



City of Tacoma
Planning & Development Services
Report And Recommendation

FINAL PLAT APPLICATION OF:
C.E.S. NW Inc.
310 29th Street NE, Suite 101
Puyallup, WA 98372

FILE NO: PLT2015-40000241698

SUMMARY OF PROPOSAL AND RECOMMENDATION

Proposal:

The applicant requests Final Plat Approval of "Applewood West", a 14 lot subdivision for single-family development.

Location:

4033 East Howe Street, parcel number 0320153157

Public Process:

The Hearing Examiner approved the Preliminary Plat of "Applewood West" on May 21, 2008. 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 April 2, 2015.

The effective date of recommended approval for this request is April 3, 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:

Dustin Lawrence, Associate Planner
Planning & Development Services
747 Market Street, Room 345, Tacoma, WA 98402
Telephone: (253) 591-5845 E-mail: dlawrence@cityoftacoma.org

FINDINGS

1. The applicant, C.E.S. NW Inc., is requesting final plat approval for a residential subdivision known as "Applewood West". The project will consist of 14 lots for the future development of single-family dwellings.
2. The site received preliminary plat approval on May 21, 2008 (Planning and Development Services File No. 40000107451). The preliminary plat allowed for the property to be divided into 14 lots for single-family development.
3. The City's *Comprehensive Plan* designates the site as a Low Intensity Single-Family Detached Housing Area. 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.
4. 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.
5. The final plat, as presented, conforms in all respects to the approval of the preliminary plat.
6. 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 final plat of "Applewood West" be approved.

DATED this 19 day of MARCH, 2015.



PETER HUFFMAN
Director, Planning & Development Services

TRANSMITTED this 19 day of MARCH, 2015 by first mail to:

C.E.S. NW, Inc., Jennifer Caldwell, 310 29th St NE, Suite 101, Puyallup, WA 98372
B & L Investments of Washington LLC, 4320 S Priceless View Drive, Gold Canyon, AZ 85118
City Clerk
Steve Ward, Building and Land Use Services
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

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 April 2, 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 April 2, 2015, together with a fee of **\$320.90**. THE FEE SHALL BE REFUNDED TO THE APPELLANT SHOULD APPELLANT PREVAIL.

APPLEWOOD WEST

A PORTION OF GOVERNMENT LOT 3, INSIDE THE PUYALLUP INDIAN RESERVATION, CONTAINED WITHIN THE SW 1/4 OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, CITY OF TACOMA, PIERCE COUNTY, WASHINGTON

PROPERTY DESCRIPTION:

PER ATTORNEY'S TITLE OF ~~RECORDATION~~ ORDER NO T01-00045-ST, DATED AUGUST 6, 2014

THAT PORTION OF THE PUYALLUP INDIAN RESERVATION LOCATED IN GOVERNMENT LOT 3 IN SECTION 15, TOWNSHIP 20 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, CITY OF TACOMA, PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE PLAT OF APPLEWOOD AS RECORDED UNDER RECORDING NUMBER 20081102001, RECORDS OF SAO COUNTY, WHICH LIES ON THE EAST LINE OF SAO GOVERNMENT LOT PER SAO PLAT; THENCE NORTH 89°19'37" WEST 814.88 FEET ALONG THE SOUTH LINE OF SAO PLAT TO THE POINT OF BEGINNING; THENCE SOUTH 02°47'42" WEST 188.43 FEET, PERPENDICULAR FROM SAO SOUTH LINE, TO A POINT OF NON-ADJUDICACY; THENCE NORTHWESTERLY ALONG A 188.50 FOOT RADIUS CURVE, TO THE RIGHT, WHOSE CENTER BEARS NORTH 02°34'37" EAST, THROUGH A CENTRAL ANGLE OF 18°17'23" AND ALONG AN ARC LENGTH OF 48.91 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY ALONG A 201.50 FOOT CURVE, TO THE LEFT, WHOSE CENTER BEARS SOUTH 22°52'02" WEST, THROUGH A CENTRAL ANGLE OF 31°51'38" AND ALONG AN ARC LENGTH OF 78.80 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°18'37" WEST 79.28 FEET, PARALLEL WITH THE SOUTH LINE OF SAO PLAT, TO A POINT OF TANGENCY; THENCE SOUTHWESTERLY ALONG A 52.50 FOOT RADIUS CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 42°41'10" AND ALONG AN ARC LENGTH OF 38.13 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 84°32'31" WEST 28.83 FEET TO A POINT ON THE SOUTH LINE OF A SUBDIVISION DEED RECORDED UNDER RECORDING NUMBER 138622, RECORDS OF SAO COUNTY; THENCE NORTH 89°27'11" WEST 184.46 FEET ALONG SAO SOUTH LINE TO THE WEST LINE OF SAO RECORDING; THENCE NORTH 89°12'21" WEST 182.18 FEET ALONG SAO WEST LINE TO THE SOUTH LINE OF OIL CLAIM DEED AS RECORDED UNDER RECORDING NUMBER 818080178 (SAO LINE BEING COINCIDENTAL WITH THE NORTH LINE OF SAO SUBDIVISION DEED); RECORDS OF SAO COUNTY; THENCE SOUTH 89°29'16" EAST 145.63 FEET ALONG SAO SOUTH LINE TO ITS INTERSECTION WITH THE WEST LINE, EXTENDED SOUTHWESTERLY OF THE WEST LINE OF SAO PLAT OF APPLEWOOD; THENCE NORTH 02°46'18" EAST 1.38 FEET TO THE SOUTHWEST CORNER OF SAO PLAT; THENCE SOUTH 89°18'37" EAST 384.79 FEET TO THE POINT OF BEGINNING.

GRANT PARCEL A OF CITY OF TACOMA BOUNDARY LINE ADJUSTMENT WFO 2007-000008088 RECORDED OCTOBER 18, 2007 UNDER RECORDING NUMBER 200718180083.

APPROVALS:

CITY SURVEYOR
APPROVED: _____ DATE _____

CITY ENGINEER
APPROVED: _____ DATE _____

CITY ENGINEER
APPROVED: _____ DATE _____

DIRECTOR OF PUBLIC WORKS
APPROVED: _____ DATE _____

~~**CITY ENGINEER**
APPROVED: _____ DATE _____~~

CITY ATTORNEY
APPROVED: _____ DATE _____

ASSISTANT CITY ATTORNEY
APPROVED: _____ DATE _____

LAND USE ADMINISTRATOR **[DIRECTOR]**
APPROVED BY THE LAND USE ADMINISTRATOR OF THE CITY OF TACOMA.
DATE: _____

PLANNING & DEVELOPMENT SERVICES **[DIRECTOR]**
APPROVED BY THE CITY COUNCIL OF THE CITY OF TACOMA THIS _____ DAY OF _____ 20____

MAYOR
APPROVED BY THE CITY COUNCIL OF THE CITY OF TACOMA THIS _____ DAY OF _____ 20____

CITY CLERK
DATE: _____

CITY TREASURER
I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT ASSESSMENTS OF THE WITHIN DESCRIBED PROPERTY.
DATE: _____

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

PROTECTIVE COVENANTS:
SEE PROTECTIVE COVENANTS AS FILED UNDER AUDITOR'S FILE NO. _____ RECORDS OF PIERCE COUNTY, WASHINGTON.

AUDITOR'S CERTIFICATE:
FILED FOR RECORD THIS _____ DAY OF _____ 20____ AT _____, WA, AT THE REQUEST OF RED MOON DEVELOPMENT, LLC.
AUDITOR'S FILE NO. _____
COUNTY AUDITOR

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY DONE BY ME OR UNDER MY DIRECT SUPERVISION THAT THE BEARINGS AND DISTANCES ARE SHOWN CORRECTLY; THAT THE PERIMETER MONUMENTS WILL BE SET AND THAT ALL OTHER MONUMENTS AND LOT CORNERS WILL BE SET BEFORE THE RECORDING OF THIS PLAT OR BONDED WITH THE CITY AND WILL BE SET PRIOR TO THE RELEASE OF THE BOND; THAT I HAVE COMPLIED WITH ALL STATE AND COUNTY REGULATIONS GOVERNING PLATTING AND THAT I CONFORMS TO THE APPLICABLE PRELIMINARY PLAT AND THE CONDITIONS OF APPROVAL, THEREOF.
Joseph J. Flaherty 2-24-15
JOSEPH J. FLAHERTY DATE
PLS NO. 42865

Director of PW no longer needs to sign Final plats

DIRECTOR OF PLANNING & DEVELOPMENT SERVICES

DEDICATION:

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED PROPERTY DEDICATE THESE LOTS TO THE PURCHASERS THEREOF.

THIS PLAT IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH AND RECORDED UNDER PIERCE COUNTY A/P.N. 200806180287.

IN WITNESS WHEREOF WE HAVE SET OUR HAND AND SEAL.

LARRY DRUMS, REGISTERED AGENT
B & L INVESTMENTS OF WASHINGTON, LLC
A WASHINGTON LLC
2411 NORTH 7TH ST
TACOMA, WA 98409

SIGN NAME: _____
PRINT NAME: _____
TITLE: _____
WASHINGTON FEDERAL SAVINGS

ACKNOWLEDGMENT:

STATE OF _____)
COUNTY OF _____) SS

ON THIS DAY PERSONALLY APPEARED BEFORE ME, LARRY B. DRUMS, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED IT AS THE REGISTERED AGENT OF B & L INVESTMENTS OF WASHINGTON, LLC, TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT _____
MY COMMISSION EXPIRES: _____

include parcel number in note. City Treasurer requires original parcel number on plat



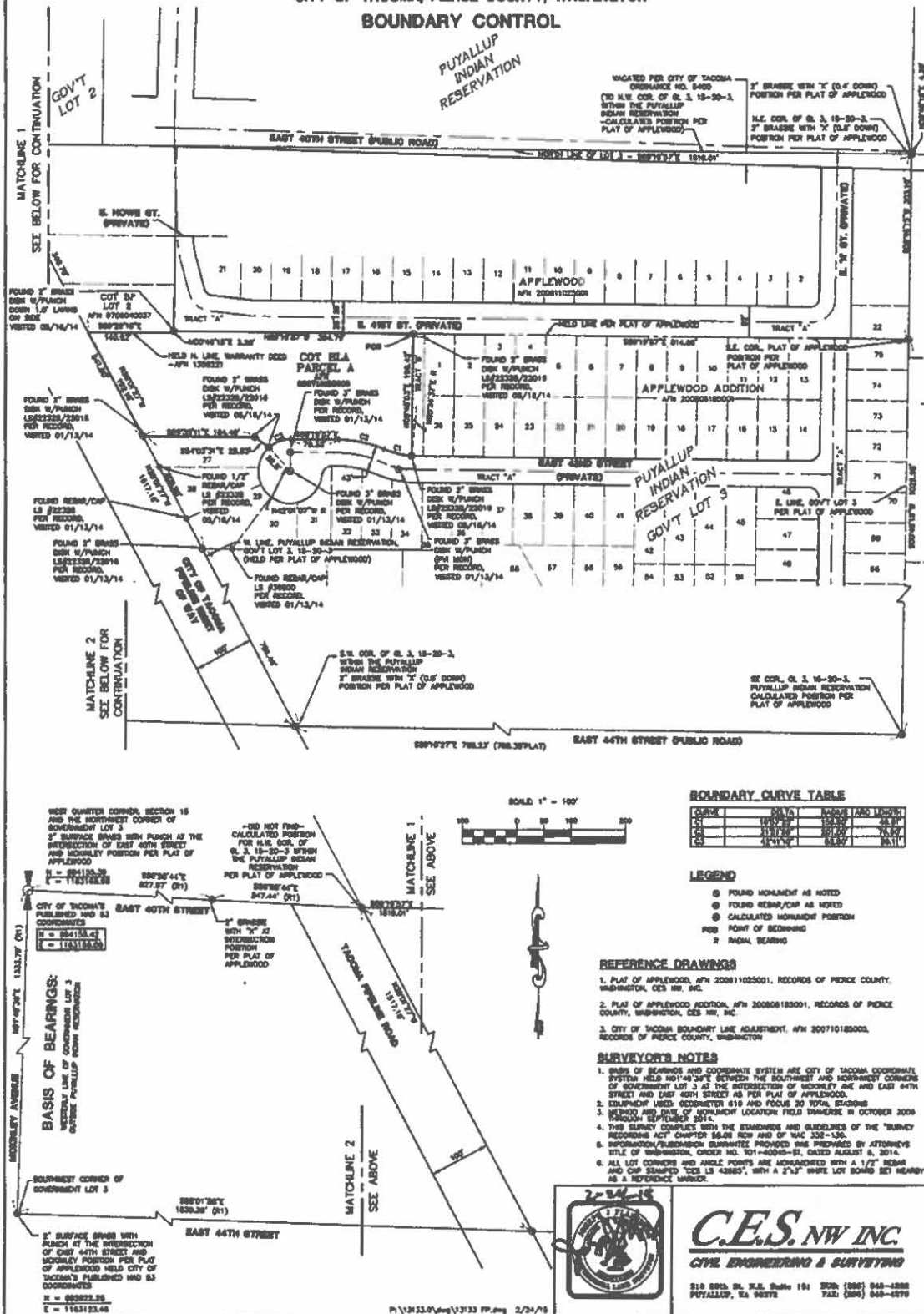
C.E.S. NW INC.
CIVIL ENGINEERING & SURVEYING

510 29th St. N.E. Suite 101 2008 (206) 848-0880
Puyallup, WA 98478 Fax (206) 848-0870

APPLEWOOD WEST

A PORTION OF GOVERNMENT LOT 3, INSIDE THE PUYALLUP INDIAN RESERVATION, CONTAINED WITHIN THE SW 1/4 OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, CITY OF TACOMA, PIERCE COUNTY, WASHINGTON

BOUNDARY CONTROL



BOUNDARY CURVE TABLE

CURVE	DATA	ANGLE AND LENGTH
1	180.00'	180.00' 0.00"
2	112.12'	112.12' 0.00"
3	112.12'	112.12' 0.00"

LEGEND

- FOUND MONUMENT AS NOTED
- FOUND REBAR/CAP AS NOTED
- CALCULATED MONUMENT POSITION
- POINT OF BEGINNING
- ⊙ RADIAL BEARING

REFERENCE DRAWINGS

1. PLAT OF APPLEWOOD, APN 20081102001, RECORDS OF PIERCE COUNTY, WASHINGTON, DEC 89, ETC.
2. PLAT OF APPLEWOOD ADDITION, APN 20080818001, RECORDS OF PIERCE COUNTY, WASHINGTON, DEC 89, ETC.
3. CITY OF TACOMA BOUNDARY LINE ADJUSTMENT, APN 20071018000, RECORDS OF PIERCE COUNTY, WASHINGTON

SURVEYOR'S NOTES

1. BASIS OF BEARINGS AND COORDINATE SYSTEM ARE CITY OF TACOMA COORDINATE SYSTEM HELD NAD 83. ANGLE BETWEEN THE SOUTHWEST AND NORTHWEST CORNERS OF GOVERNMENT LOT 3 AT THE INTERSECTION OF MOORELEY AVE AND EAST 44TH STREET AND EAST 40TH STREET AS PER PLAT OF APPLEWOOD.
2. EQUIPMENT USED: GEDIMETER 610 AND FOCUS 30 TOTAL STATIONS
3. METHOD AND DATE OF MONUMENT LOCATION: FIELD SURVEY IN OCTOBER 2009 THROUGH SEPTEMBER 2014.
4. THIS SURVEY COMPLETES WITH THE ESTABLISHED AND SUBSIDIZED BY THE "SURVEY RECORDS ACT" CHAPTER 36A RCW AND OF WAC 352-130.
5. INFORMATION/ASSURANCE: SURVEYOR'S LIABILITY IS LIMITED BY THE "SURVEY RECORDS ACT" CHAPTER 36A RCW AND OF WAC 352-130.
6. ALL LOT CORNERS AND ANGLE POINTS ARE ADJUSTED WITH A 1/2" REBAR AND CAP STAMPED "CES LS 42885", WITH A 2"x3" WHITE LOT BOUND SET NEARBY AS A REFERENCE MARKER.



C.E.S. NW INC.
 CIVIL ENGINEERING & SURVEYING
 210 8805 DR. N.E. Suite 104 Bldg. 2000 840-4200
 PUYALLUP, WA 98678 TEL: (206) 840-4270

APPLEWOOD WEST

A PORTION OF GOVERNMENT LOT 3, INSIDE THE PUYALLUP INDIAN RESERVATION, CONTAINED WITHIN THE SW 1/4 OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, CITY OF TACOMA, PIERCE COUNTY, WASHINGTON

EASEMENT PROVISIONS

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.U.L.A. TACOMA POWER AND LIGHT 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, AND MOUNTED TRANSFORMERS, WALLS, JUNCTION BOXES, SWITCHES AND APPURTENANCE EQUIPMENT IN OVER, UNDER, ALONG AND ACROSS THE REAL PROPERTY HEREBY RECORDED UPON THE RECORDS OF THIS PLAT, SAID EASEMENT INCLUDES TRACT "A" AS SHOWN HEREON, THE LOCATION AND DIMENSIONS OF ADDITIONAL "UTILITY" EASEMENTS ARE SHOWN ON SHEET 4 OF THIS PLAT.

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 ASSIGNS OF ALL LOTS SERVED BY THE PRIVATE STORM SYSTEM. RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, CONSTRUCTION, MAINTENANCE, 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 ERRECTED WITHIN THE EASEMENT AREAS. PERMANENT STRUCTURES SHALL MEAN ANY CONCRETE FOUNDATION, CONCRETE SLAB, WALL, BUILDING, OR OTHER SITE IMPROVEMENT THAT WOULD LATERALY OR VERTICALLY INTERFERE WITH THE NEED TO ACCESS THE UTILITIES IN SAID EASEMENT(S). PERMANENT STRUCTURES SHALL NOT MEAN NORMAL LANDSCAPING, ASPHALT PAVING, FENCED OR CHAIN-LINK OR WOOD FENCES, OR OTHER SIMILAR SITE IMPROVEMENTS THAT DO NOT PREVENT THE ACCESS OF SOIL, 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 GRAVE SOED OR GRAVE SOE, ASPHALT PAVING AND GRAVEL UNLESS OTHERWISE DETERMINED BY THE CITY OF TACOMA.

COVENANT AND EASEMENT RECORDING NO. **Include Recording #**

PRIVATE ACCESS AND UTILITY TRACT NOTE

TRACT "A" PRIVATE ACCESS AND UTILITY EASEMENT, AS SHOWN HEREON IS DEDICATED TO THE HOMEOWNERS ASSOCIATION UPON RECORDING OF THIS FINAL PLAT. SAID HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF THE IMPROVEMENTS CONTAINED THEREIN.

TACOMA POWER NOTES

1. LONG-DURATION, WET UTILITIES, SUCH AS DRAINAGE, DRY WELLS, STORM/WATER SYSTEMS, BIO-SOLIDS AND SIDEWALKS OR PERMANENT STRUCTURES SHALL NOT BE INSTALLED IN THE 10-FOOT UTILITY EASEMENT, LATERAL CROSSINGS ARE PERMITTED.
2. UTILITY EASEMENT SHALL HAVE NO GREATER THAN 2% SLOPES PERPENDICULAR TO THE ROAD RIGHTS-OF-WAY.
3. EXTEND ALL BORDER STAIRS AND ROOF GRABS TO THE PROPERTY BDL, BEYOND THE 10-FOOT UTILITY EASEMENT. NO CLEAN-OUTS SHALL BE PLACED IN THE UTILITY EASEMENT.
4. NO BUILDING, INCLUDING EAVES, SHALL BE CONSTRUCTED WITHIN 6 FEET OF A TRANSFORMER.
5. ANY RELOCATION OF TACOMA POWER'S FACILITIES WILL BE DONE AT THE PROPERTY OWNER'S EXPENSE.

STORM WATER NOTE

BUILDING PERMITS FOR EACH LOT SHALL BE APPROVED BY ENVIRONMENTAL SERVICES PRIOR TO CONSTRUCTION.

CONSTRUCTION ON ANY AND ALL LOTS, INCLUDING PUBLIC ROADS AND ALLEYS, IS LIMITED TO THE IMPERVIOUS SURFACE AS PROVIDED WITHIN THE STORMWATER SITE PLAN APPROVED UNDER BUILDING PERMIT NUMBER _____. IF ADDITIONAL IMPERVIOUS SURFACES BEYOND THAT APPROVED ARE CREATED, ADDITIONAL STORMWATER ATTENTION MAY BE REQUIRED. IF STORMWATER INFORMATION DIFFERS FROM THAT APPROVED UNDER BUILDING PERMIT NUMBER _____ AND HOME OWNER PERMIT _____, ADDITIONAL REVIEW BY ENVIRONMENTAL SERVICES IS REQUIRED AND WILL INCLUDE FULFILLMENT OF ALL LOTS CREATED AS PART OF THIS PLAT.

Please include permit numbers

All external monumentation must be set and verified by the City Surveyor prior to Recording of the Final Plat.

CITY ATTORNEY

PURCHASERS OF THE LOTS HEREBY ARE ADVISED THAT THE CITY OF TACOMA HOLDS CERTAIN FINANCIAL GUARANTEES TO INSURE COMPLETION OF CERTAIN IMPROVEMENTS AND UTILITIES, INCLUDING BUT NOT LIMITED TO SAFETY, ROAD AND STORM FACILITIES, FORMAL WATER AND STREET LIGHTS. PURCHASERS ARE ADVISED THAT BUILDING PERMITS MAY NOT BE ISSUABLE UNTIL THESE IMPROVEMENTS ARE COMPLETED. SHOULD THESE IMPROVEMENTS/UTILITIES BE ISSUABLE BUT NOT BE COMPLETED, THE CITY OF TACOMA RESERVES THE RIGHT TO ENTER THE PROPERTY TO COMPLETE THESE IMPROVEMENTS AND TO SEEK REIMBURSEMENT VIA THE ABOVEMENTIONED FINANCIAL GUARANTEES OR THROUGH OTHER REMEDIES AT LAW, AND THE PROPERTY GRANTOR, NEEL OWNERS, EXCEPTORS, SUCCESSORS OR ASSIGNS SHALL WAIVE THE CITY'S LIABILITY FROM ANY DAMAGES THAT MAY BE SUFFERED BY SAID RE-ENTRY AND CONSTRUCTION UPON SAID PREMISES.

Planning & Development Services

BUILDING & LAND USE SERVICES

THE ZONING OF THE PROPERTY, PLATED HEREON, IS "R-1" ONE-FAMILY DWELLING DISTRICT.

EXCEPTIONS TO TITLE REPORT

INFORMATION/SUBDIVISION GUARANTEES WAS PREPARED BY ATTORNEY'S TITLE OF WASHINGTON, ORDER NO. 701-40043-01, DATED AUGUST 6, 2014

ITEM 1 THROUGH 4 NOT SURVEY RELATED

ITEM 5 - SUBJECT PARCEL, NEEL 0320183187 IS SUBJECT TO ROAD MAINTENANCE AGREEMENT APPLICABLE TO ACCESS OFF OF E HOME ST - E 41ST ST, APN 8008030091

ITEM 6 - EASEMENTS FOR INGRESS AND EGRESS ON THE GRAVEL ROADWAY LOCALLY KNOWN AS E HOME STREET FROM EAST 40TH STREET TO THE SOUTH LINE OF SUBJECT PARCEL, NEEL 0320183187 WERE ORIGINALLY ABANDONED AND DECEASED UNDER APN 300311081388 AND GRANTED AND COVERED UNDER APN 300308140901 AS REQUIRED IN PIERCE COUNTY SUPERIOR COURT CASE NO. 03-3-08174-C. EASEMENTS ARE SHOWN HEREON.

ITEM 7 - AGREEMENT AND COVENANTS FROM DISPUTED BOUNDARY LINE BETWEEN PRIOR OWNERS OF SUBJECT PARCEL, AND PARCEL ADJACENT TO THE EAST, APN 300308271183.

ITEM 8 - MATTERS AS SHOWN ON RECORD OF SURVEY, SURVEY OF PARCELS TWO WERE PART OF THE AGREEMENT BY ITEM 7, APN 300803125013. 15' EASEMENT PER APN 14028784 SHOWN ON SAID SURVEY WAS ESTABLISHED PER APN 300710010712.

ITEM 9 - ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AS DISCLOSED BY BOUNDARY LINE ADJUSTMENT, APN 300710180008, AS APPLICABLE ARE SHOWN OR NOTED HEREON.

ADDITIONAL NOTES

1. THE PARCELS SHOWN HEREON HAVE BEEN GRANTED THE RIGHT TO ACCESS TRACT "A" OF THE PLAT OF APPLEWOOD, APN 300811025001, AND TRACT "A" OF THE PLAT OF APPLEWOOD ADDITION, APN 300808185001 PER AGREED APPLEWOOD DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, APN 300808180087.
2. LOTS 1-7 SHALL ACCESS OFF E 41ST ST, TRACT "A" OF APPLEWOOD, LOTS 8-12 SHALL ACCESS OFF E 42ND ST, (TRACT "A" OF APPLEWOOD ADDITION) AND LOTS 13 AND 14 SHALL ACCESS OFF TRACT "A" (APPLEWOOD WEST) - PRIVATE ACCESS AND UTILITY EASEMENT.

3. Property owners shall maintain a 1/14 interest in Tract "A" for tax ownership purposes

Still Need Addresses

LOT NO.	LOT ADDRESS	LOT AREA
LOT 1	3000 E. 41ST ST.	6,722 SQ. FT. ±
LOT 2	3000 E. 41ST ST.	5,000 SQ. FT. ±
LOT 3	3000 E. 41ST ST.	5,078 SQ. FT. ±
LOT 4	3000 E. 41ST ST.	5,048 SQ. FT. ±
LOT 5	3000 E. 41ST ST.	5,048 SQ. FT. ±
LOT 6	3000 E. 41ST ST.	5,048 SQ. FT. ±
LOT 7	3000 E. 41ST ST.	5,048 SQ. FT. ±
LOT 8	3000 E. 42ND ST.	5,276 SQ. FT. ±
LOT 9	3000 E. 42ND ST.	5,171 SQ. FT. ±
LOT 10	3000 E. 42ND ST.	5,054 SQ. FT. ±
LOT 11	3000 E. 42ND ST.	5,111 SQ. FT. ±
LOT 12	3000 E. 42ND ST.	4,884 SQ. FT. ±
LOT 13	3000 E. HOME, PT	6,723 SQ. FT. ±
LOT 14	3000 E. HOME, PT	7,820 SQ. FT. ±



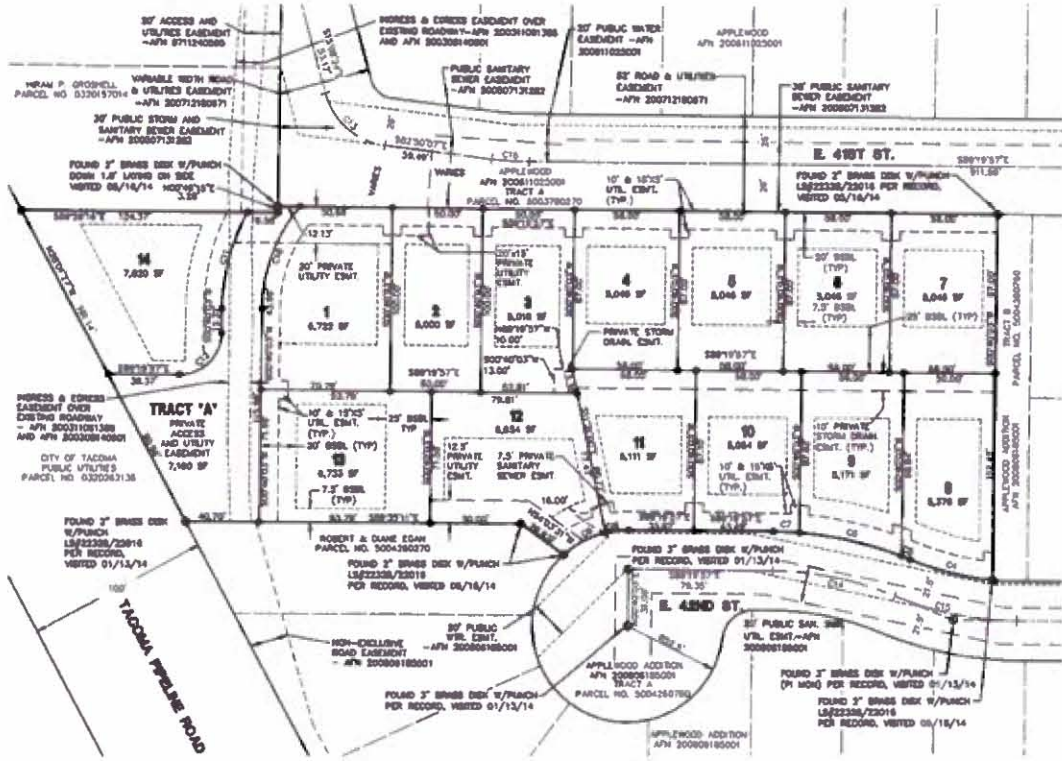
C.E.S. NW INC.
CIVIL ENGINEERING & SURVEYING

810 2ND ST. N.E. Suite 101 BLDG (208) 646-1888
PUYALLUP, WA 98972 FAX (208) 646-0276

APPLEWOOD WEST

SHEET 4 OF 8

A PORTION OF GOVERNMENT LOT 3, INSIDE THE PUYALLUP INDIAN RESERVATION, CONTAINED WITHIN THE SW 1/4 OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, CITY OF TACOMA, PIERCE COUNTY, WASHINGTON



SURVEYOR'S NOTES

1. BEARS OF BEARINGS AND COORDINATE SYSTEM ARE CITY OF TACOMA COORDINATE SYSTEM HELD 101'49"31" BETWEEN THE SOUTHWEST AND NORTHWEST CORNERS OF GOVERNMENT LOT 3 AT THE INTERSECTION OF MCKINLEY AVE AND EAST 44TH STREET AND EAST 40TH STREET AS PER PLAT OF APPLEWOOD.
2. EQUIPMENT USED: GROUNDWATER 610 AND FOCUS 30 TOTAL STATIONS
3. METHOD AND DATE OF MONUMENT LOCATION FIELD TRIP WERE IN OCTOBER 2006 THROUGH SEPTEMBER 2014.
4. THIS SURVEY COMPLETES WITH THE STAKEHOLDERS AND SUCCESSIONS OF THE 'SURVEY RECORDING ACT' CHAPTER 65.09 RCW AND OF RCW 330-130.
5. INFORMATION/REVISIONS GUARANTEED PROVIDED WAS PREPARED BY ATTORNEY'S TITLE OF INSTRUMENT, ORDER NO. 701-40040-ST, DATED AUGUST 8, 2014.
6. ALL LOT CORNERS AND ANGLE POINTS ARE MONUMENTED WITH A 1/2" BEAR AND CAP STAMPED 'CES 13 42880', WITH A 2"x2" WHITE LOT BOARD SET NEARBY AS A REFERENCE MARKER.

BUILDING SETBACKS

UNLESS OTHERWISE NOTED BUILDING SETBACKS ARE: FRONT 30' SIDE 7.5' BACK 25'

EXISTING TACOMA POWER EASEMENT TYPICAL ALL LOTS



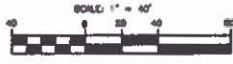
CURVE TABLE

LINE	BEARING	CHORD	ARC LENGTH	PIECE	MARK	COORDINATE
101	117.17	100.00	100.00	1.00	100.00	0.00
102	117.17	100.00	100.00	1.00	100.00	0.00
103	117.17	100.00	100.00	1.00	100.00	0.00
104	117.17	100.00	100.00	1.00	100.00	0.00
105	117.17	100.00	100.00	1.00	100.00	0.00
106	117.17	100.00	100.00	1.00	100.00	0.00
107	117.17	100.00	100.00	1.00	100.00	0.00
108	117.17	100.00	100.00	1.00	100.00	0.00
109	117.17	100.00	100.00	1.00	100.00	0.00
110	117.17	100.00	100.00	1.00	100.00	0.00
111	117.17	100.00	100.00	1.00	100.00	0.00
112	117.17	100.00	100.00	1.00	100.00	0.00
113	117.17	100.00	100.00	1.00	100.00	0.00
114	117.17	100.00	100.00	1.00	100.00	0.00
115	117.17	100.00	100.00	1.00	100.00	0.00
116	117.17	100.00	100.00	1.00	100.00	0.00
117	117.17	100.00	100.00	1.00	100.00	0.00
118	117.17	100.00	100.00	1.00	100.00	0.00
119	117.17	100.00	100.00	1.00	100.00	0.00
120	117.17	100.00	100.00	1.00	100.00	0.00

LEGEND

- FOUND MONUMENT AS NOTED
- SET CITY OF TACOMA STANDING MONUMENT
- SET REBAR/CAP L&L-22880
- BSL: BUILDING SETBACK LINE

WHERE?



C.E.S. NW INC.
CIVIL ENGINEERING & SURVEYING

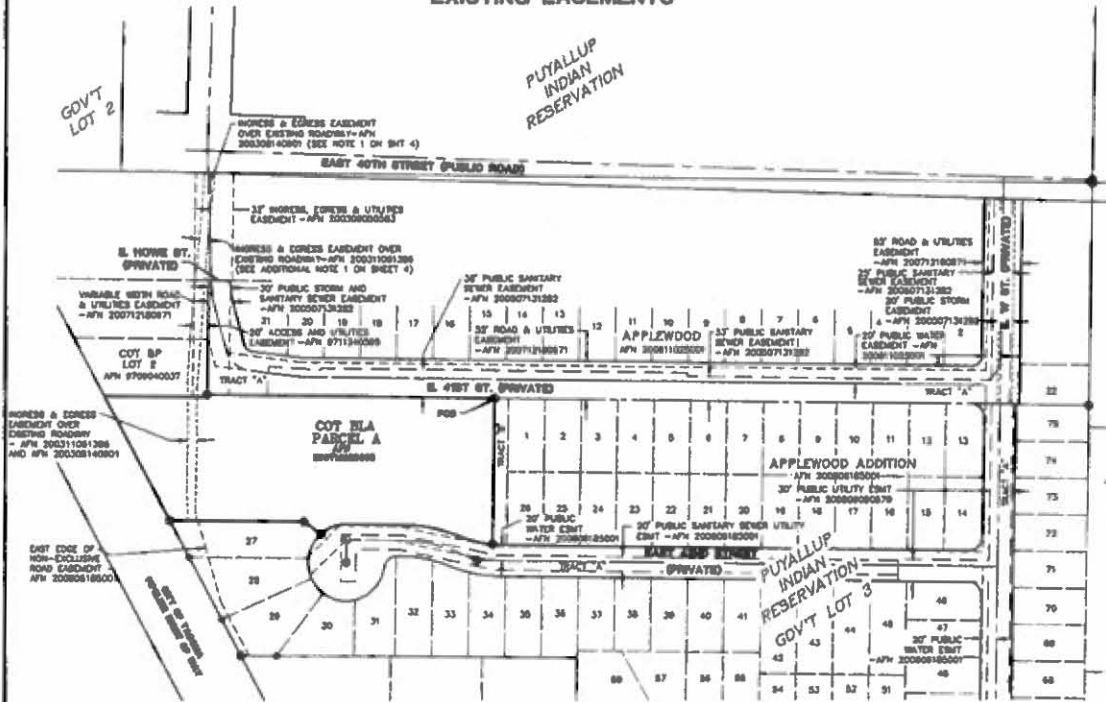
810 DOLL DR. N.E. Suite 101 3605 (206) 848-4288
PUYALLUP, WA 98978 7342 (206) 848-4878

APPLEWOOD WEST

SHEET 2 OF 2

A PORTION OF GOVERNMENT LOT 3, INSIDE THE PUYALLUP INDIAN RESERVATION, CONTAINED WITHIN THE SW 1/4 OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, CITY OF TACOMA, PIERCE COUNTY, WASHINGTON

EXISTING EASEMENTS

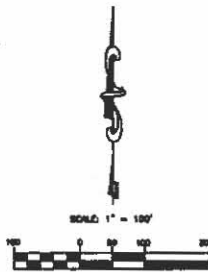


SURVEYOR'S NOTES

1. BASIS OF BEARINGS AND COORDINATE SYSTEM ARE CITY OF TACOMA COORDINATE SYSTEM HELD 401'49.26' BETWEEN THE SOUTHWEST AND NORTHWEST CORNERS OF GOVERNMENT LOT 3 AT THE INTERSECTION OF HOWEWAY AVE AND EAST 40TH STREET AND EAST 40TH STREET AS PER PLAT OF APPLEWOOD.
2. EQUIPMENT USED: GEODESIC 610 AND PROBE 30 TOTAL STATIONS
3. METHOD AND DATE OF MONUMENT LOCATION FIELD TRIP WERE IN OCTOBER 2004 THROUGH SEPTEMBER 2014.
4. THIS SURVEY COMPLIES WITH THE STANDARDS AND GUIDELINES OF THE "SURVEY RECORDING ACT" CHAPTER 36.06 RCW AND OF REC. 332-130.
5. INFORMATION/DESCRIPTION PROVIDED WAS PREPARED BY ATTORNEY'S TITLE OF WASHINGTON, ORDER NO. 101-40049-ST, DATED AUGUST 4, 2014.
6. ALL LOT CORNERS AND ANGLE POINTS ARE MONUMENTED WITH A 1/2" REBAR AND CAP STAMPED "CES LS 42880", WITH A 2"x2" WHITE LOT BOARD SET NEARBY AS A REFERENCE MARKER.

LEGEND

- ⊙ FOUND MONUMENT AS NOTED
- ⊙ FOUND REBAR/CAP AS NOTED
- POB POINT OF BEGINNING



C.E.S. NW INC.
CIVIL ENGINEERING & SURVEYING

210 20th St. N.E. Suite 101 BOZ (202) 648-4282
TACOMA, WA 98502 FAX (202) 648-4276

