHINGTON (R.C.W.) 58.05 AND THE WASHINGTON ADMINISTRATIVE CODE (W.A.C.) 332-130, THIS SURVEY MAY DEPICT OCCASIONAL INDICATORS THAT DIFFER FROM THE DEEDED LOT LINES. THESE INDICATORS, IF AT ALL PRESENT, MAY REPRESENT A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE. THIS SURVEY DOES NOT PURPORT TO RESOLVE SUCH CLAIMS.
2. FIELD WORK PERFORMED IN MARCH 2012.
3. THE PURPOSE OF THIS SURVEY IS TO ADJUST A PORTION OF THE COMMON PROPERTY LINE TO BE LOCATED OUTSIDE THE EXISTING BUILDING, AND SHOW CORNERS SET AS DEPICTED HEREON, IN ACCORDANCE WITH THE BOUNDARY LINE AGREEMENT EVIDENCED BY THE CONVEYANCE DOCUMENTS RECORDED UNDER PIERCE COUNTY AUDITOR FEE NUMBERS

REFERENCES

- 1. UNRECORDED ALTA SURVEY BY SITTS & HILL ENGINEERS
2. UNRECORDED SURVEY BY FORREST R. EASTERDAY
3. PIERCE COUNTY COMMISSIONERS RESOLUTION 10433 AFN 2088183
4. RECORD OF SURVEY 201206155001
5. RECORD OF SURVEY AFN 8407130237
6. RECORD OF SURVEY AFN 8706150379
7. SHORT PLAT AFN 9509150258
8. DEED FILED UNDER AFN 1770027
9. DEED FILED UNDER AFN 20080310293

EXHIBIT "A"

AUDITORS CERTIFICATE
FILED FOR RECORD THIS 8th DAY of March, 2017.
AT THE REQUEST OF MICHAEL A. HUEVALLY
AUDITOR'S FEE NUMBER 2017 0308 5002

SURVEYORS CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF THE PORT OF TACOMA IN AUGUST 2015.

PORT OF TACOMA
PO BOX 1837
TACOMA, WA 98401
ATTN: REAL ESTATE DEPT.

SITTS & HILL ENGINEERS, INC.
CIVIL • STRUCTURAL • SURVEYING
4815 CENTER STREET • TACOMA, WA 98409 • (253) 474-9448

For reference only, not for re-sale.

EXHIBIT
" B "

COMMENCING AT A POINT 15 FEET NORTH AND 543 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, SAID POINT BEING THE POINT OF BEGINNING OF THAT CERTAIN PROPERTY DESCRIBED IN STATUTORY WARRANTY DEED FILED UNDER AUDITOR'S FEE NUMBER 1770027;
RUNNING THENCE WEST, ALONG THE SOUTH LINE OF SAID PROPERTY DESCRIBED IN SAID DEED, 264 FEET TO THE WEST LINE OF SAID PROPERTY DESCRIBED IN SAID DEED;
THENCE NORTH, ALONG THE WEST LINE OF SAID PROPERTY DESCRIBED IN SAID DEED, 312.64 FEET TO THE NORTH LINE OF SAID PROPERTY DESCRIBED IN SAID DEED;
THENCE EAST, ALONG SAID NORTH LINE, 105.80 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 02°23'30" WEST, PARALLEL WITH THE EAST LINE OF SAID PROPERTY DESCRIBED IN SAID DEED, 143.81 FEET;
THENCE SOUTH 07°46'40" EAST 148.32 FEET TO THE EAST LINE OF SAID PROPERTY DESCRIBED IN SAID DEED;
THENCE NORTH 02°23'30" EAST, ALONG SAID EAST LINE, 290.11 FEET TO THE AFORESAID NORTH LINE;
THENCE NORTH 88°17'09" WEST, ALONG SAID NORTH LINE, 26.19 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH A 10.00 FOOT WIDE EASEMENT, THE EAST LINE OF WHICH IS DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT 15 FEET NORTH AND 543 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, SAID POINT BEING THE POINT OF BEGINNING OF THAT CERTAIN PROPERTY DESCRIBED IN STATUTORY WARRANTY DEED FILED UNDER AUDITOR'S FEE NUMBER 1770027;
RUNNING THENCE WEST, ALONG THE SOUTH LINE OF SAID PROPERTY DESCRIBED IN SAID DEED, 264 FEET TO THE WEST LINE OF SAID PROPERTY DESCRIBED IN SAID DEED;
THENCE NORTH, ALONG THE WEST LINE OF SAID PROPERTY DESCRIBED IN SAID DEED, 312.64 FEET TO THE NORTH LINE OF SAID PROPERTY DESCRIBED IN SAID DEED;
THENCE EAST, ALONG SAID NORTH LINE, 105.80 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 02°23'30" WEST, PARALLEL WITH THE EAST LINE OF SAID PROPERTY DESCRIBED IN SAID DEED, 143.81 FEET,
THENCE SOUTH 07°46'40" EAST 10.00 FEET TO THE TERMINUS;
THE SIDELINES OF SAID STRIP SHALL BE LENGTHENED OR FORESHORTED TO INTERSECT WITH THEMSELVES AND THE AFORESAID NORTH LINE OF SAID PROPERTY DESCRIBED IN SAID DEED 1770027.

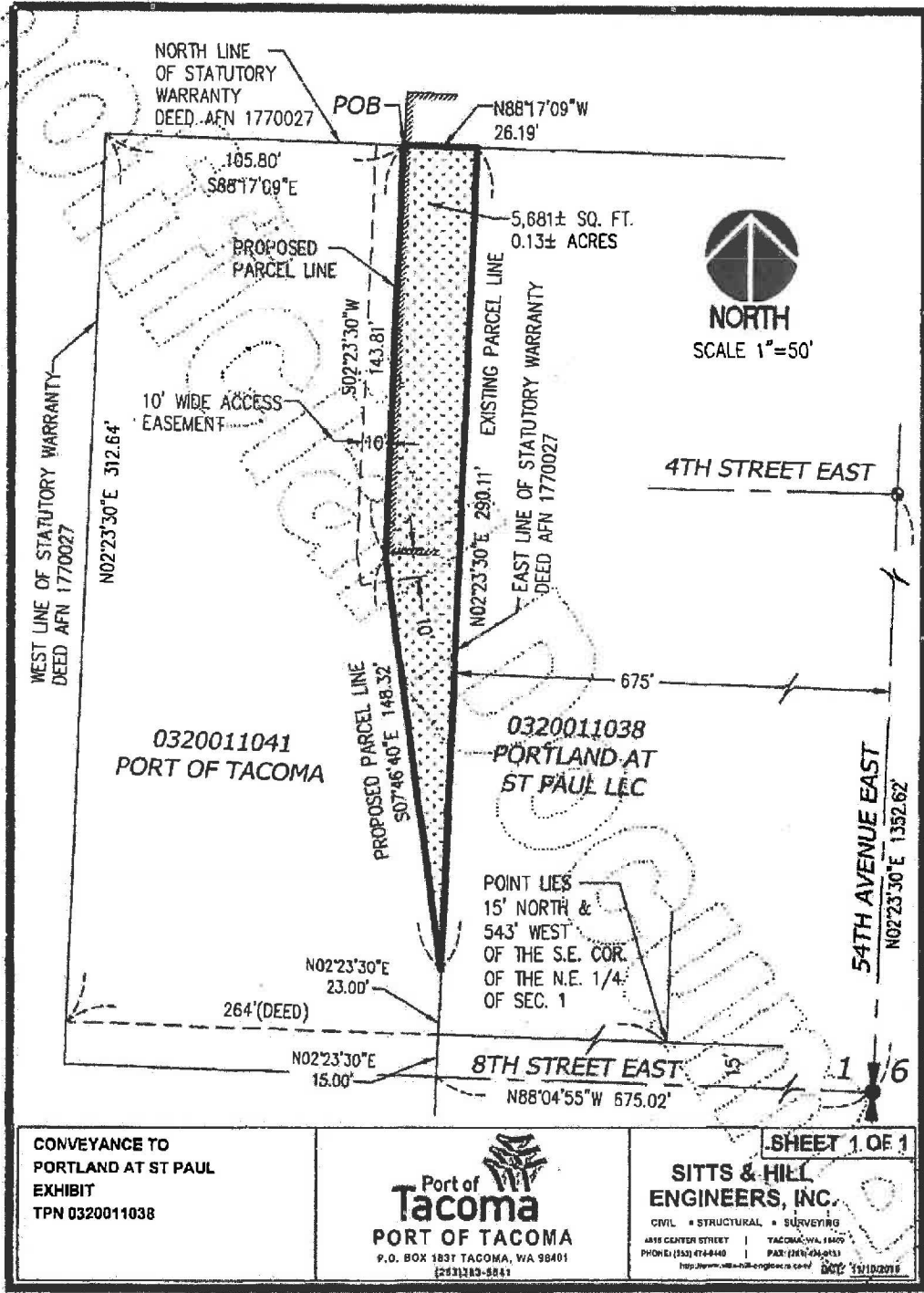


MICHAEL A. McEVILLY, P.L.S.
WASHINGTON STATE REGISTRATION NO: 44639
SITTS & HILL ENGINEERS, INC.
4815 CENTER STREET, TACOMA, WA 98409

161118QCD(POT1041)

For reference only, not for re-sale.

For reference only, not for re-sale.



CONVEYANCE TO
 PORTLAND AT ST PAUL
 EXHIBIT
 TPN 0320011038

Port of
Tacoma
 PORT OF TACOMA
 P.O. BOX 1837 TACOMA, WA 98401
 (253) 883-8843

SITTS & HILL
 ENGINEERS, INC.
 CIVIL • STRUCTURAL • SURVEYING
 4818 CENTER STREET | TACOMA, WA 98409
 PHONE: (253) 474-8440 | FAX: (253) 474-8433
 http://www.sitts-hill-engineers.com

161118QC(DPOT1041)

Attachment B

RESOLUTION NO. 1869

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FIFE, PIERCE COUNTY, WASHINGTON, AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH CITY OF TACOMA TO ADJUST THEIR COMMON BOUNDARY WITHIN THE 12TH EAST AND 8TH STREET EAST RIGHTS OF WAY

WHEREAS, the widening of 12th Street East between 52nd Avenue East and 46th Avenue East, and the widening of 8th Street East at its terminus at the Port of Tacoma property known at Parcel 14 has resulted in the common boundary between Fife and Tacoma located within the right of way rather than at the edge of the right of way. A boundary adjustment between Fife and Tacoma is necessary to eliminate this situation; and

WHEREAS, RCW 35.13.310 provides that the councils of two cities with a common boundary within the right of way of a public street may enter into an agreement to alter those portions of their boundaries that are necessary to eliminate this situation and create a partial common boundary on either edge of the right of way. Boundary line adjustments under RCW 35.13.310 are not subject to potential review by the boundary review board; and

WHEREAS, it is burdensome and inefficient for both Fife and Tacoma to have to provide law enforcement, street maintenance, and other services to only a portion of the right of way when the remainder of the right of way is owned and serviced by the other city.

WHEREAS, the attached agreement adjusts the boundary to the widened 12th Street East between 52nd Avenue East and 46th Avenue East, and the widened 8th Street East at its terminus at the Port of Tacoma property known at Parcel 14; now therefore

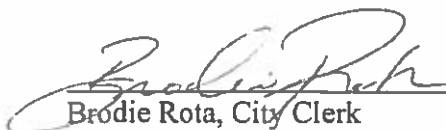
BE IT RESOLVED that the Fife City Council hereby authorizes the City Manager to execute the Agreement between the City of Tacoma and the City of Fife to Adjust Common Boundaries within 12th Street East between 52nd Avenue East and 46th Avenue East, and 8th Street East at its terminus at the Port of Tacoma property known at Parcel 14 substantially in the form attached hereto as Exhibit A.

ADOPTED by the City Council at an open public meeting held on the 23rd day of April, 2019.



Kim Roscoe, Mayor

Attest:



Brodie Rota, City Clerk

EXHIBIT “ A ”

AGREEMENT BETWEEN
THE CITY OF TACOMA AND THE CITY OF FIFE
TO ADJUST COMMON BOUNDARIES WITHIN
THE 12th STREET EAST AND 8TH STREET EAST RIGHTS OF WAY

1. Date and Parties. This Agreement (“Agreement”) is dated for reference purposes only, the _____ day of May, 2019, and is entered into by and between the City of Fife (“Fife”), and the City of Tacoma (“Tacoma”).

2. General Recitals.

2.1 The widening of 12th Street East between 52nd Avenue East and 46th Avenue East, and the widening of 8th Street East at its terminus at the Port of Tacoma property known at Parcel 14 has resulted in the common boundary between Fife and Tacoma located within the right of way rather than at the edge of the right of way. A boundary adjustment between Fife and Tacoma is necessary to eliminate this situation.

2.2 RCW 35.13.310 provides that the councils of two cities with a common boundary within the right of way of a public street may enter into an agreement to alter those portions of their boundaries that are necessary to eliminate this situation and create a partial common boundary on either edge of the right of way.

2.3 Boundary line adjustments under RCW 35.13.310 are not subject to potential review by the boundary review board.

2.4 It is burdensome and inefficient for both Fife and Tacoma to have to provide law enforcement, street maintenance and other services to only a portion of the right of way when the remainder of the right of way is owned and serviced by the other city.

2.5 Fife and Tacoma agree that it is in the best interests of both cities for the common boundary to be adjusted to the edge of the right of way.

2.6 The parties enter this Agreement in consideration of the mutual covenants and promises set forth in this Agreement, the mutual benefits derived from each, and the exercise of authority granted by RCW 35.13.310.

3. Adjustment of Boundary of Fife and Tacoma along Freeman.

3.1 The common boundary between Fife and Tacoma shall be adjusted as of the Effective Date so that the portion of 12th Street East right of way legally described and graphically depicted in Exhibit A attached hereto is entirely within Fife.

3.2 The common boundary between Fife and Tacoma shall be adjusted as of the Effective Date so that the portion of 8th Street East right of way legally described in Exhibit B attached hereto is entirely within Fife.

4. Effective Date. This Agreement shall become effective at 12:01 AM on June 1, 2019.

5. Filing. The City Clerk of Fife shall file a certified copy of this Agreement with the Pierce County Auditor.

6. Signature Authority.

6.1 The Fife City Manager was authorized to execute this Agreement by Resolution No. ____ adopted by a majority of the entire City Council on the ____ day of April, 2019 at a regularly scheduled Council meeting.

6.2 The City Manager of Tacoma was authorized to execute this Agreement by Resolution No. ____ adopted by a majority of the entire City Council on the ____ day of May, 2019 at a regularly scheduled Council meeting.

CITY OF Tacoma

CITY OF FIFE

By: _____
Elizabeth Pauli
City Manager

By: _____
Hyun Kim
City Manager

APPROVED AS TO FORM:

APPROVED AS TO FORM:

Bill Fosbre
City Attorney

Gregory F. Amann
City Attorney

EXHIBIT A
Parcel A – ROW Abutting TPN 0320013145

DEDICATION LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1;

THENCE NORTH 01°18'35" EAST, ALONG THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 15.00 FEET TO THE NORTH MARGIN OF 12TH STREET EAST AND THE POINT OF BEGINNING;

THENCE, CONTINUING ALONG SAID EAST LINE, NORTH 01°18'35" EAST 51.76 FEET;

THENCE NORTH 81° 46'01" WEST 33.67 FEET;

THENCE SOUTH 79°15'28" WEST 254.42 FEET TO THE NORTH MARGIN OF 12TH STREET EAST;

THENCE SOUTH 88°08'32" EAST, ALONG SAID NORTH MARGIN, 282.25 FEET TO THE POINT OF BEGINNING.

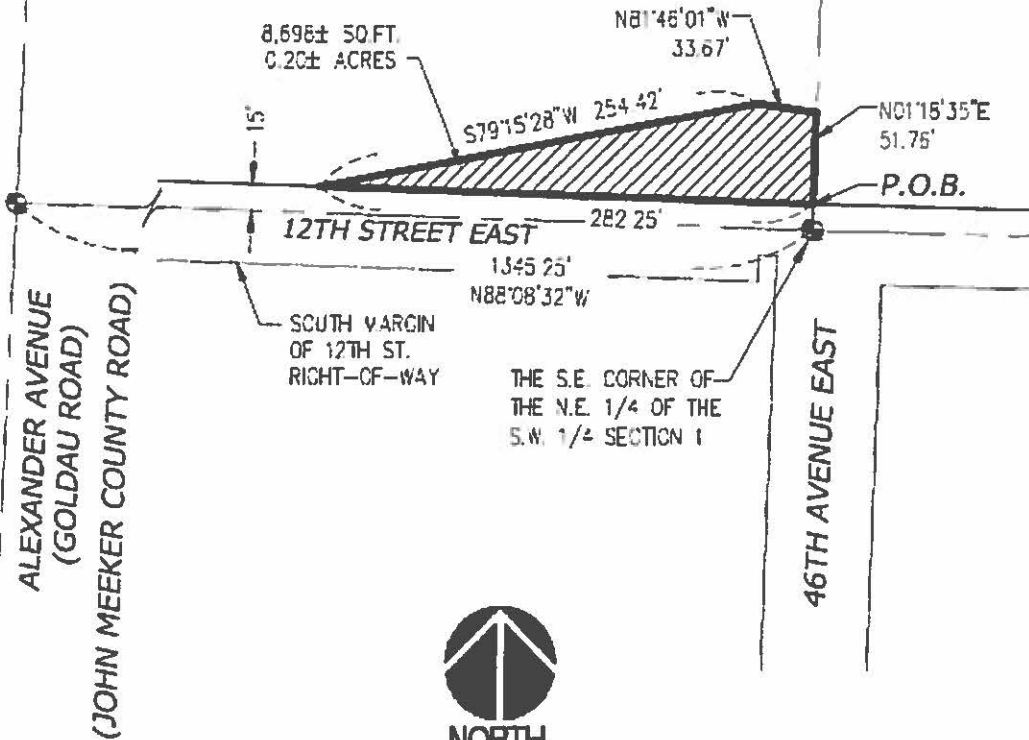


MICHAEL A. MCEVILLY, P.L.S.
WASHINGTON STATE REGISTRATION NO. 44639
SITTS & HILL ENGINEERS, INC
4815 CENTER STREET, TACOMA, WA 98409

12TH Street ROW Dedication Description TPN 0320013145.doc
09/23/2016
Project No. 15201

N.E. 1/4 OF
THE S.W. 1/4

TPN 0320013145
PORT OF TACOMA



NORTH
SCALE 1"=100'

12TH ST RIGHT-OF-WAY
DEDICATION AREA
EXHIBIT
TPN 0320013145

Port of Tacoma
PORT OF TACOMA
P.O. BOX 1817 TACOMA, WA 98401
(253) 863-3881

SHEET 1 OF 1

**SITTS & HILL
ENGINEERS, INC.**

CIVIL • SURVEYING • GEOTECHNICAL • ENVIRONMENTAL

4015 CENTER STREET | TACOMA, WA, 98409
PHONE (253) 476-2445 | FAX (253) 476-1133
TEL. WWW.SITTSANDHILL.COM JME 08/22/2018

EXHIBIT A
Parcel B – ROW Abutting TPN 0320014103

DEDICATION LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1;

THENCE NORTH 01°18'35" EAST, ALONG THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 15.00 FEET TO THE NORTH MARGIN OF 12TH STREET EAST, AND THE POINT OF BEGINNING;

THENCE, CONTINUING ALONG SAID WEST LINE, NORTH 01°18'35" EAST, 51.76 FEET;

THENCE SOUTH 81°46'01" EAST 61.24 FEET;

THENCE SOUTH 88°34'00" EAST 428.89 FEET;

THENCE SOUTH 86°56'46" EAST 560.29 FEET;

THENCE SOUTH 88°33'56" EAST 263.93 FEET TO THE EAST LINE OF SAID SUBDIVISION;

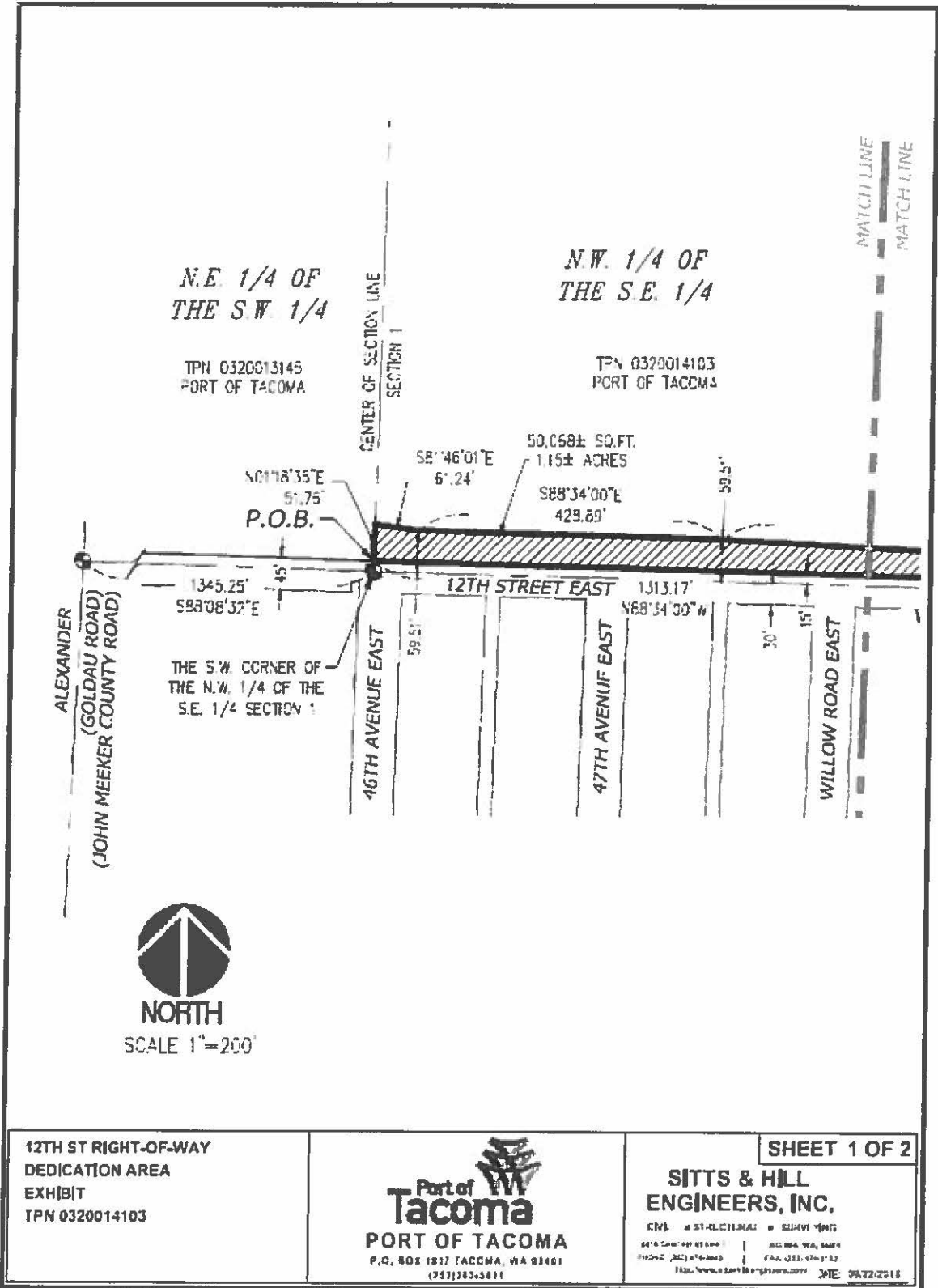
THENCE SOUTH 02°15'23" WEST, ALONG SAID EAST LINE, 28.67 FEET TO THE NORTH MARGIN OF 12TH STREET EAST;

THENCE NORTH 88°34'00" WEST, ALONG SAID NORTH MARGIN, 1313.17 FEET TO THE POINT OF BEGINNING.



MICHAEL A. MCEVILLY, P.L.S.
WASHINGTON STATE REGISTRATION NO. 44639
SITTS & HILL ENGINEERS, INC.
4815 CENTER STREET, TACOMA, WA 98409

12TH Street ROW Dedication Description TPN 0320014103.doc
09/23/2016
Project No. 15201

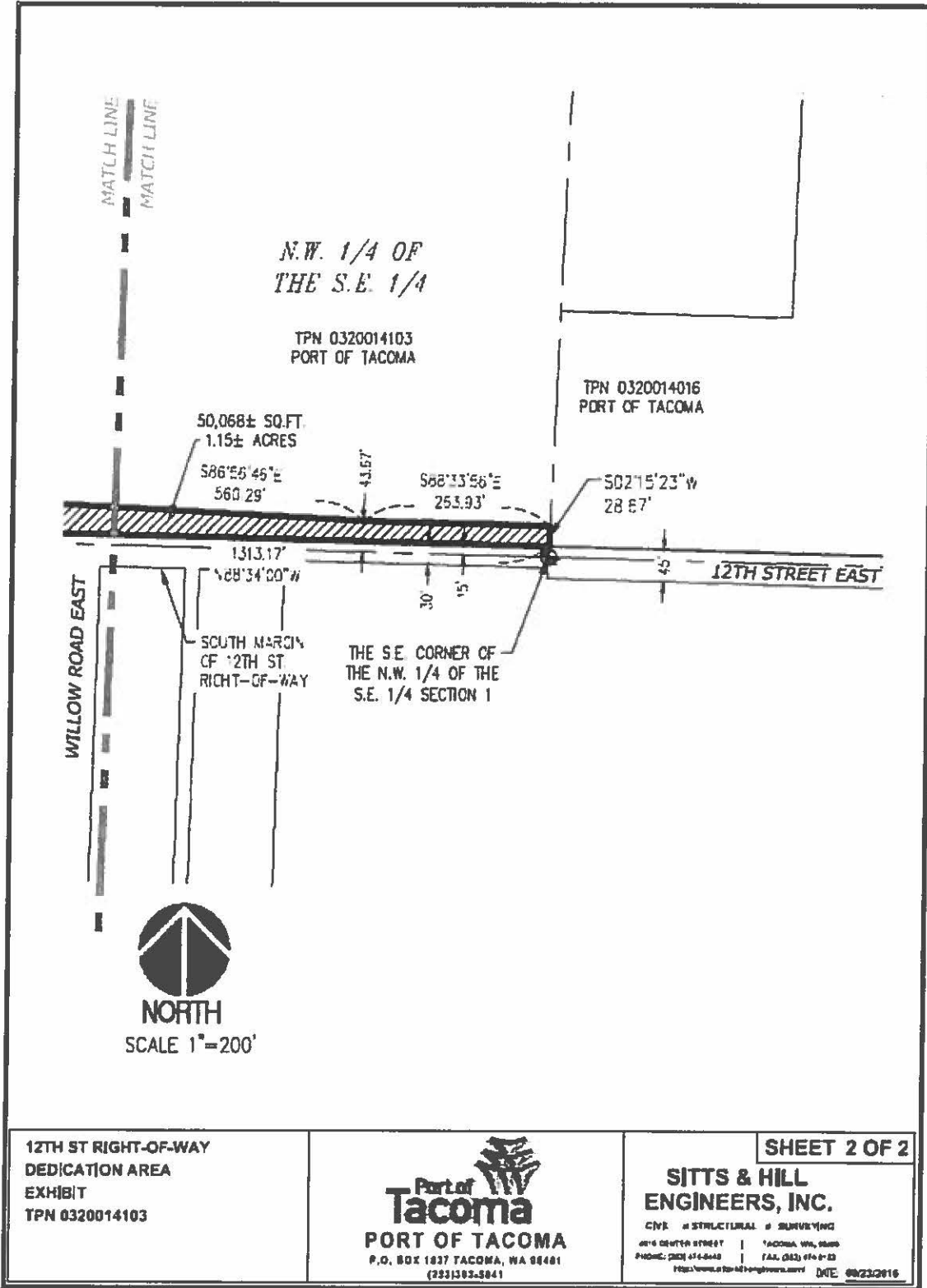


12TH ST RIGHT-OF-WAY
DEDICATION AREA
EXHIBIT
TPN 0320014103

Part of Tacoma
PORT OF TACOMA
P.O. BOX 1817 TACOMA, WA 98401
(253) 283-5811

SHEET 1 OF 2

SITTS & HILL ENGINEERS, INC.
CIVIL & STRUCTURAL ENGINEERS
6676 CORNELL AVENUE | SUITE 100
TACOMA, WA 98404 | TEL: (253) 476-1133
FAX: (253) 476-1133
WWW.SITTSANDHILL.COM | ME: 06727218



12TH ST RIGHT-OF-WAY
 DEDICATION AREA
 EXHIBIT
 TPN 0320014103

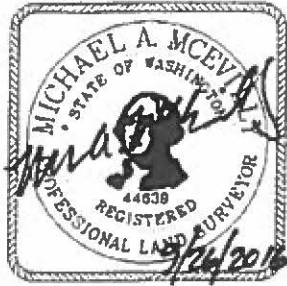
Port of Tacoma
 PORT OF TACOMA
 P.O. BOX 1837 TACOMA, WA 98401
 (253) 863-3841

SHEET 2 OF 2

SITTS & HILL ENGINEERS, INC.
 CIVIL & STRUCTURAL SURVEYING
 414 CENTER STREET | TACOMA, WA, 98401
 PHONE: (253) 474-0440 | FAX: (253) 474-0123
 FIDELITY: www.sitts-hill-engineers.com | DATE: 08/23/2016

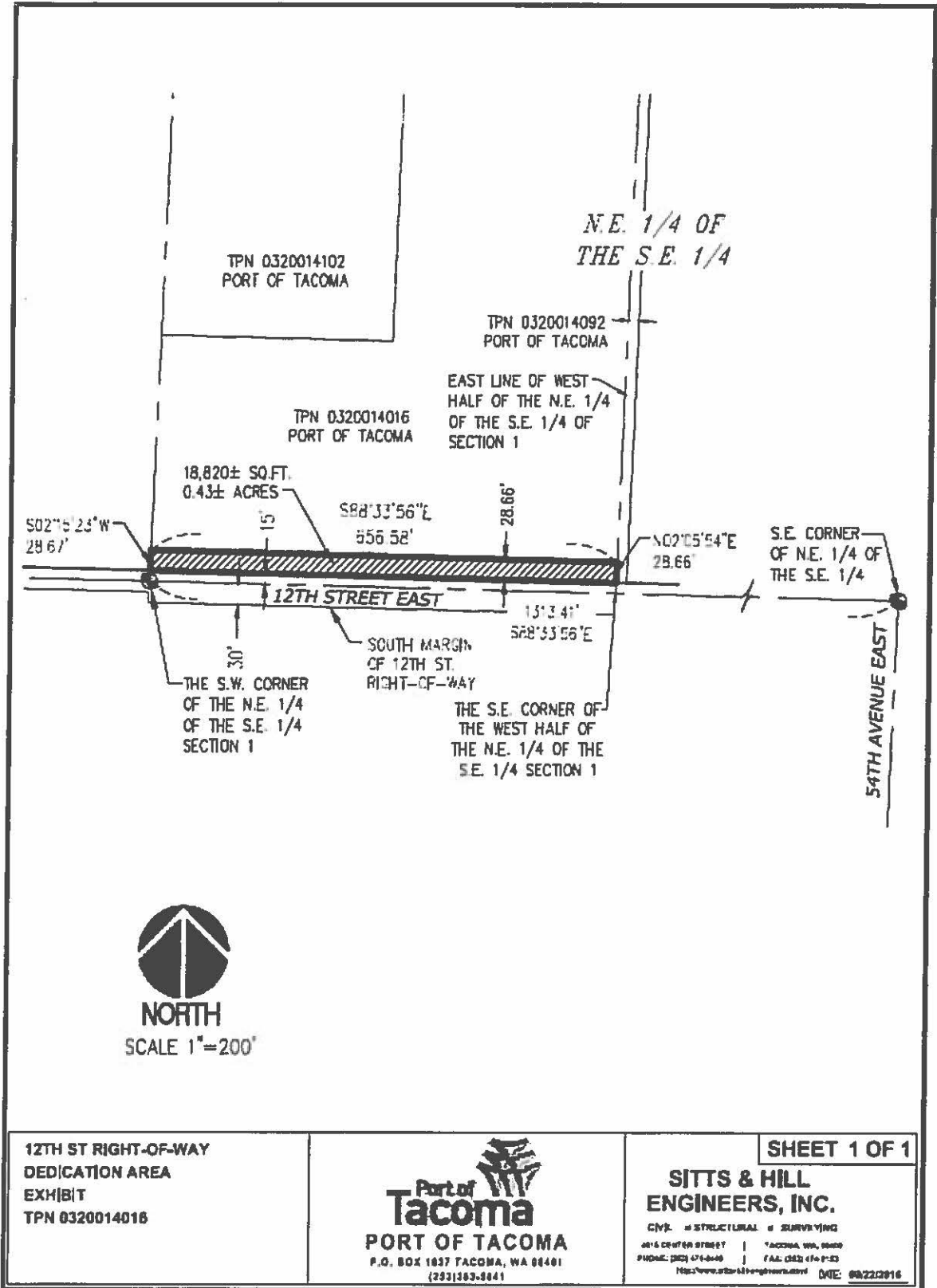
EXHIBIT A
Parcel C – ROW Abutting TPN 0320014016
DEDICATION LEGAL DESCRIPTION

THE NORTH 28.66 FEET OF THE SOUTH 43.66 FEET OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON.



MICHAEL A. MCEVILLY, P.L.S.
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12TH Street ROW Dedication Description TPN 0320014016 coc
9/23/2016
Project No 15201



12TH ST RIGHT-OF-WAY
DEDICATION AREA
EXHIBIT
TPN 0320014016



SHEET 1 OF 1

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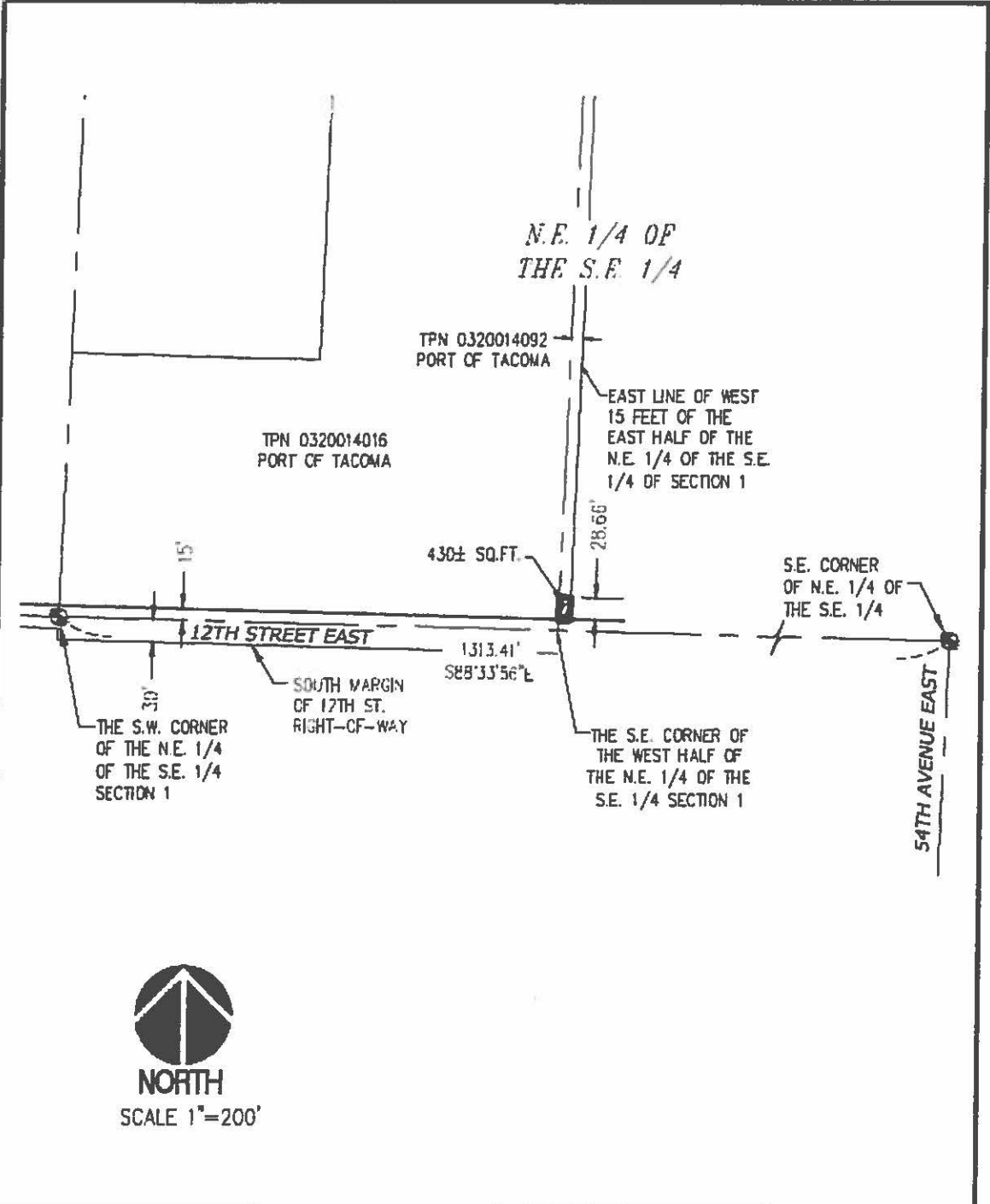
EXHIBIT A
Parcel D – Portion of TPN 0320014092
DEDICATION LEGAL DESCRIPTION

THE NORTH 28.66 FEET OF THE SOUTH 43.66 FEET OF THE WEST 15 FEET OF THE EAST HALF OF THE
NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 3
EAST OF THE WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON.



MICHAEL A. MCEVILLY, P.L.S.
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12TH Street ROW Dedication Description TPN 0320014092.doc
09/23/2016
Project No. 15201



<p>12TH ST RIGHT-OF-WAY DEDICATION AREA EXHIBIT TPN 0320014092</p>	 <p>Port of Tacoma PORT OF TACOMA P.O. BOX 1837 TACOMA, WA 98401 (253)383-8841</p>	<p>SHEET 1 OF 1</p> <p>SITTS & HILL ENGINEERS, INC. CIVIL • STRUCTURAL • SURVEYING 404 CENTER STREET TACOMA, WA, 98403 PHONE: (253) 474-8448 FAX: (253) 474-8733 http://www.sittshillengineers.com DWE: 08/23/2016</p>
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Exhibit B
Portion of 8th Street East ROW from Transferred from Tacoma to Fife

Parcel A

ALL THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, COUNTY OF PIERCE, STATE OF WASHINGTON, LYING SOUTH OF THE SOUTH MARGIN OF 8TH STREET EAST MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH MARGIN OF 8TH STREET EAST AND THE EAST LINE OF THE WEST 15 FEET OF THE EAST HALF OF THE NORTH EAST QUARTER FO THE SOUTHEAST QUARTER OF SAID SECTION 1;

THENCE NORTH 88°04'55" WEST, ALONG SAID SOUTH MARGIN, 37.19 FEET TO THE WEST TERMINUS OF SAID 8TH STREET EAST, SAID TERMINUS ALSO BEING THE EAST LINE OF VACATED BLUE ROAD AS DESCRIBED IN PIERCE COUNTY RESOLUTION 10433, AND RECORDED UNDER AUDITOR'S FEE NUMBER 2088183;

THENCE SOUTH 02°23'30" WEST, ALONG THE SOUTHERLY EXTENSION OF SAID WEST TERMINUS, 20.00 FEET;

THENCE SOUTH 88°04'55" EAST, PARALLEL WITH SAID SOUTH MARGIN, 37.29 FEET TO THE AFORESAID EAST LINE OF THE WEST 15 FEET OF SAID SUBDIVISION;

THENCE NORTH 02°05'54" EAST, ALONG SAID EAST LINE, 20 FEET TO THE POINT OF BEGINNING.

Parcel B

A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, COUNTY OF PIERCE, STATE OF WASHINGTON, LYING BETWEEN THE NORTH AND SOUTH MARGIN LINES OF 8th STREET EAST MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1 AND THE EAST LINE OF THE WEST 15.00 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1;

THENCE SOUTH 02° 05' 54" WEST, ALONG SAID EAST LINE, 15.00 FEET;

THENCE NORTH 88° 04' 55" WEST, 37.19 FEET TO THE WEST TERMINUS OF SAID 8TH STREET, SAID TERMINUS ALSO BEING THE EAST LINE OF VACATED BLUE ROAD AS DESCRIBED IN PIERCE COUNTY RESOLUTION 10433, AND RECORDED UNDER AUDITOR'S FEE NUMBER 2088183;

THENCE NORTH 02° 23' 30" EAST, ALONG THE NORTHERLY EXTENSION OF SAID WEST TERMINUS, 30.00 FEET;

THENCE SOUTH 88° 04' 55" EAST 37.04;

THENCE SOUTH 02° 05' 54" WEST, 15.00 FEET TO THE POINT OF BEGINNING.

