



## RESOLUTION NO. 39003

1 A RESOLUTION relating to Local Improvement Districts; modifying the existing  
2 boundaries for Local Improvement District Nos. 3967, 5728, 6980, 7726,  
and 8656, relating to the Point Ruston neighborhood.

3 WHEREAS, pursuant to Ordinance No. 27900, the City Council created  
4 Local Improvement District ("LID") No. 3967 to pay the cost of construction of  
5 sanitary sewers serving the Point Ruston neighborhood, and approved and  
6 confirmed the assessment roll for LID No. 3967 through Ordinance No. 28116,  
7 passed January 15, 2013, and  
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9 WHEREAS, pursuant to Ordinance No. 27987, the City Council created  
10 LID No. 5728 to pay the cost of construction of water mains serving the Point  
11 Ruston neighborhood, and approved and confirmed the assessment roll for LID  
12 No. 5728 through Ordinance No. 28117, passed January 15, 2013, and  
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14 WHEREAS, pursuant to Ordinance No. 27988, the City Council created  
15 LID No. 6980 to pay the cost of construction of street lighting serving the Point  
16 Ruston neighborhood, and approved and confirmed the assessment roll for  
17 LID No. 6980 through Ordinance No. 28118, passed January 15, 2013, and  
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19 WHEREAS, pursuant to Ordinance No. 27989, the City Council created  
20 LID No. 7726 to pay the cost of installation of primary electrical distribution,  
21 utilities, telephone, and cable TV lines serving the Point Ruston neighborhood,  
22 and approved and confirmed the assessment roll for LID No. 7726 through  
23 Ordinance No. 28119, passed January 15, 2013, and  
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25 WHEREAS, pursuant to Ordinance No. 27991, the City Council created  
26 LID No. 8656 to pay the cost of the installation of concrete curbs and gutters,



1 storm drain lines and storm water catch basins, where needed, sidewalks, and  
2 multi-use path and landscaping serving the Point Ruston neighborhood, and  
3 approved and confirmed the assessment roll for LID No. 8656 through  
4 Ordinance No. 28121, passed January 15, 2013, and

5 WHEREAS the parcel known as Parcel "E" (Parcel No. 8950003315),  
6 corresponding to Assessment No. 7 and more particularly described in the  
7 attached Exhibit "A," has been subdivided into two lots as described in the  
8 attached Exhibit "B," and

9 WHEREAS Assessment No. 7 was originally assessed \$376,205.05  
10 (LID 3967), \$102,810.40 (LID 5728), \$71,516.50 (LID 6980), \$424,198.45  
11 (LID 7726), \$2,025,670.70 (LID 8656), pursuant to Ordinance Nos. 28116, 28117,  
12 28118, 28119, and 28121, and

13 WHEREAS, pursuant to RCW 35.44.410, all owners of Point Ruston,  
14 LLC have joined in a request that the City segregate the original assessment  
15 against the property into smaller parts, and

16 WHEREAS the amount of the outstanding principal attributed to the tract  
17 of land described in Exhibit "A," exclusive of interest, is \$2,893,243.93, and

18 WHEREAS the total amounts assessed against each segregated parcel  
19 equals the outstanding principal balance of \$2,893,243.93 assessed against  
20 the unsegregated parcel, and  
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WHEREAS, pursuant to RCW 35.44.410, those seeking segregation are to tender a fee of \$10 for each parcel to be segregated, for a total of \$10, in addition to the City's clerical and engineering costs incident to segregation, and

WHEREAS the Finance Director has estimated that the City will incur approximately \$3,698.95 in engineering fees and clerical costs to complete the segregation, and

WHEREAS, based upon the Finance Director's conclusion that segregation will not jeopardize the security for any outstanding LID obligations payable from assessments, the Director has recommended that a segregation of LID Nos. 3967, 5728, 6980, 7726, and 8656 be made; Now, Therefore,

**BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:**

1. That the City Council hereby determines that a segregation of Local Improvement District ("LID") Nos. 3967, 5728, 6980, 7726, and 8656 shall be made as set forth in the attached Exhibit "C."
2. That the City Clerk shall deliver to the City Treasurer a certified copy of this resolution, all as provided in RCW 35.44.410; that the City Treasurer shall proceed to make the segregation on the original assessment roll for LID Nos. 3967, 5728, 6980, 7726, and 8656, upon payment of \$10 by the owner or



1 owners of those properties described in Exhibit "A," together with the City's actual  
2 engineering and clerical costs, and upon presentation of suitable evidence of the  
3 recording of the final plat.  
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5 Adopted \_\_\_\_\_  
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Mayor

8 Attest:  
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City Clerk

11 Approved as to form:  
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Deputy City Attorney

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Chief Surveyor  
Public Works Department

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**EXHIBIT "A"**

**LEGAL DESCRIPTION OF ORIGINAL PARCEL**

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PARCEL "E" OF BLA 2008-10-14-5002 DESCRIBED AS THAT PORTION OF LOTS 7 THROUGH 16, INCLUSIVE, BLOCK 110, OF THE PLAT OF TACOMA TIDELANDS, AS RECORDED IN VOLUME 2 OF PLATS AT PAGES 18 AND 19, RECORDS OF PIERCE COUNTY, WASHINGTON; TOGETHER WITH THAT PORTION OF VACATED ENELL STREET, ALSO BEING A PORTION OF SECTION 24, TOWNSHIP 21 NORTH, RANGE 02 EAST, W.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 24; THENCE ALONG THE WEST LINE OF SAID SECTION N 01°29'42" E, 1675.67 FEET; THENCE S 42°51'51" E, 289.38 FEET TO THE POINT OF BEGINNING; THENCE N 47°16'18" E, 384.62 FEET TO THE SOUTHWESTERLY LINE OF BLOCK "B" OF THE "1961 SUPPLEMENTAL MAPS OF TACOMA TIDELANDS" AS SHOWN ON THE OFFICIAL MAPS OF SAID TIDELANDS ON FILE IN THE OFFICE OF THE COMMISSIONER OF PUBLIC LANDS AT OLYMPIA, WASHINGTON; THENCE ALONG SAID SOUTHWESTERLY LINE, S 42°35'02" E, 456.66 FEET; THENCE S 47°08'09" W, 380.52 FEET; THENCE N 48°52'33" W, 17.78 FEET; THENCE N 42°51'51" W, 439.88 FEET TO THE POINT OF BEGINNING.



**EXHIBIT "B"**

**LEGAL DESCRIPTION OF SUBDIVIDED PARCELS**

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LOT 3 OF BLA 2013-08-19-5003 DESCRIBED AS COMMENCING AT THE WEST QUARTER CORNER OF SECTION 24, TOWNSHIP 21 NORTH, RANGE 02 EAST, W.M.; THENCE ALONG THE WEST LINE OF SAID SECTION N 01°29'42" E, 1675.67 FEET; THENCE S 42°51'51" E, 289.38 FEET TO THE MOST WESTERLY CORNER OF PARCEL "E" OF BLA 200810145002 AND THE POINT OF BEGINNING; THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL "E", N 47°16'18" E, 195.57 FEET; THENCE S 42°51'51" E, 457.10 FEET TO THE SOUTHEASTERLY LINE OF SAID PARCEL "E"; THENCE ALONG SAID SOUTHEASTERLY LINE S 47°08'09" W, 193.71 FEET TO THE MOST SOUTHERLY CORNER OF SAID PARCEL "E"; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL "E", N 48°52'33" W, 17.78 FEET; THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE, N 42°51'51" W, 439.88 FEET TO THE POINT OF BEGINNING.

LOT 4 OF BLA 2013-08-19-5003 DESCRIBED AS COMMENCING AT THE WEST QUARTER CORNER OF SECTION 24, TOWNSHIP 21 NORTH, RANGE 02 EAST, W.M.; THENCE ALONG THE WEST LINE OF SAID SECTION N 01°29'42" E, 1675.67 FEET; THENCE S 42°51'51" E, 289.38 FEET TO THE MOST WESTERLY CORNER OF PARCEL "E" OF BLA 200810145002; THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL, N 47°16'18" E, 195.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE, N 47°16'18" E, 150.08 FEET; THENCE S 42°31'55" E, 42.34 FEET; THENCE S 81°00'02" E, 68.68 FEET; THENCE S 46°10'25" E, 29.97 FEET; THENCE S 40°28'53" E, 310.49 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY 44.53 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 59.11 FEET, THE RADIUS POINT OF WHICH BEARS S 49°02'11" E, THROUGH A CENTRAL ANGLE OF 43°09'58" TO THE SOUTHEASTERLY LINE OF SAID PARCEL; THENCE ALONG SAID SOUTHEASTERLY LINE, S 47°08'09" W, 142.58 FEET; THENCE N 42°51'51" W, 457.10 FEET TO THE POINT OF BEGINNING.



**EXHIBIT "C"**  
**ASSESSMENT AMOUNTS**

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**Original Assessments**

**Segregated Assessments**

**LID 8656, Assmt. No. 7**

Parcel E	\$1,953,325.32	Lot 3	\$ 1,014,676.13
		Lot 4	\$ 938,649.19
			<u>\$ 1,953,325.32</u>

**LID 7726, Assmt. No. 7**

Parcel E	\$ 409,048.51	Lot 3	\$ 212,484.71
		Lot 4	\$ 196,563.80
			<u>\$ 409,048.51</u>

**LID 6980, Assmt. No. 7**

Parcel E	\$ 68,962.34	Lot 3	\$ 35,823.24
		Lot 4	\$ 33,139.10
			<u>\$ 68,962.34</u>

**LID 5728, Assmt. No. 7**

Parcel E	\$ 99,138.60	Lot 3	\$ 51,498.62
		Lot 4	\$ 47,639.98
			<u>\$ 99,138.60</u>

**LID 3967, Assmt. No. 7**

Parcel E	\$ 362,769.16	Lot 3	\$ 188,444.40
		Lot 4	\$ 174,324.76
			<u>\$ 362,769.16</u>