

NOTICE OF INTENTION TO COMMENCE ANNEXATION PROCEEDINGS

EXHIBIT A

LEGAL DESCRIPTION:

THAT PORTION OF THE SW 1/4 OF THE NW 1/4, AND THE NW 1/4 OF THE SW 1/4, SECTION 31, TOWNSHIP 21 NORTH, RANGE 4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 31;

THENCE, ALONG THE WEST LINE OF SAID SECTION 31, NORTH 1°27'39" EAST, 1,252.88 FEET, TO THE SOUTH RIGHT-OF-WAY LINE OF 12TH STREET NE;

THENCE, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID 12TH STREET NE, SOUTH 89°58'16" EAST, 1,260.74 FEET, TO THE WEST RIGHT-OF-WAY LINE OF 58TH AVENUE NE;

THENCE, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID 58TH AVENUE EAST, SOUTH 1°14'46" WEST, 1,282.04 FEET, TO THE SOUTH LINE OF THE SW 14 OF THE NW 1/4 OF SAID SECTION 31;

THENCE, ALONG THE SOUTH LINE OF THE SW 14 OF THE NW 1/4 OF SAID SECTION 31, NORTH 88°38'44" WEST, 815.82 FEET;

THENCE SOUTH 3°00'05" WEST, 97.56 FEET;

THENCE SOUTH 67°08'59" WEST, 499.10 FEET, TO THE WEST LINE OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 31;

THENCE, ALONG THE WEST LINE OF THE NW 14 OF THE SW 1/4 OF SAID SECTION 31, NORTH 3°00'08" EAST, 302.27 FEET, TO THE POINT OF BEGINNING.

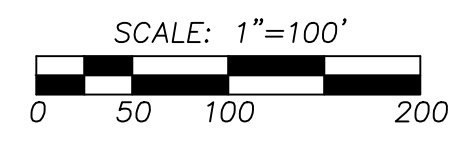
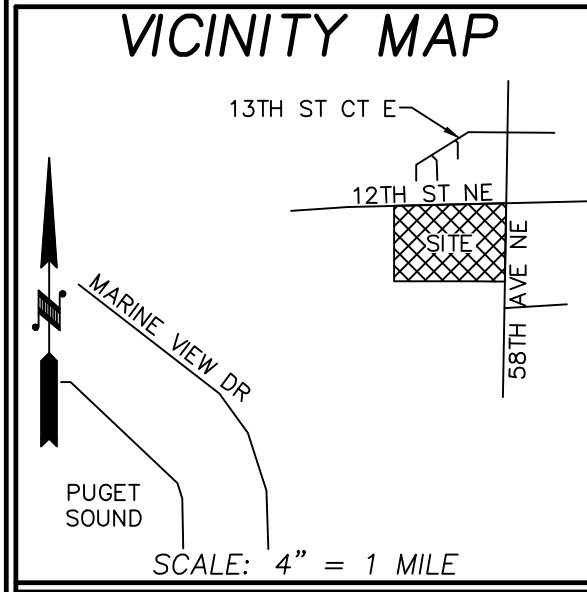
(LEGAL DESCRIPTION CONTAINS PARCEL NUMBERS: 0421312075, 0421312042, 0421316031, 0421316054, 0421312076, 0421316055, 0421316005, 0421312057, 0421312043, & 0421313068, and excludes any adjacent Rights-of-way)

HEIBERG ANNEXATION AND REZONE

SW 1/4, NW 1/4, SEC. 31, TWN. 21 N., RNG. 4 E, W.M.
PIERCE COUNTY, WASHINGTON

PROPOSED ZONING

PROPOSED ANNEXATION
AND REZONE AREA



SITE DATA:

ANNEXATION PARCELS: 10 (PLUS 12TH ST NE)
ANNEXATION PARCEL NUMBERS: 0421312075, 0421312076, 0421313068, 0421312042, 0421312043, 0421316031, 0421316054, 0421316006, 0421316005, 0421312057

CURRENT ZONING: PIERCE COUNTY - MSF
PROPOSED ZONING: CITY OF TACOMA - UR1-URBAN RESIDENTIAL

CITY LAND USE DESIGNATION: NONE

FUTURE USE: SINGLE-FAMILY RESIDENTIAL DETACHED

TOTAL GROSS AREA: 1,764,437 SF (40.49 AC)

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- RIGHT OF WAY CENTERLINE
- EASEMENT LINE
- EXISTING OVERHEAD POWERLINE
- PROPERTY ADJOINER LINE
- EXISTING WATER LINE
- EXISTING IRRIGATION BOX
- EXISTING FIRE HYDRANT
- EXISTING WATER VAULT
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING POWER METER
- EXISTING HVAC UNIT
- EXISTING DRYWELL
- EXISTING GRAVEL
- EXISTING PAVED DRIVEWAY
- POTENTIAL COMMUNITY DRAINFIELD LOCATION AREAS (<=30% AREAS PER ADC WASTEWATER ENGINEERING)
- PMI-PORT MARITIME INDUSTRIAL
- M2-HEAVY INDUSTRIAL
- UR1-URBAN RESIDENTIAL
- UNINCORPORATED AREAS
- PROPOSED ANNEXATION BOUNDARY

LEGAL DESCRIPTION:
A PORTION OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF SW 1/4 OF NW 1/4 SECTION 31; THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 NORTH 89°58'16" WEST, 30.01 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 3°26'27" EAST, 30.05 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 12TH STREET NORTHEAST, SAID POINT BEING 30 FEET WEST AT RIGHT ANGLES FROM THE EAST LINE OF THE NORTHWEST 1/4 OF SAID NORTHWEST 1/4 OF SECTION 31;

THENCE PARALLEL WITH NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31 NORTH 89°58'16" WEST, 1,261.34 FEET;

THENCE SOUTH 2°04'38" WEST, 30.02 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 31;

THENCE ALONG WEST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 31 SOUTH 1°27'39" WEST, 1,282.89 FEET, TO THE WEST 1/4 OF SAID SECTION 31;

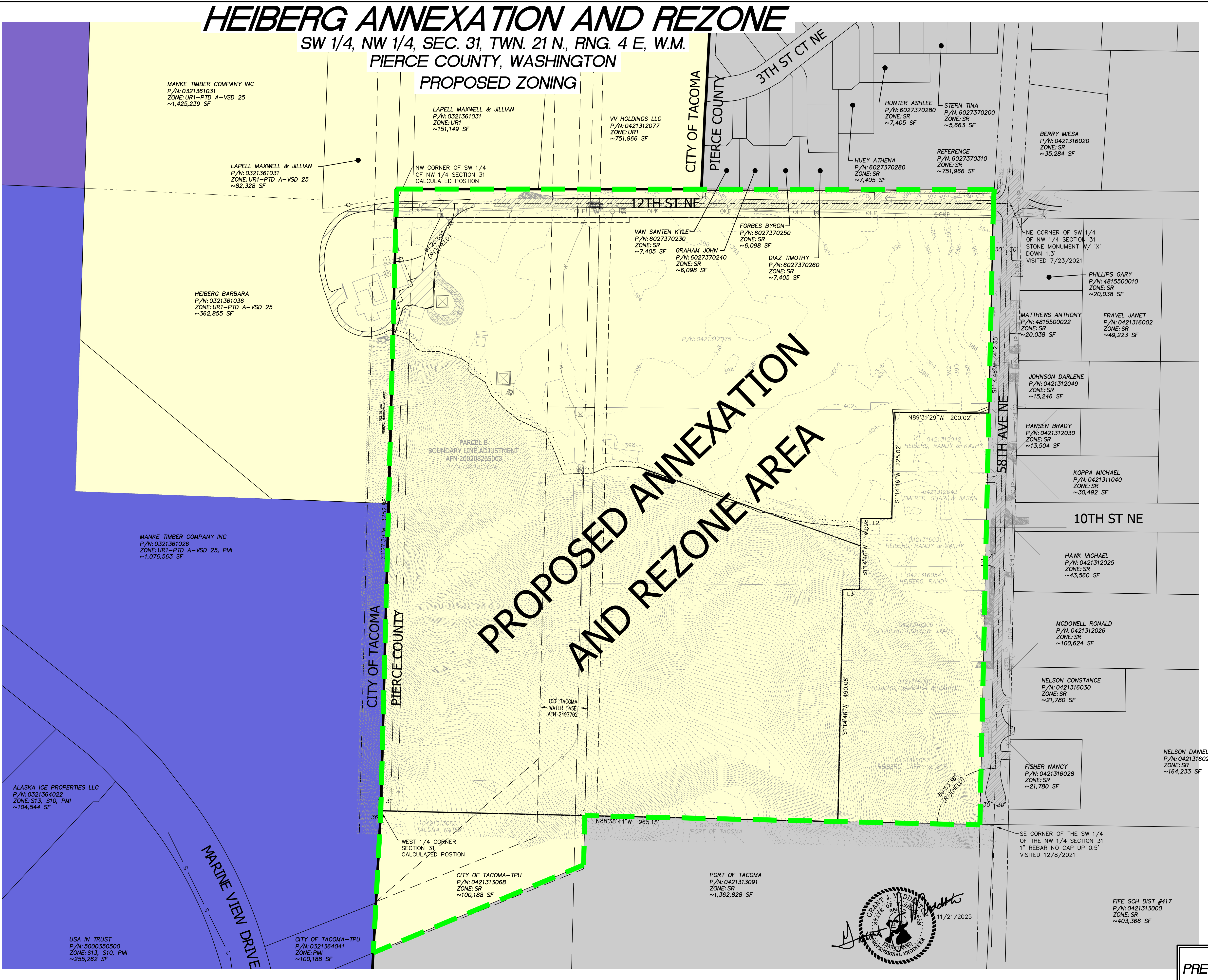
THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 31 SOUTH 1°33'58" WEST, 302.68 FEET;

THENCE N 66°32'46" E 475.76 FT MORE OR LESS TO ITS INTERSECTION WITH A LINE LYING PARALLEL TO AND 20 FEET EAST OF EAST LINE OF 375 FT WIDE BONNEVILLE POWER ADMINISTRATION RIGHT OF WAY;

THENCE NORTHERLY ALONG SAID PARALLEL LINE TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SECTION 31;

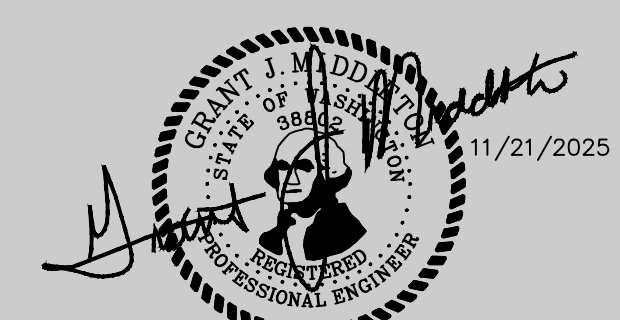
THENCE ALONG SAID SOUTH LINE SOUTH 88°38'44" EAST, 834.35 FEET TO THE WEST RIGHT-OF-WAY LINE OF 58TH AVENUE EAST;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE BEING PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST QUARTER NORTH 114°46" EAST, 1,312.05 FEET TO THE POINT OF BEGINNING.



JOB NUMBER	9679
DESIGNED G.M.	SCALE
DRAWN M.E.H.	HOR. 1"=100'
CHECKED G.M.	VERT. N/A
PROPOSED:	HEIBERG PROPERTIES, LLC 810 58TH AVE NE TACOMA, WA 98422
CONTACT:	RANDY HEIBERG, P.E. PH: (253)360-9699
ANNEXATION AND REZONE	LARSON and ASSOCIATES surveyors, engineers & planners 9027 PACIFIC AVENUE, SUITE 4 TACOMA, WA 98444 (253) 474-3404
DATE	11/21/2025
DRAWING NO.	9679PRE
SHEET 1 OF 1	

PRE2



NOTICE OF INTENTION TO COMMENCE ANNEXATION PROCEEDINGS

The undersigned, who are the owners of not less than sixty percent (60%) of the annexation being sought, hereby advise the City Council of the City of Tacoma that it is the desire of the undersigned owners of the following area to commence annexation proceedings:

The property herein referred to is legally described on Exhibit "A" attached hereto and is geographically depicted on a Pierce County Assessor's parcel map on Exhibit "B" further attached hereto.

It is requested that the City Council of the City of Tacoma set a date, not later than sixty (60) days after the filing of this request, for a meeting with the undersigned to determine:

- 1) Whether the city Council will accept, reject, or geographically modify the proposed annexation; and,
- 2) Whether the City Council will require the simultaneous adoption of zoning for the proposed area in substantial compliance with the proposed Comprehensive Plan as adopted by the City of Tacoma; and,
- 3) Whether the City Council will require the assumption of all or any portion of the indebtedness by the area to be annexed.

This page is one of the group of pages containing identical text material and is intended the signers of the Notice of Intention of Commence Annexation Proceedings to be presented and considered as one Notice of Intention of Commence Annexation Proceedings and may be filed with other pages containing additional signatures which cumulatively may be considered as a single Notice of Intention of Commence Annexation Proceedings.

#	Parcel #	Parcel Address	Assessor Value	% of Annex Area Value	Owner Name	Printed Name & Position	Date Signed
						Owner/Authorized Signature	
1	0421312076	XX 58TH AVE NE	683,100	13.8	HEIBERG PROPERTIES LLC	<i>Jerry E. Heiberg</i>	3/19/26
2	0421312075	1016 58TH AVE NE	629,400	12.7			
3	0421312042	1008 58TH AVE NE	463,500	9.4	HEIBERG RANDY P & HEIBERG KATHY L TTEES OF RK HEIBERG LIVING TRUST	<i>Randy P. Heiberg</i>	2/18/26
4	0421316031	918 58TH AVE NE	743,900	15.0			
5	0421316054	912 58TH AVE NE	28,700	0.6			

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6	0421312043	1002 58TH AVE NE	582,100	11.8	SMERER SHARI M & JASON M		
7	0421316055	896 58TH AVE NE	812,900	16.4	HEIBERG CHRISTEN R & TRACY L	<i>Christen R Heiberg</i>	2/20/26
						<i>Tracy L Heiberg</i>	2/20/26
8	0421316005	822 58TH AVE NE	174,100	3.5	HEIBERG BARBARA A & HEIBERG LARRY E CO-TTEE	<i>Larry E Heiberg</i>	2/18/26
						<i>Barbara A Heiberg</i>	2/19/26
9	0421312057	810 58TH AVE NE	781,600	15.7	HEIBERG LARRY E & HEIBERG CATHERINE R CO- TTEE OF LARRY AND CATHERINE HEIBERG LIVING TRUST	<i>Larry E Heiberg</i>	2/18/26
						<i>Catherine R. Heiberg</i>	2/18/26
10	0421313068	XX MARINE VIEW DR	54,300	1.1	CITY OF TACOMA - TPU		

NOTE: Total annexation area value = 4,953,600 (100%)