



## RESOLUTION NO. 39833

1 A RESOLUTION relating to City-owned real property, authorizing the Declaration  
2 of Surplus and execution of a Quit Claim Deed to convey vacant,  
3 undeveloped residential land located at 3308 58th Avenue NE, in Tacoma,  
Washington, to Homes by Landmark, Inc., for the amount of \$95,000.

4 WHEREAS, in 2003, by Statutory Warranty Deed recorded under  
5 Auditor's File Number 200303312532, the City acquired vacant, undeveloped  
6 residential land located at 3308 58th Avenue NE, in Tacoma, Washington  
7 ("Property"), for the construction and realignment of Norpoint Way, for the  
8 amount of \$138,000, and  
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10 WHEREAS, in accordance with the terms negotiated in the City's purchase,  
11 the Property was made available to the original grantor upon completion of  
12 construction in 2005, and, since then, the Property has been made available to the  
13 general public, with specific notice to the original grantor of intended sale, and  
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15 WHEREAS the Property is classified as a "Tier 3" property pursuant to the  
16 City's Policy for the Sale/Disposition of City-owned General Government Real  
17 Property, and

18 WHEREAS Homes by Landmark, Inc., desires to purchase the Property  
19 and, upon receiving a request to purchase, the market value of the Property was  
20 established through an in-house valuation, in the amount of \$95,000, and  
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22 WHEREAS, there being no foreseeable need for continued City ownership  
23 of the Property, this sale appears to be in the best interests of the City, pending  
24 final approval from the City Council; Now, Therefore,  
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BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

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Section 1. That continued ownership of the City-owned real property located at 3308 58th Avenue NE, in Tacoma, Washington, as more particularly described in Exhibit "A," is not essential to the needs of the City and is hereby declared surplus pursuant to RCW 35.22.020 and Article I, Section 1.2, and Article IX of the Tacoma City Charter.

Section 2. That the proper officers of the City are hereby authorized to enter into a Quit Claim Deed to convey the subject parcel to Homes by Landmark, Inc., for the amount of \$95,000, said document to be substantially in the form of the deed on file in the office of the City Clerk.

Adopted \_\_\_\_\_

\_\_\_\_\_  
Mayor

Attest:  
  
\_\_\_\_\_  
City Clerk

Approved as to form:  
  
\_\_\_\_\_  
Deputy City Attorney

Legal Description Approved:  
  
\_\_\_\_\_  
Chief Surveyor  
Public Works Department



**EXHIBIT "A"**

**Legal Description**

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**PARCEL NO.: 635000-006-0**

The South half of Lot 13, and all of Lots 14, 15, 16 and 17, Block 2, Northeast Tacoma, according to the Plat thereof recorded in Volume 8 of Plats, at Page 18, records of Pierce County, Washington.

EXCEPTING therefrom that portion being reserved for alley right of way by the Grantor described as follows:

Beginning at the Southwest corner of Lot 17, Block 2 of Northeast Tacoma, Pierce County, Washington as recorded in Volume 8 of Plats at Pages 18 and 19, records of Pierce County Auditor;

Thence North 00°42'26" East along the West line of Lots 17 through 13 of said Plat a distance of 112.50 feet to the Northwest corner of the South half of said Lot 13 and the beginning of a non-tangent curve which radius point bears North 82°38'27" East, 87.42 feet;

Thence southeasterly along said curve an arc distance of 10.53 feet through a central angle of 06°54'08";

Thence South 14°15'41" East a distance of 5.82 feet to the beginning of a curve which radius point bears South 75°44'19" West, 159.00 feet;

Thence Southeasterly along said curve an arc distance of 41.54 feet through a central angle of 14°58'07";

Thence South 00°42'26" West a distance of 55.53 feet to the South line of said Lot 17;

Thence North 89°05'03" West along said South line a distance of 9.00 feet to the Point of Beginning.

All situate in the Southeast Quarter of the Southwest Quarter of Section 24, Township 21 North, Range 03 East of the W.M.; within the City of Tacoma, County of Pierce, State of Washington.

(Containing 822± square feet or approximately 0.019 Ac.)