

THIS BOUNDARY LINE ADJUSTMENT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS.

NOTARY SEAL

I HEREBY CERTIFY THAT THE ABOVE INDIVIDUAL(S) SIGNED AS A FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN MENTIONED.
GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ 20__

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT _____

CITY OF TACOMA
BOUNDARY LINE ADJUSTMENT

A PORTION OF THE NE1/4 & SE1/4 OF THE SE 1/4 OF SECTION 3, TOWNSHIP 20 NORTH, RANGE 2 EAST, W.M.

ORIGINAL TRACT: 0220038018, 0220038019, 0220038020, 0220038021,
ASSESSOR'S PARCEL NO(S) 0220038022.

APPROVAL OF A BOUNDARY LINE ADJUSTMENT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE ISSUED FOR ANY STRUCTURE OF DEVELOPMENT WITHIN A LOT AFFECTED BY A BOUNDARY LINE ADJUSTMENT.

DIRECTOR
APPROVED IN COMPLIANCE WITH CHAPTER 13.04 OF THE OFFICIAL CODE OF THE CITY OF TACOMA.

DIRECTOR
PLANNING & DEVELOPMENT SERVICES

APPROVED FOR RECORDING

CHIEF SURVEYOR, PUBLIC WORKS

CITY TREASURER

I HEREBY CERTIFY THAT ALL DELINQUENT ASSESSMENTS HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREON, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED.

CITY TREASURER

ASSESSOR/TREASURER

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREON, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED.

ASSESSOR/TREASURER

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF 20__, AT _____ M;
UNDER AFN. _____
AT THE REQUEST OF _____

COUNTY AUDITOR _____ FEE _____

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF:

GARY A. PROCTOR, P.L.S., CERTIFICATE NO. 35980

METHOD OF SURVEY AND FIELD EQUIPMENT UTILIZED FOR THIS SURVEY:
FIELD TRAVERSE & LOT STAKING NIKON DTM 520 TOTAL STATION AND/OR SOKKIA SET 3R TOTAL STATION
THIS SURVEY MEETS OR EXCEEDS PRECISION REQUIREMENTS AS SET FORTH FORTH IN WAC 332-130-090.

DATE SIGNED: _____

THIS BOUNDARY LINE ADJUSTMENT IS NOT A PLAT, REPLAT, OR SUBDIVISION

ORIGINAL TRACT OWNER FULL NAME ADDRESS & ZIP
HOUSING AUTHORITY OF CITY OF TACOMA PHONE _____
902 S L ST TACOMA, WA 98405-4037

EXISTING ZONING: CCX: COMMUNITY COMMERCIAL MIXED- USE
SOURCE OF WATER: CITY WATER
TYPE OF ACCESS: 60' COUNTY ROAD
SEWER SYSTEM: CITY SEWER
SCALE: 1"=60' NO. OF ADJUSTED PARCELS: 5
DRAWN BY: GAP CHECKED BY: GAP JOB NO. 23.07.01

SCALE 4"=1 MILE

ORIGINAL LEGAL DESCRIPTIONS
(PER FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES FILE NO. NCS-850081-CC)

LOTS 1 THROUGH 5 OF CITY OF TACOMA SHORT PLAT NO. MPD2014-40000220032, ACCORDING TO THE MAP THEREOF RECORDED MAY 26, 2016 UNDER RECORDING NO. 201605265007, IN PIERCE COUNTY, WASHINGTON.

ADJUSTED/RESULTING LEGAL DESCRIPTIONS

LOT 1

A PORTION OF LOTS 1 THROUGH 5 OF CITY OF TACOMA SHORT PLAT NUMBER MPD2014-40000220032, RECORDED UNDER AUDITORS FILE NUMBER 201605265007, RECORDS OF PIERCE COUNTY, IN THE CITY OF TACOMA, PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF SAID SHORT PLAT;
THENCE ALONG THE NORTH LINE OF SAID SHORT PLAT NORTH 88°31'55" WEST 304.66 FEET;
THENCE SOUTH 01°28'39" WEST 118.91 FEET;
THENCE SOUTH 88°31'21" EAST 304.69 FEET TO THE WEST MARGIN OF SOUTH MILDRED STREET;
THENCE ALONG SAID WEST MARGIN NORTH 01°27'46" EAST 118.96 FEET TO THE POINT OF BEGINNING.

LOT 2

A PORTION OF LOTS 1 THROUGH 5 OF CITY OF TACOMA SHORT PLAT NUMBER MPD2014-40000220032, RECORDED UNDER AUDITORS FILE NUMBER 201605265007, RECORDS OF PIERCE COUNTY, IN THE CITY OF TACOMA, PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID SHORT PLAT;
THENCE ALONG THE EAST LINE LINE OF SAID SHORT PLAT BEING THE WEST MARGIN OF SOUTH MILDRED STREET SOUTH 01°27'46" WEST 118.96 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 88°31'21" WEST 304.69 FEET;
THENCE SOUTH 01°28'39" WEST 101.68 FEET;
THENCE SOUTH 88°30'10" EAST 118.13 FEET;
THENCE CONTINUING SOUTH 88°30'10" EAST 1.32 FEET;
THENCE WITH A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 450.00 FEET, WITH A DELTA ANGLE OF 06°07'20" FOR AN ARC LENGTH OF 48.08 FEET;
THENCE SOUTH 82°22'51" EAST 49.36 FEET;
THENCE WITH A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 701.58 FEET, WITH A DELTA ANGLE OF 06°09'23" FOR AN ARC LENGTH OF 75.38 FEET;
THENCE SOUTH 88°32'14" EAST 12.96 FEET TO THE WEST MARGIN OF SOUTH MILDRED STREET;
THENCE ALONG SAID WEST MARGIN NORTH 01°27'46" EAST 113.60 FEET TO THE POINT OF BEGINNING.

LOT 3

A PORTION OF LOTS 1 THROUGH 5 OF CITY OF TACOMA SHORT PLAT NUMBER MPD2014-40000220032, RECORDED UNDER AUDITORS FILE NUMBER 201605265007, RECORDS OF PIERCE COUNTY, IN THE CITY OF TACOMA, PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID SHORT PLAT;
THENCE ALONG THE EAST LINE LINE OF SAID SHORT PLAT BEING THE WEST MARGIN OF SOUTH MILDRED STREET SOUTH 01°27'46" WEST 232.56 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID WEST MARGIN SOUTH 01°27'46" WEST 339.69 FEET TO THE SOUTHEAST CORNER OF AFORESAID SHORT PLAT;
THENCE ALONG THE SOUTH LINE OF SAID SHORT PLAT NORTH 88°32'14" WEST 186.67 FEET;
THENCE NORTH 01°28'39" EAST 351.62 FEET;
THENCE SOUTH 88°30'10" EAST 1.32 FEET;
THENCE WITH A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 450.00 FEET, WITH A DELTA ANGLE OF 06°07'20" FOR AN ARC LENGTH OF 48.08 FEET;
THENCE SOUTH 82°22'51" EAST 49.36 FEET;
THENCE WITH A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 701.58 FEET, WITH A DELTA ANGLE OF 06°09'23" FOR AN ARC LENGTH OF 75.38 FEET;
THENCE SOUTH 88°32'14" EAST 12.96 FEET TO THE POINT OF BEGINNING

LOT 4

A PORTION OF LOTS 1 THROUGH 5 OF CITY OF TACOMA SHORT PLAT NUMBER MPD2014-40000220032, RECORDED UNDER AUDITORS FILE NUMBER 201605265007, RECORDS OF PIERCE COUNTY, IN THE CITY OF TACOMA, PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID SHORT PLAT;
THENCE ALONG THE EAST LINE LINE OF SAID SHORT PLAT BEING THE WEST MARGIN OF SOUTH MILDRED STREET SOUTH 01°27'46" WEST 572.25 FEET TO THE SOUTHEAST CORNER OF SAID SHORT PLAT;
THENCE ALONG THE SOUTH LINE OF SAID SHORT PLAT NORTH 88°32'14" WEST 186.67 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 01°28'39" EAST 351.62 FEET;
THENCE NORTH 88°30'10" WEST 183.28 FEET;
THENCE SOUTH 01°27'46" 351.73 FEET TO THE SOUTH LINE OF AFORESAID SHORT PLAT;
THENCE ALONG SAID SOUTH LINE SOUTH 88°32'14" EAST 183.19 FEET TO THE POINT OF BEGINNING;

LOT 5

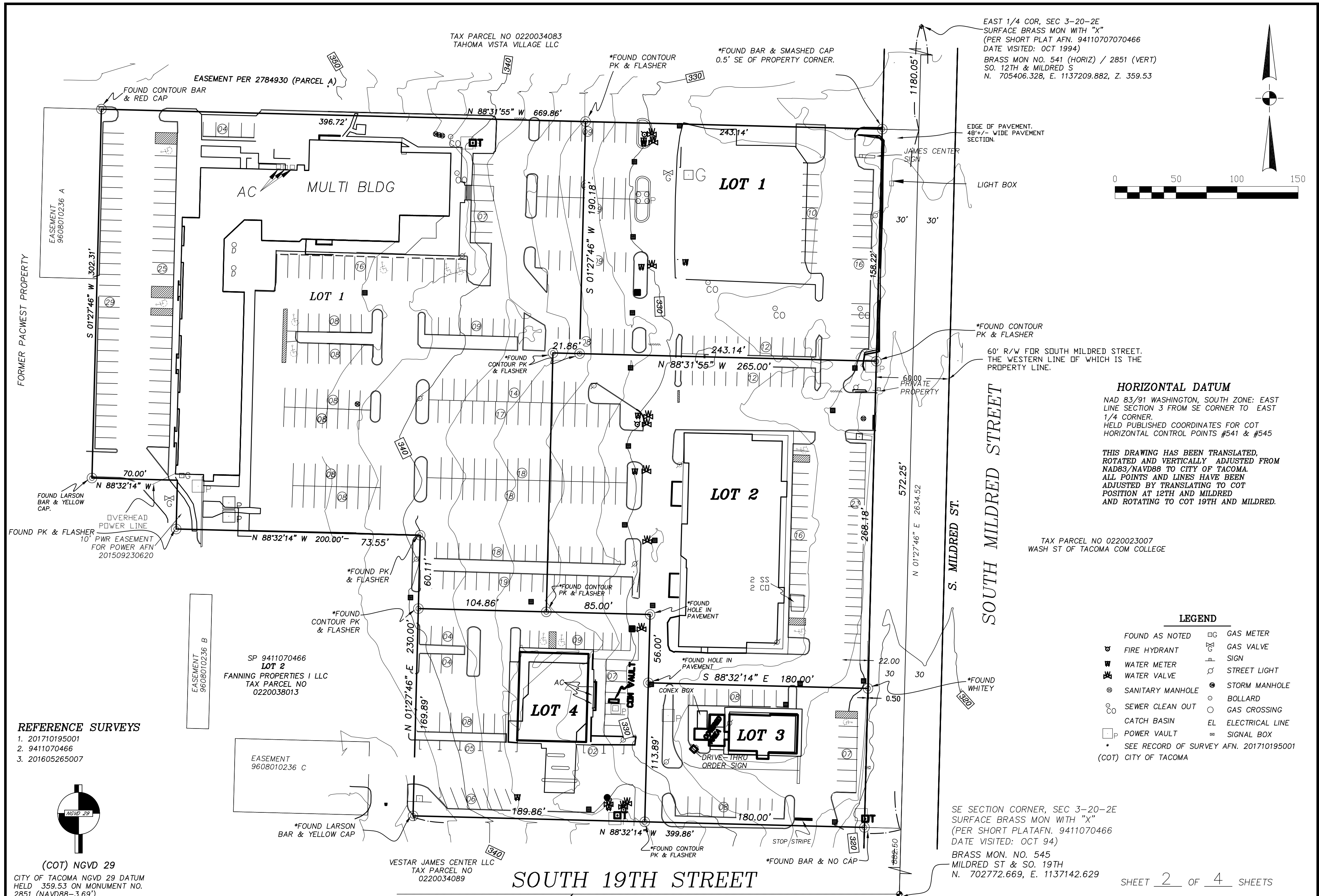
THAT PORTION OF LOT 5 OF OF CITY OF TACOMA SHORT PLAT NUMBER MPD2014-40000220032, RECORDED UNDER AUDITORS FILE NUMBER 201605265007, RECORDS OF PIERCE COUNTY, IN THE CITY OF TACOMA, PIERCE COUNTY, WASHINGTON, LYING WEST AND NORTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID SHORT PLAT;
THENCE ALONG THE NORTH LINE OF SAID SHORT PLAT NORTH 88°31'55" WEST 304.66 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 01°28'39" WEST 220.59 FEET;
THENCE NORTH 88°30'10" WEST 65.15 FEET;
THENCE SOUTH 01°27'47" WEST 121.73 FEET TO A POINT 230.00 FEET NORTH 01°27'46" WEST FROM THE SOUTH LINE OF AFORESAID SHORT PLAT AND THE TERMINUS;

ZONING NOTES

CCX: COMMUNITY COMMERCIAL MIXED- USE
10 FEET MAXIMUM SETBACK FROM THE PROPERTY LINE AT THE PUBLIC RIGHT-OF-WAY FOR 50 PERCENT OF THE FRONT OR SIDE OF THE FACADE.





EAST 1/4 COR, SEC 3-20-2E
 SURFACE BRASS MON WITH "X"
 (PER SHORT PLAT AFN. 941107070466
 DATE VISITED: OCT 1994)
 BRASS MON NO. 541 (HORIZ) / 2851 (VERT)
 SO. 12TH & MILDRED S
 N. 705406.328, E. 1137209.882, Z. 359.53



HORIZONTAL DATUM
 NAD 83/91 WASHINGTON, SOUTH ZONE: EAST
 LINE SECTION 3 FROM SE CORNER TO EAST
 1/4 CORNER.
 HELD PUBLISHED COORDINATES FOR COT
 HORIZONTAL CONTROL POINTS #541 & #545

THIS DRAWING HAS BEEN TRANSLATED,
 ROTATED AND VERTICALLY ADJUSTED FROM
 NAD83/NAVD88 TO CITY OF TACOMA.
 ALL POINTS AND LINES HAVE BEEN
 ADJUSTED BY TRANSLATING TO COT
 POSITION AT 12TH AND MILDRED
 AND ROTATING TO COT 19TH AND MILDRED.

TAX PARCEL NO 0220023007
 WASH ST OF TACOMA COM COLLEGE

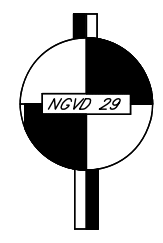
LEGEND

- FOUND AS NOTED
 - FIRE HYDRANT
 - WATER METER
 - WATER VALVE
 - SANITARY MANHOLE
 - SEWER CLEAN OUT
 - CATCH BASIN
 - POWER VAULT
 - GAS METER
 - GAS VALVE
 - SIGN
 - STREET LIGHT
 - STORM MANHOLE
 - BOLLARD
 - GAS CROSSING
 - ELECTRICAL LINE
 - SIGNAL BOX
- * SEE RECORD OF SURVEY AFN. 201710195001 (COT) CITY OF TACOMA

SE SECTION CORNER, SEC 3-20-2E
 SURFACE BRASS MON WITH "X"
 (PER SHORT PLAT AFN. 9411070466
 DATE VISITED: OCT 94)
 BRASS MON. NO. 545
 MILDRED ST & SO. 19TH
 N. 702772.669, E. 1137142.629

SHEET 2 OF 4 SHEETS

- REFERENCE SURVEYS**
- 201710195001
 - 9411070466
 - 201605265007



(COT) NGVD 29
 CITY OF TACOMA NGVD 29 DATUM
 HELD 359.53 ON MONUMENT NO.
 2851 (NAVD88-3.69')
 2' CONTOUR INTERVAL

STATEMENTS OF CLARIFICATION

- PER WAC 332-130-145
- THE INTENDED USE OF THIS MAP IS FOR SITE DEVELOPMENT.
 - CONTOURS DERIVED FROM 2 SOURCES:
 1. RTK GPS (SEE DATUM);
 2. FIELD LOCATES USING TOTAL STATION.
 3. DIGITAL ORTHOIMAGERY WITH A 20MP RGB SENSOR AND A RESULTING GSD OF 0.37", AND A GEO REFERENCING MEAN RMS ERROR OF 0.03';
 - CONTOUR ACCURACY IS 1/2 CONTOUR INTERVAL;
 - THIS MAP SHOULD NOT BE USED FOR ANY PURPOSE BEYOND THE ORIGINAL INTENT OF THE OWNER AS STATED ABOVE;
 - UTILITIES WERE SPECIFICALLY CONTRACTED TO BE LOCATED AND ARE SHOWN HEREON AS MARKED BY "APS" AND AS VISIBLY FIELD LOCATE. NOT ALL "APS" LOCATES COULD BE FIELD VARIFIED.



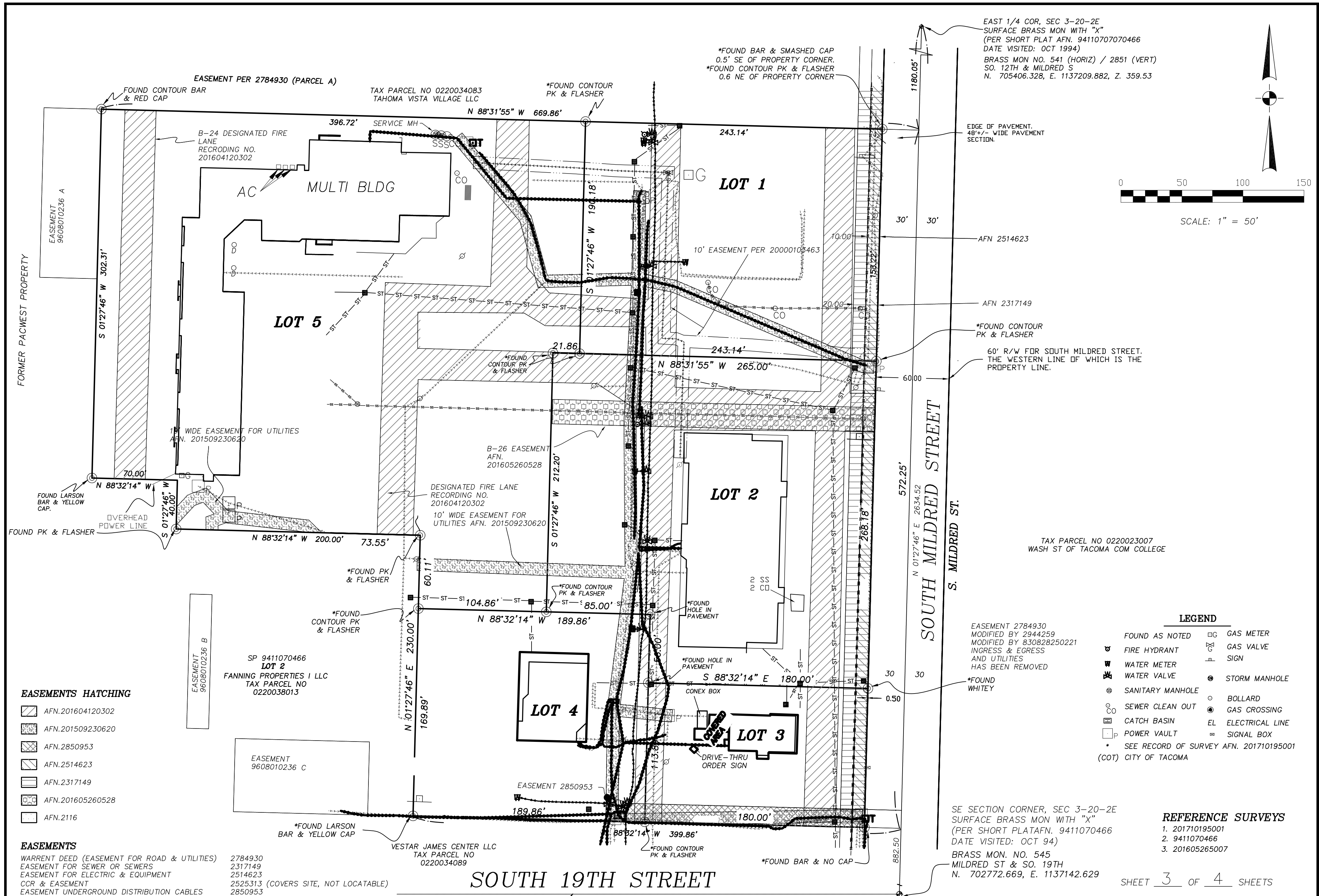
BOUNDARY LINE ADJUSTMENT : EXISTING CONDITIONS

A PORTION OF: NE1/4 & SE1/4 OF THE SE 1/4 OF SECTION 3, TOWNSHIP 20 NORTH, RANGE 2 EAST, W.M.

ORIGINAL TRACT ASSESSOR'S PARCEL NO(S):
 0220038018, 0220038019, 0220038020, 0220038021, 0220038022.

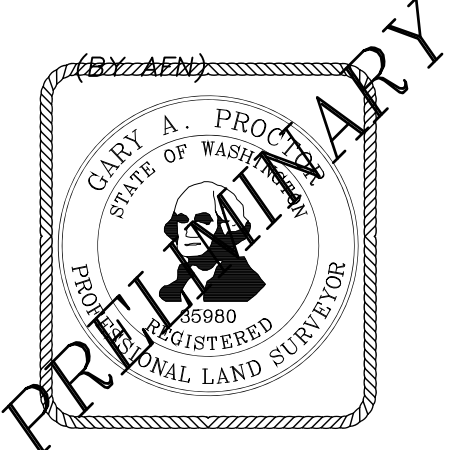
THORNTON
 LAND SURVEYING
 P.O. BOX 249
 GIG HARBOR, WASHINGTON 98335
 253.858.8106 / INFO@THORNTONS.COM

DRAWN	DATE	FIELD BOOK
GAP	28 SEPT 2023	NA
CHECKED	SCALE	JOB NUMBER
GAP	1" = 50'	23.07.01



- EASEMENTS HATCHING**
- AFN. 201604120302
 - AFN. 201509230620
 - AFN. 2850953
 - AFN. 2514623
 - AFN. 2317149
 - AFN. 201605260528
 - AFN. 2116

- EASEMENTS**
- WARRENT DEED (EASEMENT FOR ROAD & UTILITIES) 2784930
 - EASEMENT FOR SEWER OR SEWERS 2317149
 - EASEMENT FOR ELECTRIC & EQUIPMENT 2514623
 - CCR & EASEMENT 2525313 (COVERS SITE, NOT LOCATABLE)
 - EASEMENT UNDERGROUND DISTRIBUTION CABLES 2850953
 - EASEMENT TO PAC WEST (ALL PAVEMENT) 8412280316
 - EASEMENT, FOR PUGET POWER (NOT ON PARCEL) 8512260253
 - EASEMENT, SIGNS (NOT ON PARCEL) 8710010081 & 200810090165
 - SOUND ENERGY, INC. (LOT LOCATABLE) 20000103046
 - 200109180300, SUPERCEDEDS 8104140164 SURFACE PARKING & DRIVEWAY PURPOSES. & 9608010236) COVERS ENTIRE SITE.
 - EASEMENT TO CITY OF TACOMA 201509230620
 - EASEMENTS PER SHORT PLAT 201605260507
 - EASEMENT FOR FIRE LANES 201604120302
 - EASEMENT FOR "OPERATION & EASEMENT 201604120303, COVERS ENTIRE SITE
 - DECLARATION FOR JAMES CENTER NORTH TACOMA, WASHINGTON" 201605260528
 - EASEMENT FOR SEWER 200001030463
 - EASEMENT FOR GAS LINE, AS IT EXISTS (10' WIDE) 200109180300
 - RECIPROCAL PARKING AGREEMENT (JAMES CTR S) 200109180300
 - RECIPROCAL EASEMENT AGREEMENT COVERING JAMES CENTER NORTH AND SOUTH FOR ACCESS & UTILITIES 8104140164



BOUNDARY LINE ADJUSTMENT : EXISTING EASEMENTS, UTILITIES & SETBACKS

A PORTION OF: NE1/4 & SE1/4 OF THE SE 1/4 OF SECTION 3, TOWNSHIP 20 NORTH, RANGE 2 EAST, W.M.

ORIGINAL TRACT ASSESSOR'S PARCEL NO(S): 0220038018, 0220038019, 0220038020, 0220038021, 0220038022.

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DRAWN	DATE	FIELD BOOK
GAP	28 SEPT 2023	NA
CHECKED	SCALE	JOB NUMBER
GAP	1" = 50'	23.07.01

SHEET 3 OF 4 SHEETS

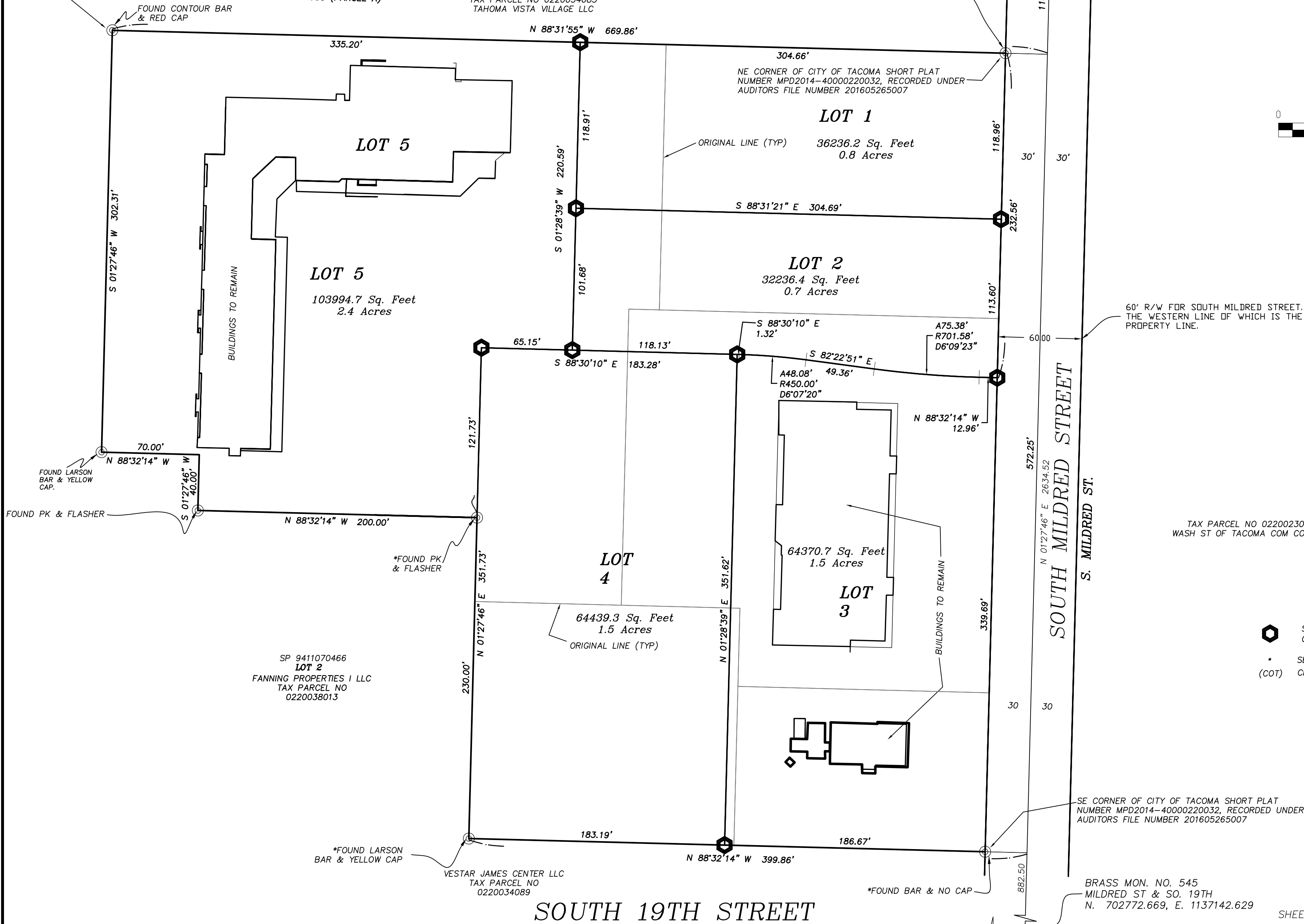
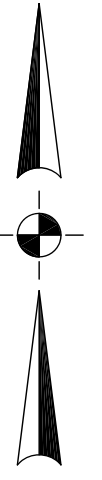
NW CORNER OF CITY OF TACOMA SHORT PLAT
NUMBER MPD2014-4000220032, RECORDED UNDER
AUDITORS FILE NUMBER 201605265007

EASEMENT PER 2784930 (PARCEL A)

TAX PARCEL NO 0220034083
TAHOMA VISTA VILLAGE LLC

*FOUND BAR & SMASHED CAP
0.5' SE OF PROPERTY CORNER.
*FOUND CONTOUR PK & FLASHER

EAST 1/4 COR, SEC 3-20-2E
SURFACE BRASS MON WITH "X"
(PER SHORT PLAT AFN. 941107070466
DATE VISITED: OCT 1994)
BRASS MON NO. 541 (HORIZ) / 2851 (VERT)
SO. 12TH & MILDRED S
N. 705406.328, E. 1137209.882, Z. 359.53



60' R/W FOR SOUTH MILDRED STREET.
THE WESTERN LINE OF WHICH IS THE
PROPERTY LINE.

TAX PARCEL NO 0220023007
WASH ST OF TACOMA COM COLLEGE

SP 9411070466
LOT 2
FANNING PROPERTIES I LLC
TAX PARCEL NO
0220038013

VESTAR JAMES CENTER LLC
TAX PARCEL NO
0220034089

- LEGEND**
- SET 5/8" REBAR W/LS CAP NO 35980 OR PK NAIL / STAMPED FLASHER
 - SEE RECORD OF SURVEY AFN. 201710195001 (COT) CITY OF TACOMA

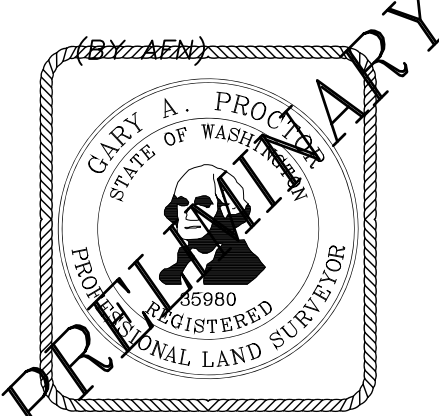
- REFERENCE SURVEYS**
1. 201710195001
 2. 9411070466
 3. 201605265007

SHEET 4 OF 4 SHEETS

ZONING NOTES

CCX: COMMUNITY COMMERCIAL MIXED- USE

10 FEET MAXIMUM SETBACK FROM THE PROPERTY LINE AT THE PUBLIC RIGHT-OF-WAY FOR 50 PERCENT OF THE FRONT OR SIDE OF THE FACADE.



BOUNDARY LINE ADJUSTMENT : ADJUSTED LOTS

A PORTION OF: NE1/4 & SE1/4 OF THE SE 1/4 OF SECTION 3, TOWNSHIP 20 NORTH, RANGE 2 EAST, W.M.

ORIGINAL TRACT ASSESSOR'S PARCEL NO(S):
0220038018, 0220038019, 0220038020, 0220038021, 0220038022.

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