



## RESOLUTION NO. 40106

1 A RESOLUTION relating to surplus property; authorizing the Declaration of  
2 Surplus and execution of a Quitclaim Deed to convey vacant,  
3 undeveloped residential land, located at 1204 South Stevens Street,  
4 to Felt on Stevens, LLC, for the amount of \$42,560.

4 WHEREAS, in 1988 the City purchased this property located at  
5 1204 South Stevens Street ("Property") by Warranty Deed recorded under  
6 Auditor's File No. 8807260309, for the expansion and widening of the  
7 intersection at South 12th Street and Stevens Street, and the road  
8 improvements were constructed in 1989, and  
9

10 WHEREAS the property located at 1204 South Stevens Street  
11 ("Property"), as more particularly described in Exhibit "A," is now surplus to the  
12 City's needs, and  
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14 WHEREAS the Property is classified as a "Tier 3" Property pursuant to the  
15 City's Policy for the Sale/Disposition of City-owned General Government Real  
16 Property ("Policy"), and in August of 2014, a request to purchase the Property for  
17 the amount of \$42,560 was received, and  
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19 WHEREAS the sale will allow for the continued growth and expansion of  
20 the City by returning the parcel to the tax rolls, providing an opportunity for  
21 residential development and reducing the City's maintenance costs associated  
22 with ownership, and  
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24 WHEREAS the City must dispose of City-owned surplus property pursuant  
25 to the City's Policy for the Sale/Disposition of City-owned General Government  
26 Real Property, and



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WHEREAS, there being no foreseeable need for continued City ownership of the Property, the sale of said Property appears to be in the best interests of the City, pending final approval from the City Council; Now, Therefore,

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

Section 1. That continued ownership of the City real property located at 1204 South Stevens Street, 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 Quitclaim Deed to convey the subject parcel to Felt on Stevens, LLC, for the amount of \$42,560, 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"**

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**PARCEL NO. 6825000400**

Lots 1 through 4, Block 5, of Pentecost and Lawler Addition to Tacoma, Pierce County, Washington, as recorded in Volume 9 of Plats, at Page 15, records of Pierce County, Washington.

**EXCEPTING therefrom** that portion of the Northeast quarter of the Southwest quarter of Section 01, Township 20 North, Range 02 East, W.M., more particularly described as follows:

Beginning at the Northwest corner of Lot 1, Block 5, Pentecost & Lawler Addition to Tacoma, Pierce County, Washington as recorded in Volume 9 of Plats at Page 15, records of Pierce County, Washington;

Thence South 88°03'33" East along the North line of said Lot, 119.93 feet to the Northeast corner thereof;

Thence South 01°59'02" West along the East line of said Block 5, 100.01 feet to the Southeast corner of Lot 4 of said Block 5;

Thence North 88°03'21" West along the South line of said Lot 4, 17.28 feet;

Thence leaving the South line of Lot 4, North 12°14'15" West, 48.96 feet to the beginning of a curve to the left which radius point bears South 77°45'45" West, 220.00 feet;

Thence northwesterly along said curve an arc distance of 50.98 feet through a central angle of 13°16'40" to a point 5.00 feet South of the North line of aforementioned Lot 1;

Thence North 88°03'33" West, parallel with said North line, 72.51 feet to the West line of said Lot 1;

Thence North 01°58'54" East along said West line, 5.00 feet to the Point of Beginning.

Situate in the City of Tacoma, County of Pierce, State of Washington.

(Containing ±8,514 SF or approximately 0.20 Ac.)



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**GRANTOR HEREIN RESERVES AN EASEMENT** for City utilities described as follows:

That portion of the Northeast quarter of the Southwest quarter of Section 01, Township 20 North, Range 02 East, W.M., more particularly described as follows:

Beginning at the Southwest corner of Lot 4, Block 5, Pentecost & Lawler Addition to Tacoma, Pierce County, Washington as recorded in Volume 9 of Plats at Page 15, records of Pierce County, Washington;

Thence North  $01^{\circ}58'54''$  East along the West line of said Block 5, 95.01 feet to a point 5.00 feet southerly of the Northwest corner of Lot 1 of said Block 5;

Thence South  $88^{\circ}03'33''$  East, parallel with the North line of said Lot 1, 10.00 feet:

Thence South  $03^{\circ}47'24''$  West, 95.06 feet to the South line of aforementioned Lot 4;

Thence North  $88^{\circ}03'21''$  West along said South line, 7.00 feet to the Point of Beginning.

Situate in the City of Tacoma, County of Pierce, State of Washington.