



**City of Tacoma**  
Planning & Development Services  
Report And Recommendation

**FINAL PLAT APPLICATION OF:**

John Bays  
IRA Funding, LLC  
10011 Bridgeport Way SW Suite 1500-212  
Lakewood, WA 98499

**FILE NO: PLT2015-40000243059**

**SUMMARY OF PROPOSAL AND RECOMMENDATION**

**Proposal:**

The applicant requests Final Plat approval of "Devonshire" (previously named "Turner's Landing"), an 18 lot subdivision for single-family development.

**Location:**

6802 East Portland Street, Parcel Number 0320271046.

**Public Process:**

The Hearing Examiner approved the "Turner's Landing" Preliminary Plat on December 12, 2007. A summary of the decision was sent to all parties of record.

**Recommendation of Director:**

Recommend Approval.

**Note:**

The appeal period on this decision closes December 18, 2015.

The effective date of recommended approval for this request is December 21, 2015, provided no requests for reconsideration or appeals are timely filed as identified in the "APPEAL PROCEDURES" section of this report and decision.

**FOR ADDITIONAL INFORMATION CONCERNING THIS LAND USE PERMIT PLEASE CONTACT:**

Shanta Frantz, Senior Planner  
Planning & Development Services  
747 Market Street, Room 345, Tacoma, WA 98402  
Telephone: (253) 591-5833 E-mail: [sfrantz@cityoftacoma.org](mailto:sfrantz@cityoftacoma.org)

## FINDINGS

1. The applicant, John Bays or IRA Funding, LLC, is requesting Final Plat approval for a residential subdivision known as "Devonshire". The project will consist of 18 lots for the future development of single-family dwellings.
2. The site received Preliminary Plat approval on December 12, 2007 (Planning and Development Services File No. PLT2007-4000099243). The Preliminary Plat allowed for the property to be divided into 18 lots for single-family development.
3. At the time of Preliminary Plat approval, the site was zoned "R-2" One-Family Dwelling District and the City's *Comprehensive Plan* designated the site as a Low Intensity Single-Family Detached Housing. In August 2009, the City rezoned the site to "URX" Urban Residential Mixed-Use District and the *Comprehensive Plan* land use designation was changed to "Community Mixed-Use Center".
4. The *Comprehensive Plan* also designates the area as a Tier I "Primary Growth Area" and a Tier II "Secondary Growth Area". The proposed development conforms to both the aforementioned *Comprehensive Plan* designations and applicable zoning requirements in place at the time of the approved Preliminary Plat.
5. Planning and Development Services recommends approval of the Final Plat and advises that the applicant has met the required conditions by constructing or bonding for the required on- and off-site improvements including, but not limited to, streets and utilities.
6. The Final Plat, as presented, conforms in all respects to the approval of the Preliminary Plat.
7. Any Conclusion of Law hereafter stated which may be deemed a Finding of Fact is hereby adopted as such.

## CONCLUSIONS

1. The Director has jurisdiction over this application pursuant to the *Tacoma Municipal Code* (hereinafter *TMC*), Section 13.04.100.E.

Section 13.04.100 provides, *inter alia*:

... Approval of the preliminary plat, however, shall be assurance to a subdivider that the final plat will be approved provided: (a) that the final plat conforms to the approved preliminary plat: (b) that all requirements specified for the final plat are fully complied with...

2. The Final Plat, as presented and represented by the applicants and Planning and Development Services, conforms to the Preliminary Plat previously approved and all conditions imposed thereon have been satisfied. Accordingly, the Final Plat should be approved.
3. Any Finding of Fact hereinbefore stated which may be deemed to be a Conclusion of Law herein is hereby adopted as such.

**RECOMMENDATION**

It is hereby recommended that the requested Devonshire Final Plat be approved.

DATED this 4th day of DECEMBER, 2015.



---

PETER HUFFMAN  
Director, Planning & Development Services

**TRANSMITTED** this 4<sup>th</sup> day of DECEMBER, 2015 by first mail to:

John Bays, IRA Funding, LLC, 10011 Bridgeport Way SW Suite 1500-212, Lakewood, WA 98499

Beyler Consulting, 7602 Bridgeport Way West, #3D, Lakewood, WA 98499

Puget Creek Restoration Society, Attn: Scott Hansen, 702 Broadway, Ste 101, Tacoma, WA 98402

Puyallup Tribe of Indians – Historical Preservation, Attn: Carol Ann Hawks, 3009 East Portland Avenue, Tacoma, WA 98404

Doris Sorum, City Clerk

Peter Huffman, Planning and Development Services

Shanta Frantz, Planning and Development Services

Dustin Lawrence, Planning and Development Services

Jana Magoon, Planning and Development Services

Frank Terrill, Planning and Development Services

Lihuang Wung, Planning and Development Services

Shannon Brenner, Planning and Development Services

Josh Diekmann, Public Works – Traffic Engineering

Jeff Webster, City Chief Surveyor

Jeff Capell, Legal Department

Rick Coyne, Solid Waste

Steve Standley, Site Development

Chris Seaman, Tacoma Fire

Jeff Rusler, Tacoma Power

Jessie Angel, Tacoma Water

Brad Harp, Tacoma-Pierce County Health Department

Sherrilyn Reed, Tacoma-Pierce County Health Department

Darci Brandvold, Pierce County Assessor-Treasurer

Alex Callendar, SWRO, Washington Department of Ecology, PO Box 47775, Olympia, WA 98504-7775

Dan Farrell, Environmental Review Section, Washington Department of Ecology, PO Box 47703, Olympia, WA 98504-7703

## APPEAL PROCEDURES

### **RECONSIDERATION:**

Any person having standing under the ordinance governing this application and feeling that the recommendation of the Director is based on errors of procedure or fact may make a written request for review by the Director within fourteen (14) days of the issuance of the written order. This request shall set forth the alleged errors, and the Director may, after further review, take such further actions as deemed proper, and may render a revised recommendation. A request for RECONSIDERATION of the Director's decision in this matter must be filed in writing with Planning and Development Services, Room 345, Third Floor, Tacoma Municipal Building, 747 Market Street, Tacoma, WA 98402, on or before December 18, 2015.

### **APPEAL TO HEARINGS EXAMINER:**

The applicant, property owner, or owners of property entitled to receive a copy of the decision of the Director shall have the right, within fourteen (14) days of the issuance of this recommendation, or within seven (7) days of the date of issuance of the Director's recommendation on a reconsideration, to appeal the decision to the Hearing Examiner.

An appeal to the Hearing Examiner is initiated by filing a Notice of Appeal accompanied by the required filing fee. Filing of the appeal shall not be complete until both the Notice of Appeal and required filing fee have been received. The Notice of Appeal must be in writing and shall contain the following:

- (1) A brief statement showing how the appellant is aggrieved or adversely affected.
- (2) A statement of the grounds for the appeal, explaining why the appellant believes the administrative recommendation is wrong.
- (3) The requested relief, such as reversal or modification of the recommendation.
- (4) The signature, mailing address and telephone number of the appellant and any representative of the appellant.

An APPEAL of the Director's recommendation in this matter must be filed with the Hearing Examiner's Office, Seventh Floor, Tacoma Municipal Building, on or before December 18, 2015, together with a fee of **\$320.90**. THE FEE SHALL BE REFUNDED TO THE APPELLANT SHOULD APPELLANT PREVAIL.

# DEVONSHIRE

A PORTION OF SW 1/4, NE 1/4, SECTION 27, TOWNSHIP 20 N., RANGE 3 E., W.M.  
CITY OF TACOMA, PIERCE COUNTY, WASHINGTON

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, THE OWNERS OF THE LAND HEREIN DESCRIBED, EMBRACED IN AND COVERED BY SAID PLAT, DO HEREBY DONATE AND DEDICATE TO THE PUBLIC FOREVER, THE STREETS, ALLEYS, AND PUBLIC PLACES SHOWN HEREON, TOGETHER WITH A PERPETUAL EASEMENT ON AND OVER THE PRIVATE PROPERTY ABUTTING UPON SAID STREETS, ALLEYS, AND PUBLIC PLACES TO CONSTRUCT AND MAINTAIN ALL SLOPES, CUTS, AND FILLS OCCASIONED BY THE ORIGINAL GRADING BY THE CITY OF TACOMA AND NECESSARY TO ACCOMPLISH AND MAINTAIN SUCH ORIGINAL GRADE OF SAID STREETS, ALLEYS, AND PUBLIC PLACES, SAID OWNERS, FOR THEMSELVES, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, WAIVE ALL CLAIMS FOR DAMAGES TO THE PROPERTY INCLUDED IN THIS PLAT BY REASON OF ANY CUTS OR FILLS MADE IN STREETS, ALLEYS, AND PUBLIC PLACES SHOWN HEREON IN THE ORIGINAL GRADING THEREOF BY THE CITY OF TACOMA, AND FURTHER CERTIFY AND SWEAR THAT SAID LAND IS FREE FROM ALL TAXES AND ASSESSMENTS WHICH HAVE HERETOFORE BEEN LEVIED AND BECOME CHARGEABLE AGAINST SAID PROPERTY AND FURTHER CERTIFY AND SWEAR THAT THERE ARE NO ENCUMBRANCES EXISTING UPON ANY OF THE LAND UPON WHICH STREETS, ALLEYS, AND PUBLIC PLACES HAVE BEEN HEREIN DONATED AND DEDICATED TO THE PUBLIC.

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

IN WITNESS WHEREOF WE HAVE SET OUR HAND AND SEAL.

IRA FUNDING, LLC  
BY: JOHN BAYS, MANAGER

TICOR TITLE INSURANCE COMPANY MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.  
AS NOMINEE FOR FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK, N.A.

### ACKNOWLEDGMENTS

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOHN BAYS SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAGER OF IRA FUNDING, LLC, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

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

DATED: \_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC: \_\_\_\_\_  
PRINTED NAME OF NOTARY PUBLIC: \_\_\_\_\_  
RESIDING AT: \_\_\_\_\_  
MY APPOINTMENT EXPIRES: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT \_\_\_\_\_ SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE \_\_\_\_\_ OF TICOR TITLE INSURANCE COMPANY MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK, N.A., TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

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

DATED: \_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC: \_\_\_\_\_  
PRINTED NAME OF NOTARY PUBLIC: \_\_\_\_\_  
RESIDING AT: \_\_\_\_\_  
MY APPOINTMENT EXPIRES: \_\_\_\_\_

PIERCE COUNTY PARCEL NO. 0320271046

CITY OF TACOMA FILE NO. PLT2007-40000099243

### APPROVALS

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

CITY SURVEYOR

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

CITY ENGINEER

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

ASSISTANT CITY ATTORNEY

APPROVED BY THE PDS DIRECTOR OF THE CITY OF TACOMA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

PDS DIRECTOR

APPROVED BY THE CITY COUNCIL OF THE CITY OF TACOMA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

MAYOR

CITY CLERK

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

CITY TREASURER

DATE

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

ASSESSOR-TREASURER, PIERCE COUNTY, WASHINGTON DATE

### AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ M. AT THE REQUEST OF RONALD WILLARD TURNER, RECORDS OF THE PIERCE COUNTY AUDITOR, TACOMA, WASHINGTON.

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

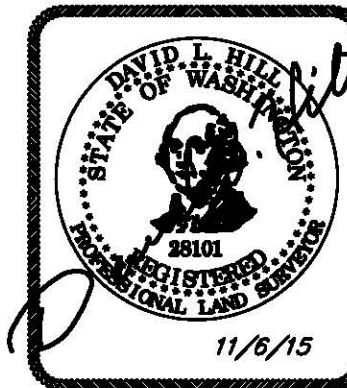
PIERCE COUNTY AUDITOR

FEE \_\_\_\_\_

BY \_\_\_\_\_

### LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF DEVONSHIRE IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 27, TOWNSHIP 20 NORTH, RANGE 3 EAST, W.M., AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS WILL BE SET AND THE LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND; THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.



*David L. Hill*

DAVID L. HILL, PLS  
CERTIFICATE NO. 28101  
BEYLER CONSULTING, INC.  
7602 BRIDGEPORT WAY W, #3D  
LAKEWOOD, WA 98499  
PHONE: (253) 301-4157



CONTACT  
phone: 253-301-4157  
fax: 253-336-3950  
beylerconsulting.com

OFFICE  
7602 Bridgeport Way W., #3D  
Lakewood, WA 98499

DWN. BY:	DATE:	JOB #:
DBM	11/6/15	34125 / 14-164
CHKD. BY:	SCALE:	SHEET:
DLH	N/A	1 OF 6

# DEVONSHIRE

A PORTION OF SW 1/4, NE 1/4, SECTION 27, TOWNSHIP 20 N., RANGE 3 E., W.M.  
CITY OF TACOMA, PIERCE COUNTY, WASHINGTON

## LEGAL DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 20 NORTH, RANGE 3 EAST, W.M., IN PIERCE COUNTY, WASHINGTON;  
THENCE SOUTH ALONG THE EAST LINE OF SAID SUBDIVISION 160 FEET;  
THENCE WEST 285 FEET;  
THENCE SOUTH 80 FEET;  
THENCE WEST 369.18 FEET, MORE OR LESS, TO THE WEST LINE OF SAID SUBDIVISION;  
THENCE NORTH 240 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION;  
THENCE EAST ALONG THE NORTH LINE OF SAID SUBDIVISION, 654.24 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT THE EAST 30 FEET FOR RIGHT OF WAY FOR PORTLAND AVENUE AS CONVEYED AND DEDICATED TO THE CITY OF TACOMA, A MUNICIPAL CORPORATION, IN INSTRUMENT RECORDED UNDER AUDITOR'S NO. 781672;

ALSO EXCEPT THE WEST 7 FEET OF THE EAST 37 FEET FOR WIDENING PORTLAND AVENUE AS CONVEYED TO THE CITY OF TACOMA, A MUNICIPAL CORPORATION, IN INSTRUMENT RECORDED UNDER AUDITOR'S NO. 1911491;

ALSO EXCEPT THAT PORTION THEREOF, CONVEYED TO THE CITY OF TACOMA MUNICIPAL CORPORATION, IN INSTRUMENT RECORDED UNDER AUDITOR'S NO. 8509180311.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

## RESTRICTIONS OF RECORD

- EASEMENT FOR LAYING AND MAINTAINING WATER PIPES, REC. NO. 1470559.
- EASEMENT FOR UTILITY POLES, ANCHORS, EQUIPMENT, DISTRIBUTION, SERVICE AND GUY WIRES, REC. NO. 1912293.
- EASEMENT FOR UTILITY POLES, ANCHORS, EQUIPMENT, DISTRIBUTION, SERVICE AND GUY WIRES, REC. NO. 2895689.
- EASEMENT TO INSTALL AND MAINTAIN DISTRIBUTION AND SERVICE WIRES, REC. NO. 8509250244.
- AGREEMENT REGARDING SANITARY SEWER SYSTEM, REC. NO. 9811180131.
- PUBLIC SANITARY SEWER EASEMENT, REC. NO. 201505140383.
- COVENANT AND EASEMENT REC. NO. 201505140382

## GENERAL NOTES

1. INSTRUMENTATION FOR THIS SURVEY WAS A 1 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.

2. ALL ROADS ARE PRIVATE WITHIN THIS PLAT.

## TACOMA POWER NOTES

- NO PERMANENT STRUCTURES SHALL BE INSTALLED WITHIN ANY UTILITY EASEMENT.
- UTILITY EASEMENTS SHALL HAVE NO GREATER THAN 2% SLOPES PERPENDICULAR TO THE ROAD RIGHTS-OF-WAY.
- EXTEND ALL SEWER STUBS AND ROOF DRAINS TO THE PROPERTY SIDE, BEYOND ANY UTILITY EASEMENT. NO CLEAN-OUTS SHALL BE PLACED IN THE UTILITY EASEMENT.
- ANY RELOCATION OF TACOMA POWER'S FACILITIES WILL BE DONE AT THE CUSTOMER'S EXPENSE.

## TACOMA POWER EASEMENT PROVISION

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

## PUBLIC SANITARY SEWER EASEMENT PROVISION

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

EASEMENT RECORDING NO. 201505140383

## EASEMENT NOTES

- THE PRIVATE INGRESS, EGRESS AND UTILITY EASEMENT WITHIN LOTS 1, 2, 3, 4, 5, 6, 10, 11, 12, 16 AND 17 IS FOR THE BENEFIT OF THE OWNERS OF THE LOTS WITHIN THIS PLAT. THE DEVONSHIRE HOME OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ROADWAY AND PRIVATE UTILITIES WITHIN SAID EASEMENT.
- THE 10-FOOT WIDE PRIVATE INGRESS, EGRESS AND UTILITY EASEMENT WITHIN LOT 17 IS FOR THE BENEFIT OF LOT 18. THE OWNER OF SAID LOT 1 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THAT PORTION OF THE DRIVEWAY AND UTILITY FACILITIES THEY HAVE BENEFIT OF USE WITHIN SAID EASEMENT.
- THE PRIVATE STORM DRAINAGE EASEMENT WITHIN LOTS 17 AND 18 IS FOR THE BENEFIT OF THE OWNERS OF THE LOTS WITHIN THIS PLAT. THE DEVONSHIRE HOME OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF STORM DRAINAGE FACILITIES WITHIN SAID EASEMENT.
- THE 10-FOOT WIDE PRIVATE SANITARY SEWER EASEMENT WITHIN LOT 15 IS FOR THE BENEFIT OF LOT 18. THE OWNER OF LOT 18 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SANITARY SEWER FACILITIES WITHIN SAID EASEMENT.
- THE 30-FOOT WIDE PRIVATE INGRESS, EGRESS AND UTILITY EASEMENT WITHIN LOTS 12, 13, 14 AND 15 IS FOR THE BENEFIT OF THE OWNERS OF THE LOTS 13, 14 AND 15. THE OWNERS OF SAID LOTS 13, 14 AND 15 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ROADWAY AND THAT PORTION OF THE PRIVATE UTILITY FACILITIES THEY HAVE BENEFIT OF USE WITHIN SAID EASEMENT.
- THE 30-FOOT WIDE PRIVATE INGRESS, EGRESS AND UTILITY EASEMENT WITHIN LOTS 6, 7, 8, 9 AND 10 IS FOR THE BENEFIT OF THE OWNERS OF THE LOTS 7, 8, 9 AND 10. THE OWNERS OF SAID LOTS 7, 8, 9 AND 10 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ROADWAY AND THAT PORTION OF THE PRIVATE UTILITY FACILITIES THEY HAVE BENEFIT OF USE WITHIN SAID EASEMENT.
- THE 5-FOOT WIDE PUBLIC POWER EASEMENT SHOWN ON LOT 7 IS HEREBY RESERVED FOR AND GRANTED UPON THE RECORDING OF THIS PLAT, TO THE CITY OF TACOMA, DEPARTMENT OF PUBLIC UTILITIES, LIGHT DIVISION (D.B.A. TACOMA POWER AND CLICK! NETWORK) FOR PUBLIC POWER FACILITIES. THE THE CITY OF TACOMA, DEPARTMENT OF PUBLIC UTILITIES, LIGHT DIVISION (D.B.A. TACOMA POWER AND CLICK! NETWORK) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PUBLIC POWER FACILITIES WITHIN SAID EASEMENT.
- THE 5-FOOT WIDE PUBLIC POWER EASEMENT SHOWN ON LOT 12 IS HEREBY RESERVED FOR AND GRANTED UPON THE RECORDING OF THIS PLAT, TO THE CITY OF TACOMA, DEPARTMENT OF PUBLIC UTILITIES, LIGHT DIVISION (D.B.A. TACOMA POWER AND CLICK! NETWORK) FOR PUBLIC POWER FACILITIES. THE THE CITY OF TACOMA, DEPARTMENT OF PUBLIC UTILITIES, LIGHT DIVISION (D.B.A. TACOMA POWER AND CLICK! NETWORK) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PUBLIC POWER FACILITIES WITHIN SAID EASEMENT.
- THE 5-FOOT WIDE PUBLIC POWER EASEMENT SHOWN ON LOTS 12 AND 13 IS HEREBY RESERVED FOR AND GRANTED UPON THE RECORDING OF THIS PLAT, TO THE CITY OF TACOMA, DEPARTMENT OF PUBLIC UTILITIES, LIGHT DIVISION (D.B.A. TACOMA POWER AND CLICK! NETWORK) FOR PUBLIC POWER FACILITIES. THE THE CITY OF TACOMA, DEPARTMENT OF PUBLIC UTILITIES, LIGHT DIVISION (D.B.A. TACOMA POWER AND CLICK! NETWORK) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PUBLIC POWER FACILITIES WITHIN SAID EASEMENT.
- THE 5-FOOT WIDE PUBLIC POWER EASEMENT SHOWN ON LOTS 7 AND 8 IS HEREBY RESERVED FOR AND GRANTED UPON THE RECORDING OF THIS PLAT, TO THE CITY OF TACOMA, DEPARTMENT OF PUBLIC UTILITIES, LIGHT DIVISION (D.B.A. TACOMA POWER AND CLICK! NETWORK) FOR PUBLIC POWER FACILITIES. THE THE CITY OF TACOMA, DEPARTMENT OF PUBLIC UTILITIES, LIGHT DIVISION (D.B.A. TACOMA POWER AND CLICK! NETWORK) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PUBLIC POWER FACILITIES WITHIN SAID EASEMENT.

## PRIVATE STORM DRAINAGE EASEMENT PROVISION

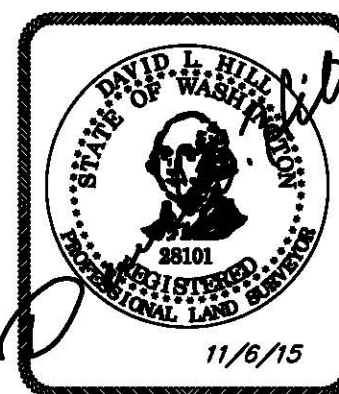
THIS PLAT CONTAINS A PRIVATE STORM DRAINAGE SYSTEM. PRIVATE STORM DRAINAGE SYSTEMS ARE THE SOLE RESPONSIBILITY OF THE OWNERS, SUCCESSORS AND ASSIGNEES OF ALL LOTS BEING SERVED BY THE PRIVATE STORM SYSTEM. RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, CONSTRUCTING, MAINTAINING, AND ALLOWING CITY INSPECTION OF THE PRIVATE STORM SYSTEM IN ACCORDANCE WITH A SEPARATELY RECORDED COVENANT AND EASEMENT DOCUMENT.

NO PERMANENT STRUCTURE(S) SHALL BE ERECTED WITHIN THE EASEMENT AREA(S). PERMANENT STRUCTURES SHALL MEAN ANY CONCRETE FOUNDATION, CONCRETE SLAB, WALL, ROCKERY, POND, STREAM, BUILDING, DECK, OVERHANGING STRUCTURE, FILL MATERIAL, TREE, RECREATIONAL SPORT COURT, CARPORT, SHED, PRIVATE UTILITY, FENCE, OR OTHER SITE IMPROVEMENT THAT RESTRICTS OR INTERFERES WITH THE NEED TO ACCESS OR CONSTRUCT UTILITIES IN SAID EASEMENT(S). PERMANENT STRUCTURES SHALL NOT MEAN IMPROVEMENTS SUCH AS FLOWERS, GROUND COVER AND SHRUBS LESS THAN 3- FEET IN HEIGHT, LAWN GRASS, ASPHALT PAVING, GRAVEL, OR OTHER SIMILAR SITE IMPROVEMENTS THAT DO NOT PREVENT THE ACCESS OF MEN, MATERIAL, AND MACHINERY ACROSS, ALONG, AND WITHIN THE SAID EASEMENT AREA.

COVENANT AND EASEMENT RECORDING NO. 201505140382

## PRIVATE EASEMENT PROVISION

THE OWNER(S) OF LAND HEREBY SUBDIVIDED DO HEREBY GRANT AND CONVEY TO THE OWNER(S) OF LOTS BENEFITED AS STATED IN THE EASEMENT NOTES OR ANY OTHER PRIVATE EASEMENT SHOWN AND THEIR ASSIGNS A PERPETUAL EASEMENT FOR THE STATED UTILITIES. THESE EASEMENTS AND CONDITIONS SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING ON THE SUCCESSOR'S, HEIRS AND ASSIGNS OF THE OWNER(S) OF LAND HEREBY BENEFITED. THE OWNER(S) OF LOT BENEFITED AND ITS ASSIGNS SHALL HAVE THE RIGHT WITHOUT PRIOR INSTITUTION OF ANY SUIT OR PROCEEDINGS OF LAW AT SUCH TIME AS MAY BE NECESSARY TO ENTER UPON SAID EASEMENT FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, ALTERING OR RECONSTRUCTING SAID UTILITIES OR MAKING ANY CONNECTIONS THERETO WITHOUT INCURRING ANY LEGAL OBLIGATION OR LIABILITY THEREFOR; PROVIDED THAT SUCH SHALL BE ACCOMPLISHED IN A MANNER THAT IF EXISTING PRIVATE IMPROVEMENTS ARE DISTURBED OR DESTROYED THEY WILL BE REPAIRED OR REPLACED TO A CONDITION SIMILAR AS THEY WERE IMMEDIATELY BEFORE THE PROPERTY WAS ENTERED UPON BY THE ONE BENEFITED. THE OWNER(S) OF THE BURDENED LOT SHALL RETAIN THE RIGHT TO USE THE SURFACE OF SAID EASEMENT IF SUCH USE DOES NOT INTERFERE WITH THE INSTALLATION OR USE OF SAID UTILITIES. HOWEVER, THE OWNER(S) OF THE BURDENED LOT SHALL NOT ERECT OR MAINTAIN ANY BUILDINGS OR STRUCTURES WITHIN THE EASEMENT. ALSO THE OWNER(S) OF THE BURDENED LOT SHALL NOT PLANT TREES, SHRUBS OR VEGETATION HAVING DEEP ROOT PATTERNS WHICH MAY CAUSE DAMAGE TO OR INTERFERE WITH SAID UTILITIES. ALSO THE OWNER(S) OF THE BURDENED LOT SHALL NOT DEVELOP OR BEAUTIFY THE EASEMENT AREAS IN SUCH A WAY TO CAUSE EXCESSIVE COST TO THE OWNER(S) OF LOT BENEFITED PURSUANT TO ITS RESTORATION DUTIES HEREIN.



**BEYLER**  
CONSULTING

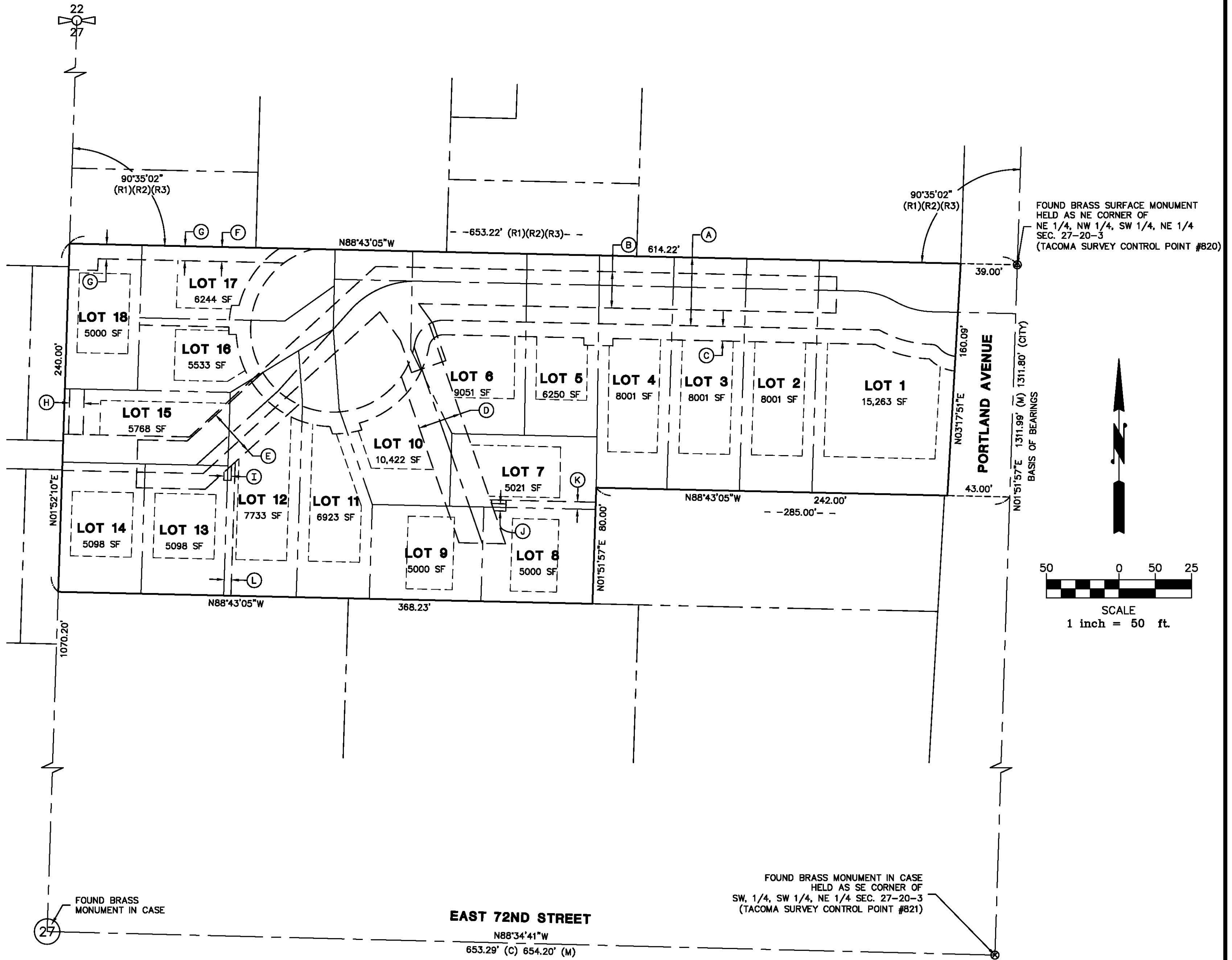
CONTACT  
phone: 253-301-4157  
fax: 253-336-3950  
beylerconsulting.com

OFFICE  
7602 Bridgeport Way W., #3D  
Lakewood, WA 98499

DWN. BY:	DATE:	JOB #:
DBM	11/6/15	34125 / 14-164
CHKD. BY:	SCALE:	SHEET:
DLH	N/A	2 OF 6

# DEVONSHIRE

A PORTION OF SW 1/4, NE 1/4, SECTION 27, TOWNSHIP 20 N., RANGE 3 E., W.M.  
CITY OF TACOMA, PIERCE COUNTY, WASHINGTON



**EASEMENT LEGEND**

- (A) PRIVATE INGRESS, EGRESS & UTILITY EASEMENT
- (B) 25' WIDE PUBLIC SANITARY SEWER EASEMENT, REC. NO. 201505140383
- (C) 10' WIDE POWER EASEMENT
- (D) 30' WIDE PRIVATE INGRESS, EGRESS & UTILITY EASEMENT
- (E) 33' WIDE PRIVATE INGRESS, EGRESS & UTILITY EASEMENT
- (F) 10' WIDE PRIVATE INGRESS, EGRESS & UTILITY EASEMENT
- (G) 10' WIDE PRIVATE STORM EASEMENT
- (H) 10' WIDE PRIVATE SANITARY SEWER EASEMENT
- (I) 5' WIDE POWER EASEMENT
- (J) 5' WIDE POWER EASEMENT
- (K) 5' WIDE POWER EASEMENT
- (L) 5' WIDE POWER EASEMENT

**ADDRESSES**

- LOT 1 - 6802 EAST PORTLAND AVENUE
- LOT 2 - 1466 EAST 68TH STREET COURT
- LOT 3 - 1462 EAST 68TH STREET COURT
- LOT 4 - 1458 EAST 68TH STREET COURT
- LOT 5 - 1454 EAST 68TH STREET COURT
- LOT 6 - 1450 EAST 68TH STREET COURT
- LOT 7 - 1446 EAST 68TH STREET COURT
- LOT 8 - 1442 EAST 68TH STREET COURT
- LOT 9 - 1438 EAST 68TH STREET COURT
- LOT 10 - 1434 EAST 68TH STREET COURT
- LOT 11 - 1430 EAST 68TH STREET COURT
- LOT 12 - 1426 EAST 68TH STREET COURT
- LOT 13 - 1422 EAST 68TH STREET COURT
- LOT 14 - 1418 EAST 68TH STREET COURT
- LOT 15 - 1414 EAST 68TH STREET COURT
- LOT 16 - 1410 EAST 68TH STREET COURT
- LOT 17 - 1406 EAST 68TH STREET COURT
- LOT 18 - 1402 EAST 68TH STREET COURT

**LEGEND**

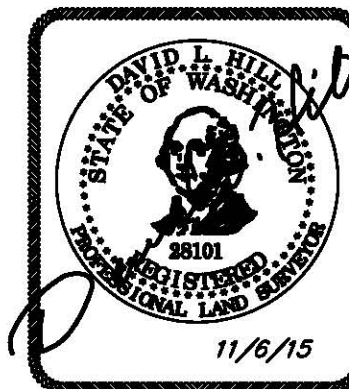
- (R1) RECORD OF SURVEY, REC. NO. 9904025001
- (R2) RECORD OF SURVEY, REC. NO. 200107245002
- (R3) RECORD OF SURVEY, REC. NO. 200403105013
- (C) CALCULATED
- (M) MEASURED
- (D) DEED
- ⊙ SET POURED MONUMENT PER STANDARD PLAN SU-01
- ⊙ SET MONUMENT PER STANDARD PLAN SU-02
- ⊙ FOUND MONUMENT IN CASE
- SET REBAR & CAP, LS #28101
- SET PK NAIL WITH TAG, LS #28101


**MERIDIAN**

NAD 83/91

**BASIS OF BEARINGS**

N01°51'57"E BETWEEN FOUND CITY OF TACOMA MONUMENTS #820 & 821 ON CENTERLINE PORTLAND AVENUE





**BEYLER**  
CONSULTING

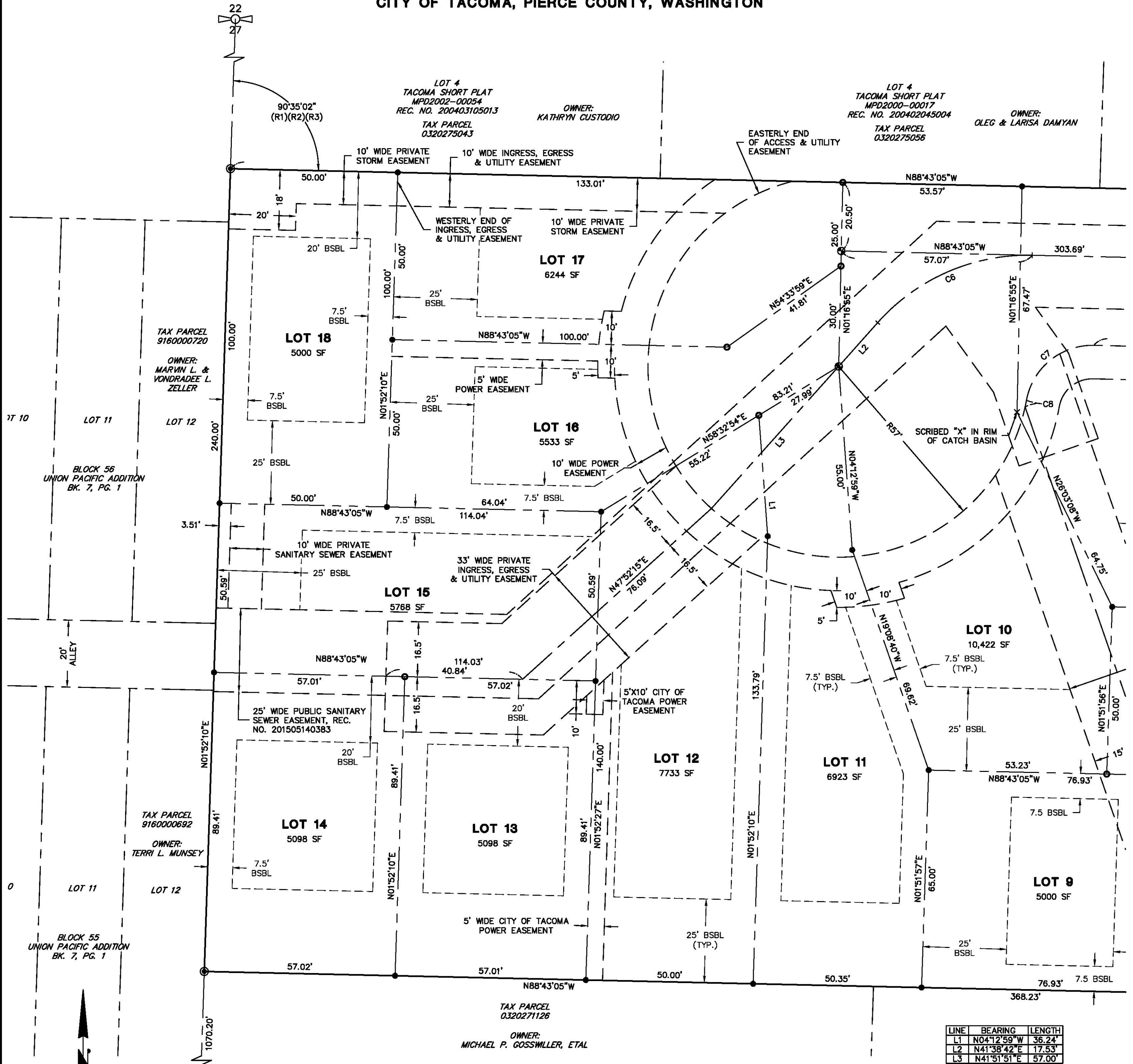
**CONTACT**  
phone: 253-301-4157  
fax: 253-336-3950  
beylerconsulting.com

**OFFICE**  
7602 Bridgeport Way W., #3D  
Lakewood, WA 98499

DWN. BY:	DATE:	JOB #:
DBM	11/6/15	34125 / 14-164
CHKD. BY:	SCALE:	SHEET:
DLH	1" = 50'	3 OF 6

# DEVONSHIRE

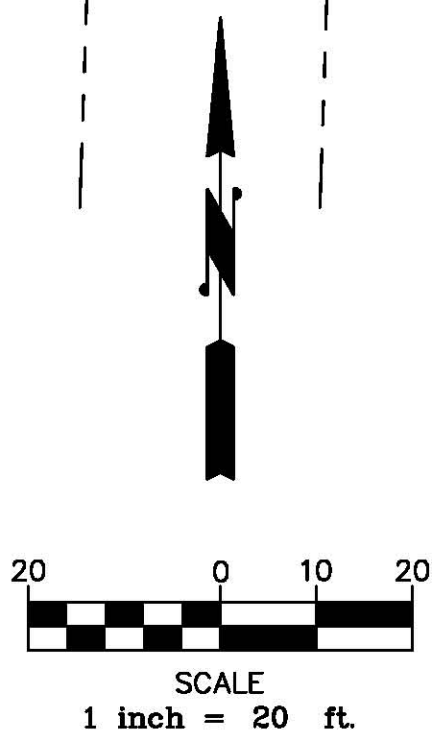
A PORTION OF SW 1/4, NE 1/4, SECTION 27, TOWNSHIP 20 N., RANGE 3 E., W.M.  
CITY OF TACOMA, PIERCE COUNTY, WASHINGTON



LINE	BEARING	LENGTH
L1	N04°12'59"W	36.24'
L2	N41°38'42"E	17.53'
L3	N41°51'51"E	57.00'

CURVE	DELTA	RADIUS	LENGTH
C6	49°38'13"	60.00'	51.98'
C7	81°02'02"	20.00'	28.29'
C8	02°02'05"	57.00'	2.02'

- LEGEND**
- (R1) RECORD OF SURVEY, REC. NO. 9904025001
  - (R2) RECORD OF SURVEY, REC. NO. 200107245002
  - (R3) RECORD OF SURVEY, REC. NO. 200403105013
  - (C) CALCULATED
  - (M) MEASURED
  - (D) DEED
  - ⊙ SET POURED MONUMENT PER STANDARD PLAN SU-01
  - ⊙ SET MONUMENT PER STANDARD PLAN SU-02
  - ⊙ FOUND MONUMENT IN CASE
  - ⊙ SET REBAR & CAP, LS #28101
  - ⊙ SET PK NAIL WITH TAG, LS #28101

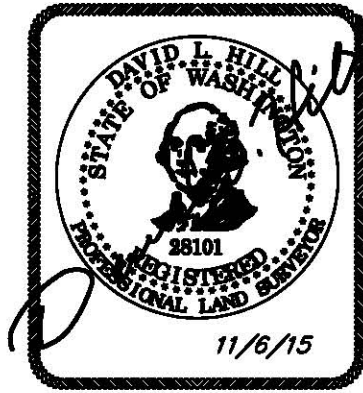



**MERIDIAN**

NAD 83/91

**BASIS OF BEARINGS**

N01°51'57"E BETWEEN FOUND CITY OF TACOMA MONUMENTS #820 & 821 ON CENTERLINE PORTLAND AVENUE





**BEYLER**  
CONSULTING

**CONTACT**  
phone: 253-301-4157  
fax: 253-336-3950  
beylerconsulting.com

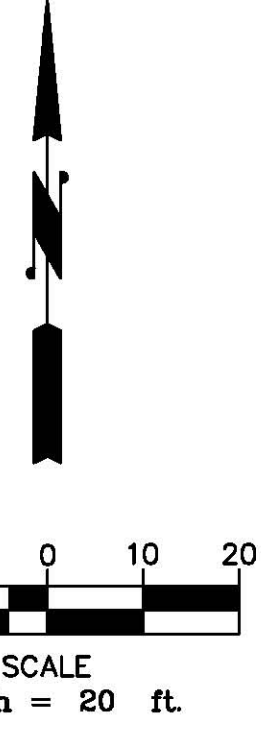
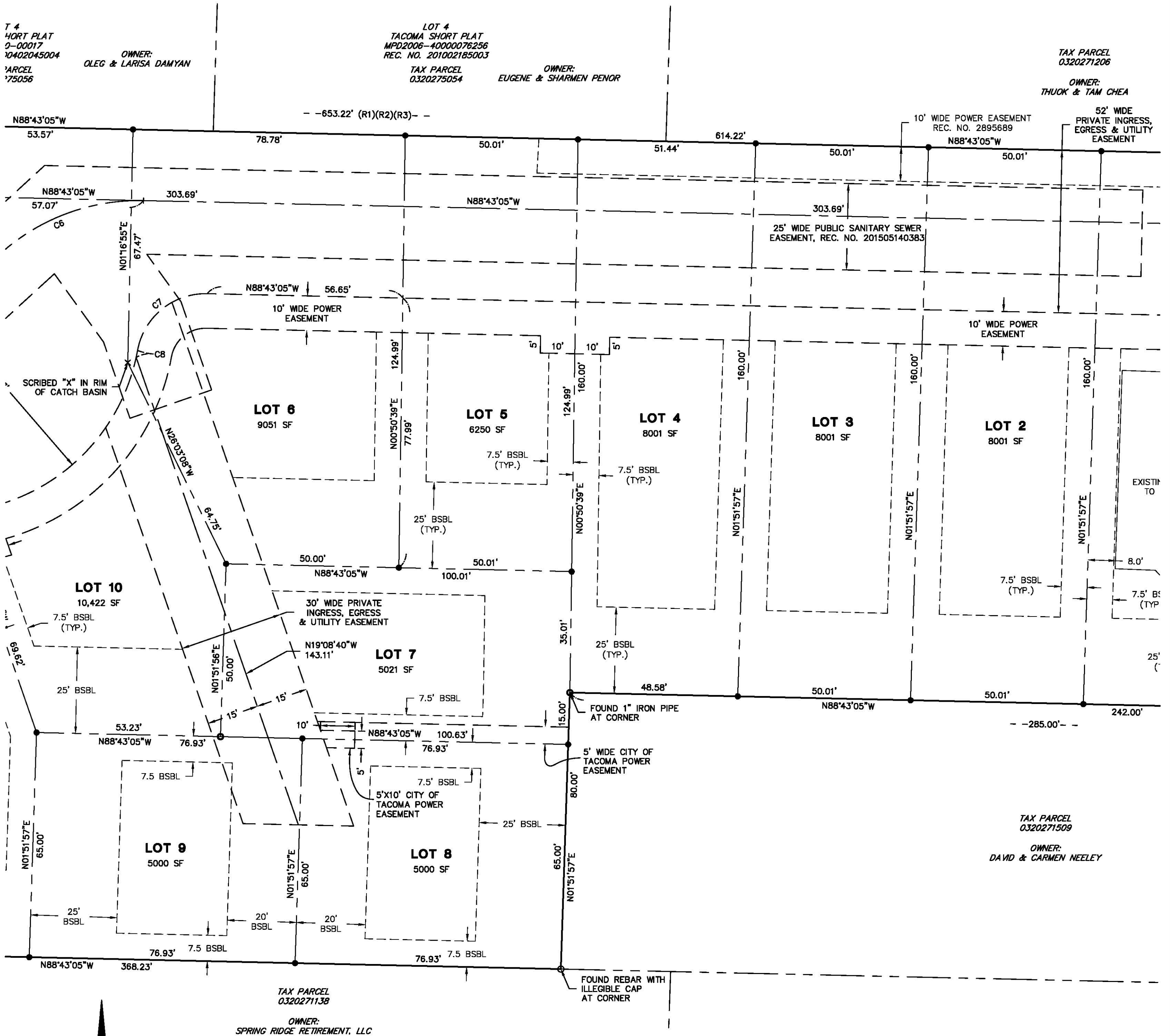
**OFFICE**  
7602 Bridgeport Way W., #3D  
Lakewood, WA 98499

DWN. BY:	DATE:	JOB #:
DBM	11/6/15	34125 / 14-164
CHKD. BY:	SCALE:	SHEET:
DLH	1" = 20'	4 OF 6



# DEVONSHIRE

A PORTION OF SW 1/4, NE 1/4, SECTION 27, TOWNSHIP 20 N., RANGE 3 E., W.M.  
CITY OF TACOMA, PIERCE COUNTY, WASHINGTON



**LEGEND**

- (R1) RECORD OF SURVEY, REC. NO. 9904025001
- (R2) RECORD OF SURVEY, REC. NO. 200107245002
- (R3) RECORD OF SURVEY, REC. NO. 200403105013
- (C) CALCULATED
- (M) MEASURED
- (D) DEED
- ⊙ SET POURED MONUMENT PER STANDARD PLAN SU-01
- ⊙ SET MONUMENT PER STANDARD PLAN SU-02
- ⊙ FOUND MONUMENT IN CASE
- SET REBAR & CAP, LS #28101
- SET PK NAIL WITH TAG, LS #28101

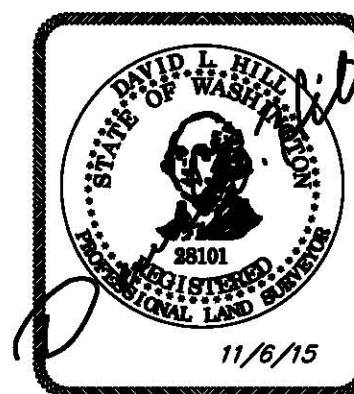
**MERIDIAN**

NAD 83/91

**BASIS OF BEARINGS**

N01°51'57"E BETWEEN FOUND CITY OF TACOMA MONUMENTS #820 & 821 ON CENTERLINE PORTLAND AVENUE

CURVE	DELTA	RADIUS	LENGTH
C6	49°38'13"	60.00'	51.98'
C7	81°02'02"	20.00'	28.29'
C8	02°02'05"	57.00'	2.02'



**BEYLER CONSULTING**

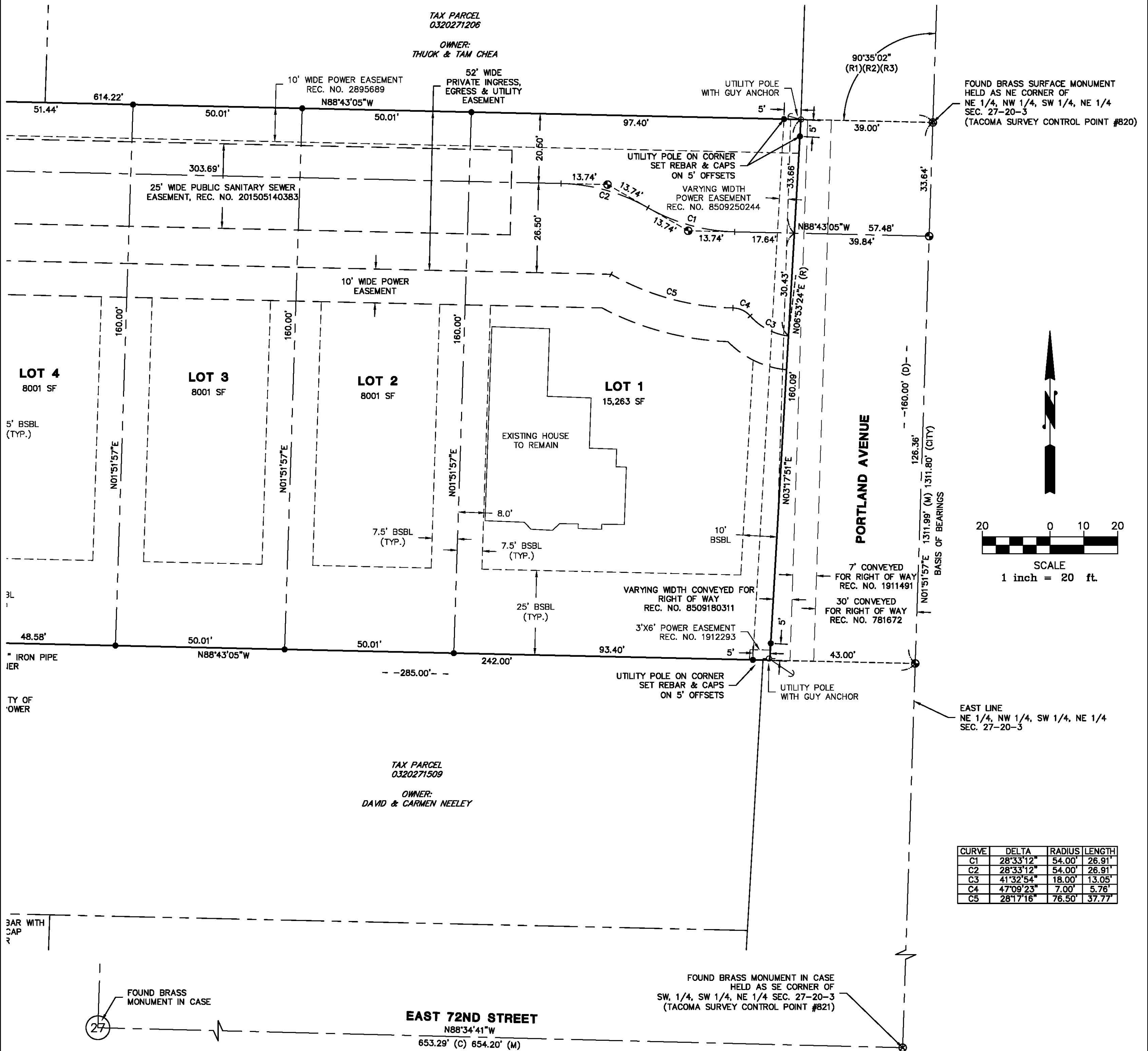
**CONTACT**  
phone: 253-301-4157  
fax: 253-336-3950  
beylerconsulting.com

**OFFICE**  
7602 Bridgeport Way W., #3D  
Lakewood, WA 98490

DWN. BY: DBM	DATE: 11/6/15	JOB #: 34125 / 14-164
CHKD. BY: DLH	SCALE: 1" = 20'	SHEET: 5 OF 6

# DEVONSHIRE

A PORTION OF SW 1/4, NE 1/4, SECTION 27, TOWNSHIP 20 N., RANGE 3 E., W.M.  
CITY OF TACOMA, PIERCE COUNTY, WASHINGTON



**LEGEND**

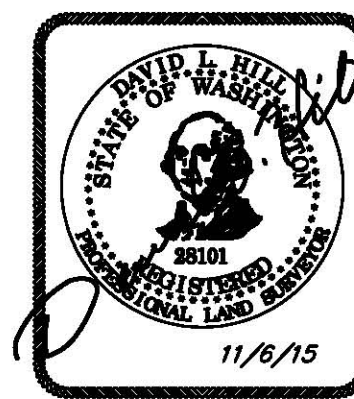
- (R1) RECORD OF SURVEY, REC. NO. 9904025001
- (R2) RECORD OF SURVEY, REC. NO. 200107245002
- (R3) RECORD OF SURVEY, REC. NO. 200403105013
- (C) CALCULATED
- (M) MEASURED
- (D) DEED
- ⊕ SET POURED MONUMENT PER STANDARD PLAN SU-01
- ⊙ SET MONUMENT PER STANDARD PLAN SU-02
- ⊗ FOUND MONUMENT IN CASE
- SET REBAR & CAP, LS #28101
- SET PK NAIL WITH TAG, LS #28101
- UTILITY POLE
- ← GUY ANCHOR

**MERIDIAN**

NAD 83/91

**BASIS OF BEARINGS**

N01°51'57"E BETWEEN FOUND CITY OF TACOMA MONUMENTS #820 & 821 ON CENTERLINE PORTLAND AVENUE



**BEYLER CONSULTING**

**CONTACT**  
phone: 253-301-4157  
fax: 253-336-3950  
beylerconsulting.com

**OFFICE**  
7602 Bridgeport Way W., #3D  
Lakewood, WA 98499

DWN. BY:	DATE:	JOB #:
DBM	11/6/15	34125 / 14-164
CHKD. BY:	SCALE:	SHEET:
DLH	1" = 20'	6 OF 6