

CITY EXHIBIT LIST

HEARING DATE: Thursday, January 9, 2020, at 1:30 p.m.

FILE NUMBER: HEX2019-031 (SV 124.1404)

FILE NAME: *Steve and Darlene Guiberson, Petitioners*

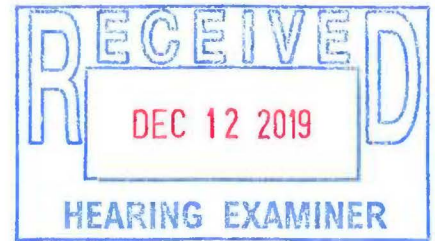
EXHIBIT NUMBER	EXHIBIT DESCRIPTION	SUBMITTED BY	A	E	W	COMMENT
EX. C-1	Preliminary Report	City of Tacoma, Real Property Services ("COT, RPS")	X			Petitioner stipulates to accuracy and content of City exhibits C-1 through C-15.
EX. C-2	Aerial Map Exhibit	COT, RPS	X			
EX. C-3	Map Exhibit	COT, RPS	X			
EX. C-4	Plat – Villa Park	COT, RPS	X			
EX. C-5	Enlargement of Vacation Area	COT, RPS	X			
EX. C-6	Pierce County Superior Court Cause No. 56865	COT, RPS	X			
EX. C-7	Warranty Deed No. 1595783	COT, RPS	X			
EX. C-8	1914 LID No. 878	COT, RPS	X			
EX. C-9	Enlargement of 1914 LID	COT, RPS	X			
EX. C-10	1926 Rail Track Underground Crossing Plans	COT, RPS	X			
EX. C-11	1927 Rail Track Underground Crossing Plans	COT, RPS	X			
EX. C-12	Environmental Services Comments received.	COT, RPS	X			
EX. C-13	Tacoma Power Comments received.	COT, RPS	X			
EX. C-14	LID – In Lieu Assessment Comments received.	COT, RPS	X			
EX. C-15	CenturyLink – Advisory Comment received.	COT, RPS	X			

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W = Withdrawn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, January 9, 2020 at 1:30 PM**

PETITIONER: GUIBERSON

FILE NO. 124.1404

A. SUMMARY OF REQUEST:

Real Property Services has received a petition, on behalf of Steve and Darlene Guiberson, to vacate a portion of South 66th Street, lying between South Adams Street and the Central Puget Sound Regional Transit Authority (Sound Transit) railroad corridor lying westerly of South Tacoma Way, as depicted on the attached Exhibits 2 and 3. The vacated area of right of way will be incorporated into the southerly abutting two parcels for business expansion and use.

B. GENERAL INFORMATION:

1. Legal Description of Vacation:

The southerly portion of South 66th Street (also known as Cottage Place), abutting Lots 4 through 10, Block 2, Villa Park, according to the Plat thereof recorded in Book 5 of Plats, Page 60, records of Pierce County, Washington, described as follows:

Beginning at the Northwest corner of said Lot 4, Block 2, Villa Park; Thence North 00°59'44" East, along the extended westerly margin of said Lot 4, a distance of 56.98 feet;

Thence South 85°55'02" East a distance of 67.56 feet to a northerly angle point in a chain link fence; Thence South 85°07'24" East a distance of 117.69 feet, more or less, to the westerly margin of the Central Puget Sound Regional Transit Authority (Sound Transit) railroad corridor; Thence South 01°59'45" East, along the westerly margin of said railroad corridor, a distance of 48.56 feet to the north line of said Block 2, Villa Park; Thence North 88°03'05" West, along said north line, a distance of 187.44 feet, more or less, to the Point of Beginning.

All situate in the City of Tacoma, County of Pierce, State of Washington; within the Northeast Quarter of the Northeast Quarter of Section 25, Township 20 North, Range 02 East of the Willamette Meridian.

Side lines to lengthen or shorten to meet at all angle points and terminate at the boundaries of the above described parcel.

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 have been advertised, and posted, as described below:

1. Yellow public notice signs were posted on November 26, 2019 at the subject right of way of South 66th Street, and at the intersection of South 66th Street and South Adams Street.
2. On November 21, 2019 public notice memo placed into the glass display case located on the first floor of the Municipal building abutting the Finance Department.
3. Public notice memo advertised on the City of Tacoma web site at address:
<http://www.cityoftacoma.org/notices>
4. Public Notice advertised in the Daily Index newspaper.
5. Public Notice mailed to all parties of record within the 300 feet of vacation request.
6. Public Notice advertised on Municipal Television Channel 12.

D. PURPOSE OF REQUEST:

The Petitioner intends to combine this segment of right of way into their adjacent property for continued business uses.

E. HISTORY:

South 66th Street, formerly known as Cottage Place, at this location is approximately 153 feet in width, the southerly 60' of which was dedicated to the public by Plat filing of Villa Park and the northerly 93' as acquired under Cause Number 56865 (Judgment #138) and Warranty Deed recorded under Auditor's File Number 1595783, respectively, as filed with the County Auditor and Courts. Copies of the Plat, enlargement of the vacation area of the Plat, Judgement and Deed are attached hereto and referenced as Exhibits 4 through 8.

South 66th Street as originally constructed in 1914, by LID No. 878, and an enlargement thereof, as attached hereto and referenced as Exhibits 9 and 10, was 60.8 feet in width and sited between Blocks 2 and 3 of Villa Park for an at-grade crossing of the railroad tracks to the east. Between 1926 and 1927 South 66th Street was realigned and constructed to the north, as evidenced by the Rail Track Undercrossing drawings as attached hereto and referenced as Exhibits 11 and 12.

F. PHYSICAL LAND CHARACTERISTICS:

This portion of South 66th Street to be vacated is a mixture of asphalt pavement, gravel and grass, is contained within existing chain link fencing and is used primarily for business purposes as parking. No portion of the improved South 66th Street currently used by the public, and only minimal slope area, is contemplated under this vacation.

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. It will produce and add both residential and commercial square footage of the lands to the tax rolls;
 - b. It will reduce the City's maintenance expenditures.
2. City of Tacoma Traffic Engineering has been consulted regarding this petition and does not object to the vacation.
3. No general public is currently served by this segment of right of way.
4. The vacation area is not contemplated or needed for future public use as a right of way.
5. No abutting property becomes landlocked nor will their access be substantially 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. At the time of this reading the estimates, as detailed below, are provided as an Advisory Comment only and not a condition of this action. Should the petitioner(s) wish to clear this item from title the Assessments can be paid in connection with this vacation action or will become due and payable at such time as future permitting of the site. Please note that the ordinance establishing the rate of assessment may be updated every few years, and/or the infrastructure is replaced, and the amount quoted may increase in the future. As such, should the petitioner elect to wait to make such payment the In-Lieu Assessment should be recalculated at time of such development to ensure current rates.

Estimated In-Lieu Sewer Assessments:

Parcel: 926000-005-2,	3630 South 66 th Street	\$2,290.81
Parcel: 926000-004-0,	3636 South 66 th Street	\$2,615.63
Total:		\$4,906.44

I. PROJECT RECOMMENDATIONS:

As part of the City's review process for street vacation petitions, notice of this application were 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 – Exhibit 1
- Aerial Map Exhibit – Exhibit 2
- Map Exhibit – Exhibit 3
- Plat of Villa Park – Exhibit 4
- Plat Enlargement – Exhibit 5
- Pierce County Court Cause No. 56865 – Exhibit 6
- Warranty Deed No. 1595783 – Exhibit 7
- 1914 LID No. 878 – Exhibit 8
- Enlargement of 1914 LID No. 878 – Exhibit 9
- 1926 Rail Track Undercrossing Plans – Exhibit 10
- 1927 Rail Track Undercrossing Plans – Exhibit 11
- Environmental Services – Exhibit 12
- Tacoma Power – Exhibit 13
- Public Works/LID – Advisory Comment - Exhibit 14
- CenturyLink –Advisory Comment – Exhibit 15

Tacoma Fire – No Objection
PW Engineering – No Objection
Click! Network – No Objection
Tacoma Water – No Objection
Planning & Development Services – No Objection
Comcast Communications – No Objection
Puget Sound Energy – No Objection

Police – No Response
Solid Waste – No Response
Pierce Transit – 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. ENVIRONMENTAL SERVICES

- a. Please contact Rod Rossi at (253) 502-2127 regarding Sewer's comments.
- b. Environmental Services has no objection provided an easement is reserved for existing infrastructure.

3. TACOMA POWER

- a. Please contact Tony Daniels at (253) 502-8076 regarding Power's comments.
- b. Tacoma Power has no objection provided an easement is reserved for existing electrical infrastructure.

4. PUBLIC WORKS/LID - ADVISORY COMMENT ONLY

- a. *LID estimates and comments provided herein by Real Property Services are advisory comments only, and not as a condition of closing, and can be voluntarily paid at time of this right of way purchase or will be required at time of development.*

THIRD PARTY COMMENTS:

1. *CENTURYLINK – ADVISORY COMMENT ONLY*

- a. *No objection to the vacation provided services remain to the building – relocation and/or disconnection will be at Petitioner’s sole expense. CenturyLink comments with contact information included here as Exhibit 15 for reference.*

Real Property Services has received the following public comment:

❖ None

The applicant shall comply with all City regulations for any future use of the subject site.

ATTACHMENT: Vacation Jacket containing all pertinent maps and papers.



RECEIVED
DEC 12 2019
HEARING EXAMINER



Steve & Darlene Guiberson

STREET VACATION NO. 124.1404

Portion of South 66th Street, between South Adams Street and South Tacoma Way

NE 1/4 SEC. 25, T20N, R02E

NOT TO SCALE



RECEIVED
DEC 12 2019
HEARING EXAMINER



Steve & Darlene Guiberson

STREET VACATION NO. 124.1404

Portion of South 66th Street, between South Adams Street and South Tacoma Way

NE 1/4 SEC. 25, T20N, R02E

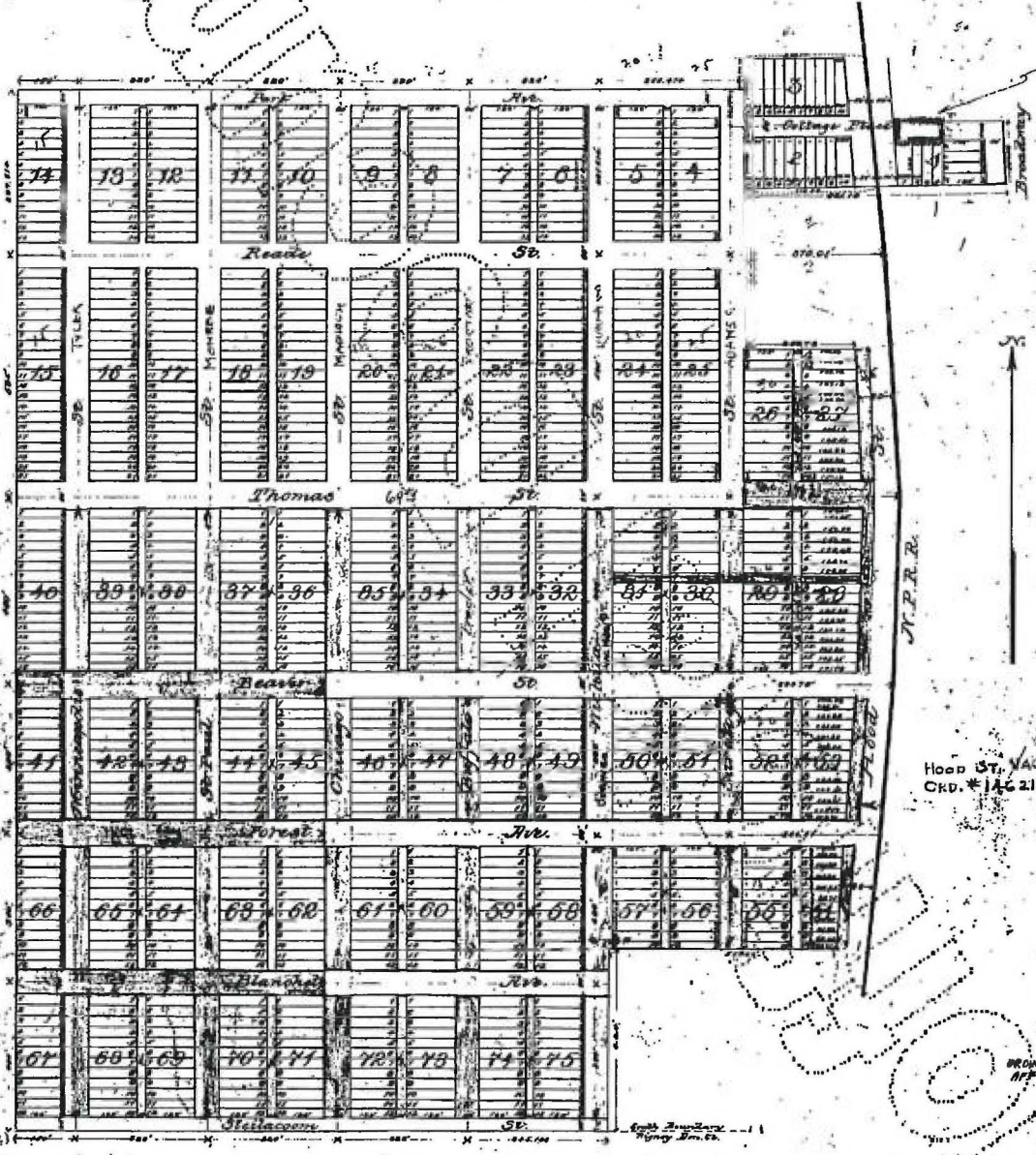
NOT TO SCALE

RECEIVED
DEC 12 2019
HEARING EXAMINER

Villa Park

Washington

PLAT



VAC. BY CITY - P.T.
CRD. # 14648
11-17-09 - 56.09'

HOOP ST. VAC. BY CITY
CRD. # 14621 - 11-12-05

ORDINANCE # 24743, VACATING,
APR 21/03/03

Scale - 100 feet equals one inch.

See Order County Commissioners April 10, 1905 vacating certain streets and
alleys in Villa Park. Recorded Vol. 27 page 371 Commissioners' Record.

For reference only, not for re-sale

DESCRIPTION OF PROPERTY

"Villa Park" comprises the following described property in Section Twenty-five (25) of Township Twenty North (T. 20 N.) of Range Two East (R. 2 E.) of Willamette Meridian in Pierce County, State of Washington, to wit:-

Commencing on the south line of the John Rigney Donation Land claim number 38, Township 20 N., R. 2 E., at a point 309.79 feet west of the southeast corner of said claim, and thence North 44.90 feet thence East 501.20 feet to the westerly line of the Northern Pacific Railroad right-of-way, thence Northwesterly along said westerly line of said right-of-way 1146.25 feet, thence West 209.79 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 Northwesterly along said east boundary of said claim 635.44 feet, thence West 1705.09 feet, thence South 2502.51 feet to the south boundary of said John Rigney Donation Land claim, thence east along said south boundary of said claim 1155.11 feet to the place of beginning.

Also the following described tract of land, - Commencing at a point on the east line of Section 25, T. 20 N., R. 2 E., at a point 761.74 feet south of the northeast corner of said Section, thence south along said line 154.09 feet, thence N. 09° 22' W., 691.13 feet to the east boundary of John Rigney's Donation Land claim, thence North along said east boundary of said claim 309.00 feet, thence S. 09° 22' E. to the West end line of the Northern Pacific Railroad right-of-way, thence southerly along said right-of-way 1542 feet, thence S. 09° 22' E. 579.08 feet to place of beginning, save and except therefrom the Northern Pacific Railroad right-of-way.

The dimensions 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 Robert S. Griggs and P. D. Norton, as Trustees, do hereby declare that "Villa Park" comprises the real estate shown upon this plat and the lands above 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 Robert S. Griggs and P. D. Norton Trustees, as aforesaid, have hereunto set their hands and seals this 4th day of August 1890.

Witnessed by Wm. J. Shanks
P. Rigney & Son

Robert S. Griggs Trustee
P. D. Norton Trustee

ACKNOWLEDGEMENT.

State of Washington }
County of Pierce } I, Wm. J. Shanks, a Notary Public in and for the State and County aforesaid do hereby certify that on the 4th day of Aug. 1890, personally appeared before me at the City of Tacoma, in the County of Pierce, Robert S. Griggs and P. D. Norton, as Trustees, and who as Trustees executed the foregoing Plat and Dedication, to me personally known and known to me to be the same persons described in said Plat and Dedication and generally 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 1890 A.D.

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



I, C. O. Bean, 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 lands set forth in the above description; that said survey was properly 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. Bean
Civil Engineer.

Recorded at the request of Legation, Griggs & Lombard Aug 4 1890 at 40 min past 1 o'clock P.M.

Edward Higgins
Auditor, Pierce Co., W.

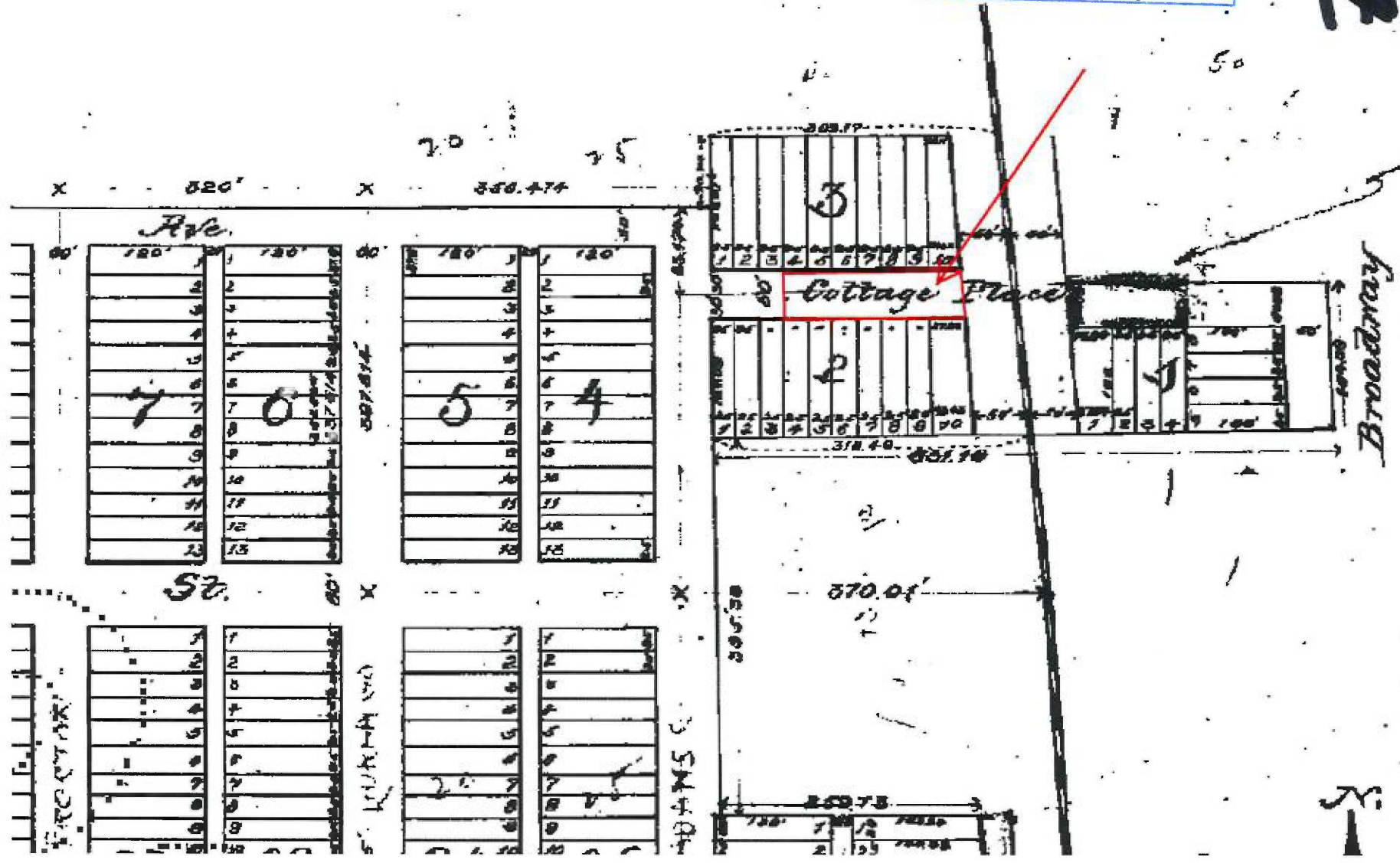
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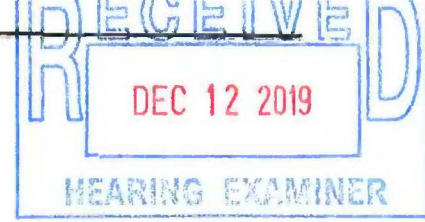
Exhibit C-5

31

VAC
ORD.
16 91



32



IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN
AND FOR THE COUNTY OF PIERCE.

CITY OF TACOMA, a municipal
corporation,)
Petitioner,)
-vs-)
PACIFIC TRACTION COMPANY, a
corporation, et al.,)
Defendants.)

COPIED FROM AND COMPARED
WITH THE ORIGINAL JUDGEMENT
FILED WITH THE COUNTY CLERK

No. 56865

- J U D G M E N T -

The above entitled cause having come on regularly for trial on the 3rd day of June, 1926, before the court and without a jury, the petitioner being represented by Leo Teats, one of its attorneys; defendants Pacific Traction Company and Old Colony Trust Company appearing by Oakley & Thompson, their attorneys; and none of the other defendants appearing,

And the court having heard the evidence introduced on behalf of the petitioner and defendants, and having made and entered its Findings of Fact and Conclusions of Law thereon;

NOW, THEREFORE, by virtue of the law and premises, it is by the court,

ORDERED AND ADJUDGED:

I.

That the defendants Pacific Traction Company, as the record owner of the South 8 feet of Lots 8 and 15, Block 2, F. P. Friday's First Addition to Tacoma, Washington, and that part of Block 3, Villa Park Addition, described as follows:

Beginning at the southeast corner of said Block 3, thence West along the south line of said Block 3 to the southwest corner of said Block; thence North 85.17 feet along the West line of said Block; thence Southeasterly to a point on the North and South center line of Lot 5 in said Block 3, 53.17 feet North of the South line; thence East on a line parallel to the south line to an inter section with the East line; thence South 53.17 feet more or less along the East line to point of beginning.

No. 56865 Continued

do have and recover from the City of Tacoma in the manner provided by law, the sum of \$200 for land taken and for the further sum of \$1.00 for severance; and that all of the material excavated from Block 2 of F. P. Friday's First Addition, shall be wasted and placed on the defendant's property adjoining to the north. That the defendant Pacific Traction Company has maintained a street railway track over and upon a portion of the land taken in Block 3, Villa Park Addition, and that the right and interest acquired by the petitioner shall be subject to the right of said defendant to maintain its track as now located upon said land and operate a street railway system thereover, and the said defendant shall not be required to secure a franchise from the petitioner for the purpose of operating its said street railway system.

II.

To be left out.

III.

That the defendants J. C. Lillis and Jane Doe Lillis, as the record owners of Lots 9, 12 and 13 and 14, Block 2, F. P. Friday's First Addition to Tacoma, Washington, do have and recover from the City of Tacoma in the manner provided by law, the sum of \$700.00.

IV.

That defendants F. W. Tyler and Jane Doe Tyler, as the record owners of Lots 10 and 11, Block 2, F. P. Friday's First Addition to Tacoma, Washington, do have and recover from the City of Tacoma in the manner provided by law, the sum of \$950.00.

It is further ORDERED AND ADJUDGED that the City of Tacoma shall, at the time of the satisfaction of said judgments in favor of said defendants, pay to the County Treasurer of Pierce County, such taxes as may be due and unpaid upon the lands above

No. 56865 Continued

described, and the amount of such payment shall be deducted by the City of Tacoma from the amount of the judgment in favor of said defendants, and the Clerk of this court is hereby authorized to accept the receipt of the County Treasurer as evidence that the same has been paid.

It is further ORDERED AND ADJUDGED that the City of Tacoma may, upon payment of the said sums as above set forth, have, take possession of, appropriate and use for the benefit of itself and the public as a public street, the lands hereinabove described.

It is further ORDERED AND ADJUDGED that upon payment of said sums as above set forth into the hands of the Clerk of this court, he shall pay out the sums to the persons entitled thereto.

And it appearing to the court that the petitioner herein did on the 1st day of February, 1926, file in the office of the Auditor of Pierce County a notice of the pendency of this proceeding, giving the names of all the parties and a description of the property to be taken, and the object of the action, it is further

ORDERED that when said lands shall have been paid for and appropriated as herein provided, the title of the City of Tacoma shall, as against all persons acquiring any title to or interest therein subsequent to the said 1st day of February, 1926, relate back to said date.

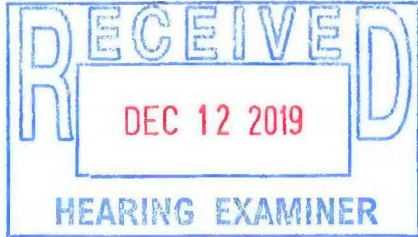
Done in open court this 3rd day of June, 1926.

Ernest M. Card

Judge

Ent. Ex. Doc. #38
Pages 599 to 600 inc.
Journal #208 Page 579

Edna Melnick
Deputy City Clerk.



WARRANTY DEED

THIS INDENTURE, WITNESSETH, that AUGUST F. GRATZER, party of the first part, for and in consideration of the sum of THIRTEEN THOUSAND EIGHT HUNDRED FIFTY-SEVEN (\$13,857.00) DOLLARS lawful money of the United States of America, to him in hand paid by the CITY OF TACOMA, party of the second part, does by these presents convey and warrant unto said party of the second part, its successors and assigns, the following described real property situate in the County of Pierce, State of Washington, to-wit:

- ✓ All of Block 3 Villa Park, Washington, less South 66th Street.
- Also all of lots 7 and 16, the south 13.72 feet of lots 6 and 17 and all of lots 8 and 15, less South 66th Street,
- ✓ All in Block 2, Map of F. P. Friday's First Addition to the City of Tacoma, Washington.

D-3421

The party of the first part does further remise, release, convey and quitclaim unto the party of the second part, its successors and assigns, all interest of the said party of the first part in and to the following described real property situate in the County of Pierce, State of Washington, to-wit:

- 11 The abandoned Pacific Traction Company's underpass and right of way crossing over, under, along and through the Northern Pacific right of way in the Northeast quarter of Section 25, Township 20 North, Range 2 E. W.M. being 2195.75 feet more or less south along the center line of the Northern Pacific right of way from mile post 6, said underpass being approximately 100 feet in length, 28 feet in width and extending from elevation 247 to elevation 268 city datum and being situate between the two above-described parcels of land,

The party of the first part does further convey and grant to the party of the second part, its successors and assigns, an easement for the purpose of constructing, repairing and maintaining slopes for cuts or fills for the lateral support of South 66th Street in the City of Tacoma, over the lands described as follows:

- 13 The North 11.28 feet of Lots 6 and 17 and the South 8.72 feet of lots 5 and 18,
- ✓ All in Block 2, Map of F. P. Friday's First Addition to the City of Tacoma, Washington.

002054

1595783

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

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the 18th day of May, 1951.

August F. Gratzner



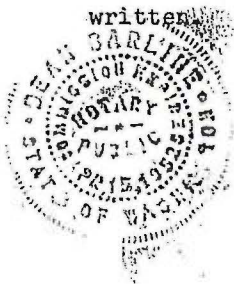
STATE OF WASHINGTON }
County of Pierce } ss.

I, the undersigned, a Notary Public in and for said State, do hereby certify that on this 18th day of May, 1951, personally appeared before me AUGUST F. GRATZER, to me known to be the individual 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.

D-3421

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

written



Dean Barlow
Notary Public in and for the State of Washington, residing at Tacoma.

Dean Barlow
FORM APPROVED
Notary Public

*e.k. as to description
R. S. Anderson
Const. Engr. for
Dept. of Public Works*

Is to certify that transaction Tax in the sum of 138.51 has been paid on within instrument. Rept. No. 998 Date 5/18/51
L R Johnson
L. R. Johnson, Notary Public for the State.
by Martin V. Eustachy Deputy

Filed for record June 1 1951 1:26 PM
Request of CITY CLERK
JACK W. SONNTAG, Co. Auditor

1595780 KK

Beck

RECORDED
VOL. 792 OF
PAGE 653 REQUEST OF

DEED
W. B. Jones

JUN 1 1 44 PM '07

W. B. Jones
Coninell

J. W. S.
PIERCE COUNTY, WASH.
DEPUTY

CONTROL CITY HALL
TACOMA, WASHINGTON

1000

D-3421

North 30 Feet of block 3 Villa Park.

Sold in deed no. D-3486, Fee no. 1622451 recorded April 11, 1952

in Book no. 1013 of deeds, page 159 Sold to B.B.Busselle for

\$700.00 Deed dated April 4th 1952. Authorizeing ordinance No.

14355 dated 12/12/52

(Easement created in the above deed over the easterly 5 feet thereof

set up under number E-3136)

Handwritten:
7/15/52

Handwritten:
D-3421

Handwritten:
H.50E/m

RECEIVED
 DEC 12 2019
 HEARING EXAMINER

Diagram of
Local Improvement District No 878
 Showing property specially benefited and
 liable to assessment to pay the
 cost of improving

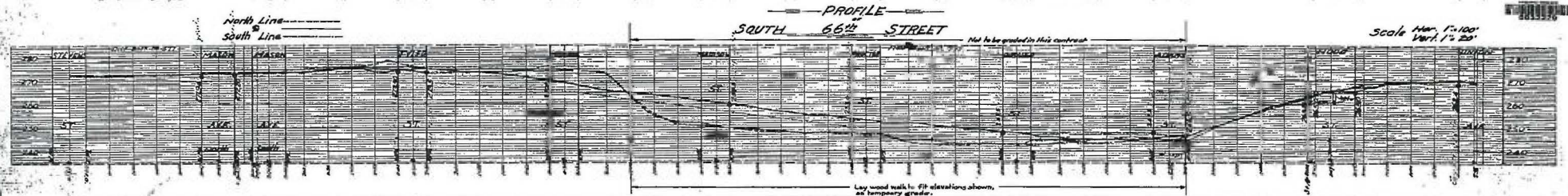
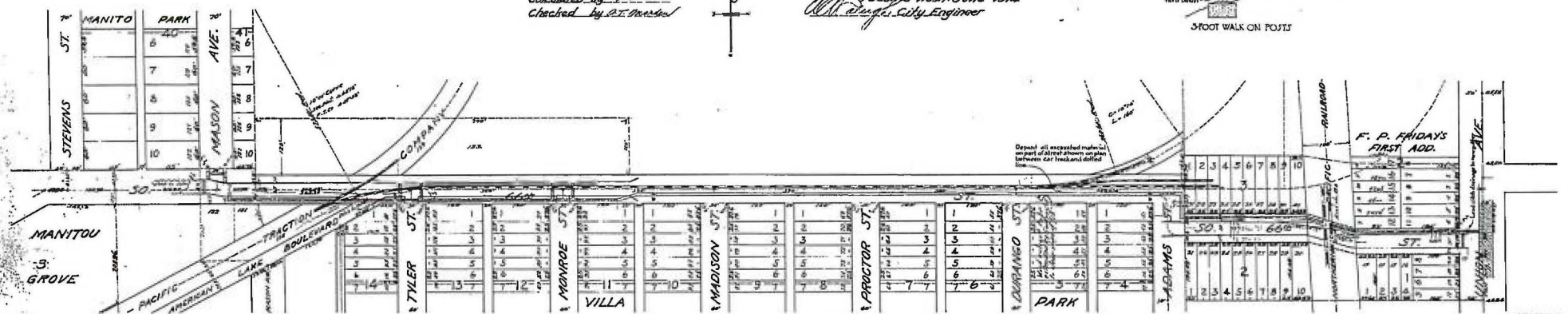
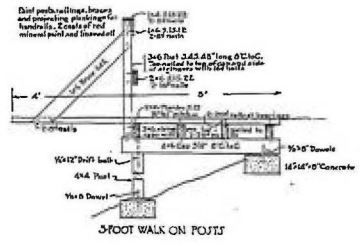
SOUTH 66th STREET
 as shown hereon or in the specifications

Scale 1" = 100'

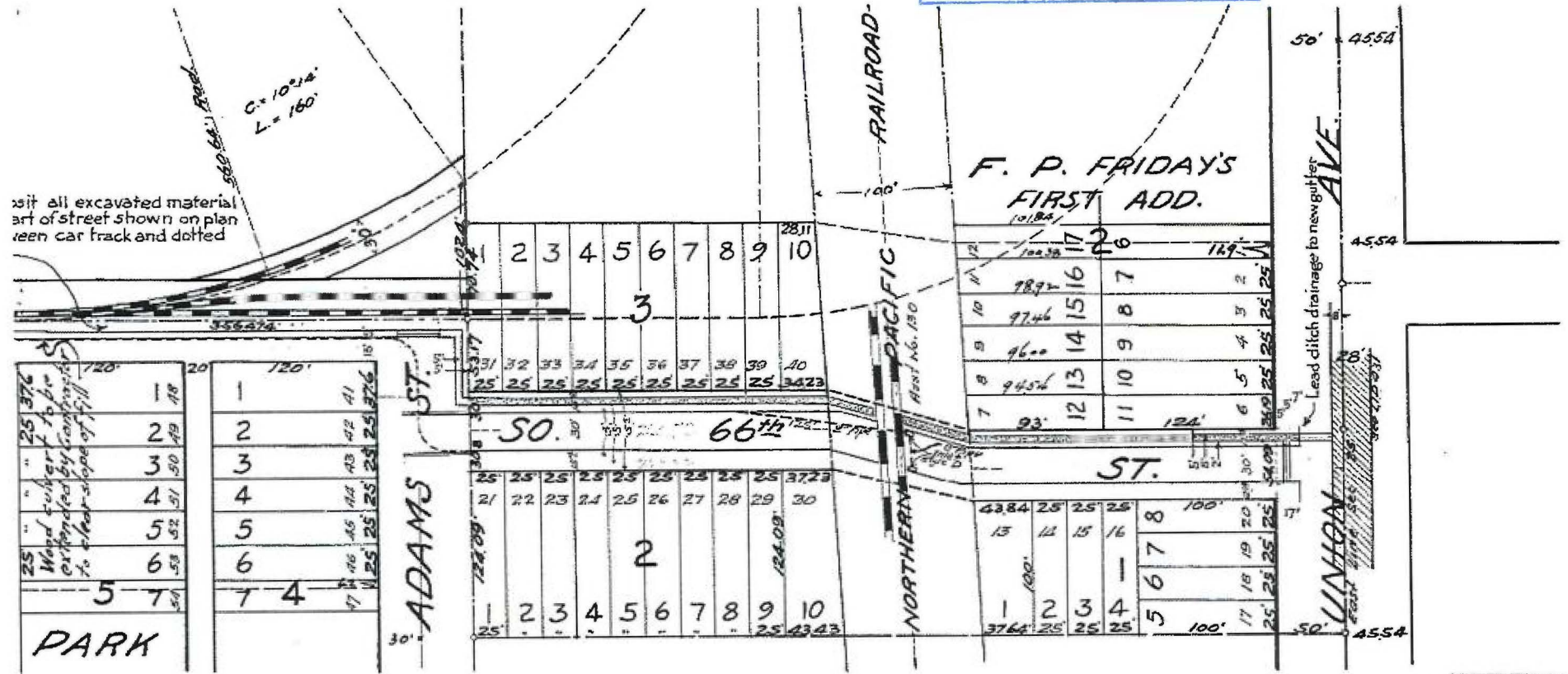
Drawn by *J. J. [unclear]*
 Calculated by *[unclear]*
 Checked by *R. E. [unclear]*

City Engineer's Office
 Tacoma Wash June 1914
[Signature] City Engineer

- SYMBOLS**
- Wood walk to be laid.
 - Concrete walk to be laid.
 - Cross walk to be laid.
 - Cut and gutter to build.
 - Box gutter to build.



RECEIVED
 DEC 12 2019
 HEARING EXAMINER



25' 376
 Wood subject to be extended by contractor to clear slope of fill

1	18
2	49
3	50
4	51
5	52
6	53
7	54

1	41
2	42
3	43
4	44
5	45
6	46
7	47

1	2	3	4	5	6	7	8	9	10
25	25	25	25	25	25	25	25	25	25
31	32	33	34	35	36	37	38	39	40
25	25	25	25	25	25	25	25	25	3423

1	2	3	4	5	6	7	8	9	10
25	25	25	25	25	25	25	25	25	3723
21	22	23	24	25	26	27	28	29	30
25	25	25	25	25	25	25	25	25	4343

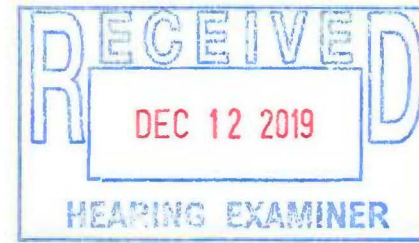
F. P. FRIDAY'S FIRST ADD.

1	2	3	4	5	6	7	8	9	10
10184	10184	10184	10184	10184	10184	10184	10184	10184	10184
12	13	14	15	16	17	18	19	20	21
787	9746	9600	9454	93	12	13	14	15	16

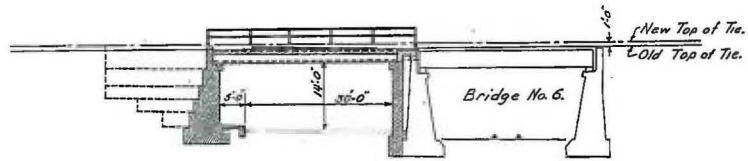
1	2	3	4	5	6	7	8	9	10
4384	25	25	25	100	100	100	100	100	100
13	14	15	16	17	18	19	20	21	22
3764	25	25	25	100	100	100	100	100	100

ARCHIVE NUMBER
 0032220

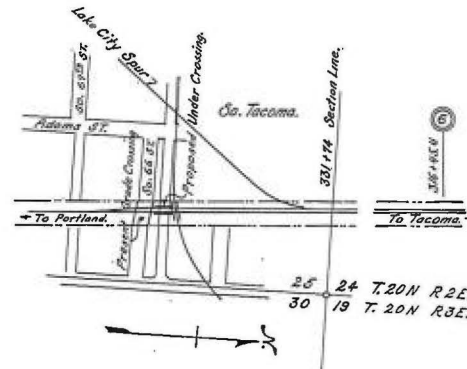




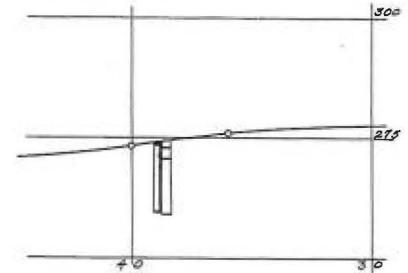
S.66.



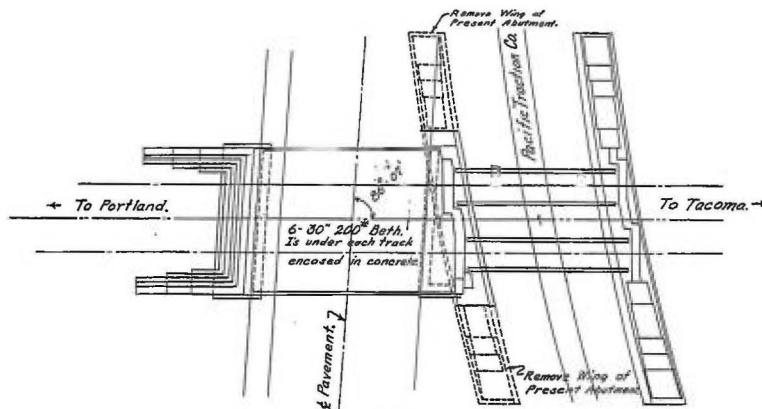
Section on & between Tracks.



Location Plan.
Scale: 1" = 400'.



Profile.
Gages: Horiz. 1" = 400'
Vert. 1" = 20'



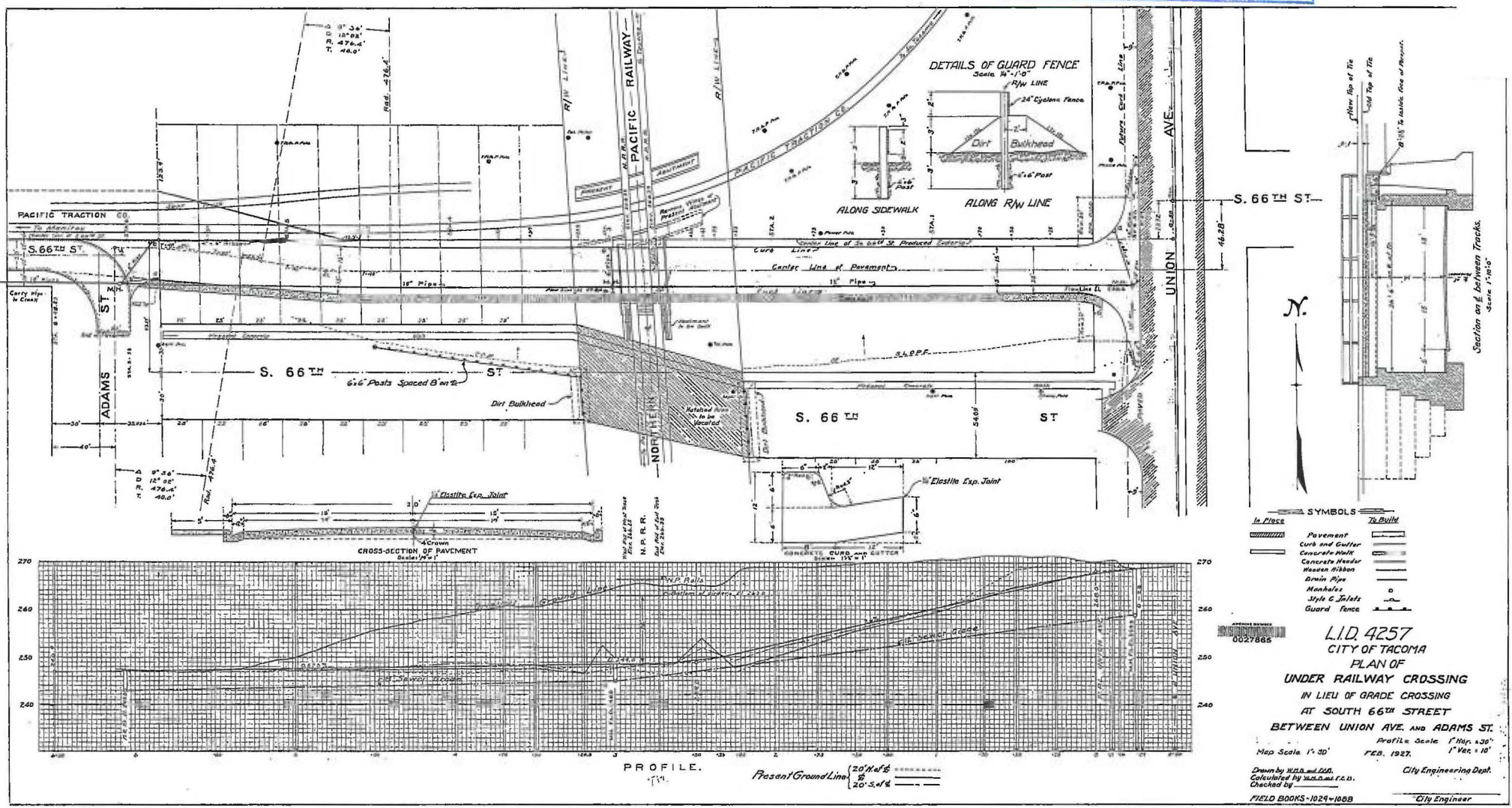
Plan.
Scale: 1" = 20'



N.P.R.Y.
Tacoma Division Prairie Line.
Washington Val. Section 4.
PROPOSED UNDER CROSSING AT SOUTH 66TH STREET.
SOUTH TACOMA, WASHINGTON.
Scales as Shown.
Office of Bridge Engineer, St. Paul, Minn., June 10, 1926.

TRACED FROM N.P.R.Y. BLUEPRINT.
By T.H.W. SEPT. 9, 1926.

RECEIVED
DEC 12 2019
HEARING EXAMINER



SYMBOLS

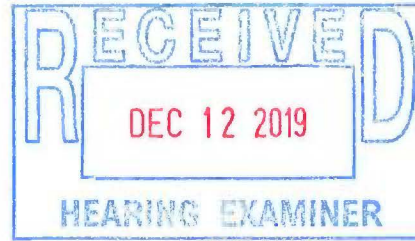
<p>In Place</p> <ul style="list-style-type: none"> Pavement Curb and Gutter Concrete Walk Concrete Header Wooden Ribbon Drain Pipe Manholes Style & Joints Guard Fence 	<p>To Build</p> <ul style="list-style-type: none"> Pavement Curb and Gutter Concrete Walk Concrete Header Wooden Ribbon Drain Pipe Manholes Style & Joints Guard Fence
---	---

L.I.D. 4257
CITY OF TACOMA
PLAN OF
UNDER RAILWAY CROSSING
IN LIEU OF GRADE CROSSING
AT SOUTH 66TH STREET
BETWEEN UNION AVE. AND ADAMS ST.

Profile Scale $1"=30'$
 Map Scale $1"=30'$
 FEB. 1927. $1"=10'$
 City Engineering Dept.
 City Engineer



City of Tacoma



Memorandum

TO: ALL CONCERNED AGENCIES & DEPARTMENTS

FROM: RJ CORNFORTH
PUBLIC WORKS /REAL PROPERTY SERVICES

SUBJECT: STREET VACATION REQUEST NO. 124.1404

DATE: September 24, 2019

Real Property Services has received a petition to vacate that portion of South 66th Street between South Adams Street and the railroad tracks west of South Tacoma Way for business expansion and uses.

In order to be considered, your comments must be received by **Real Property Services, TMB, Room 737, by October 11, 2019.** 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)
- AT&T Broadband
- Pierce Transit
- Puget Sound Energy
- Qwest Communications
- Fire Department
- Police Department
- TPU/Power/T&D
- TPU/Water/LID
- PW/Director (3)
- PW/BLUS (2)
- PW/Construction
- PW/Engineering
- PW/Engineering/LID
- PW/Engineering/Traffic
- PW/Environmental Services
- PW/Solid Waste
- PW/Street & Grounds
- Tacoma Economic Development
- Click! Network

RESPONSE

No Objections

Comments Attached

9/26/19 Date

[Signature] Signature

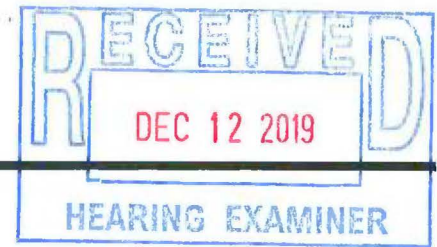
ES - S & E Department

RE: Street Vacation Request 124.1404

Environmental Services has an 8" PVC surface water segment (SAP #6265805) and a catch basin (SAP #6515642) located within the proposed vacation. If standard utility easements are established for the maintenance and/or repair of the surface water assets and access is granted to maintain the surface water assets Environmental Services will agree with the vacation request.

The other option is for the property owner to take over ownership of the 180' surface water segment (6265805) from catch basin (6515642) to catch basin (6500878).

Cornforth, Ronda



From: Daniels, Tony
Sent: Friday, October 11, 2019 8:06 AM
To: Muller, Gregory
Subject: RE: Street Vacation 124.1404 - Comments DUE October 11, 2019 - Guiberson
Attachments: Needed easement for S 66th St Vacation.pdf

Greg,

Attached is the needed easement dimensions for the 66th St ROW vacation. Let me know if you have any questions.

Thanks,

Tony Daniels | Tacoma Power

T&D Electrical Services – New Services Engineering

Desk: (253) 502-8076 | Fax: (253) 502-8659

<https://www.mytpu.org/tacomapower/electrical-permitting/>



From: Muller, Gregory <GMuller@ci.tacoma.wa.us>
Sent: Tuesday, October 1, 2019 2:06 PM
To: Daniels, Tony <TDaniels2@ci.tacoma.wa.us>
Subject: RE: Street Vacation 124.1404 - Comments DUE October 11, 2019 - Guiberson

Hi, Tony.

We haven't done "as-built" (i.e. floating) easements for street vacations. Although I believe PSE typically uses such descriptions, Tacoma Power has historically provided a definite legal based on the built infrastructure. So, if you can pin down a legal for your easement needs based on the approved street vacation legal description (see attached), that would be great.

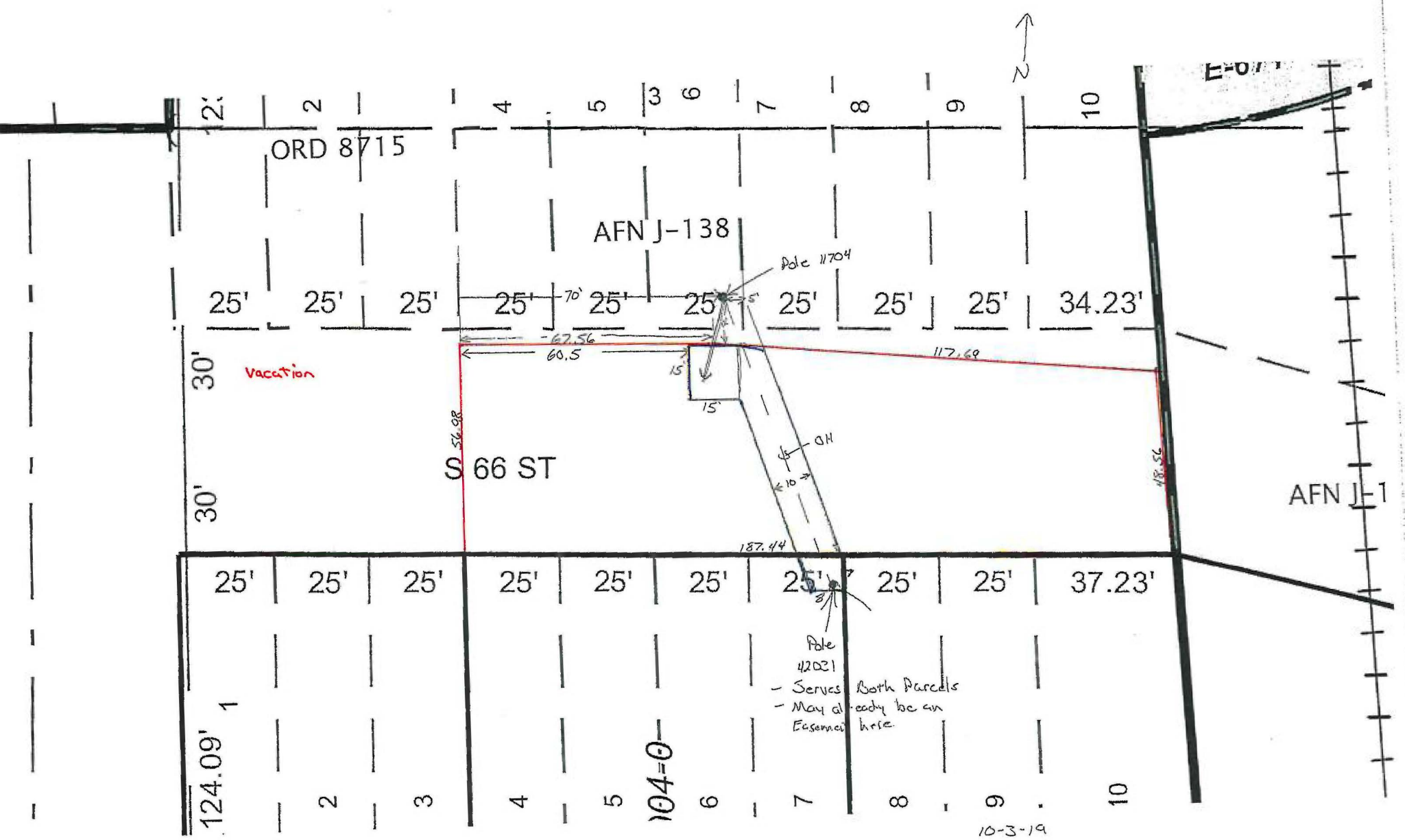
Please let me know if any questions.

Greg
#8256

From: Daniels, Tony <TDaniels2@ci.tacoma.wa.us>
Sent: Monday, September 30, 2019 10:27 AM
To: Muller, Gregory <GMuller@ci.tacoma.wa.us>
Subject: RE: Street Vacation 124.1404 - Comments DUE October 11, 2019 - Guiberson

Greg,

We do have a guy and anchor in the vacation area we would need an easement for. Also we have a service pole on parcel 9260000052 that supplies overhead service to 3630 & 3636 S 66th St. We would need an easement to cover those facilities as well.



ORD 8715

AFN J-138

Pole 11704

Vacation

S 66 ST

AFN J-1

Pole 12021

- Serves Both Parcels
- May already be an Easement here

10-3-19
John Green

2

2

4

5

3

6

7

8

9

10

30'

30'

25'

25'

25'

25'

25'

25'

25'

25'

25'

37.23'

25'

25'

25'

25'

70'

25'

25'

25'

25'

34.23'

67.56

60.5

15'

15'

117.69

187.44

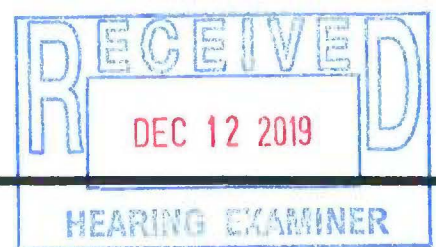
18.56

OH

10'



Cornforth, Ronda



From: Russell, Lee
Sent: Thursday, September 26, 2019 1:31 PM
To: Cornforth, Ronda
Subject: RE: Street Vacation 124.1404 - Comments DUE October 11, 2019 - Guiberson

Ronda,

Regarding street vacation 124.1404 (3630, 3636 S. 66th St.) – requested here –

3630 S. 66th St., Tacoma, Wa - there will be an In-lieu sewer assessment owed on this property in the amount of \$2,290.81.

3636 S. 66th St., Tacoma, Wa - there will be an In-lieu sewer assessment owed on this property in the amount of \$2,615.63.

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

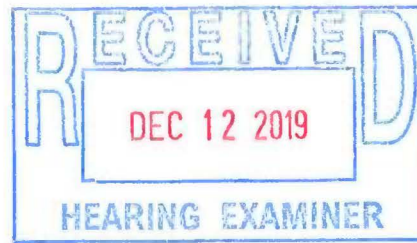
From: Cornforth, Ronda <rcornforth@cityoftacoma.org>
Sent: Thursday, September 26, 2019 10:10 AM
To: Russell, Lee <LRussell@ci.tacoma.wa.us>
Subject: FW: Street Vacation 124.1404 - Comments DUE October 11, 2019 - Guiberson

From: Muller, Gregory <GMuller@ci.tacoma.wa.us>
Sent: Wednesday, September 25, 2019 8:31 AM
To: Cornforth, Ronda <rcornforth@cityoftacoma.org>
Subject: RE: Street Vacation 124.1404 - Comments DUE October 11, 2019 - Guiberson

Thanks! – please let me know when confirmed or any changes.

Have a great day!

From: Cornforth, Ronda <rcornforth@cityoftacoma.org>
Sent: Wednesday, September 25, 2019 8:30 AM
To: Muller, Gregory <GMuller@ci.tacoma.wa.us>
Subject: RE: Street Vacation 124.1404 - Comments DUE October 11, 2019 - Guiberson



TO: ALL CONCERNED AGENCIES & DEPARTMENTS

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- PW/Environmental Services
- PW/Solid Waste
- PW/Street & Grounds
- Tacoma Economic Development
- Click! Network

RESPONSE

_____ No Objections

 + Comments Attached see below

 9/30/19 Date

 [Signature] Signature

 ENGINEERING Department

CenturyLink has no objections provided our aerial facilities to the building remain in place. If the requester wants it removed engineer Eric Charity needs to be contacted at eric.charity1@centurylink.com or 206.733.8871. Removal of these would be billable.