112TH STREET SOUTH

C STREET SOUTH TO A STREET SOUTH

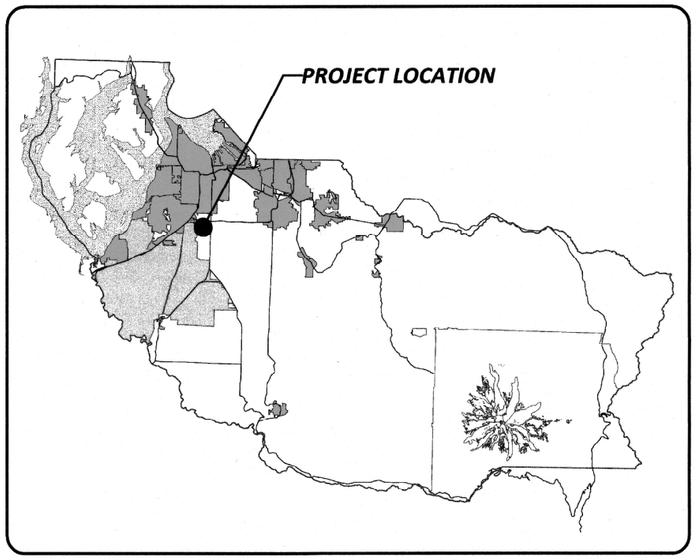
CRP 5853

RIGHT-OF-WAY PLANS

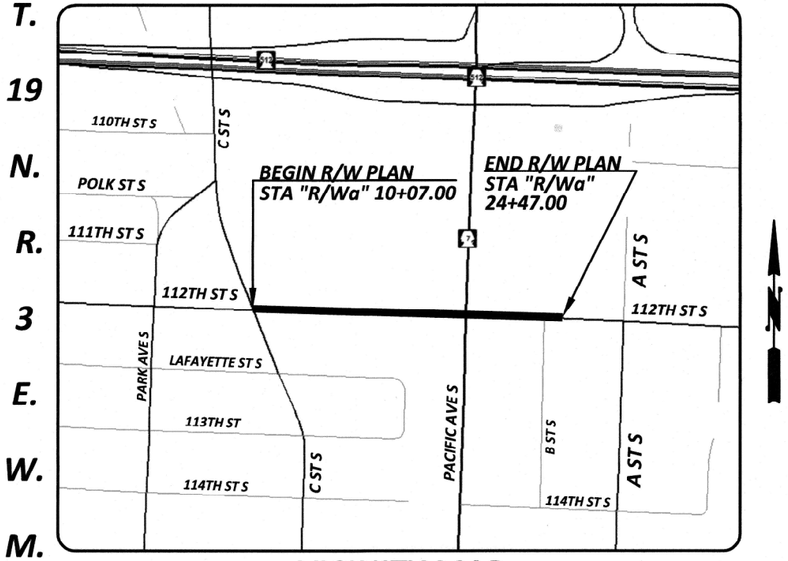
1 COVER SHEET

2-4 RIGHT-OF-WAY PLAN

INDEX



LOCATION MAP



VICINITY MAP

Know what's below. Call before you dig.

Drawing: P:\5853-112ST51125TE\DESIGN\DRAWINGS\RIGHTOFWAY\PLANS-HEETS\01-5853_COVERSHEET.DWG Layout Tab: 1 COVER SHEET
Xrefs:
Date: 05/27/2020 Time: 09:36:41 AM Plotted by: RBELLEZ

DRAWN BY: R. BELLEZA	BOOK NO.: ----
DESIGNED BY: R. BELLEZA	SURVEYED BY: S. COOK / R. CROSBY
CHECKED BY: D. CAVANAGH, P.E.	DATE SURVEYED: JUNE 2017
REVIEWED BY: P. BAUGHMAN, P.E.	DATE PLOTTED: May 27, 2020

NO.	DATE	REVISION	BY	APPROVED

Pierce County
Planning & Public Works
Office of the County Engineer
2702 South 42nd Street, Suite 109
Tacoma, Washington 98409
An APWA Accredited Agency

LETTICIA M. NEAL — STATE OF WASHINGTON — 37879 — REGISTERED PROFESSIONAL ENGINEER
5/29/2020

Office of the County Engineer

APPROVED BY:

BRIAN D. STACY, P.E. — DATE 6-1-2020

LETTICIA M. NEAL, P.E.
TRANSPORTATION IMPROVEMENT SECTION MANAGER

112TH STREET SOUTH
C STREET SOUTH TO A STREET SOUTH
COVER SHEET
CRP 5853

SHEET 1 OF 4

T. 19 N., R. 3 E., W. M.

SW ¼ SW ¼ & SE ¼ SW ¼
SEC. 4

LEGEND EXISTING

- MONUMENT
- SECTION CORNER
- QUARTER CORNER
- WATER STRUCTURE
- WATER METER
- WATER VAULT
- IRRIGATION DISTRIBUTION BOX
- SPRINKLER HEAD
- FIRE HYDRANT
- GATE/VALVE
- UTILITY POLE
- UTILITY POLE ANCHOR
- POWER VAULT
- ELECTRICAL OUTLET
- TELEPHONE VAULT
- TELEPHONE RISER
- TRAFFIC SIGN
- GENERAL SIGN
- BURIED UTILITY SIGN
- MAIL BOX(S)
- TREE (CONIFER)
- TREE (DECIDUOUS)
- SHRUB
- P. ERASIFERA ATROPURPUREA PLUM
- STUMP
- SINGLE ROCK
- YARD LIGHT
- STORM DRAIN MANHOLE
- STORM DRAIN CATCH BASIN
- STORM DRAIN CATCH BASIN TYPE 2
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- GAS VALVE
- GATE
- FENCE
- CENTERLINE
- SECTION LINE
- QUARTER SECTION LINE
- SIXTEENTH SECTION LINE
- WALL
- DITCH
- RIGHT-OF-WAY
- FLOW LINE
- EASEMENT LINE
- PROPERTY LINE
- EDGE OF ASPHALT
- BUILDING LINE
- EDGE OF GRAVEL OR SHOULDER
- VEGETATION
- EXISTING EASEMENT AS NOTED
- PARCEL # / TAX PARCEL # / LAST NAME / FIRST NAME / SITE ADDRESS — PARCEL OWNER INFORMATION

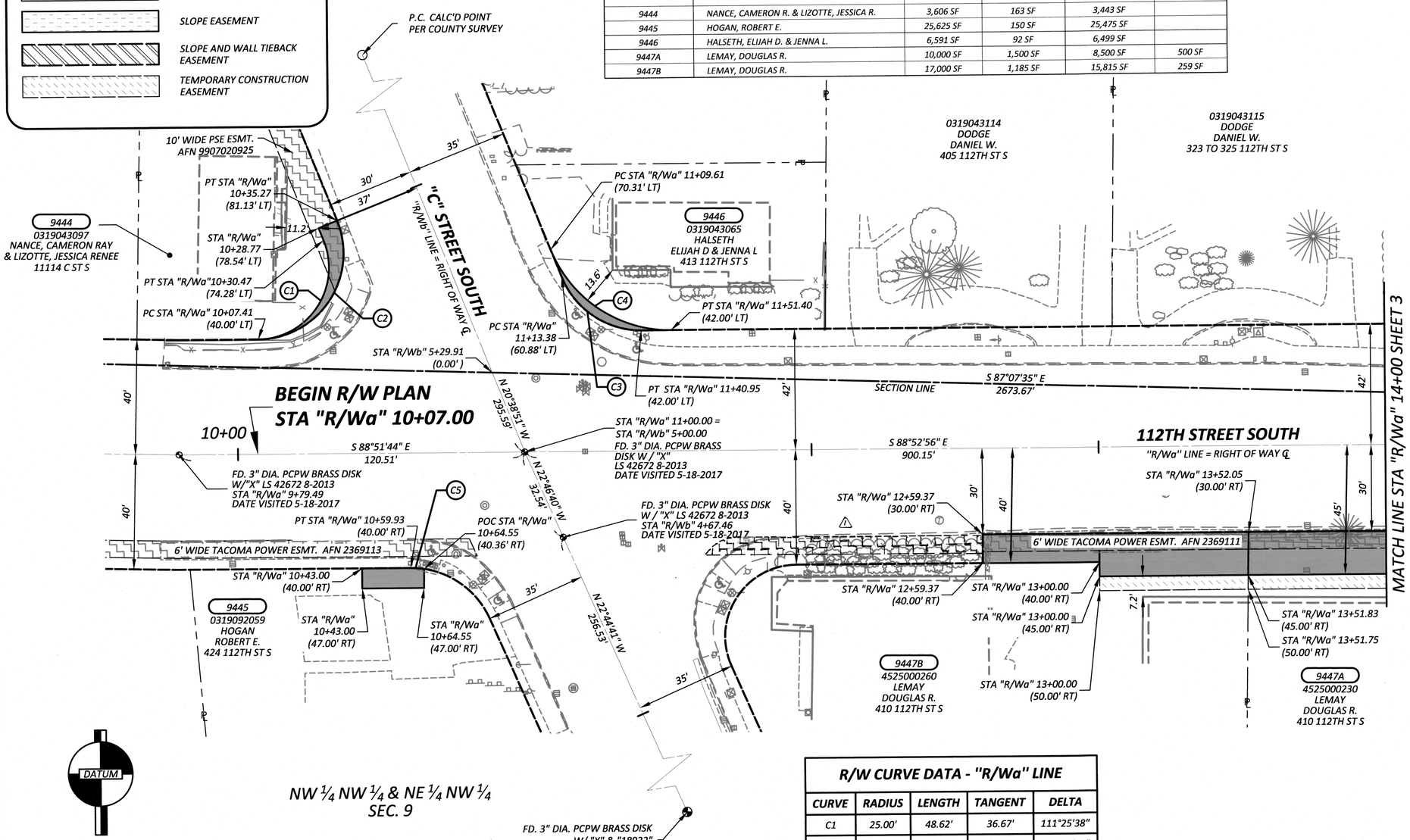
LEGEND (PROPOSED)

- RIGHT-OF-WAY LINE
- RIGHT-OF-WAY ACQUISITION
- SLOPE EASEMENT
- SLOPE AND WALL TIEBACK EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT

20 0 20 40
SCALE IN FEET

OWNERSHIP

PARCEL NO.	NAME	TOTAL AREA	R/W ACQUISITION	REMAINDER	TEMP. CONST. EASEMENT
9444	NANCE, CAMERON R. & LIZOTTE, JESSICA R.	3,606 SF	163 SF	3,443 SF	
9445	HOGAN, ROBERT E.	25,625 SF	150 SF	25,475 SF	
9446	HALSETH, ELIJAH D. & JENNA L.	6,591 SF	92 SF	6,499 SF	
9447A	LEMAY, DOUGLAS R.	10,000 SF	1,500 SF	8,500 SF	500 SF
9447B	LEMAY, DOUGLAS R.	17,000 SF	1,185 SF	15,815 SF	259 SF



NW ¼ NW ¼ & NE ¼ NW ¼
SEC. 9

DATUM:
HORIZONTAL: PIERCE COUNTY RTN CORS: NAD 83 (2011) & WSPC SOUTH ZONE.
VERTICAL: NAVD 88 (NAD83 2011) GEOID 12A

PROJECT BASIS OF BEARING OF S 87° 06' 46" E WAS HELD BETWEEN A 3" BRASS MONUMENT AT THE INTERSECTION OF PACIFIC Av S & 112th St S AND A 3" BRASS MONUMENT AT THE INTERSECTION OF "A" St S & 112TH ST S.

R/W CURVE DATA - "R/Wa" LINE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	25.00'	48.62'	36.67'	111°25'38"
C2	30.00'	58.53'	44.30'	111°47'05"
C3	30.00'	35.44'	20.11'	67°40'37"
C4	45.00'	53.59'	30.49'	68°14'05"
C5	30.00'	4.64'	2.32'	8°51'13"

NOTE:

PROPERTY LINES OF THE ADJACENT PARCELS SHOWN ON THESE PLANS ARE LOCATED BY INTERPRETATION OF DEEDS AND OTHER INFORMATION FOUND IN THE PUBLIC RECORD AND SHOULD NOT BE CONSTRUED AS AN ACTUAL SURVEY.

DRAWN BY: R. BELLEZA	BOOK NO.: ----
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CHECKED BY: D. CAVANAGH, P.E.	DATE SURVEYED: JUNE 2017
REVIEWED BY: P. BAUGHMAN, P.E.	DATE PLOTTED: May 27, 2020

NO.	DATE	REVISION	BY	APPROVED
1	2/1/22	EXTENDED.. TACOMA POWER ESMT, WESTERLY	RPB	

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LETTICIA M. NEAL — STATE OF WASHINGTON — 37879 — REGISTERED PROFESSIONAL ENGINEER — 5/29/2020

Office of the County Engineer
APPROVED BY:
BRIAN D. STACY, P.E. — DATE 6-1-2020
LETTICIA M. NEAL, P.E.
TRANSPORTATION IMPROVEMENT SECTION MANAGER

112TH STREET SOUTH
C STREET SOUTH TO A STREET SOUTH
RIGHT-OF-WAY PLAN
CRP 5853

SHEET 2 OF 4

Drawing: P:\5853-112STS112STE\DESIGN\DRAWINGS\RIGHTOFWAY\PLANSHEETS\2 RIGHT-OF-WAY PLAN.DWG Layout Tab: 2 RIGHT-OF-WAY PLAN
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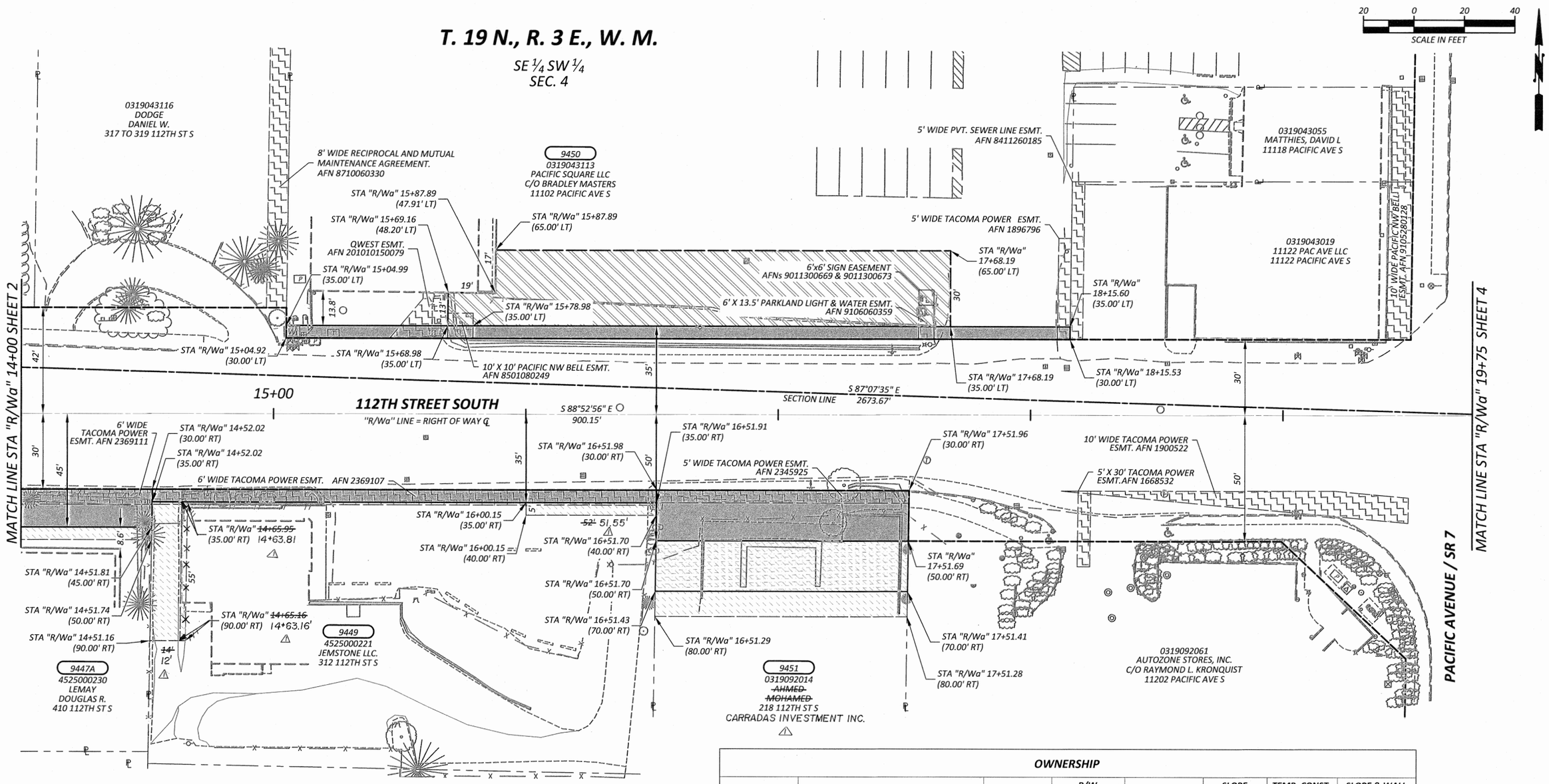
T. 19 N., R. 3 E., W. M.

SE ¼ SW ¼
SEC. 4



OWNERSHIP

PARCEL NO.	NAME	TOTAL AREA	R/W ACQUISITION	REMAINDER	SLOPE EASEMENT	TEMP. CONST. EASEMENT	SLOPE & WALL TIEBACK ESMNT.
9447A	LEMAY, DOUGLAS R.	SEE SHEET 2					
9449	JEMSTONE LLC	21,900 SF	1,000 SF	20,900 SF		~~1,029 SF~~ ← 918 SF △1	
9450	PACIFIC SQUARE LLC, C/O BRADLEY MASTERS	20,000 SF	1,553 SF	18,447 SF			5,655 SF
9451	~~AHMED, MOHAMED~~ CARRADAS INVESTMENT INC. △1	20,000 SF	2,000 SF	18,000 SF	2,000 SF	3,000 SF	

NOTE:

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REVIEWED BY: P. BAUGHMAN, P.E.	DATE PLOTTED: May 27, 2020

NO.	DATE	REVISION	BY	APPROVED
△1	10-20-20	REVISED TEMPORARY EASMENTS AND CALL-OUTS FOR P9449. REVISED PROPERTY OWNER NAME FOR P9451	SJT	

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LETTICIA M. NEAL — STATE OF WASHINGTON — 37879 — REGISTERED PROFESSIONAL ENGINEER — 5/28/2020

Office of the County Engineer

APPROVED BY:

BRIAN D. STACY, P.E. — DATE 6-1-2020

LETTICIA M. NEAL, P.E.
TRANSPORTATION IMPROVEMENT SECTION MANAGER

112TH STREET SOUTH
C STREET SOUTH TO A STREET SOUTH
RIGHT-OF-WAY PLAN
CRP 5853

SHEET 3 OF 4

Drawing: P:\5853-112STS112STE\DESIGN\DRAWINGS\RIGHTOFWAY\PLANSHEETS\3 RIGHT-OF-WAY PLAN.DWG Layout Tab: 3 RIGHT-OF-WAY PLAN
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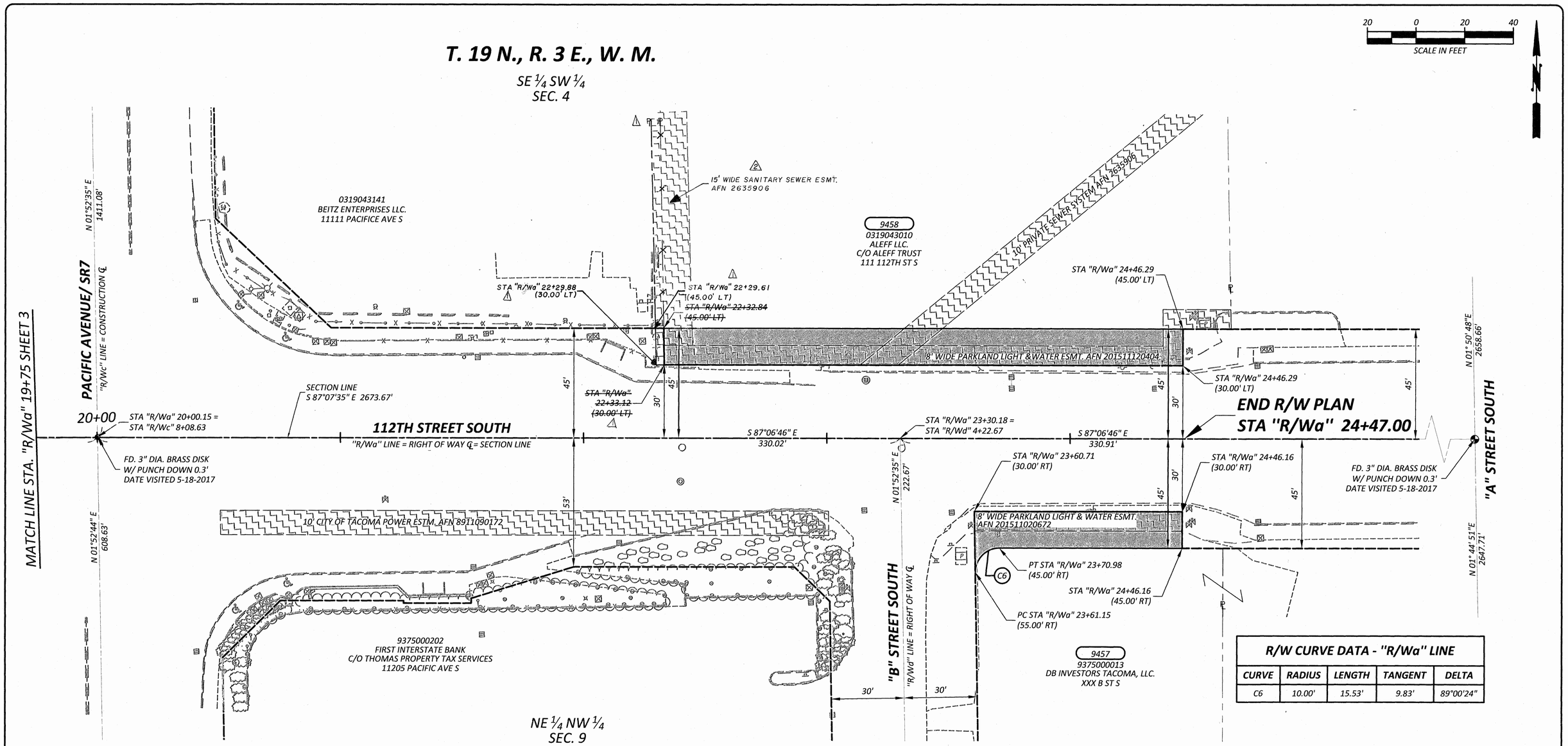

R/W CURVE DATA - "R/Wa" LINE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C6	10.00'	15.53'	9.83'	89°00'24"

OWNERSHIP

PARCEL NO.	NAME	TOTAL AREA	R/W ACQUISITION	REMAINDER
9457	DB INVESTORS TACOMA LLC	17,855 SF	1,302 SF	16,553 SF
9458	ALEFF LLC, C/O ALEFF TRUST	119,789 SF	~~3,200 SF~~	~~116,589 SF~~
			1 3,248 SF	1 116,541 SF

NOTE:

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REVIEWED BY: P. BAUGHMAN, P.E.	DATE PLOTTED: May 27, 2020

NO.	DATE	REVISION	BY	APPROVED
2	8/17/2021	ADDED 15' WIDE SANITARY SEWER ESMT. ON PARCEL 9458	SJT	
1	12/22/2020	REVISED PROPERTY LINE, CALL-OUTS, AND ACQUISITION AREA FOR P9548	SJT	

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5/29/2020

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APPROVED BY:
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LETTICIA M. NEAL, P.E.
TRANSPORTATION IMPROVEMENT SECTION MANAGER

112TH STREET SOUTH
C STREET SOUTH TO A STREET SOUTH
RIGHT-OF-WAY PLAN
CRP 5853

SHEET 4 OF 4

Drawing: P:\5853-112STS112STE\DESIGN\DRAWINGS\RIGHTOFWAY\PLANSHEETS\4 RIGHT-OF-WAY PLAN.DWG Layout Tab: 4 RIGHT-OF-WAY PLAN
Xrefs: 5853_DESIGNTOPOINDEX.DWG / 5853_PROPOSEDROW_INDEX.DWG / 5853_SURVINDEX.DWG
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