

CITY EXHIBIT LIST

HEARING DATE: Thursday, February 20, 2020, at 1:30 p.m.

FILE NUMBER: HEX2020-002 (SV 124.1407)

FILE NAME: *Four Dogs and Pepper LLC, Petitioner*

(Petitioner formerly listed as: The Humane Society for Tacoma and Pierce County.)

EXHIBIT NUMBER	EXHIBIT DESCRIPTION	SUBMITTED BY	A	E	W	COMMENT
EX. C-1	Preliminary Report	City of Tacoma, Real Property Services ("COT, RPS")	X			Offered and admitted on February 20, 2020.
EX. C-2	Map Exhibit	COT, RPS	X			Offered and admitted on February 20, 2020.
EX. C-3	Aerial Map Exhibit	COT, RPS	X			Offered and admitted on February 20, 2020.
EX. C-4	Declaration of Posting and Clerk's Certificate of Notice	COT, RPS	X			Offered and admitted on February 20, 2020.
EX. C-5	Ownership and Alignment Map	COT, RPS	X			Offered and admitted on February 20, 2020.
EX. C-6	Deed – Related Request for Surplus	COT, RPS	X			Offered and admitted on February 20, 2020.
EX. C-7	Plat of Villa Park	COT, RPS	X			Offered and admitted on February 20, 2020.
EX. C-8	Public Works Traffic Engineering Comments	COT, RPS	X			Offered and admitted on February 20, 2020.
EX. C-9	Environmental Services Comments	COT, RPS	X			Offered and admitted on February 20, 2020.
EX. C-10	Real Property Services / In-Lieu of Assessment Sewer Charge Comments	COT, RPS	X			Offered and admitted on February 20, 2020.
EX. C-11	Tacoma Fire Comment	COT, RPS	X			Offered and admitted on February 20, 2020.
EX. C-12	Solid Waste Comment	COT, RPS	X			Offered and admitted on February 20, 2020.
EX. C-13	Tacoma Public Utilities Comment	COT, RPS	X			Offered and admitted on February 20, 2020.
EX. C-14	Pierce Transit Comment	COT, RPS	X			Offered and admitted on February 20, 2020.

KEY

A = Admitted

E = Excluded

W = Withdrawn

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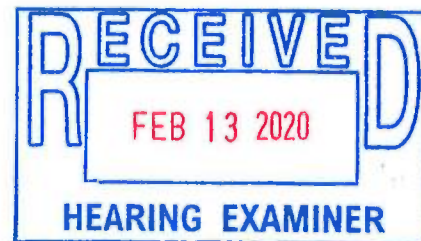
EXHIBIT NUMBER	EXHIBIT DESCRIPTION	SUBMITTED BY	A	E	W	COMMENT
EX. C-15	Puget Sound Energy Comment	COT, RPS	X			Offered and admitted on February 20, 2020.
EX. C-16	Comcast Communications Comment	COT, RPS	X			Offered and admitted on February 20, 2020.
EX. C-17	Three Documents: <ul style="list-style-type: none"> • Washington Secretary of State Initial Annual Report – Four Dogs and Pepper LLC • Vesting Deed – Four Dogs and Pepper LLC • Alley Easement near South 69th and Adams Street for existing stormwater sewer main. 	COT, RPS	X			Submitted April 17, 2020 – Record Closed

KEY

A = Admitted

E = Excluded

W = Withdrawn



PRELIMINARY REPORT

PREPARED FOR THE HEARING EXAMINER BY REAL PROPERTY SERVICES

For the Hearing to be Held
Thursday, February 20, 2020 at 1:30 PM

PETITIONER: The Humane Society for Tacoma and Pierce County FILE NO. 124.1407

A. SUMMARY OF REQUEST:

Real Property Services has received a petition from The Humane Society for Tacoma and Pierce County, a Washington non-profit corporation, hereinafter referred to as "Humane Society", to vacate a portion of the alleyway between South 67th and South 69th Streets, and South Adams Street and vacated Durango Street, as depicted on the attached maps identified as City Exhibits C-2 and C-3. The vacation of this alley is necessary for contiguous development of the adjacent parcels.

B. GENERAL INFORMATION:

1. Legal Description of Vacation:

The 20-foot wide alleyway lying between and abutting Lots 3 through 21, Block 24 and Lots 3 through 21, Block 25, Plat of Villa Park, filed August, 4, 1890 at Volume 5, Pages 60 and 61, records of Pierce County, Washington.

All situate in the City of Tacoma, County of Pierce, State of Washington; within the Northeast Quarter of Section 25, Township 20 North, Range 2 East, of the Willamette Meridian.

2. Notification:

9.22.060 NOTICE OF PUBLIC HEARING The Public Works Department shall cause a 30-day notice to be given of the pendency of the petition by written notice posted in three of the most public places in the City, a like notice in a conspicuous place on the street or alley sought to be vacated, a like notice in a newspaper of general circulation in the City, and a like notice to the legal property owners of all property abutting the right of way requested for vacation as enumerated on the applicant's vacation petition, and to any other interested parties of record. In addition to posting notices of the hearing, the Public Works Department shall mail a copy of the notice to all owners and occupants of the property which lies within 300 feet of the street or alley to be vacated. The said notice shall contain the statement that a petition has been filed to vacate the street or alley described in the notice, together with a statement of the time and place fixed for the hearing of the petition.

In all cases where the proceeding is initiated by the City Council without a petition having been signed by the owners of more than two-thirds of the property abutting upon the part of the street or alley sought to be vacated, notice shall be sent as provided above. Failure to send notice by mail to any such property owner where the current address for such property owner is not a matter of public record shall not invalidate any proceedings in connection with the proposed street vacation.

C. PUBLIC NOTICE:

Real Property Services in conjunction with the City of Tacoma Clerk's office issued the following public notice:

The Public Hearing Notices were posted and sent on January 09, 2020 and the yellow public notice signs were posted on January 13, 2020. Declaration of Posting and Clerk's Certificate of Notice attached as City Exhibit C-4.

1. Placed yellow public notice sign at the southeast corner, intersection of South 67th St and, north of the alley right of way proposed to be vacated, between South Adams Street and vacated Durango Street.
2. Placed yellow public notice sign at the end of developed South 69th Street, adjacent to the southern extent of the alley right of way proposed to be vacated, between South Adams Street and vacated Durango Street.
3. Public notice memo placed into the glass display case located on the first floor of the Municipal building abutting the Finance Department.
4. Public notice memo advertised on the City of Tacoma web site at address: <http://www.cityoftacoma.org/page.aspx?nid=596>
5. Public Notice advertised in the Daily Index newspaper.
6. Public Notice mailed to all parties of record within the 300 feet of vacation request.
7. Public Notice advertised on Municipal Television Channel 12.

D. PURPOSE OF REQUEST:

The Petitioner requests vacation of this alley to support planned commercial development of three otherwise contiguous parcels, shown on the attached City Exhibits 2 and 3 and currently assigned Pierce County Assessor's Parcel Nos. 9260001000; 9260001020; and 9260001040 from west to east. The eastern two parcels are bisected by the alley subject to this request for vacation.

In addition to the alley, the two eastern parcels are also divided by a City of Tacoma-owned 20-foot-wide strip of property running alongside and immediately adjacent to the alley area, which contains a public storm water sewer main. The applicant has requested a Declaration of Surplus and execution of a Quit Claim Deed for this strip of property, subject to the City retaining an easement for the storm water sewer facilities

The City took ownership of the proposed surplus property in association with construction of said public storm sewer main. Most similar City acquisitions for storm water infrastructure are easements only. Environmental Services has determined that an easement of 30 feet is required, 15 feet on either side of the sewer main center line, but that ownership of the underlying fee interest is surplus to its needs.

The sewer main is approximately in the center of the City-owned strip, and a survey to definitely locate the facility is ordered but has not been completed at the time of this report. A portion of the eastern 15 feet of easement area will likely extend over the subject alley vacation area, and if so, the vacation should be conditioned upon reservation of an easement within the vacation Ordinance.

See City Exhibit C-5, Ownership & Alignment Map, with information regarding the ownership and parcels surrounding the vacation and surplus areas. See also attached Quit Claim Deed, recorded on December 7, 1979 as Pierce County Instr. No. 2962783, as City Exhibit C-6. This conveyance and retained easement, if approved, is to be completed concurrently with the effectiveness of the City's Street Vacation Ordinance.

E. HISTORY:

The City of Tacoma acquired the rights of way proposed to be vacated on August 4, 1890 by the Plat of Villa Park. A copy of the Plat is attached hereto as City Exhibit C-7

F. PHYSICAL LAND CHARACTERISTICS:

This segment of alley is level and unimproved. It abuts unimproved South 69th Street right of way to the south. On the north, the vacation area begins approximately 50 feet south of the remaining portion of the alley abutting South 67th Street to the north, and separately owned property to the east and west.

G. APPLICABLE SECTIONS OF THE OFFICIAL CODE OF THE CITY OF TACOMA:

9.22.010 PETITION TO VACATE AUTHORIZED: The owners of an interest in any real estate abutting on any street or alley who may desire to vacate any street or alley, or any part thereof, shall petition to the City Council to make vacation in the manner hereafter provided in this chapter and pursuant to RCW 35.79 or the City Council may itself initiate by Resolution such vacation procedure. The City Council shall require the petitioners to compensate the City in an amount which equals one-half of the appraisal value of the area vacated; provided that if the street or alley has been a public right of way for 25 years or more, the City shall be compensated in an amount equal to the full appraised value of the area vacated; provided that when the vacation is initiated by the City or the City Council deems it to be in the best interest of the City, all or any portion of such compensation may be waived. Except as provided below, one-half of the revenue received hereunder shall be devoted to the acquisition, improvement, and maintenance of public open space land and one-half may be devoted to transportation projects and the management and maintenance of other City owned lands and unimproved rights-of-way.

In the case of vacations of rights-of-way in the tide flats area, defined as easterly of the Thea Foss Waterway (inclusive of the Murray Morgan Bridge), northerly of State Route 509 and westerly of Marine View Drive, the total revenue received hereunder shall be devoted to transportation projects in the tide flats area.

9.22.040 PUBLIC'S RIGHT TO TRAVEL – UTILITIES: Vacation of any portion of a street that is designated as an arterial under Section 11.05.490 of the Municipal Code shall be of a minor nature only and shall not unreasonably limit the public's right to travel upon said street or interfere with the ancillary right to occupy said street for utility purposes.

CRITERIA: Section 9.22.070 of the Official Code of the City of Tacoma. The following criteria have been considered:

1. That the vacation will provide a public benefit and/or will be for a public purpose.
2. That the right-of-way vacation shall not adversely affect the street pattern or circulation of the immediate area or the community as a whole.
3. That the public need shall not be adversely affected.
4. That the right-of-way is not contemplated or needed for future public use.
5. That no abutting owner becomes landlocked or his access will not be substantially impaired; i.e., there must be an alternative mode of ingress and egress, even if less convenient.
6. That vacation of right-of-way shall not be in violation of RCW 35.79.035

Regarding the above Criteria, Real Property Services finds the following:

1. The vacation is a public benefit because:
 - a. Once the property is developed and is no longer in City ownership or control, it will return it to the Pierce County tax rolls.
 - b. Development of the property will create employment opportunities both temporary and permanent as the property is developed.
 - c. Increased tax benefits: property taxes.
 - d. Facilitate economic development.
2. City of Tacoma Traffic Engineering has been consulted regarding this petition and does not object to the vacation.
3. No general public is served by this undeveloped alley segment.
4. The vacation area is not contemplated or needed for future public use as a right of way.
5. No abutting owner, not contemplated under this development project, becomes landlocked nor will their access be impaired.
6. The vacation area is not close to a body of water as contemplated under RCW 35.79.035.

H. ADDITIONAL INFORMATION:

The area to be vacated has not been assessed for sanitary sewers and is subject to a Connection Charge In-Lieu-of-Assessment per T.M.C. 12.08.350. Should the petitioner wish to clear this item from title, please contact Lee Russell of the Real Property Services section, at (253) 591-5277 for the most current assessment amount. Please note that the ordinance establishing the rate of assessment is updated every few years, and the amount quoted may increase in the future. When the petitioner has submitted a development plan, an in lieu of amount will be computed.

I. PROJECT RECOMMENDATIONS:

As part of the City's review process for street vacation petitions, notice of this application was mailed to various City departments as well as many outside quasi-governmental agencies. These agencies, as noted below, have provided comments and recommended conditions to the Real Property Services Division. These comments, where appropriate, have been incorporated in the "Recommended Conditions of Approval" section of this preliminary report.

Preliminary Report – City Exhibit C-1
Map Exhibit – City Exhibit C-2
Aerial Map Exhibit – City Exhibit C-3
Declaration of Posting and Clerk's Certificate of Notice – City Exhibit C-4
Ownership and Alignment Map – City Exhibit C-5
Deed – Related request for Surplus – City Exhibit C-6
Plat of Villa Park – City Exhibit C-7

Agency Comments:

Public Works Traffic Engineering – City Exhibit C-8
Environmental Services – City Exhibit C-9
Real Property Services / In-Lieu of Assessment Sewer Charges – City Exhibit C-10

Agency Responses – No Objections:

Tacoma Fire – City Exhibit C-11
Solid Waste – City Exhibit C-12
Tacoma Public Utilities – City Exhibit C-13
Pierce Transit – City Exhibit C-14
Puget Sound Energy – City Exhibit C-15
Comcast Communications – City Exhibit C-16

PW Engineering – No Response
Tacoma Police – No Response
Planning & Development Services – No Response
CenturyLink – No Response

J. RECOMMENDED CONDITIONS OF APPROVAL:

Should this street vacation request be approved, the Real Property Services Department of Public Works recommends that the following conditions be made conditions of approval:

1. PAYMENT OF FEES

The petitioner shall compensate the City in an amount equal to the full appraised value of the area vacated. One-half of the revenue received shall be devoted to the acquisition, improvement and maintenance of public open space land and one-half may be devoted to transportation projects and /or management and maintenance of other City owned lands and unimproved rights-of-way. *TMC 9.22.010*

2. PUBLIC WORKS/TRAFFIC ENGINEERING

- a. Please contact Jennifer Kammerzell at (253) 591-5511 regarding Traffic Engineering's comments. City Exhibit C-8.
- b. Traffic Engineering has reviewed the request to vacate and has no objections.

3. ENVIRONMENTAL SERVICES

- a. Please contact Rod Rossi at (253) 502-2127 regarding Environmental Service's comments. City Exhibit C-9.
- b. Environmental Services has no objection; however, they will require the following prior to completion of this vacation action:

An easement to satisfy the requirement for a 15-foot wide easement on the east side of the storm water sewer main centerline, which will intersect all or a portion of the western one-half of the alley alignment. An easement shall be reserved within the vacated alley alignment in the Ordinance, on the western portion of the alley area, over an area sufficient to provide the required 15-foot-wide easement for the adjacent storm water sewer main and appurtenances.

4. REAL PROPERTY SERVICES/IN-LIEU

- a. Please contact Lee Russell at (253) 591-5277 regarding RPS's comments. City Exhibit C-10.
- b. RPS has no objection; and has provided the Petitioner advisory comment:

An in-lieu of assessment sewer charge of \$1,353.42 is due at this time. The applicable charges may be paid at time of development. If the petitioner chooses to wait, the amount due may increase. The charges will be re-evaluated at time of development to determine the applicable amount.

ATTACHMENT: Vacation Jacket containing all pertinent maps and papers.

RECEIVED
FEB 13 2020
HEARING EXAMINER



THE HUMANE SOCIETY FOR TACOMA AND PIERCE COUNTY

STREET VACATION NO. 124.1407

PORTION OF THE ALLEY LYING BETWEEN SOUTH 67TH STREET AND SOUTH 69TH STREET, AND WEST OF SOUTH ADAMS STREET

E ½ OF NE ¼, SEC. 25, T20N, R2E, W.M.

NOT TO SCALE

RECEIVED
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THE HUMANE SOCIETY FOR TACOMA AND PIERCE COUNTY

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E 1/2 OF NE 1/4, SEC. 25, T20N, R2E, W.M.

NOT TO SCALE



TO: City Clerk's Office
FROM: Teague Pasco, Public Works/Real Property Services

SUBJECT: PUBLIC HEARING - NOTICE LOCATIONS
FILE NO. 124.1407 – THE HUMANE SOCIETY FOR TACOMA AND PIERCE COUNTY
RESOLUTION NO. 40533

DATE: January 13, 2019

The Public Hearing Notices were posted on January 09, 2020 and the yellow public notice signs were posted on January 13, 2020:

1. Placed yellow public notice sign at the southeast corner, intersection of South 67th St and, north of the alley right of way proposed to be vacated, between South Adams Street and vacated Durango Street.
2. Placed yellow public notice sign at the end of developed South 69th Street, adjacent to the southern extent of the alley right of way proposed to be vacated, between South Adams Street and vacated Durango Street.
3. Public notice memo placed into the glass display case located on the first floor of the Municipal building abutting the Finance Department.
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5. Public Notice advertised in the Daily Index newspaper.
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DECLARATION OF POSTING

Street Vacation #: 124.1407 Humane Society for Tacoma & Pierce County

I, HANS KVALE, a representative of the City of Tacoma, hereby state that on the 13TH day of JANUARY, 2020, I posted a sign relating to the above-referenced street vacation in compliance with the City of Tacoma Municipal Code (TMC 9.22) and the Revised Code of Washington (RCW 35.79).

I certify (or declare) under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct:

Signed on January 14, 2020, 2020, at Tacoma, Washington
(Date)


Signature

Hans K. Kvale
Print Name

Please post signs in the areas marked with a red star, on public right of way. Please make sure that the lettering faces the road.

Call Teague Pasco at 253-591-5570 if you have questions.

Thank you for your help!





Notice of Public Hearing

January 9, 2020

On Thursday, February 20, 2020, at 1:30 p.m., the Hearing Examiner will conduct a hearing on the request to vacate a portion of the alley lying between South 67th Street and South 69th Street, and west of South Adams Street, to facilitate future development.

(The Humane Society for Tacoma and Pierce County; File No. 124.1407)

This hearing will take place in the City Council Chambers on the first floor of the Tacoma Municipal Building, 747 Market Street, Tacoma, Washington. All persons will have an opportunity to present their oral comments at the meeting. For further information, please call Teague Pasco, Senior Real Estate Specialist, at (253) 591-5570.

Resolution No. 40533, which set the public hearing date, can be viewed in its entirety on the City's website at www.cityoftacoma.org/councilmeetings by clicking on the link for January 7, 2020, or by requesting a copy from the City Clerk's Office.


Doris Sorum
City Clerk

I CERTIFY THAT I EMAILED, FAXED, OR MAILED A COPY OF THIS DOCUMENT TO THE PERSONS LISTED THEREON. MAIL WAS SENT POSTAGE PREPAID, IN A RECEPTACLE FOR UNITED STATES MAIL AT TACOMA, WASHINGTON ON 1-9-2020
BY MC



The City of Tacoma does not discriminate on the basis of disability in any of its programs, activities, or services. To request this information in an alternative format or to request a reasonable accommodation, please contact the City Clerk's Office at (253) 591-5505. TTY or speech to speech users please dial 711 to connect to Washington Relay Services.

Crabtree, Mary

From: Crabtree, Mary
Sent: Thursday, January 9, 2020 8:49 AM
To: 'Adam Lynn'; 'Allison Needles'; 'Anders Ibsen'; 'Assignment Desk KIRO TV News'; Boydston, Rebecca; City Clerk's Office; Curran, Christina; 'Daniels, Chris (King5)'; 'Davila, Jodi'; DeGrosse, Cindy; 'DeMark, Cheryl'; Ellifritt, Stacy; Emery, Scott; Foster, Lynda; 'Green, Brian Libertys Champion Channel'; Harding, Melanie; Holderman, Celia; Howser, Colleen; 'Jeff Lueders'; Johnson, Ashley (CMO); Joyce, Jennifer; 'Jumper, Tanisha'; 'KIRO News Radio'; 'KNKX-FM Radio'; 'Kopec, Cheryl'; 'Kuka, Edlira'; 'Lafranca, Jeremiah'; 'League of Women Voters'; Management Fellow; Martin, Ann; 'Mason, Evette'; Miller, John (TV Tacoma); Myers, Rosheida; Paradee, Jeff; Scott, Donlisa; 'Tacoma Daily Index'; 'Tacoma Weekly'; 'Tami Jackson'; 'Transportation Choices'; 'TV News Assignment Desk KOMO TV News'; Yomes, Fred
Subject: Public Hearing Notice | Street Vacation 124.1407
Attachments: Not20200220-SV124.1407.pdf

Hello:

Attached please find the Public Hearing Notice for Thursday, February 20, 2020, at approximately 1:30 p.m., regarding the request to vacate a portion of the alley lying between South 67th Street and South 69th Street, and west of South Adams Street, to facilitate future development.

Thank you,

Mary Crabtree
City of Tacoma | City Clerk's Office
Phone: 253-591-5505 | Fax: 253-591-5300

SPECIAL PRESS NOTIFICATION LIST

Email – External Customers:

KIRO TV	News Assignment Desk	newstips@kirotv.com
Transportation Choices	Keiko Budech	Keiko@Transportationchoices.org
Comcast	Edlira Kuka	edlira_kuka@comcast.com
Liberty's Champion Channel	Brian Green	briangreenband@tds.net
KING5	Chris Daniels	cdaniels@king5.com
KIRO News Radio	KIRO News Radio	newsdesk@973kiro.com
Cheryl Kopec		chervlkopec@gmail.com
League of Women Voters	League of Women Voters	lwvtacomapierce@gmail.com
Port of Tacoma	Evette Mason	emason@portoftacoma.com
Puyallup Herald	Allison Needles	Allison.needles@puyallupherald.com
KNKX-FM Radio	Pacific Lutheran University	news@knkx.org
The News Tribune	Adam Lynn	adam.lynn@thenewstribune.com
Master Builders Association	Jeremiah Lafranca	gam@mbapierce.com
Tacoma Daily Index	Publisher	publisher@tacomadailyindex.com
Tacoma Weekly	News Desk	news@tacomaweekly.com
KOMO TV	News Assignment Desk	tips@komo4news.com

Email – Internal Employees:

Anders Ibsen	Council Member	a_ibsen@hotmail.com
Rebecca Boydston	City Manager's Office	rboydston@cityoftacoma.org
Ann Martin	City Manager's Office	ann.chambers@cityoftacoma.org
Rosheida Myers	City Manager's Office	rmyers@ci.tacoma.wa.us
Donlisa Scott	City Manager's Office	DMScott@ci.tacoma.wa.us
Jodi Davila	Public Works	Jodi.Davila@cityoftacoma.org
Cindy DeGrosse	Neighborhood & Community Services	cindy.degrosse@cityoftacoma.org
Cheryl DeMark	Media and Communications	cdemark@cityoftacoma.org
Stacy Ellifritt	Media and Communications	Stacy.ellifritt@cityoftacoma.org
Scott Emery	Media and Communications	SEMERY@ci.tacoma.wa.us
Lynda Foster	City Manager's Office	lfoster@ci.tacoma.wa.us
Melanie Harding	City Manager's Office	Melanie.harding@ci.tacoma.wa.us
Celia Holderman	City Manager's Office	celia.holderman@cityoftacoma.org
Colleen Howser	Media and Communications	CHOWSER@ci.tacoma.wa.us
Inet -City Clerk	City Clerk's Office	ccwebmgr@ci.tacoma.wa.us
Tami Jackson	Tacoma WA News	TacomaWANews@gmail.com
Ashley Johnson	City Manager's Office	ashley.johnson@cityoftacoma.org
Jennifer Joyce	Public Works	jjoyce@cityoftacoma.org
Tanisha Jumper	City Manager's Office	tjumper@ci.tacoma.wa.us
Jeff Lueders	Media and Communications	jlueders@ci.tacoma.wa.us
John Miller	Media and Communications	JMILLER3@ci.tacoma.wa.us
Jeff Paradee	Public Works	jparadee@ci.tacoma.wa.us
Christina Curran	Office of Management and Budget	christina.Curran@cityoftacoma.org
Fred Yomes	Media and Communications	FYOMES@ci.tacoma.wa.us
Management Fellow	City Manager's Office	Management.Fellow@ci.tacoma.wa.us

**STREET VACATION
LEGAL DESCRIPTION & NOTIFICATION LIST**

VACATION NO. 124.1407

LOCATION OF PROPOSED VACATION:

Request to vacate a portion of the alleyway between South 67th Street & South 68th Street, South Adams Street and vacated Durango Street.

LEGAL DESCRIPTION:

A portion of the alleyway between South 67th Street & South 68th Street, South Adams Street and vacated Durango Street, more particularly described as follows:

The 20 foot wide alleyway lying between and abutting Lots 3 through 21, Block 24 and Lots 3 through 21, Block 25, Plat of Villa Park, filed August 4, 1890, at Volume 5, pages 60 and 61, records of Pierce County, Washington.

All situate in the City of Tacoma, County of Pierce, State of Washington; within the Northeast Quarter of Section 25, Township 20 North, Range 2 East of the Willamette Meridian.

OWNERS/INTERESTED PARTIES TO BE NOTIFIED: Excel worksheet sent to Clerk and attached.

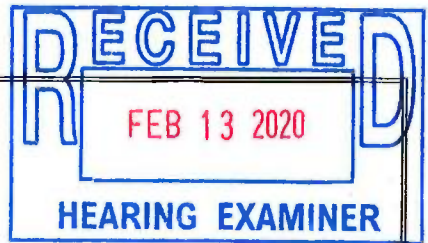
[SEE NEXT PAGE]

City Exhibit C-4 pg. 7 of 8

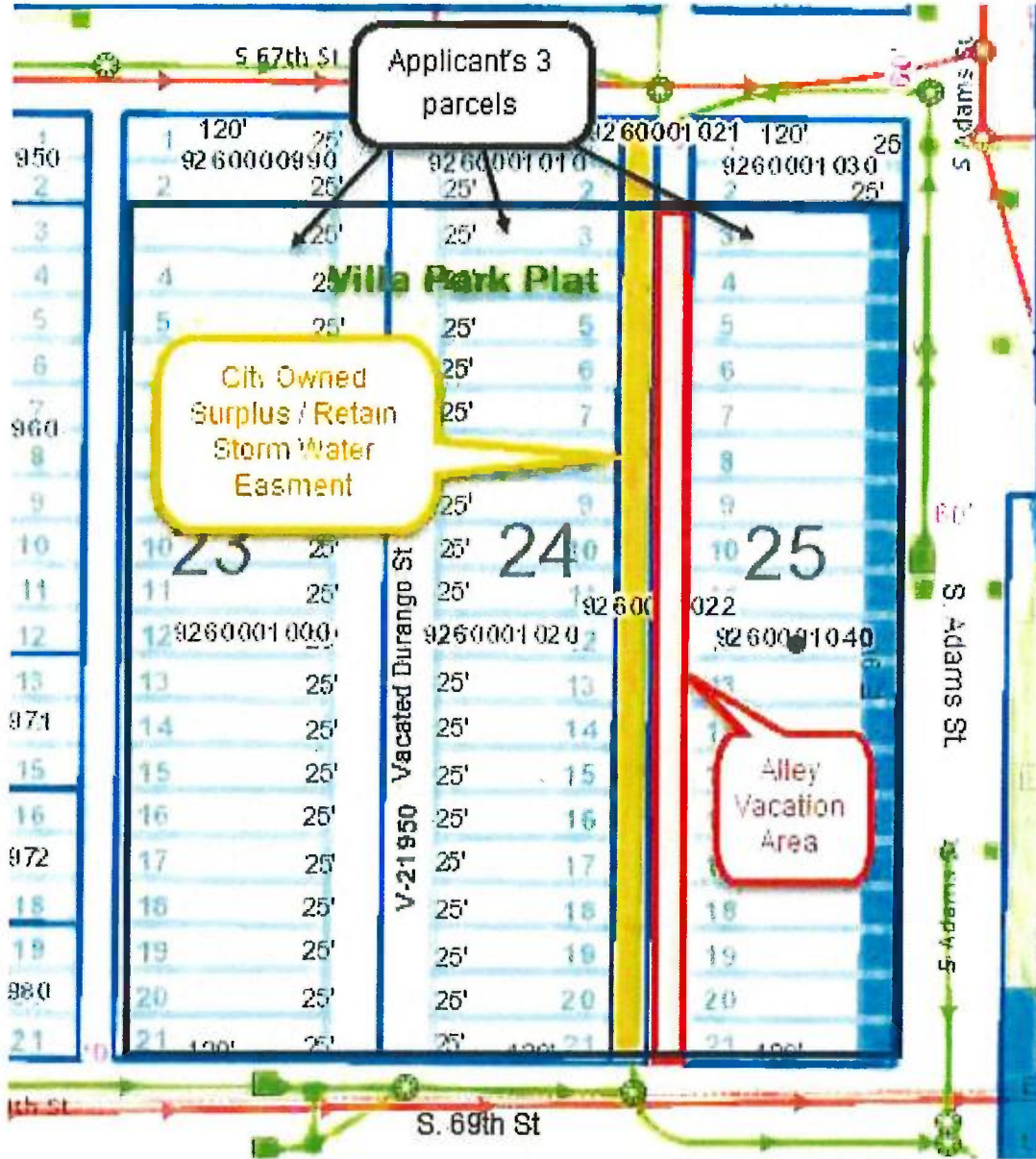
*w/in
- 300' from vacation*

124.1407 Street Vacation Notice List - Humane Society for Tacoma and Pierce County

Owner	Address	City	State	Zip	Site Address	Parcel
T&N INVESTMENTS LL	6701 S ADAMS ST	TACOMA	WA	98409-242	6701 S ADAMS ST	220251162 220251163; 220251164; 220251165
POWDERNW LLC	7216 LAKEWOOD DR W	LAKEWOOL	WA	98499-791	6709 S ADAMS ST; 6715 S ADAMS ST; 6705 S ADAMS ST	220251199; 220251201;
Occupant	6705 S ADAMS ST	TACOMA	WA	98409		9260001051
Occupant	6709 S ADAMS ST	TACOMA	WA	98409		320084118
NIELSEN PACIFIC LTD	7216 LAKEWOOD DR W	LAKEWOOL	WA	98499-791	6902 S ADAMS ST; 6901 S ADAMS ST; 6801 S ADAMS ST	9260000030
CPSRTA SOUND TR	401 S JACKSON ST	SEATTLE	WA	98104-282	XXX SOUND TRANSIT R/W	9260000082
BAKER RONALD L	3327 N VISSCHER ST	TACOMA	WA	98407-153	3640 S 66TH ST	;
Occupant	3640 S 66TH ST	TACOMA	WA	98409		9260000100
SMITH ROGER L & ROS	14501 MILITARY RD E	PUYALLUP	WA	98374-245	(6610) S ADAMS ST; 6622 S ADAMS ST	9260000120
Occupant	6602 S ADAMS ST	TACOMA	WA	98409		;
Occupant	6622 S ADAMS ST	TACOMA	WA	98409		9260000130
MMKJ LLC	3852 S 66TH ST	TACOMA	WA	98409-247	3818 S 66TH ST	;
Occupant	3818 S 66TH ST	TACOMA	WA	98409-2472		9260000140
MMK PROPERTIES LLC	3852 S 66TH ST	TACOMA	WA	98409-247	3852 S 66TH ST	9260000152
PROCTOR STREET TOW	PO BOX 39200	LAKEWOOL	WA	98496-320	6623 S PROCTOR ST; 6627 S PROCTOR ST	9260000202
Occupant	6623 S PROCTOR ST, UNIT A	TACOMA	WA	98409		;
Occupant	6623 S PROCTOR ST, UNIT B	TACOMA	WA	98409		9260000204
PROCTOR STREET TOW	PO BOX 39200	LAKEWOOL	WA	98496-320	6627 S PROCTOR ST	9260000920
Occupant	6627 S PROCTOR ST, UNIT A	TACOMA	WA	98409		;
Occupant	6627 S PROCTOR ST, UNIT B	TACOMA	WA	98409		9260000940
TAC BUILD LLC	PO BOX 7619	TACOMA	WA	98417-061	6728 S PROCTOR ST	9260000950
CJK LEGACY INVESTME	PO BOX 111949	TACOMA	WA	98407	3901 S 69TH ST	;
Occupant	3901 S 69TH ST	TACOMA	WA	98409		9260000990
MMKJ LLC	3852 S 66TH ST	TACOMA	WA	98409-247	XXX S 67TH ST	;
						9260001010
						;
						9260001030



OWNERSHIP AND ALIGNMENT



THE HUMANE SOCIETY FOR TACOMA AND PIERCE COUNTY

STREET VACATION NO. 124.1407

PORTION OF THE ALLEY LYING BETWEEN SOUTH 67TH STREET AND SOUTH 69TH STREET, AND WEST OF SOUTH ADAMS STREET

E 1/2 OF NE 1/4, SEC. 25, T20N, R2E, W.M.

NOT TO SCALE

926000-102-0

609 So "G" ST.
98405

296276

QUIT CLAIM DEED

THIS INDENTURE WITNESSETH, That William G. Bradford
as his separate property

part y of the first part, for and in consideration of the sum of one and ~~100~~⁰⁰ Dollars lawful money of the United States of America, to him in hand paid by The City of Tacoma, a Municipal Corporation, party of the second part, does by these presents remise, release, convey and quit claim unto said part y of the second part, its successors and assigns, all interest including any after acquired right, title, or interest of the said part y of the first part in and to the following described real property situated in Pierce County, State of Washington, to-wit:

The east 20 feet of Lots 3 through 21, Block 24; of Villa Park Addition according to the plat thereof recorded in Volume 5 of plats at page 60, records of Pierce County, Washington.



EXCISE TAX PAID \$ None
REC. NO. 511407 DATE 12-7-79
MADE BY [Signature] Pierce Co. Treas.
BY [Signature] DEPUTY

TO HAVE AND TO HOLD, The said premises, with all the appurtenances, unto the said party of the second part, and its successors and assigns forever.

x William G. Bradford

IN WITNESS WHEREOF, the said part I of the first part ha ye hereunto set my hand and seal the 4th day of September, 19 79.

_____ }
_____ }

STATE OF WASHINGTON, }
County of Pierce }

I, Robert D. Gower
a Notary Public in and for the said State, do hereby certify that on this 4th day of September, 19 79, personally appeared before me William G. Bradford

to me known to be the individual he described in and who executed the within instrument, and acknowledged that he signed and sealed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Description Approved [Signature]
City Engineer
Form Approved [Signature]
Assistant City Attorney

[Signature]
Notary Public in and for the State of Washington
Tacoma
Residing at _____
in said County _____

RECORDED DEC 7 1979
DATE TIME 2:14 P.M.
RICHARD A. GREGG, PIERCE COUNTY AUCTIONEER

City Exhibit C-6 pg. 1 of 2

2962783

QUIT CLAIM DEED

OFFICE OF THE CITY CLERK

Rm 338
City Bldg.
Tacoma, Washington 98402

STATE OF WASHINGTON

County of Pierce

Received for Record this 7th day of Dec. 1979 at 1:00 P.M. and recorded at request of Book 5604 Page 3

Deed Replete of said County.

County Auditor

By Deputy Auditor

3-

Instruments FILED in lieu of recording remain on file until formally released. Instruments Filed under "Registered Land Act" are permanent County Record.

Tacoma, Washington, <u>Dec. 7, 1979</u>		RECEIVING NUMBER	AMOUNT PAID
RECEIVED this day the following instrument as shown on Receiving Book of even date herewith. RICHARD A. GRECO Auditor, Pierce Co. Wash.	<u>Quit claim deed</u>	<u>2962783</u>	<u>3 -</u>
	<u>Bradford, William</u>		
	<u>5604</u>		
	TOTAL FEES		<u>3 -</u>

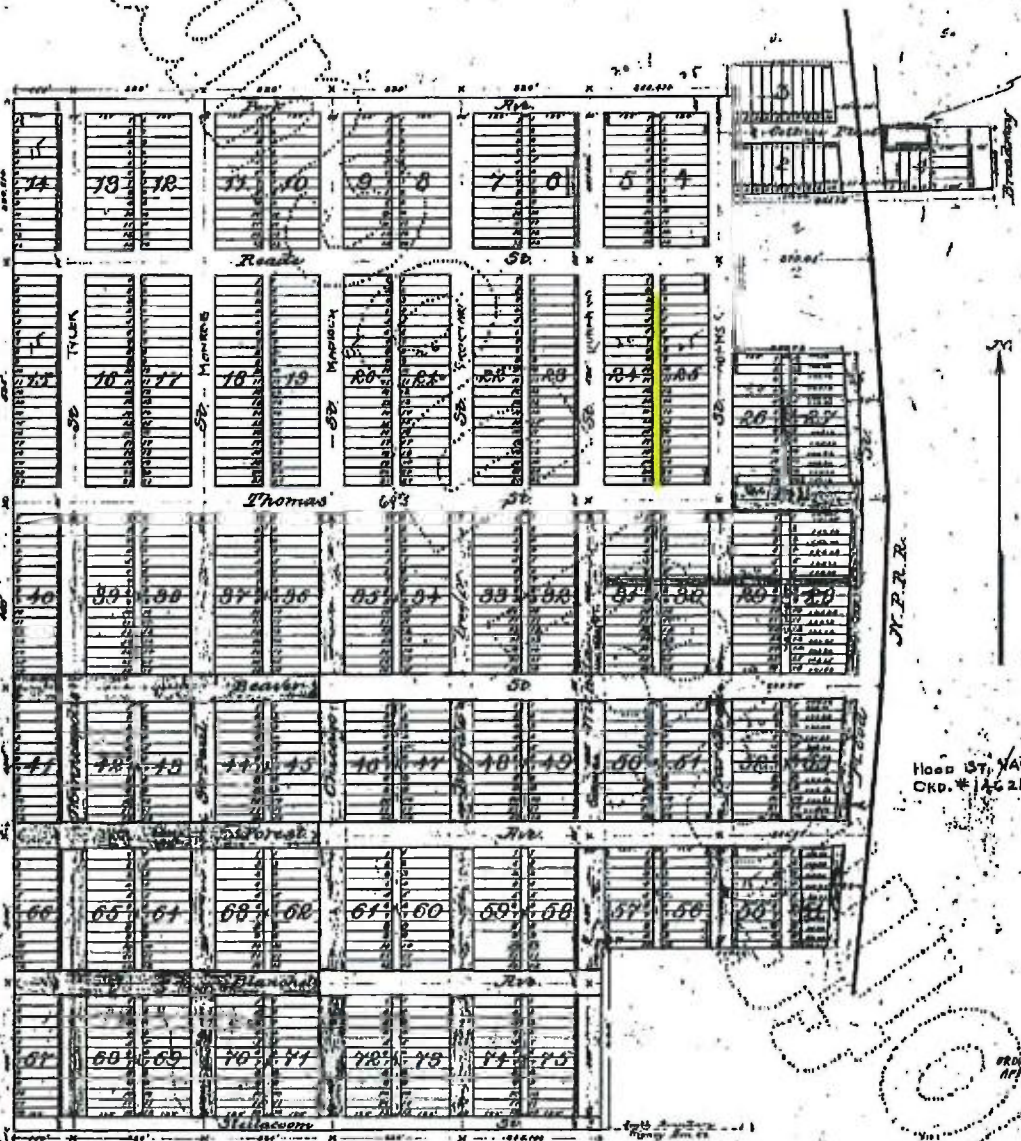
60

RECEIVED
FEB 13 2020
HEARING EXAMINER

Villa Park

Washington

PLAT



For reference only, not for re-sale.

Scale - 100 feet equals one inch.

See Order County Commissioners April 10, 1905 vacating certain streets and alleys in Villa Park, Recorded 61.27 pages of Commissioners' Record.

DESCRIPTION OF PROPERTY

"Villa Park" comprises the following described property in Section Twenty-five (25) of Township Twenty North (T. 20 N.) of Range Ten East (R. 10 E.) of Whatcombe Meridian in Pierce County, State of Washington, to-wit:-

Commencing on the south line of the John Rigney Donation Land claim number 58, Township 20 N. R. 10 E., at a point 500.70 feet west of the southeast corner of said claim, and thence North 44.00 feet thence East 501.20 feet to the westerly line of the Northern Pacific Railroad right-of-way; thence North along said westerly line of said right-of-way 1446.25 feet; thence West 200.70 feet to a point on the East boundary of the John Rigney Donation Land claim, and distant from S.E. corner of said claim 1087.48 feet; thence North along said east boundary of said claim 535.44 feet; thence West 793.03 feet; thence South 2382.51 feet to the south boundary of said John Rigney Donation Land claim; thence east along said south boundary of said claim 1455.71 feet to the place of beginning.

And the following described tract of land:- Commencing at a point on the east line of Section 25, T. 20 N. R. 10 E., at a point 704.74 feet south of the northeast corner of said section, thence south along said line 154.09 feet; thence N. 89° 22' W. 631.13 feet to the east boundary of John Rigney's Donation Land claim; thence North along said east boundary of said claim 308.00 feet; thence S. 89° 22' E. to the West end line of the Northern Pacific Railroad right-of-way; thence south along said right-of-way 154.09 feet; thence S. 89° 22' E. 579.08 feet to place of beginning, save and except therefrom the Northern Pacific Railroad right-of-way.

Within divisions of the lots and blocks, the widths of the streets and alleys and the lengths of the boundaries are substantially as shown upon the annexed map.

DEDICATION.

Know all men by these presents, that Herbert S. Biggs and P. D. Weston, as Trustees, do hereby declare that "Villa Park" comprises the said estate shown upon this plat and the lands also described; that they hereby donate and dedicate all the streets and alleys as laid out upon said plat to the use of the Public forever.

In Witness Whereof the said Herbert S. Biggs and P. D. Weston Trustees, as aforesaid, have hereunto set their hands and seals this 4th day of August 1900.

Witnessed by J. H. Schank
P. Rynah Barrett

Herbert S. Biggs trustee
P. D. Weston trustee

ACKNOWLEDGEMENT.

State of Washington }
County of Pierce }
I, J. H. Schank, Notary Public in and for the State and County aforesaid do hereby certify that on the 4th day of Aug. 1900, personally appeared before me at the City of Tacoma, in the County of Pierce, Herbert S. Biggs and P. D. Weston, who as Trustees executed the foregoing plat and Dedication, to me personally known and known to me to be the same persons described in and who as Trustees executed the foregoing Plat and Dedication and averally acknowledged to me that they signed and sealed the same as Trustees freely and voluntarily for the uses and purposes therein mentioned.

In Witness Whereof I have hereunto set my hand and official seal this 4th day of August 1900 A.D.

J. H. Schank
Notary Public in and for the State of Washington,
Residence, Tacoma, Pierce Co.

C. O. Bann, Civil Engineer, do hereby certify that I have surveyed the Tracts described above as "Villa Park" and shown upon this plat; that the same comprise the parcels set forth in the above description; that said survey was perfectly made, and I have caused stakes and monuments to be set out upon said lands as described, and located upon said annexed plat.

C. O. Bann
Civil Engineer

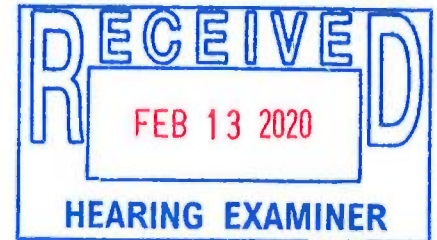
Received at the request of Seymour S. Biggs & Leaburne July 27 1890 at 40 min past 4 o'clock P.M.

Edward Higgins
Auditor Pierce Co.

For reference only, not for re-sale

Pasco, Teague

From: Kammerzell, Jennifer
Sent: Wednesday, February 12, 2020 11:17 AM
To: Pasco, Teague
Cc: Kidd, Brennan; Hansen, Dan
Subject: RE: 124.1407 Street Vacation - Agency Comment



Good Morning Teague,
Upon further review of the request, Traffic has no objections to vacating the alley between Adams and Proctor Streets. At the time of development, Traffic will review access and circulation for consistency with Municipal Code and Comprehensive Plan.

Jennifer Kammerzell
Principal Engineer
City of Tacoma - Public Works Dept.

voice: 253.591.5511
jkammerzell@cityoftacoma.org
www.cityoftacoma.org

From: Pasco, Teague <tpasco@cityoftacoma.org>
Sent: Tuesday, January 28, 2020 12:00 PM
Subject: 124.1407 Street Vacation - Agency Comment

Agency Reviewer,

Please review the attached map exhibits for the proposed Street Vacation Petition 124.1407 by Humane Society for Tacoma and Pierce County, and provide comments for your respective utility/agency on or before Tuesday, February 13, 2020. Responses received later than February 13, 2020 risk NOT being incorporated into the vacation action.

Note, due to non-responsive departments/contacts we are paring down the contact distribution list to only those directly relevant to the vacation process. Please let me know if you'd voluntarily like to be removed from the distribution list, or if the request for comment should be sent to another person at your agency.

Please also note that pursuant to RCW 35.79.030 conditions of the vacation are limited to that which are directly associated to the bounds of the vacated right of way and do not subject the vacation to actions beyond the limits of the request. Accordingly, please refrain from commenting on any future development conditions that are not relative to the vacation action and apply said conditions to any actual development permitting that may follow. If deemed necessary, a representative from your respective utility may be required to attend the public hearing to present the perceived merits of any conditions you've placed. Please check in with me just before start of the hearing. The Public Hearings are held in the City Council Chambers on the first floor of the Tacoma Municipal Building, 747 Market Street, Tacoma, Washington. Failure to attend, if required, may result in the automatic dismissal of any such condition that does not conform to the statute.

Questions regarding the scope and limitation of conditioning street vacation actions should be directed to your respective legal counsel, any questions thereafter can certainly be directed to me for further discussion.

Please email me with any questions you may have.
Thank you.

City Exhibit C-8

Pasco, Teague

From: Rossi, Rod
Sent: Tuesday, January 28, 2020 12:56 PM
To: Pasco, Teague
Subject: FW: 124.1407 Street Vacation - Agency Comment
Attachments: Map Frame Cadastral (SV124.1407) - Map 1.pdf; Map Frame Aerial (SV124.1407) - Map 2.pdf; Agency Comments 124.1407.doc

Hi Teague,

Will my prior email suffice for the requested ES easement on this? I can fill out the attached form if needed just let me know.

Thanks

Rod Rossi, PMP
City of Tacoma, Environmental Services
Science & Engineering Division
326 East D Street
Tacoma, WA 98421
253.502.2127

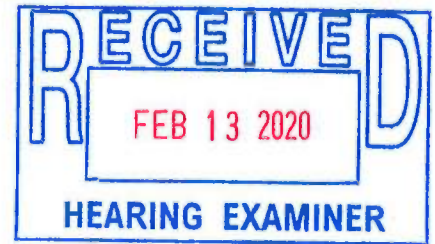
From: Trohimovich, Merita <MPollard@ci.tacoma.wa.us>
Sent: Tuesday, January 28, 2020 12:03 PM
To: Rossi, Rod <rrossi@ci.tacoma.wa.us>
Subject: FW: 124.1407 Street Vacation - Agency Comment

Merita Trohimovich, P.E.
City of Tacoma
253-502-2103

From: Pasco, Teague <tpasco@cityoftacoma.org>
Sent: Tuesday, January 28, 2020 12:00 PM
To: Atkinson, Chris <catkinson@ci.tacoma.wa.us>; Atkinson, Stephen <satkinson@ci.tacoma.wa.us>; Barnett, Elliott <elliott.barnett@ci.tacoma.wa.us>; Boudet, Brian <BBOUDET@ci.tacoma.wa.us>; Brock, Stephanie <sbrock@ci.tacoma.wa.us>; Cantrel, Aaron <Aaron_Cantrel@comcast.com>; CenturyLink <nre.easement@centurylink.com>; Cornforth (Van Allen), Ronda <rcornforth@cityoftacoma.org>; Erickson, Ryan <RErickso@ci.tacoma.wa.us>; Fletcher, Gloria <GFletcher@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@ci.tacoma.wa.us>; Holt, Megan (megan.holt@pse.com) <megan.holt@pse.com>; Johnson, Christopher <cjohnso2@ci.tacoma.wa.us>; Johnson, David (PDS) <DJohnson2@ci.tacoma.wa.us>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Larson, Chris <CLARSON@cityoftacoma.org>; Lynett, Kristin <kristin.lynett@cityoftacoma.org>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@ci.tacoma.wa.us>; Parvey, James <JPARVEY@ci.tacoma.wa.us>; Russell, Lee <LRussell@cityoftacoma.org>; Seaman, Chris <cseaman@ci.tacoma.wa.us>; Site Development <SiteDevelopment@ci.tacoma.wa.us>; Stringer, Shawn <SStringe@ci.tacoma.wa.us>; Tina Vaslet <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@ci.tacoma.wa.us>; Trohimovich, Merita

Pasco, Teague

From: Rossi, Rod
Sent: Thursday, January 23, 2020 3:55 PM
To: Pasco, Teague
Cc: Bartlett, Karen
Subject: RE: S. 69th & S. Adams Alley Vacation - Surplus



Hi Teague,

Below is the response that was sent last October regarding this parcel. Have circumstances changed since then?

Thanks and let me know

Rod Rossi, PMP
City of Tacoma, Environmental Services
Science & Engineering Division
326 East D Street
Tacoma, WA 98421
253.502.2127

From: Rossi, Rod
Sent: Wednesday, October 23, 2019 2:25 PM
To: Pasco, Teague <tpasco@ci.tacoma.wa.us>
Cc: Bartlett, Karen <KBartlet@ci.tacoma.wa.us>
Subject: RE: S. 69th & S. Adams Alley Vacation - Surplus

Hi Teague,

Karen Bartlett asked me to look into the below request to surplus a strip of city owned property.

The pipe within the City property is a 72" surface water main that is approximately 10 feet deep at flow line which leaves about 4 feet of coverage on the top of the pipe.

In order to conduct any needed future repairs or replacement on the pipe, we have been told by our construction folks that a 30 foot easement would be required for a pipe of that size and at that depth.

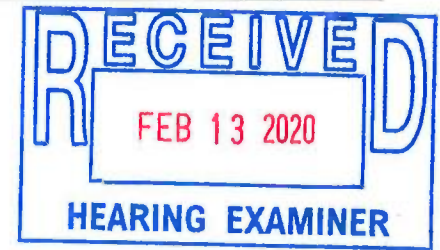
With a 30 foot utility easement in place, Environmental Services has no objection to the vacation.

Rod Rossi, PMP
City of Tacoma, Environmental Services
Science & Engineering Division
326 East D Street
Tacoma, WA 98421
253.502.2127

From: Pasco, Teague <tpasco@ci.tacoma.wa.us>
Sent: Wednesday, October 23, 2019 8:44 AM
To: Bartlett, Karen <KBartlet@ci.tacoma.wa.us>
Subject: S. 69th & S. Adams Alley Vacation - Surplus

Pasco, Teague

To: Russell, Lee
Subject: RE: 124.1407 Street Vacation - Agency Comment



From: Russell, Lee <LRussell@cityoftacoma.org>
Sent: Tuesday, January 28, 2020 1:30 PM
To: Pasco, Teague <tpasco@cityoftacoma.org>
Subject: RE: 124.1407 Street Vacation - Agency Comment

Teague,

Regarding Street Vacation 124.1407 in Tacoma, Wa – There is still an outstanding In-lieu sewer assessment owed on this property in the amount of \$1,353.42.

Thanks

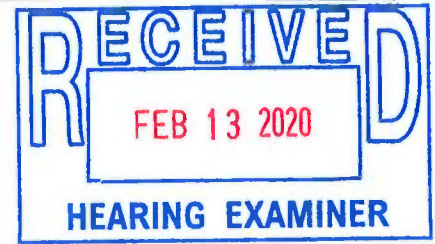
Lee Russell
Real Estate Specialist
City of Tacoma Real Property Services
747 Market St. Rm 737
Tacoma, Wa 98402
lrussell@cityoftacoma.org
Ph. 253-591-5277

From: Pasco, Teague <tpasco@cityoftacoma.org>
Sent: Tuesday, January 28, 2020 12:00 PM
To: Atkinson, Chris <catkinson@ci.tacoma.wa.us>; Atkinson, Stephen <satkinson@ci.tacoma.wa.us>; Barnett, Elliott <elliott.barnett@ci.tacoma.wa.us>; Boudet, Brian <BBOUDET@ci.tacoma.wa.us>; Brock, Stephanie <sbrock@ci.tacoma.wa.us>; Cantrel, Aaron <Aaron_Cantrel@cable.comcast.com>; CenturyLink <nre.easement@centurylink.com>; Cornforth (Van Allen), Ronda <rcornforth@cityoftacoma.org>; Erickson, Ryan <RErickso@ci.tacoma.wa.us>; Fletcher, Gloria <GFletcher@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@ci.tacoma.wa.us>; Holt, Megan (megan.holt@pse.com) <megan.holt@pse.com>; Johnson, Christopher <cjohnso2@ci.tacoma.wa.us>; Johnson, David (PDS) <DJohnson2@ci.tacoma.wa.us>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Larson, Chris <CLARSON@cityoftacoma.org>; Lynett, Kristin <kristin.lynett@cityoftacoma.org>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@ci.tacoma.wa.us>; Parvey, James <JPARVEY@ci.tacoma.wa.us>; Russell, Lee <LRussell@cityoftacoma.org>; Seaman, Chris <cseaman@ci.tacoma.wa.us>; Site Development <SiteDevelopment@ci.tacoma.wa.us>; Stringer, Shawn <SStringe@ci.tacoma.wa.us>; Tina Vaslet <tvaslet@piercettransit.org>; Torres, Andrew <ATORRES@ci.tacoma.wa.us>; Trohimovich, Merita <MPollard@ci.tacoma.wa.us>
Subject: 124.1407 Street Vacation - Agency Comment

Agency Reviewer,

Pasco, Teague

From: Seaman, Chris
Sent: Tuesday, January 28, 2020 1:11 PM
To: Pasco, Teague
Subject: RE: 124.1407 Street Vacation - Agency Comment



Teague,

Tacoma Fire has no objections.

Regards,
CHRIS SEAMAN, P.E.
Senior Engineer
Tacoma Fire Department | Prevention Division
747 Market Suite 345 | Tacoma, WA 98402
253.591.5503 | cseaman@cityoftacoma.org



From: Pasco, Teague <tpasco@cityoftacoma.org>
Sent: Tuesday, January 28, 2020 12:00 PM
To: Atkinson, Chris <catkinson@ci.tacoma.wa.us>; Atkinson, Stephen <satkinson@ci.tacoma.wa.us>; Barnett, Elliott <elliott.barnett@ci.tacoma.wa.us>; Boudet, Brian <BBOUDET@ci.tacoma.wa.us>; Brock, Stephanie <sbrock@ci.tacoma.wa.us>; Cantrel, Aaron <Aaron_Cantrel@cable.comcast.com>; CenturyLink <nre.easement@centurylink.com>; Cornforth (Van Allen), Ronda <rcornforth@cityoftacoma.org>; Erickson, Ryan <RErickso@ci.tacoma.wa.us>; Fletcher, Gloria <GFletcher@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@ci.tacoma.wa.us>; Holt, Megan (megan.holt@pse.com) <megan.holt@pse.com>; Johnson, Christopher <cjohnso2@ci.tacoma.wa.us>; Johnson, David (PDS) <DJohnson2@ci.tacoma.wa.us>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Larson, Chris <CLARSON@cityoftacoma.org>; Lynett, Kristin <kristin.lynett@cityoftacoma.org>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@ci.tacoma.wa.us>; Parvey, James <JPARVEY@ci.tacoma.wa.us>; Russell, Lee <LRussell@cityoftacoma.org>; Seaman, Chris <cseaman@ci.tacoma.wa.us>; Site Development <SiteDevelopment@ci.tacoma.wa.us>; Stringer, Shawn <SStringe@ci.tacoma.wa.us>; Tina Vaslet <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@ci.tacoma.wa.us>; Trohimovich, Merita <MPollard@ci.tacoma.wa.us>
Subject: 124.1407 Street Vacation - Agency Comment

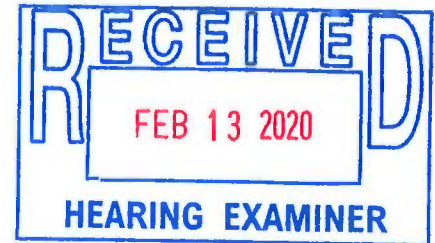
Agency Reviewer,

Please review the attached map exhibits for the proposed Street Vacation Petition 124.1407 by Humane Society for Tacoma and Pierce County, and provide comments for your respective utility/agency on or before Tuesday, February 13, 2020. Responses received later than February 13, 2020 risk NOT being incorporated into the vacation action.

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Pasco, Teague

From: Hauenstein, Lyle
Sent: Tuesday, January 28, 2020 3:18 PM
To: Pasco, Teague
Subject: RE: 124.1407 Street Vacation - Agency Comment



Solid Waste has no concerns with vacating this.

From: Pasco, Teague <tpasco@cityoftacoma.org>
Sent: Tuesday, January 28, 2020 12:00 PM
To: Atkinson, Chris <catkinson@ci.tacoma.wa.us>; Atkinson, Stephen <satkinson@ci.tacoma.wa.us>; Barnett, Elliott <elliott.barnett@ci.tacoma.wa.us>; Boudet, Brian <BBOUDET@ci.tacoma.wa.us>; Brock, Stephanie <sbrock@ci.tacoma.wa.us>; Cantrel, Aaron <Aaron_Cantrel@cable.comcast.com>; CenturyLink <nre.easement@centurylink.com>; Cornforth (Van Allen), Ronda <rcornforth@cityoftacoma.org>; Erickson, Ryan <RErickso@ci.tacoma.wa.us>; Fletcher, Gloria <GFletcher@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@ci.tacoma.wa.us>; Holt, Megan (megan.holt@pse.com) <megan.holt@pse.com>; Johnson, Christopher <cjohnso2@ci.tacoma.wa.us>; Johnson, David (PDS) <DJohnson2@ci.tacoma.wa.us>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Larson, Chris <CLARSON@cityoftacoma.org>; Lynett, Kristin <kristin.lynett@cityoftacoma.org>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@ci.tacoma.wa.us>; Parvey, James <JPARVEY@ci.tacoma.wa.us>; Russell, Lee <LRussell@cityoftacoma.org>; Seaman, Chris <cseaman@ci.tacoma.wa.us>; Site Development <SiteDevelopment@ci.tacoma.wa.us>; Stringer, Shawn <SStringe@ci.tacoma.wa.us>; Tina Vaslet <tvaslet@piercetranisit.org>; Torres, Andrew <ATORRES@ci.tacoma.wa.us>; Trohimovich, Merita <MPollard@ci.tacoma.wa.us>
Subject: 124.1407 Street Vacation - Agency Comment

Agency Reviewer,

Please review the attached map exhibits for the proposed Street Vacation Petition 124.1407 by Humane Society for Tacoma and Pierce County, and provide comments for your respective utility/agency on or before Tuesday, February 13, 2020. Responses received later than February 13, 2020 risk NOT being incorporated into the vacation action.

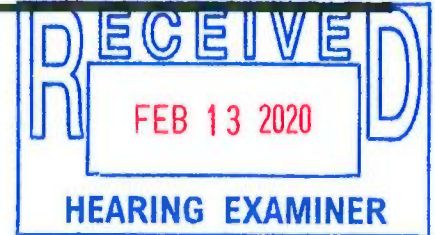
Note, due to non-responsive departments/contacts we are paring down the contact distribution list to only those directly relevant to the vacation process. Please let me know if you'd voluntarily like to be removed from the distribution list, or if the request for comment should be sent to another person at your agency.

Please also note that pursuant to RCW 35.79.030 conditions of the vacation are limited to that which are directly associated to the bounds of the vacated right of way and do not subject the vacation to actions beyond the limits of the request. Accordingly, please refrain from commenting on any future development conditions that are not relative to the vacation action and apply said conditions to any actual development permitting that may follow. If deemed necessary, a representative from your respective utility may be required to attend the public hearing to present the perceived merits of any conditions you've placed. Please check in with me just before start of the hearing. The Public Hearings are held in the City Council Chambers on the first floor of the Tacoma Municipal Building, 747 Market Street, Tacoma, Washington. Failure to attend, if required, may result in the automatic dismissal of any such condition that does not conform to the statute.

Questions regarding the scope and limitation of conditioning street vacation actions should be directed to your respective legal counsel, any questions thereafter can certainly be directed to me for further discussion.

Pasco, Teague

From: Muller, Gregory
Sent: Tuesday, February 11, 2020 7:55 AM
To: Pasco, Teague
Subject: RE: 124.1407 Street Vacation - Agency Comment



Good morning, Teague.

There are no objections or easement reservations requested on behalf of TPU divisions for this street vacation request.

Thanks!

Greg Muller, Real Estate Officer
Tacoma Public Utilities
253.502.8256

From: Pasco, Teague <tpasco@cityoftacoma.org>
Sent: Tuesday, January 28, 2020 4:20 PM
To: Muller, Gregory <GMuller@cityoftacoma.org>
Subject: RE: 124.1407 Street Vacation - Agency Comment

It's not part of the alley ROW. We plan to surplus it and keep a sewer easement.

Thanks, Teague

From: Muller, Gregory <GMuller@cityoftacoma.org>
Sent: Tuesday, January 28, 2020 3:42 PM
To: Pasco, Teague <tpasco@cityoftacoma.org>
Subject: RE: 124.1407 Street Vacation - Agency Comment

Hi, Teague.

Are we separately selling them the 20' wide strip to the west, TPN 9260001022, or is that part of the alley row and they want to vacate all 40'?

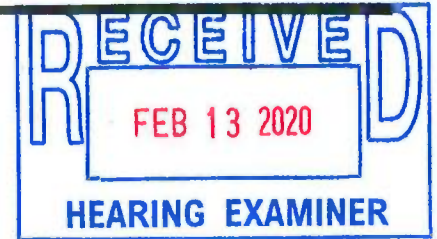
Thanks!

Greg
#8256

From: Pasco, Teague <tpasco@cityoftacoma.org>
Sent: Tuesday, January 28, 2020 12:00 PM
To: Atkinson, Chris <catkinson@ci.tacoma.wa.us>; Atkinson, Stephen <satkinson@ci.tacoma.wa.us>; Barnett, Elliott <elliott.barnett@ci.tacoma.wa.us>; Boudet, Brian <BBOUDET@ci.tacoma.wa.us>; Brock, Stephanie <sbrock@ci.tacoma.wa.us>; Cantrel, Aaron <Aaron.Cantrel@cable.comcast.com>; CenturyLink <nre.easement@centurylink.com>; Cornforth (Van Allen), Ronda <rcornforth@cityoftacoma.org>; Erickson, Ryan <RErickso@ci.tacoma.wa.us>; Fletcher, Gloria <GFletcher@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@ci.tacoma.wa.us>; Holt, Megan (megan.holt@pse.com) <megan.holt@pse.com>; Johnson, Christopher

Pasco, Teague

From: Tina Vaslet <tvaslet@piercetransit.org>
Sent: Tuesday, January 28, 2020 12:56 PM
To: Pasco, Teague
Subject: RE: 124.1407 Street Vacation - Agency Comment



Good Afternoon,

Thank you for the opportunity to review this proposal. Since this will not affect transit, Pierce Transit has no comments.

Kind Regards,



Tina Vaslet
Planner II – Bus Stops
Desk: 253.983.2706 | Cell: 253.255-8521
[3701 96th St. SW, Lakewood, WA 98499](mailto:tvaslet@piercetransit.org)
Providing 40 years of service

From: Pasco, Teague [mailto:tpasco@cityoftacoma.org]
Sent: Tuesday, January 28, 2020 12:00 PM
To: Atkinson, Chris <catkinson@ci.tacoma.wa.us>; Atkinson, Stephen <satkinson@ci.tacoma.wa.us>; Barnett, Elliott <elliott.barnett@ci.tacoma.wa.us>; Boudet, Brian <BBOUDET@ci.tacoma.wa.us>; Brock, Stephanie <sbrock@ci.tacoma.wa.us>; Cantrel, Aaron <Aaron_Cantrel@cable.comcast.com>; CenturyLink <nre.easement@centurylink.com>; Cornforth (Van Allen), Ronda <rcornforth@cityoftacoma.org>; Erickson, Ryan <RErickso@ci.tacoma.wa.us>; Fletcher, Gloria <GFletcher@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@ci.tacoma.wa.us>; Holt, Megan (megan.holt@pse.com) <megan.holt@pse.com>; Johnson, Christopher <cjohnso2@ci.tacoma.wa.us>; Johnson, David (PDS) <DJohnson2@ci.tacoma.wa.us>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Larson, Chris <CLARSON@cityoftacoma.org>; Lynett, Kristin <kristin.lynett@cityoftacoma.org>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@ci.tacoma.wa.us>; Parvey, James <JPARVEY@ci.tacoma.wa.us>; Russell, Lee <LRussell@cityoftacoma.org>; Seaman, Chris <cseaman@ci.tacoma.wa.us>; Site Development <SiteDevelopment@ci.tacoma.wa.us>; Stringer, Shawn <SStringe@ci.tacoma.wa.us>; Tina Vaslet <tvaslet@piercetransit.org>; Torres, Andrew <ATORRES@ci.tacoma.wa.us>; Trohimovich, Merita <MPollard@ci.tacoma.wa.us>
Subject: 124.1407 Street Vacation - Agency Comment

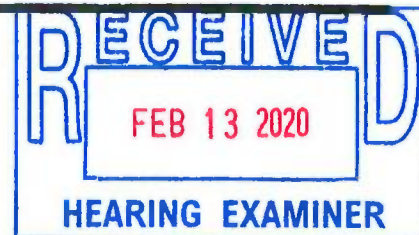
Agency Reviewer,

Please review the attached map exhibits for the proposed Street Vacation Petition 124.1407 by Humane Society for Tacoma and Pierce County, and provide comments for your respective utility/agency on or before Tuesday, February 13, 2020. Responses received later than February 13, 2020 risk NOT being incorporated into the vacation action.

Note, due to non-responsive departments/contacts we are paring down the contact distribution list to only those directly relevant to the vacation process. Please let me know if you'd voluntarily like to be removed from the distribution list, or if the request for comment should be sent to another person at your agency.

Pasco, Teague

From: Holt, Megan <megan.holt@pse.com>
Sent: Wednesday, February 5, 2020 12:46 PM
To: Pasco, Teague
Subject: RE: 124.1407 Street Vacation - Agency Comment



Hi Teague,

I have reviewed the area of the proposed vacate and PSE does not maintain any gas facilities within the proposed vacate area.

Let me know if you have additional questions or comments.

Thank you

Megan Holt SR/WA

Sr. Real Estate Representative

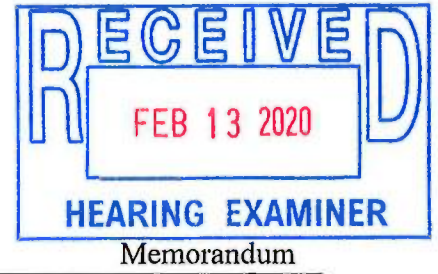
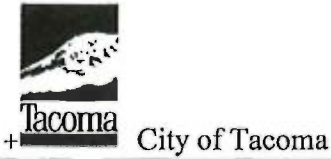
Puget Sound Energy, Inc.

253-476-6417 (O) | 253-495-1427 (C)

From: Pasco, Teague <tpasco@cityoftacoma.org>
Sent: Tuesday, January 28, 2020 12:00 PM
To: Atkinson, Chris <catkinson@ci.tacoma.wa.us>; Atkinson, Stephen <satkinson@ci.tacoma.wa.us>; Barnett, Elliott <elliott.barnett@ci.tacoma.wa.us>; Boudet, Brian <BBOUDET@ci.tacoma.wa.us>; Brock, Stephanie <sbrock@ci.tacoma.wa.us>; Cantrel, Aaron <Aaron_Cantrel@cable.comcast.com>; CenturyLink <nre.easement@centurylink.com>; Cornforth (Van Allen), Ronda <rcornforth@cityoftacoma.org>; Erickson, Ryan <RErickso@ci.tacoma.wa.us>; Fletcher, Gloria <GFletcher@cityoftacoma.org>; Hauenstein, Lyle <lhauenstein@ci.tacoma.wa.us>; Holt, Megan <megan.holt@pse.com>; Johnson, Christopher <cjohnso2@ci.tacoma.wa.us>; Johnson, David (PDS) <DJohnson2@ci.tacoma.wa.us>; Kammerzell, Jennifer <JKammerzell@cityoftacoma.org>; Kidd, Brennan <bkidd@cityoftacoma.org>; Larson, Chris <CLARSON@cityoftacoma.org>; Lynett, Kristin <kristin.lynett@cityoftacoma.org>; Muller, Gregory <GMuller@cityoftacoma.org>; Newton, Corey <cnewton@ci.tacoma.wa.us>; Parvey, James <JPARVEY@ci.tacoma.wa.us>; Russell, Lee <LRussell@cityoftacoma.org>; Seaman, Chris <cseaman@ci.tacoma.wa.us>; Site Development <SiteDevelopment@ci.tacoma.wa.us>; Stringer, Shawn <SStringe@ci.tacoma.wa.us>; Tina Vaslet <tvaslet@piercettransit.org>; Torres, Andrew <ATORRES@ci.tacoma.wa.us>; Trohimovich, Merita <MPollard@ci.tacoma.wa.us>
Subject: 124.1407 Street Vacation - Agency Comment

CAUTION: This email originated from outside of the organization. Exercise extra caution when responding, opening attachments, and clicking links.

Agency Reviewer,



TO: ALL CONCERNED AGENCIES & DEPARTMENTS

**FROM: TEAGUE PASCO
PUBLIC WORKS /REAL PROPERTY SERVICES**

SUBJECT: STREET VACATION REQUEST NO. 124.1407

DATE: January 28, 2020

Real Property Services has received a petition to vacate a portion of the alleyway between S 67th St & S 68th St, S Adams Street and vacated Durango Street, more particularly described as follows: The 20 foot wide alleyway lying between and abutting Lots 3 through 21, Block 24 and Lots 3 through 21, Block 25, Plat of Villa Park, filed August 4, 1890, at Volume 5, pages 60 and 61, records of Pierce County, Washington. All situate in the City of Tacoma, County of Pierce, State of Washington; within the Northeast Quarter of Section 25, Township 20 North, Range 2 East of the Willamette Meridian.

In order to be considered, your comments must be received by **Real Property Services, TMB, Room 737, by Tuesday, February 13, 2020.** If your comments are not received by that date, it will be understood that the office you represent has no interest in this matter.

Attachment(s)	<u>RESPONSE</u>
AT&T Broadband	
Pierce Transit	<input checked="" type="checkbox"/> No Objections
Puget Sound Energy	
Qwest Communications	<input checked="" type="checkbox"/> Comments Attached
Fire Department	
Police Department	
TPU/Power/T&D	_____ 1/29/20 _____ Date
TPU/Water/LID	
PW/Director (3)	_____ Aaron Cantrell _____ Signature
PW/BLUS (2)	
PW/Construction	_____ Planning & Design _____ Department
PW/Engineering	
PW/Engineering/LID	
PW/Engineering/Traffic	• Comcast has no facilities within this Vacation Request
PW/Environmental Services	
PW/Solid Waste	
PW/Street & Grounds	
Tacoma Economic Development	
Click! Network	

If you have questions, please contact Teague Pasco at (253) 591-5570 or tpasco@cityoftacoma.org



Office of the Secretary of State

Corporations & Charities Division

Mailing Address: Po Box 40234 • Olympia, WA 98504—0234

Phone: 360 - 725 - 0378 • Web Address: www.sos.wa/corps

■ Filing Fee \$10

□ Expedite Service \$50

This Box For Office Use Only

INITIAL ANNUAL REPORT

RCW 23.95.60

ENTITY INFORMATION	
Entity Name: <u>FOUR DOGS AND PEPPER LLC</u>	
UBI: <u>604 570 040</u>	
CURRENT REGISTERED AGENT	
Name: <u>JAMES A. KRUEGER</u>	
Registered Agent Street Address (required) (Must be the physical address)	Registered Agent Mailing Address (optional)
Country: <u>United States</u>	Country: <u>United States</u>
Address 1: <u>1201 Pacific Avenue, Suite 1900</u>	Address 1: _____
Address 2: _____	Address 2: _____
Zip: <u>98402</u>	Zip: _____
City: <u>Tacoma</u>	City: _____
State: <u>Washington</u>	State: <u>Washington</u>
If the Registered Agent's address or name above has changed, please complete the section on the next page. If no changes are required, please check box : "NO CHANGE TO REGISTERED AGENT".	
■ NO CHANGE TO REGISTERED AGENT	
ONLY COMPLETE NEXT SECTION IF A CHANGE IS BEING MADE TO THE REGISTERED AGENT	

NEW REGISTERED AGENT

Is the Registered Agent a Commercial Registered Agent? Yes No

If Yes, provide the name of the Commercial Registered Agent: N/A

A Registered Agent consent is still required for a Commercial Registered Agent located on the next page.

If No, please continue to the next page to provide the Registered Agent

A Commercial Registered Agent is an entity/individual that is registered with the Office of the Secretary of State to receive legal documents on behalf of a corporation. A Commercial Registered Agent has the entities/individual's address on record with the office.

Please check one type of Registered Agent below, provide a street address. Mailing address if needed.

<input type="checkbox"/> Individual _____ First and last name of a Noncommercial Registered Agent. (Any person not registered as a Commercial Registered Agent.)	<input type="checkbox"/> Entity _____ Name of a Noncommercial Registered Agent. (Any business not registered as a Commercial Registered Agent.)	<input type="checkbox"/> Office or Position _____ List the Office or Position service as agent. (Only if using the specific office or position as the registered agent, no matter who holds the position like: Secretary, Member, or Treasurer.)
---	--	---

Phone: _____ Email: _____

Check if Street and Mailing Address are the same (Only if street address is NOT a PO Box or PMB)

Registered Agent Street Address (required) (Must be the physical address)	Registered Agent Mailing Address (optional)
Country: <u>United States</u>	Country: <u>United States</u>
Address 1: _____	Address 1: _____
Address 2: _____	Address 2: _____
Zip: _____	Zip: _____
City: _____	City: _____
State: <u>Washington</u>	State: <u>Washington</u>

REGISTERED AGENT CONTINUED

REQUIRED ALL - CONSENT TO SERVE AS REGISTERED AGENT

I hereby consent to serve as Registered Agent in the State of Washington for the named entity. I understand it will be my responsibility to accept service of process, notices, and demands on behalf of the entity; to forward mail to the entity; and to immediately notify the Office of the Secretary of State if I resign or change the Registered Office Address.

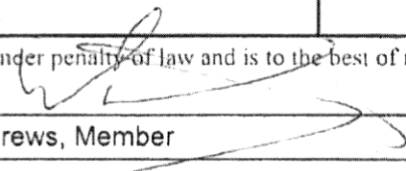
X _____ N/A _____
Signature of Registered Agent Printed Name/Title Date

PRINCIPAL OFFICE

Phone: _____ Email: _____

Check if Street and Mailing Address are the same (Only if mailing address is **NOT** a PO Box or PMB)

Street Address (Must be the physical address)	Mailing Address
Country: _____	Country: _____
Washington State Address Address: _____ _____	Washington State Address Address: _____ _____
Zip: _____ City: _____	Zip: _____ City: _____
Foreign Address (Optional) Address: _____ _____	Foreign Address (Optional) Address: _____ _____
Zip: _____ City: _____	Zip: _____ City: _____
State: _____	State: _____

GOVERNOR (S) *	
Individual:	
First Name: <u>EDWIN</u>	Last Name: <u>ANDREWS</u>
First Name: <u>TERESA</u>	Last Name: <u>ANDREWS</u>
First Name: <u>MARK</u>	Last Name: <u>ANDREWS</u>
Entity:	
Entity Name: <u>CARYL ANDREWS</u>	
Entity Name: <u>STEPHANIE ADAMS</u>	
NATURE OF BUSINESS	
Briefly describe the type of business your entity conducts in the state of Washington: <u>The acquisition, management, leasing and investment in real estate.</u>	
EFFECTIVE DATE	
<input checked="" type="checkbox"/> Date of filing <input type="checkbox"/> Specify a Date _____ (Cannot be more than 90 days from received date)	
AUTHORIZED PERSON	
This document is hereby executed under penalty of law and is to the best of my knowledge, true and correct.	
Signature of Authorized Person: <u></u>	Date: <u>1.28.20</u>
Print Name and Title: <u>Mark Andrews, Member</u>	
Phone Number: <u>253-474-0711</u>	
Email: <u>mark@addisonsupply.com</u>	
FILING CORRESPONDENCE ADDRESS	
This address will be sent document(s) regarding this specific filing in addition to document(s) being sent to the Registered Agent's street/ mailing address. (Optional)	
Attention to: <u>Rose Jennison</u>	
Email: <u>rjennison@vjglaw.com</u>	
Address: _____	
City _____	State _____ Zip _____

VANDEBERG JOHNSON & GANDARA, LLP

ATTORNEYS AT LAW

DARREL B. ADDINGTON
LUCY R. CLIFTHORNE
WILLIAM A. COATS
MARLO DeLANGE
ERICA A. DOCTOR
MARK A. HOOD
DAELYN JULIUS
JAMES A. KRUEGER
HEIDI M. MAYNARD

1201 PACIFIC AVENUE, SUITE 1900
P.O. BOX 1315
TACOMA, WASHINGTON 98401-1315
FACSIMILE (253) 383-6377
(253) 383-3791
WWW.VJGLAW.COM

DANIEL C. MONTOPOLI
MARK R. PATTERSON
H. ANDREW SALLER, JR.
ERIN SULLIVAN-BYORICK
SCOTT D. WINSHIP

KERRY E. BRINK
KINNE F. HAWES
OF COUNSEL

January 29, 2020

Secretary of State
Corporations Division
P. O. Box 40234
Olympia, WA 98504-0234

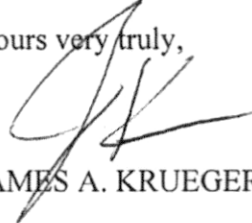
Re: Four Dogs and Pepper LLC
UBI No. 604 570 040
Initial Annual Report

Ladies and Gentlemen:

Enclosed for filing is the Initial Annual Report for the above-referenced limited liability company, along with our check in the amount of \$10 in payment of the filing fee.

Thank you for your anticipated prompt attention to this matter.

Yours very truly,


JAMES A. KRUEGER

JAK:rmj
Enclosures
cc: Client

202002280726

Electronically Recorded

Pierce County, WA LMACUMB
02/28/2020 12:57 PM

Pages: 4 Fee: \$106.50

CTC 194980-TC

When recorded return to:

Mark J. Andrews
Four Dogs and Pepper LLC
6201 S Adams Street
Tacoma, WA 98409

STATUTORY WARRANTY DEED

THE GRANTOR(S) The Humane Society for Tacoma and Pierce County, a Washington non-profit corporation

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Four Dogs and Pepper LLC, a Washington limited liability company

the following described real estate, situated in the County of Pierce, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal:

Lots 3-21, Blk 23; Lots 3-21, Blk 24; Lots 3-21, Blk 25, Villa Park - page 3

Tax Parcel Number(s): 9260001040, 9260001000, 9260001020

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

For reference only, not for re-sale.

4523943	EXTX
Electronically Recorded	
Pierce County, WA	LMACUMB
2/28/2020 12:57 PM	
Pages: 2	Excise Collected: \$45,300.00
Proc. Fee: \$0.00	Tech Fee: \$5.00

STATUTORY WARRANTY DEED
(continued)

Dated: February 28, 2020

The Humane Society for Tacoma and Pierce County

BY: [Signature]
Stuart Earley
CEO

State of WASHINGTON
County of PIERCE

I certify that I know or have satisfactory evidence that Stuart Earley is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as CEO of The Humane Society for Tacoma and Pierce County to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: FEBRUARY 27, 2020

[Signature]
Name: TONY BENSON
Notary Public in and for the State of Washington
Residing at: PUYAUP
My appointment expires: 2/1/21



For reference only, not for re-sale.

EXHIBIT "A"
Legal Description

Parcel A:

Lots 3 through 21, inclusive, Block 23, Villa Park, according to the plat thereof, recorded in Volume 5 of Plats, page 60, in Pierce County, Washington.

Together with the West half of vacated Durango Street that abuts Lots 3 through 21, Block 23, vacated under Ordinance No. 21950.

Parcel B:

Lots 3 through 21, inclusive, Block 24, Villa Park, according to the plat thereof, recorded in Volume 5 of Plats, page 60, in Pierce County, Washington.

Except the East 20 feet deeded to the City of Tacoma under Recording No. 2962783.

Together with the East half of vacated Durango Street that abuts Lots 3 through 21, Block 24, vacated under Ordinance No. 21950.

Parcel C:

Lots 3 through 21, inclusive, Block 25, Villa Park, according to the plat thereof, recorded in Volume 5 of Plats, page 60, in Pierce County, Washington.

For reference only, not for re-sale.

EXHIBIT "B"
Exceptions

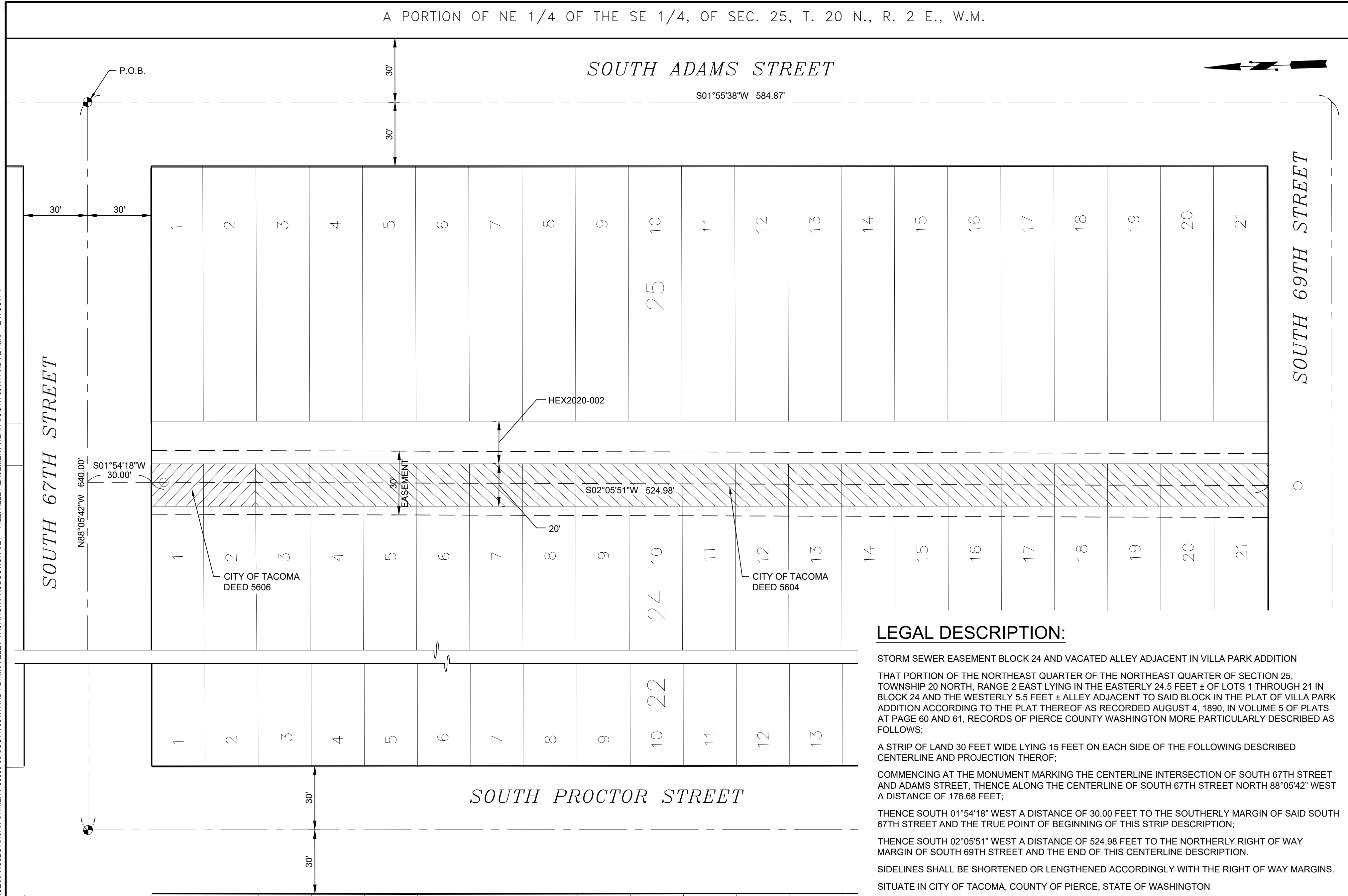
1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Tacoma, a municipal corporation
Purpose: Sewer trunk/sewer pipe line
Recording Date: August 19, 1959
Recording No.: 1866923
Affects: East 20 feet Lots 3-21, inclusive, Block 25 (Parcel C)

2. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

For reference only, not for re-sale.

A PORTION OF NE 1/4 OF THE SE 1/4, OF SEC. 25, T. 20 N., R. 2 E., W.M.



LEGAL DESCRIPTION:

STORM SEWER EASEMENT BLOCK 24 AND VACATED ALLEY ADJACENT IN VILLA PARK ADDITION THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 2 EAST LYING IN THE EASTERLY 24.5 FEET ± OF LOTS 1 THROUGH 21 IN BLOCK 24 AND THE WESTERLY 5.5 FEET ± ALLEY ADJACENT TO SAID BLOCK IN THE PLAT OF VILLA PARK ADDITION ACCORDING TO THE PLAT THEREOF AS RECORDED AUGUST 4, 1890, IN VOLUME 5 OF PLATS AT PAGE 60 AND 61, RECORDS OF PIERCE COUNTY WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND 30 FEET WIDE LYING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE AND PROJECTION THEROF;

COMMENCING AT THE MONUMENT MARKING THE CENTERLINE INTERSECTION OF SOUTH 67TH STREET AND ADAMS STREET, THENCE ALONG THE CENTERLINE OF SOUTH 67TH STREET NORTH 88°05'42" WEST A DISTANCE OF 178.68 FEET;

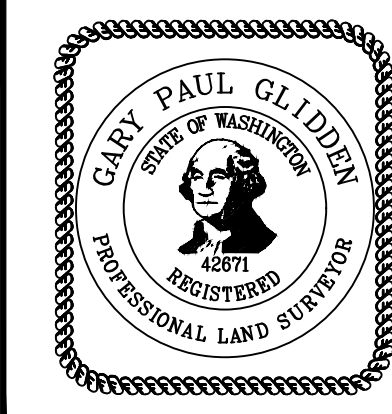
THENCE SOUTH 01°54'18" WEST A DISTANCE OF 30.00 FEET TO THE SOUTHERLY MARGIN OF SAID SOUTH 67TH STREET AND THE TRUE POINT OF BEGINNING OF THIS STRIP DESCRIPTION;

THENCE SOUTH 02°05'51" WEST A DISTANCE OF 524.98 FEET TO THE NORTHERLY RIGHT OF WAY MARGIN OF SOUTH 69TH STREET AND THE END OF THIS CENTERLINE DESCRIPTION.

SIDELINES SHALL BE SHORTENED OR LENGTHENED ACCORDINGLY WITH THE RIGHT OF WAY MARGINS. SITUATE IN CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON

DATE: 5/26/2020 12:48 PM PATH: P:\PIENV\SERVICES\PROJECTS\SAN-ST\MIENV\00000-00 SOUTH 69TH AND ADAMS ALLEY VACATION\PRODUCTION SET FILE: ALLEY EASEMENT NEAR SOUTH 69TH AND ADAMS LAYOUT: 1

BASIS OF BEARING:
 NAD 83/91 AS DEFINED BY CITY OF TACOMA
 SURFACE BRASS MONUMENT MARKING THE CENTERLINE INTERSECTION OF SOUTH 67TH STREET AND ADAMS STREET
 N) 685595.811
 E) 1146639.644
 SURFACE BRASS MONUMENT MARKING THE CENTERLINE INTERSECTION OF SOUTH 67TH STREET AND PROCTOR STREET
 N) 685617.085
 E) 1145999.993
 BEARING BETWEEN THE TWO MONUMENTS
 NORTH 88°05'42" WEST A DISTANCE OF 640.00 FEET



**STORM WATER EASEMENT
 FOR STREET VACATION
 HEX2020-002 (124.1407)**

DRAWN: JLP	DATE: MAY 26, 2020	JOB NO.:
CHKD. BY: GPG	SCALE: 1" = 30'	SHEET: 1 OF 1