REGION NO.	STATE	FEDERAL AID PROJECT NO.	SHEET NO.	TOTAL SHEETS
10	WASH.		1	19

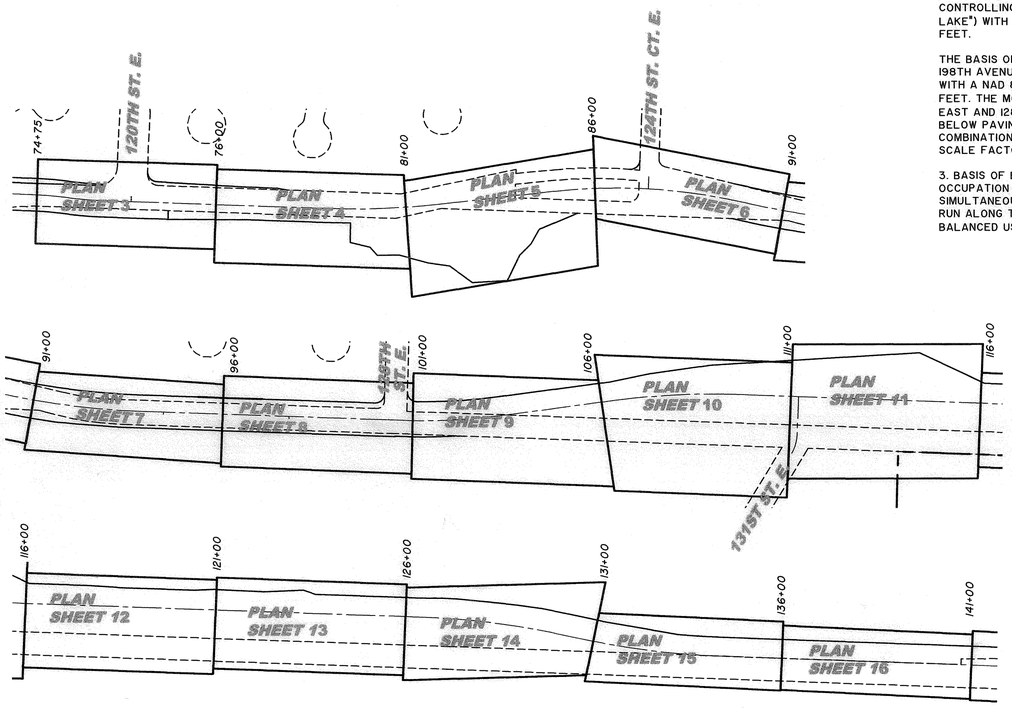
CALL 2 WORKING DAYS BEFORE YOU DIG
1-800-424-5555
UTILITIES UNDERGROUND LOCATION CENTER

198th Avenue East

120th St E to 144th St E

CRP 5675

RIGHT-OF-WAY PLANS



KEY MAP

DATUM NOTES:

1. VERTICAL DATUM - NGVD 1929 PER PIERCE COUNTY RECORD BENCHMARKS

THE MASTER BENCHMARK USED FOR THE 198TH AVENUE EAST CORRIDOR INCLUDING THE SR-410 AND SOUTH PRAIRIE ROAD INTERSECTION IS PIERCE COUNTY CONTROL POINT NUMBER 040 (ALIAS "RHODE LAKE") WITH A RECORD ELEVATION OF 847.18 FEET (NGVD 29). THIS MONUMENT IS A 3" BRASS DISK (IN CONCRETE) MARKED "GPS 040" AND IS LOCATED ON THE WEST SIDE OF 198TH AVENUE EAST NEAR THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 19 NORTH, RANGE 5 EAST. LEVELS WERE RUN NORTHERLY FROM GPS 040 TO PIERCE COUNTY BENCHMARKS 137-19 AND 137-20, FOUND ALONG 120TH STREET EAST, WITH GOOD CLOSURE. THE RECORDED PIERCE COUNTY BENCHMARKS IN THE VICINITY OF SR-410 AND SOUTH PRAIRIE ROAD HAD BEEN DESTROYED BY RECENT ROAD AND UTILITY IMPROVEMENTS. IN THE COURSE OF BENCHMARK VERIFICATION IT IS NOTED THAT WE OBSERVED PIERCE COUNTY BENCHMARK NUMBER 137-22 WHICH WAS FOUND AS DESCRIBED: "NORTHEAST CORNER OF 4' BY 4' CONCRETE SLAB FOR PHONE VAULT IN SOUTHWEST QUADRANT OF "T" INTERSECTION 120TH STREET EAST AND 198TH AVENUE EAST". BM 137-22 HAS A RECORD ELEVATION OF 639.23 FEET VERSUS AN HGG INC OBSERVED ELEVATION OF 641.03 FEET.

2. HORIZONTAL DATUM - NAD 83/91 WASHINGTON SOUTH ZONE CONVERTED TO GROUND. THE GOLDSMITH CONTROLLING COORDINATES WERE BASED ON PIERCE COUNTY CONTROL MONUMENT NUMBER 040 (ALIAS "RHODE LAKE") WITH A PUBLISHED STATE PLANE (SOUTH ZONE) COORDINATE OF N658010.2690 FEET, E1225472.1002 FEET.

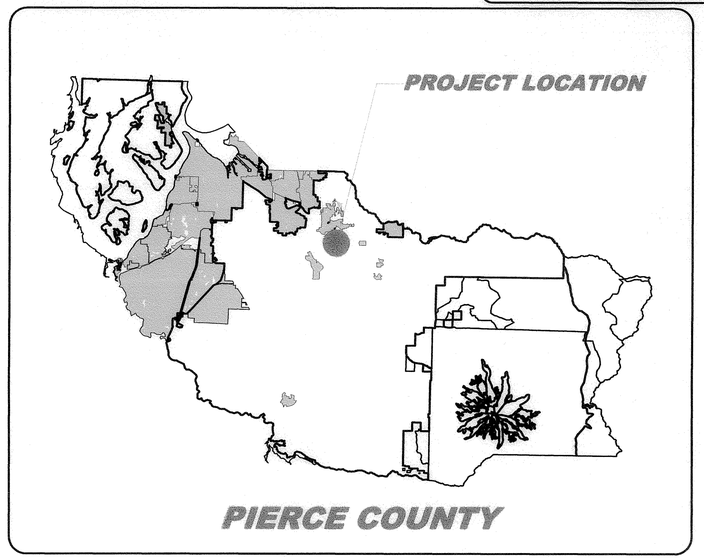
THE BASIS OF POSITION FOR THE CADASTRAL EVALUATION (RIGHTS OF WAY AND SECTION SUBDIVISION) OF THE 198TH AVENUE EAST CORRIDOR IS THE NORTHEAST CORNER OF SECTION 16, TOWNSHIP 19 NORTH, RANGE 5 EAST WITH A NAD 83/91 WASHINGTON SOUTH ZONE STATE PLANE COORDINATE OF N663329.3127 FEET, E1225692.2156 FEET. THE MONUMENT FOUND IS A 3" BRASS SURFACE MON AT THE AT THE INTERSECTION OF 198TH AVENUE EAST AND 128TH STREET EAST (VISITED 7/14/05). PREVIOUSLY A STONE MONUMENT WITH A CHISELED "X", 1.3' BELOW PAVING WAS OBSERVED AT THIS POSITION. GRID EQUALS GROUND AT THIS POINT ONLY. A PROJECT MEAN COMBINATION FACTOR OF 0.999931649, DERIVED FROM AN ELEVATION FACTOR OF 0.999971301, MULTIPLIED BY A SCALE FACTOR OF 0.999960348, WAS USED TO CONVERT GRID COORDINATES TO GROUND COORDINATES.

3. BASIS OF BEARING: GPS DERIVED WASHINGTON STATE PLANE COORDINATE SYSTEM BASED UPON THE OCCUPATION OF THE ABOVE MENTIONED BASIS OF POSITION (GPS 040 AND/OR SECTION CORNER) AND SIMULTANEOUS OCCUPATIONS WITH CONTROL POINTS ALONG THE MAPPED CORRIDOR. A CONTROL TRAVERSE WAS RUN ALONG THE CORRIDOR AND TIED TO THE GPS DERIVED CONTROL POINTS. ALL TRAVERSING WAS THEN BALANCED USING "STARNET" SOFTWARE.

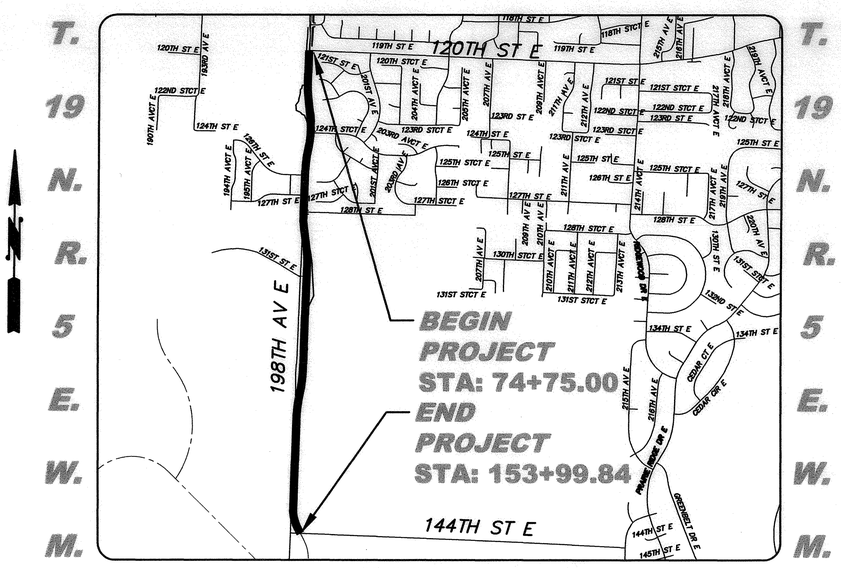
PIERCE COUNTY CRP #5675 RECORD OF SURVEY AS RECORDED UNDER PIERCE COUNTY RECORDING # 200703125002 WAS UTILIZED IN THE PREPARATION OF THIS PLAN SET.

INDEX

COVER SHEET 1
LEGEND AND SYMBOLS 2
RIGHT-OF-WAY PLANS ..... 3 - 19



LOCATION MAP



VICINITY MAP

GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

DAVID N. LOVY
STATE OF WASHINGTON
REGISTERED PROFESSIONAL LAND SURVEYOR

NO.	DATE	REVISION	BY	APPROVED

Pierce County
Public Works and Utilities
Office of the County Engineer
Tacoma Mall Office Building
4301 South Pine Street, Suite 446
Tacoma, Washington 98409-7207
An APWA Accredited Agency

CHECKED BY: *R. SCHLONGA*
REVIEWED BY: *G. HESS*

Office of County Engineer
APPROVED BY: 9-24-12
BRIAN D. STACY, P.E.
COUNTY ENGINEER

RAMIRO A. CHAVEZ, P.E.
PROJECT ENGINEERING MANAGER

198TH AVENUE EAST
120TH ST E TO 144TH ST E
COVER SHEET
CRP 5675

Drawing: M:\ACAD\SURVEY\03\03520\CRP5675\03520\02.DWG Layout Tab: LAYOUT1
Xrefs: 03520LOT.DWG
Date: 09/18/2012 Time: 11:24:09 AM Plotted by: JBECKMANN

REGION NO.	STATE	FEDERAL AID PROJECT NO.	SHEET NO.	TOTAL SHEETS
10	WASH.		2	19

CALL 2 WORKING DAYS BEFORE YOU DIG
1-800-424-5555
UTILITIES UNDERGROUND LOCATION CENTER

WATER SYMBOLS

- GUARD POST (GP)
- WATER METER (WM)
- FIRE HYDRANT 2-NOZZLE (FH)
- FIRE HYDRANT 3-NOZZLE (FH)
- AIR RELIEF VALVE (AIR)
- BLOW-OFF VALVE (BO)
- BUTTERFLY VALVE (BF)
- CHECK VALVE (CK)
- GATE/GENERAL VALVE (WV)
- PLUG VALVE (PV)

SANITARY/STORM SYMBOLS

- SAN. SEWER CLEAN OUT (CO)
- SAN. SEWER MANHOLE (SSMH)
- STORM DRAIN CULVERT (CULV)
- STORM DRAIN CATCH BASIN (CB)
- STORM DRAIN MANHOLE (SDMH)

SURFACE FEATURES

- RIP RAP
- ROCKERY
- SHRUB
- SIGN
- TREE (CONIFER)
- TREE (DECIDUOUS)
- YARD LIGHT

ABBREVIATIONS

(BC)	BEFORE CONTRACT
(DC)	DURING CONTRACT
AC.	ACRES
A.P.	ANGLE POINT
ASPH.	ASPHALT
C.I.P.	CAST-IN-PLACE
CL.	CLASS
CONC.	CONCRETE
CY	CUBIC YARD
EL.	ELEVATION
EX.	EXISTING
H.P.	HIGH POINT
L.P.	LOW POINT
LT.	LEFT
N.B.A.	NATURAL BUFFER AREA
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
POB	POINT OF BEGINNING
POC	POINT ON CURVE
POE	POINT OF ENDING
PRC	POINT OF REVERSE CURVE
PROP.	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVE
PVI	POINT OF VERTICAL INTERSECTION
PVRC	POINT OF REVERSE CURVE
PVT	POINT OF VERTICAL TANGENCY
R.	RADIUS
RT.	RIGHT
R/W	RIGHT-OF-WAY
T.O.C.	TOP OF CURVE

GAS/POWER/TEL/TV

- GAS METER (GM)
- GAS VALVE (GV)
- PAD MOUNTED TRANSFORMER P TRAN)
- POWER VAULT (POW V)
- TELEPHONE RISER (TEL R)
- TELEPHONE VAULT (TEL V)
- UTILITY POLE (TP, PP)
- UTILITY POLE ANCHOR

LINETYPES

LINETYPE	DESCRIPTION
	SURFACE FEATURES:
	BUILDING LINE (EXISTING)
	CREEK/DITCH CENTERLINE
	CURB/PAVEMENT/SIDEWALK (EXISTING)
X X X X	FENCE (EXISTING)
	GUARDRAIL (EXISTING)
	LAKE/POND
WL WL	MARSH/SWAMP PERIMETER
	RAILROAD
	RETAINING WALL (EXISTING)
SF SF	SILT FENCE

LINETYPE	DESCRIPTION
	SURVEY:
	CENTERLINE (EXISTING)
	CENTERLINE (PROPOSED)
	DONATION LAND CLAIM
	MEANDER LINE
	PROPERTY LINE (EXISTING)
	RANGE/TOWNSHIP LINE
	RIGHT-OF-WAY (EXISTING)
	RIGHT-OF-WAY (PROPOSED)
	SIXTEENTH SECTION LINE
	EASEMENT (EXISTING)
	EASEMENT (PROPOSED)
	STATE/COUNTY/CORPORATE LIMIT (EXIST)

EXISTING LINETYPE	DESCRIPTION
	UTILITIES (EXISTING):
TV TV	CABLE TELEVISION (AERIAL)
P P	POWER (AERIAL)
T T	TELEPHONE (AERIAL)
	DRAIN FIELD

SURVEY SYMBOLS

- ANGLE POINT (AP)
- BLOCK CORNER (BC)
- BENCH MARK (BM)
- IRON PIPE (IP)
- OWNERSHIP TIE (OT)
- SECTION CENTER
- SECTION CORNER
- SECTION QUARTER CORNER
- SIXTEENTH CORNER
- CLOSING CORNER
- MEANDER CORNER (MC)
- WITNESS CORNER (WC)
- SPOT ELEVATION (SE)
- TAX LOT NUMBER
- EXISTING MONUMENT
- CENTERLINE PC, PRC, PT

NOTE:
TOPOGRAPHIC INFORMATION SHOWN HEREON WAS FIELD COLLECTED DURING OR PRIOR TO JANUARY 2006 AND IS CURRENT TO THAT DATE ONLY.

PARCEL INFORMATION

PARCEL #
TAX PARCEL #
OWNERS NAME
SITE ADDRESS

EASEMENT INFORMATION

EASEMENT DESCRIPTION
(GRANTEE) RECORD DOCUMENT

PATTERNS/SHADING

LINETYPE	DESCRIPTION
	RIGHT-OF-WAY ACQUISITION
	DRAINAGE EASEMENT
	DRIVEWAY RECONSTRUCTION PERMIT
	SLOPE EASEMENT
	TEMPORARY EASEMENT
	EXISTING EASEMENT

GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

9/18/12
DAVID N. LOY
STATE OF WASHINGTON
LOCAL AGENCY
PROFESSIONAL LAND SURVEYOR

NO.	DATE	REVISION	BY	APPROVED

Pierce County
Public Works and Utilities
Office of the County Engineer
Tacoma Mall Office Building
4301 South Pine Street, Suite 446
Tacoma, Washington 98409-7207
An APWA Accredited Agency

CHECKED BY: R. SCHLONGA
REVIEWED BY: G. HESS

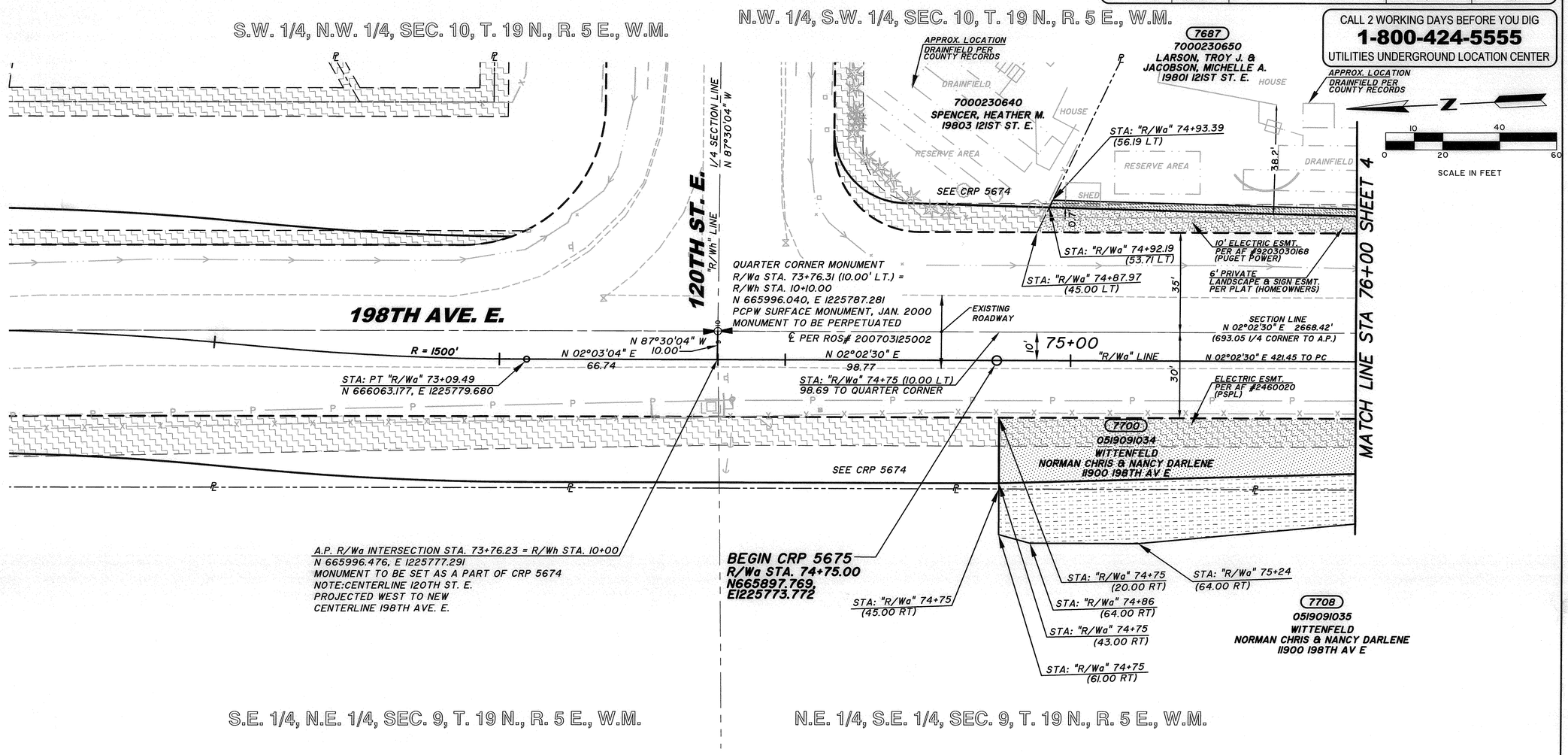
Office of County Engineer
APPROVED BY: 9-24-12
BRIAN D. STACY, P.E.
COUNTY ENGINEER
RAMIRO A. CHAVEZ, P.E.
PROJECT ENGINEERING MANAGER

198TH AVENUE EAST
120TH ST E TO 144TH ST E
LEGEND AND SYMBOLS
CRP 5675

Drawing: M:\ACAD\SURVEY\03\03520\CRP5675\03520D01.DWG Layout Tab: LAYOUT1
Xrefs:
Date: 09/18/2012 Time: 11:24:42 AM Plotted by: JBECKMANN

REGION NO.	STATE	FEDERAL AID PROJECT NO.	SHEET NO.	TOTAL SHEETS
10	WASH.		3	19

CALL 2 WORKING DAYS BEFORE YOU DIG
1-800-424-5555
UTILITIES UNDERGROUND LOCATION CENTER



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.

OWNERSHIP

PARCEL NO.	NAME	TOTAL AREA	R/W	REMAINDER	SLOPE ESMT.	TEMPORARY ESMT.
7687	LARSON, TROY J. & JACOBSON, MICHELLE A.	10,224 SQ. FT.	941 SQ. FT.	9,283 SQ. FT.		322 SQ. FT.
7700	WITTENFELD, NORMAN CHRIS & NANCY DARLENE	116,305 SQ. FT.	33,013 SQ. FT.	83,292 SQ. FT.	3,246 SQ. FT.	
7708	WITTENFELD, NORMAN CHRIS & NANCY DARLENE	2,624,490 SQ. FT.	43,127 SQ. FT.	2,581,363 SQ. FT.	4,876 SQ. FT.	

GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

NO.	DATE	REVISION	BY	APPROVED

Pierce County
Public Works and Utilities
Office of the County Engineer
Tacoma Mall Office Building
4301 South Pine Street, Suite 446
Tacoma, Washington 98409-7207
An APWA Accredited Agency

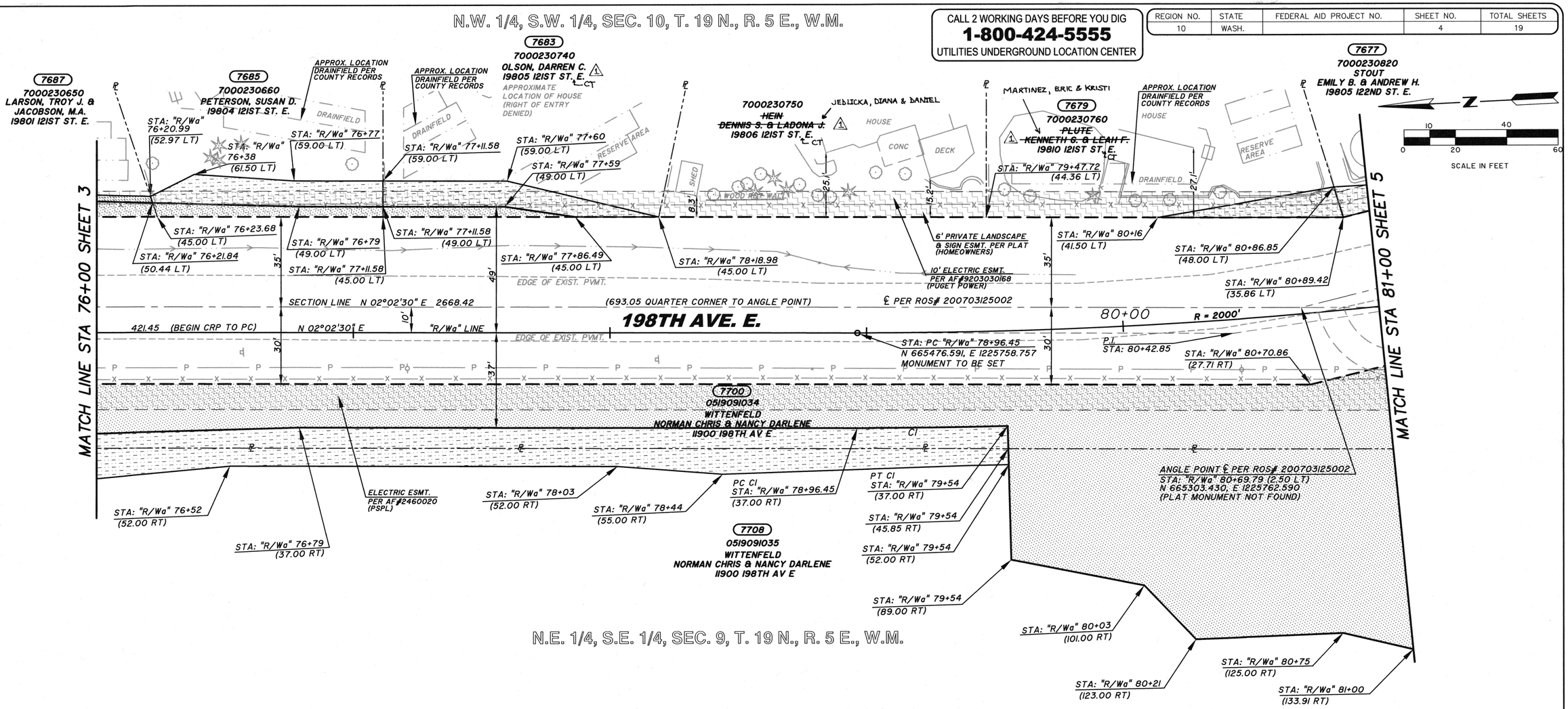
CHECKED BY: R. SCHLONGA
REVIEWED BY: G. HESS
Office of County Engineer
APPROVED BY: 9-24-12
BRIAN D. STACY, P.E.
COUNTY ENGINEER
RAMIRO A. CHAVEZ, P.E.
PROJECT ENGINEERING MANAGER

198TH AVENUE EAST
120TH ST E TO 144TH ST E
RIGHT-OF-WAY PLAN
CRP 5675

Drawing: M:\ACAD\SURVEY\03\03520\CRP5675\03520X06.DWG Layout Tab: SHEET 1
Xrefs: 03520L01.DWG / 03520L03.DWG / 03520T03.DWG
Date: 09/15/2012 Time: 11:27:50 AM Plotted by: JBECKMANN

CALL 2 WORKING DAYS BEFORE YOU DIG
1-800-424-5555
UTILITIES UNDERGROUND LOCATION CENTER

REGION NO.	STATE	FEDERAL AID PROJECT NO.	SHEET NO.	TOTAL SHEETS
10	WASH.		4	19



OWNERSHIP					
PARCEL NO.	NAME	TOTAL AREA	R/W	REMAINDER	SLOPE ESMT.
7677	STOUT, EMILY B. & ANDREW H.	13,208 SQ. FT.		13,208 SQ. FT.	397 SQ. FT.
7679	~~PLUTE, KENNETH G. & LEAH F.~~	13,149 SQ. FT.		13,149 SQ. FT.	428 SQ. FT.
7683	OLSON, DARREN C.	10,497 SQ. FT.	245 SQ. FT.	10,252 SQ. FT.	846 SQ. FT.
7685	PETERSON, SUSAN D.	11,899 SQ. FT.	395 SQ. FT.	11,504 SQ. FT.	881 SQ. FT.
7687	LARSON, TROY J. & JACOBSON, M.A.	SEE SHEET 3			
7700	WITTENFELD, NORMAN CHRIS & NANCY DARLENE	SEE SHEET 3			
7708	WITTENFELD, NORMAN CHRIS & NANCY DARLENE	SEE SHEET 3			

△1 MARTINEZ, ERIC & KRISTI

R.O.W. CURVE DATA				
CURVE NO.	RADIUS	LENGTH	TANGENT	DELTA
C1	2037.00	58.62	29.31	01°38'56"

CENTERLINE CURVE DATA				
P.I. STATION	RADIUS	LENGTH	TANGENT	DELTA
80+42.85	2000.00'	292.29'	146.404'	08°22'24"

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.

GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425.462.1080 F 425.462.7719 www.goldsmithengineering.com

7/18/12 DAVID P. LOW STATE OF WASHINGTON 38807 REGISTERED PROFESSIONAL LAND SURVEYOR

NO.	DATE	REVISION	BY	APPROVED
△1	8/23/19	REVISED NAMES	FLM	

Pierce County
Public Works and Utilities
Office of the County Engineer
Tacoma Mall Office Building
4301 South Pine Street, Suite 446
Tacoma, Washington 98409-7207
An APWA Accredited Agency

CHECKED BY: R. SCHLONGA
REVIEWED BY: G. HESS

Office of County Engineer
APPROVED BY: 01-24-12
BRIAN D. STACY, P.E.
COUNTY ENGINEER

RAMIRO A. CHAVEZ, P.E.
PROJECT ENGINEERING MANAGER

198TH AVENUE EAST
120TH ST E TO 144TH ST E
RIGHT-OF-WAY PLAN
CRP 5675

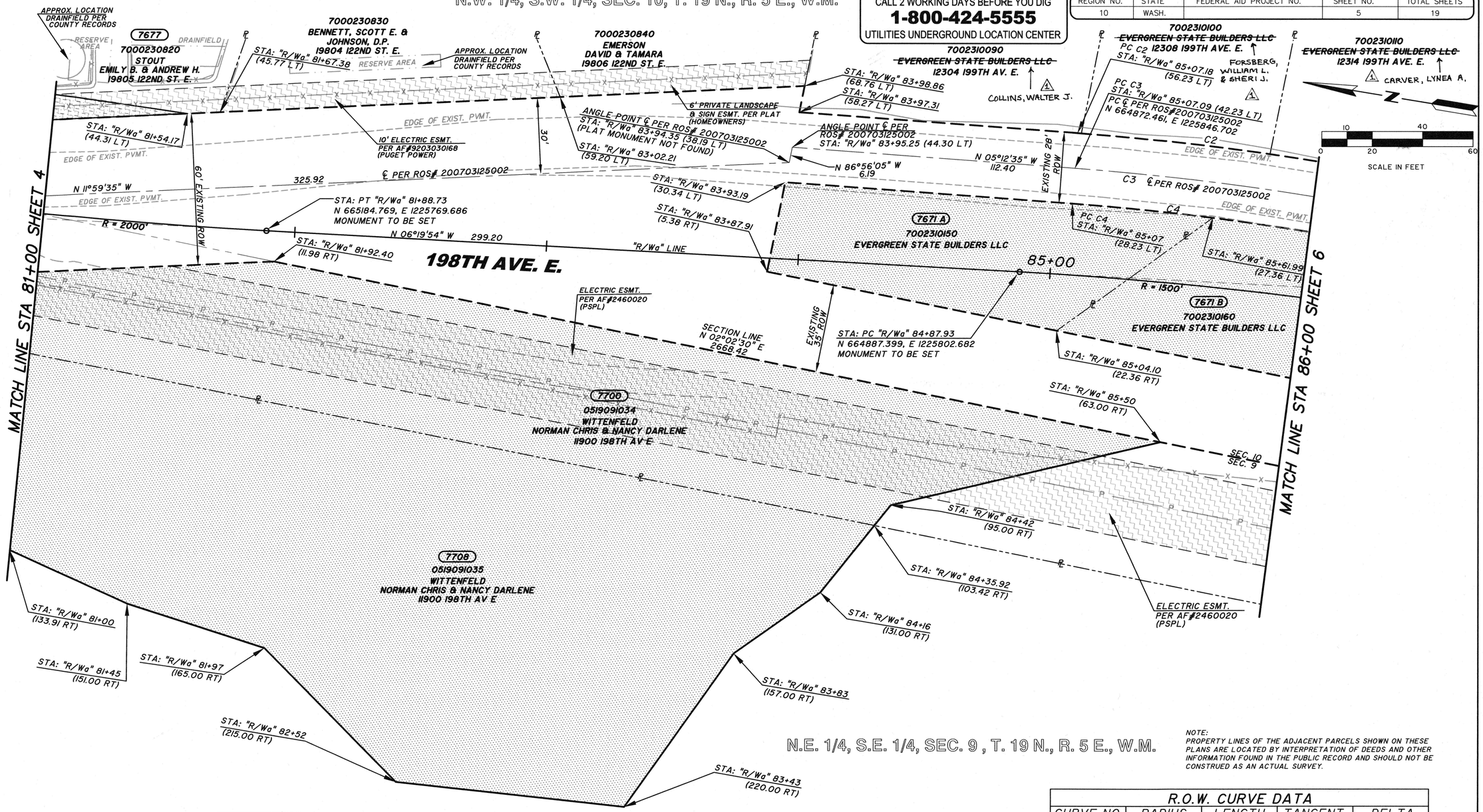
SCANNED

Drawing: M:\ACAD\SURVEY\03\03520\CRP5675\03520X07.DWG Layout Tab: SHEET 1
Xrefs: 03520L01.DWG / 03520T03.DWG / 03520L03.DWG
Date: 09/18/2012 Time: 11:28:31 AM Plotted by: JBECKMANN

N.W. 1/4, S.W. 1/4, SEC. 10, T. 19 N., R. 5 E., W.M.

CALL 2 WORKING DAYS BEFORE YOU DIG
1-800-424-5555
UTILITIES UNDERGROUND LOCATION CENTER

REGION NO.	STATE	FEDERAL AID PROJECT NO.	SHEET NO.	TOTAL SHEETS
10	WASH.		5	19



N.E. 1/4, S.E. 1/4, SEC. 9, T. 19 N., R. 5 E., W.M.

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.

CENTERLINE CURVE DATA

P.I. STATION	RADIUS	LENGTH	TANGENT	DELTA
80+42.85	2000.00'	292.29'	146.40'	08°22'24"

OWNERSHIP

PARCEL NO.	NAME	TOTAL AREA	R/W	REMAINDER	SLOPE ESMT.
7671 A	EVERGREEN STATE BUILDERS LLC	6,442 SQ. FT.	6,442 SQ. FT.	0 SQ. FT.	
7671 B	EVERGREEN STATE BUILDERS LLC	10,342 SQ. FT.	10,342 SQ. FT.	0 SQ. FT.	
7677	STOUT, EMILY B. & ANDREW H.	SEE SHEET 4			
7700	WITTENFELD, NORMAN CHRIS & NANCY DARLENE	SEE SHEET 3			
7708	WITTENFELD, NORMAN CHRIS & NANCY DARLENE	SEE SHEET 3			

R.O.W. CURVE DATA

CURVE NO.	RADIUS	LENGTH	TANGENT	DELTA
C2	1064.00	215.71	108.23	11°36'58"
C4	1036.00	212.16	106.45	11°44'01"

R.O.S. CENTERLINE CURVE DATA

CURVE NO.	RADIUS	LENGTH	TANGENT	DELTA
C3	1050.00	348.19	175.71	19°00'00"

GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425.462.1080 F 425.462.7719 www.goldsmithengineering.com

9/18/12 DAVID P. GOLDSMITH STATE OF WASHINGTON 28876 REGISTERED PROFESSIONAL LAND SURVEYOR

NO.	DATE	REVISION	BY	APPROVED
1	8/23/19	REVISED NAMES	FLM	

Pierce County
Public Works and Utilities
Office of the County Engineer
Tacoma Mall Office Building
4301 South Pine Street, Suite 446
Tacoma, Washington 98409-7207
An APWA Accredited Agency

CHECKED BY: R. SCHLONGA
REVIEWED BY: G. HESS
Office of County Engineer
APPROVED BY: 9-24-12
BRIAN D. STACY, P.E.
COUNTY ENGINEER
RAMIRO A. CHAVEZ, P.E.
PROJECT ENGINEERING MANAGER

198TH AVENUE EAST
120TH ST E TO 144TH ST E
RIGHT-OF-WAY PLAN
CRP 5675

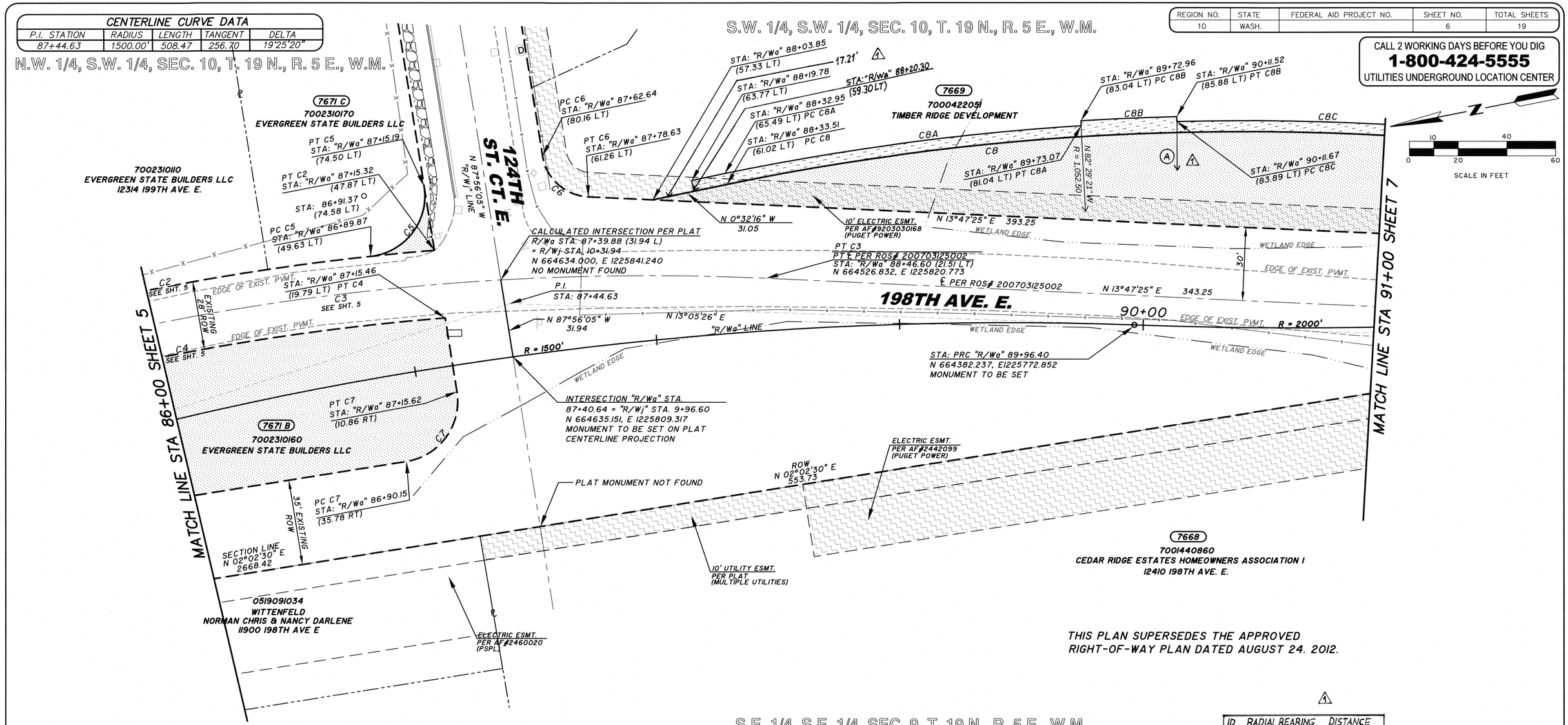
Drawing: M:\ACAD\SURVEY\03\03520\CRP5675\03520X08.DWG Layout Tab: SHEET 1
Xrefs: 03520L01.DWG / 03520T03.DWG / 03520L03.DWG
Date: 09/18/2012 Time: 11:29:11 AM Plotted by: JBECKMANN

SCANNED

REGION NO.	STATE	FEDERAL AID PROJECT NO.	SHEET NO.	TOTAL SHEETS
10	WASH.		6	19

CALL 2 WORKING DAYS BEFORE YOU DIG
1-800-424-5555
UTILITIES UNDERGROUND LOCATION CENTER

CENTERLINE CURVE DATA				
P.I. STATION	RADIUS	LENGTH	TANGENT	DELTA
87+44.63	1500.00'	508.47	256.70	19°25'20"



THIS PLAN SUPERSEDES THE APPROVED RIGHT-OF-WAY PLAN DATED AUGUST 24. 2012.

ID	RADIAL BEARING	DISTANCE
A	N80°20'59"W	1054.50

OWNERSHIP					
PARCEL NO.	NAME	TOTAL AREA	R/W	REMAINDER	SLOPE ESMT.
7668	CEDAR RIDGE ESTATE HOMEOWNERS ASSOCIATION I	SEE SHEET 7			
7669	TIMBER RIDGE DEVELOPMENT	110,425 SQ. FT.	14,429 SQ. FT.	95,996 SQ. FT.	2,886 SQ. FT.
7671 B	EVERGREEN STATE BUILDERS LLC	SEE SHEET 5			
7671 C	EVERGREEN STATE BUILDERS LLC	10,715 SQ. FT.	154 SQ. FT.	10,561 SQ. FT.	
7700	WITTENFELD, NORMAN CHRIS & NANCY DARLENE	SEE SHEET 3			

R.O.W. CURVE DATA				
CURVE NO.	RADIUS	LENGTH	TANGENT	DELTA
C5	25.00	40.55	26.31	92°55'54"
C6	20.00	27.32	16.28	78°16'30"
C7	25.00	39.26	24.99	89°58'35"
C8	1048.00	332.04	167.42	18°09'11"
C8A	1052.50	147.85	74.05	8°02'56"
C8B	1054.50	39.34	19.67	2°08'14"
C8C	1052.50	142.42	71.32	7°45'10"

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.

GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

NO.	DATE	REVISION	BY	APPROVED
1	4/3/20	ADDED RADIAL BEARINGS AND LINE DATA.	RAE	

Pierce County
Planning and Public Works
Office of the County Engineer
Tacoma Mall Office Building
4301 South Pine Street, Suite 628
Tacoma, Washington 98409
An APWA Accredited Agency

CHECKED BY: R. SCHLONGA
REVIEWED BY: G. HESS
Office of County Engineer
APPROVED BY: BRIAN D. STACY, P.E. 8-26-19 DATE
LETTICIA M. NEAL, P.E.
TRANSPORTATION IMPROVEMENT SECTION MANAGER

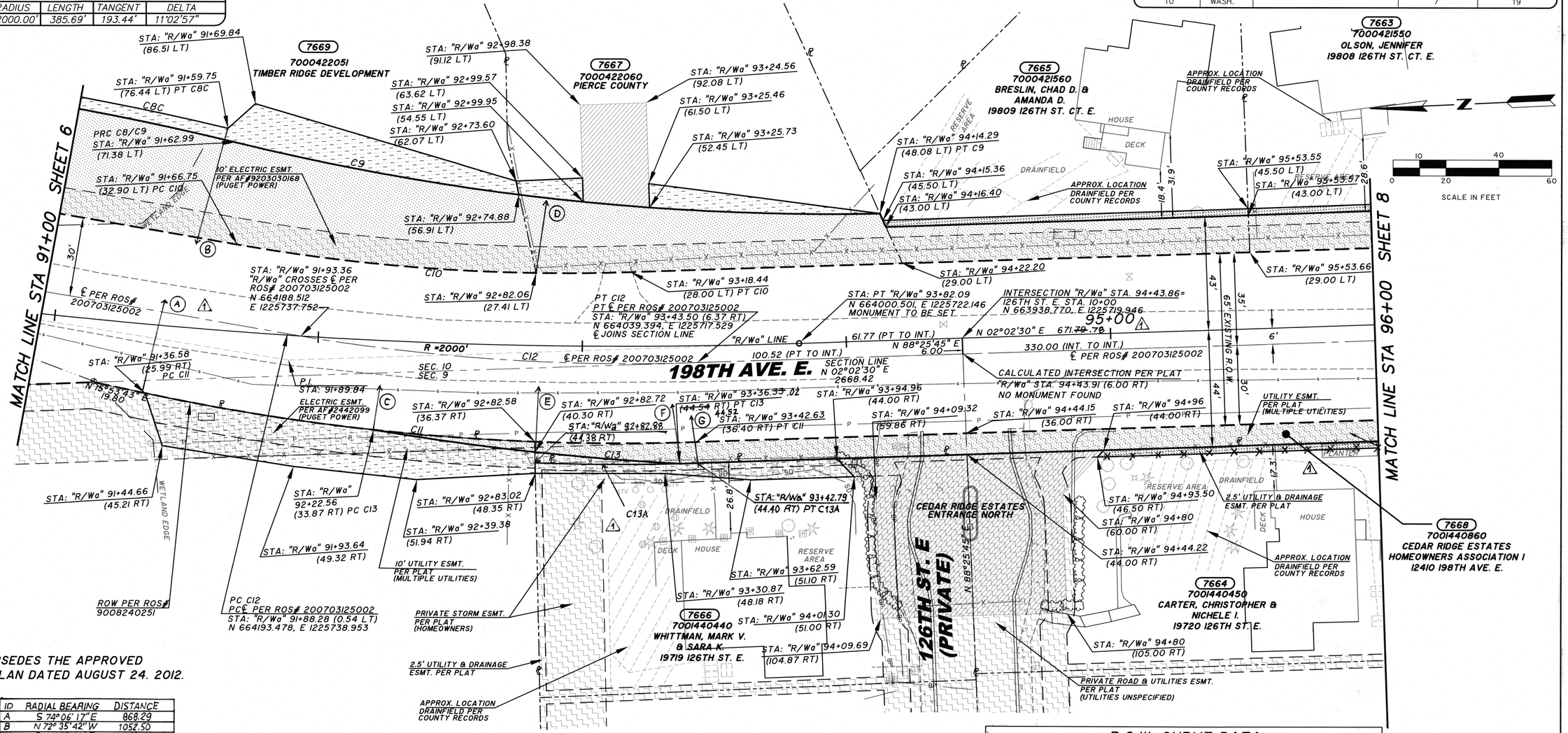
198TH AVENUE EAST
120TH ST E TO 144TH ST E
RIGHT-OF-WAY PLAN
CRP 5675

SCANNED
Drawing: M:\ACAD\SURVEY\03\03520\CRP5675\03520X09_REV 07-03-19.DWG Layout Tab: SHEET 1
Xrefs: 03520L01.DWG / 1111010SB.DWG / 03520L03.DWG / 1111OQ_5675.DWG / 1111OGQ_ULTIMATE.DWG
Date: 08/16/2019 Time: 07:27:10 AM Plotted by: HWERLINGER

REGION NO.	STATE	FEDERAL AID PROJECT NO.	SHEET NO.	TOTAL SHEETS
10	WASH.		7	19

S.W. 1/4, S.W. 1/4, SEC. 10, T. 19 N., R. 5 E., W.M.

CENTERLINE CURVE DATA				
P.I. STATION	RADIUS	LENGTH	TANGENT	DELTA
91+89.84	2000.00'	385.69'	193.44'	11°02'57"



THIS PLAN SUPERSEDES THE APPROVED RIGHT-OF-WAY PLAN DATED AUGUST 24, 2012.

S.E. 1/4, S.E. 1/4, SEC. 9, T. 19 N., R. 5 E., W.M.

ID	RADIAL BEARING	DISTANCE
A	S 74°06'17" E	868.29
B	N 72°35'42" W	1052.50
C	S 79°53'20" E	1048.00
D	S 85°08'32" E	730.00
E	S 83°57'12" E	876.29
F	S 82°56'02" E	1048.00
G	S 87°57'30" E	876.29

R.O.W. CURVE DATA				
CURVE NO.	RADIUS	LENGTH	TANGENT	DELTA
C8	1048.00	332.04	167.42	18°09'11"
C8C	1052.50	142.42	71.32	7°45'10"
C9	952.00	246.26	123.82	14°49'17"
C10	730.00	149.69	75.11	11°44'55"
C11	868.29	209.94	105.49	13°51'13"
C13	1048.00	116.~~53~~ .22	58.~~33~~.17	~~06°22'15"~~ 06° 21' 14"
C13A	876.29	61.25	30.64	04° 00' 18"

R.O.S. CENTERLINE CURVE DATA				
CURVE NO.	RADIUS	LENGTH	TANGENT	DELTA
C12	760.00	155.84	78.19	11°44'55"

OWNERSHIP						
PARCEL NO.	NAME	TOTAL AREA	R/W	REMAINDER	SLOPE ESMT.	TEMPORARY ESMT.
7663	OLSON, JENNIFER	12,822 SQ. FT.	2,175 SQ. FT.	10,647 SQ. FT.		369 SQ. FT.
7664	CARTER, CHRISTOPHER & NICHELLE I.	13,680 SQ. FT.		13,680 SQ. FT.		~~286 SQ. FT.~~
7665	BRESLIN, CHAD D. & AMANDA D.	13,720 SQ. FT.	1,880 SQ. FT.	11,840 SQ. FT.		344 SQ. FT.
7666	WHITTMAN, MARK V. & SARA K.	14,210 SQ. FT.		14,210 SQ. FT.	597 SQ. FT.	
7667	PIERCE COUNTY	59,709 SQ. FT.	3,147 SQ. FT.	56,562 SQ. FT.	629 SQ. FT.	
7668	CEDAR RIDGE ESTATES HOMEOWNERS ASSOCIATION I	455,638 SQ. FT.	6,191 SQ. FT.	449,447 SQ. FT.	2390 SQ. FT.	
7669	TIMBER RIDGE DEVELOPMENT	SEE SHEET 6				

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.

CALL 2 WORKING DAYS BEFORE YOU DIG
1-800-424-5555
UTILITIES UNDERGROUND LOCATION CENTER

GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

LEE D. NEWCOMB STATE OF WASHINGTON 38064 REGISTERED PROFESSIONAL LAND SURVEYOR
8-26-19

NO.	DATE	REVISION	BY	APPROVED
1	4/3/20	ADDED RADIAL BEARINGS, ADDED/REVISED CURVE DATA, AND REMOVED TEMPORARY EASEMENT.	RAE	

Pierce County
Planning and Public Works
Office of the County Engineer
Tacoma Mall Office Building
4301 South Pine Street, Suite 628
Tacoma, Washington 98409
An APWA Accredited Agency

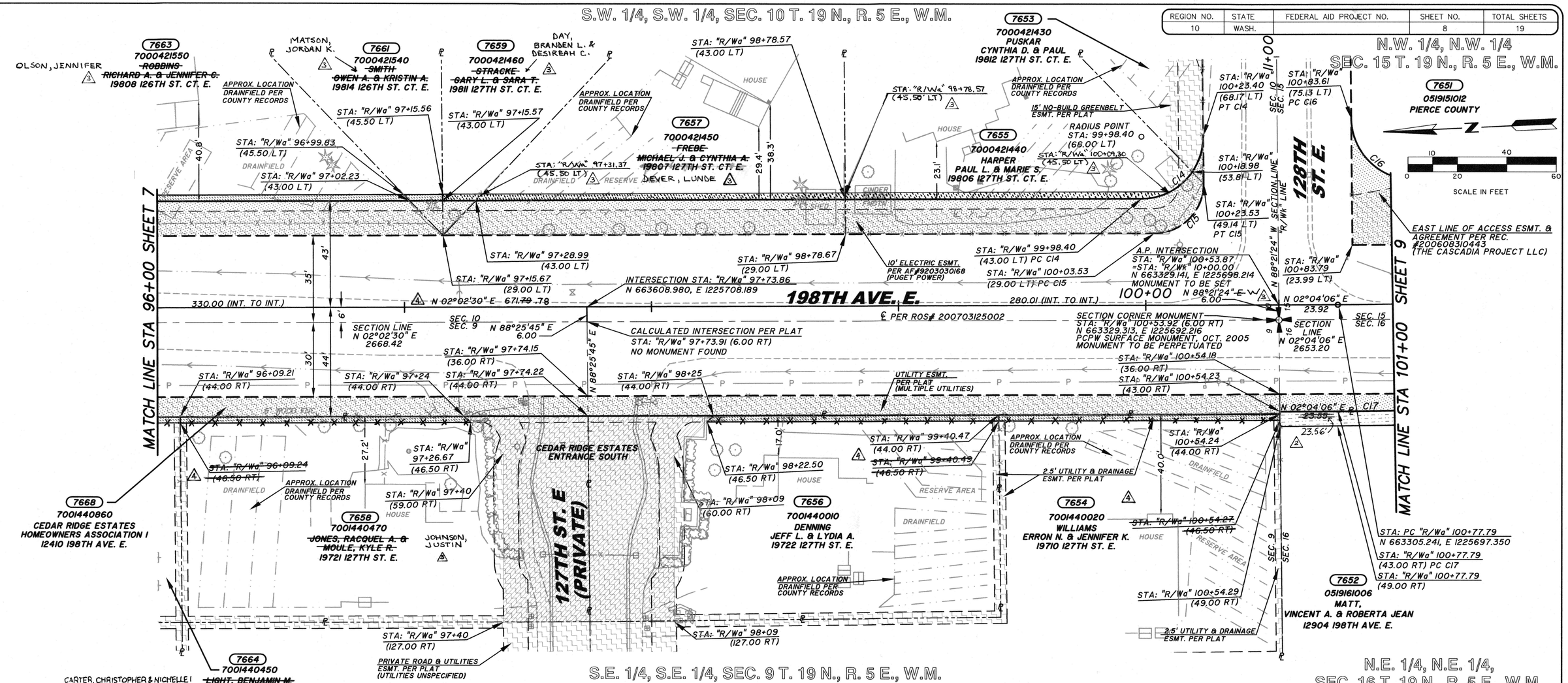
CHECKED BY: R. SCHLONGA
REVIEWED BY: G. HESS
Office of County Engineer
APPROVED BY: BRIAN D. STACY, P.E. COUNTY ENGINEER — DATE 8-26-19
LETTICIA M. NEAL, P.E.
TRANSPORTATION IMPROVEMENT SECTION MANAGER

198TH AVENUE EAST
120TH ST E TO 144TH ST E
RIGHT-OF-WAY PLAN
CRP 5675

Drawing: M:\ACAD\SURVEY\03\03520\CRP5675\03520X10_REV 07-03-19.DWG Layout Tab: SHEET 1
Xrefs: 03520L01.DWG / 1111010 3B.DWG / 03520L03.DWG
Date: 08/16/2019 Time: 07:27:32 AM Plotted by: HWERLINGER

SCANNED

REGION NO.	STATE	FEDERAL AID PROJECT NO.	SHEET NO.	TOTAL SHEETS
10	WASH.		8	19



OWNERSHIP							
PARCEL NO.	NAME	TOTAL AREA	R/W	REMAINDER	SLOPE ESMT.	TEMPORARY ESMT.
7651	PIERCE COUNTY	3,484,800 SQ. FT.	~~149,081 SQ. FT.~~	~~3,335,719 SQ. FT.~~		
7652	MATT, VINCENT A. & ROBERTA JEAN	542,322 SQ. FT.	851 SQ. FT.	541,471 SQ. FT.	3,388 ~~4,326~~ SQ. FT.	
7653	PUSKAR, CYNTHIA D. & PAUL	13,778 SQ. FT.	31 SQ. FT.	13,747 SQ. FT.		
7654	WILLIAMS, ERRON N. & JENNIFER K.	14,089 SQ. FT.		14,089 SQ. FT.		~~204 SQ. FT.~~
7655	HARPER, PAUL L. & MARIE S.	12,741 SQ. FT.	2,048 SQ. FT.	10,693 SQ. FT.		318 SQ. FT.
7656	DENNING, JEFF L. & LYDIA A.	13,671 SQ. FT.		13,671 SQ. FT.		~~292 SQ. FT.~~
7657	~~FREBE, MICHAEL J. & CYNTHIA~~ A.	12,896 SQ. FT.	2,188 SQ. FT.	10,708 SQ. FT.		371 SQ. FT.
7658	~~JONES, RACQUEL A. & MOULE, KYLE R.~~	13,680 SQ. FT.		13,680 SQ. FT.		~~290 SQ. FT.~~
7659	~~STRACKE, GARY L. & SARA T.~~ DAY, BRANDEN L & DESIREAH C	13,453 SQ. FT.	94 SQ. FT.	13,359 SQ. FT.		37 SQ. FT.
7661	~~SMITH, OWEN A. & KRISTIN A.~~	13,279 SQ. FT.	93 SQ. FT.	13,186 SQ. FT.		36 SQ. FT.
7663	~~ROBBINS, RICHARD A. & JENNIFER C.~~	SEE SHEET 7				
7664	~~LIGHT, BENJAMIN M.~~ CARTER, CHRISTOPHER & NICHELLE I	SEE SHEET 7				
7668	CEDAR RIDGE ESTATES HOMEOWNERS ASSOCIATION I	SEE SHEET 6				

SEE SHEET 10A

DEVER, LUNDE
JOHNSON, JUSTIN
MATSON, JORDAN K.
OLSON, JENNIFER

R.O.W. CURVE DATA				
CURVE NO.	RADIUS	LENGTH	TANGENT	DELTA
C14	25.00	39.44	25.17	90°23'54"
C15	20.00	31.55	20.14	90°23'54"
C16	25.00	39.62	25.35	90°48'09"
C17	1543.00	147.04	73.57	05°27'35"

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.

CALL 2 WORKING DAYS BEFORE YOU DIG
1-800-424-5555
UTILITIES UNDERGROUND LOCATION CENTER

GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

DAVID N. LOY, STATE OF WASHINGTON, 38874, REGISTERED PROFESSIONAL LAND SURVEYOR

NO.	DATE	REVISION	BY	APPROVED
4	4/3/20	REMOVED TEMPORARY EASEMENTS AND REVISED NAMES	RAE	
3	8/23/19	ADDED EASEMENT AND REVISED NAMES	FLM	
2	1/2/19	REVISED DISTANCE	RJS	
1	8/17/18	REVISED PARCEL 7651 & 7652	KAT	

Pierce County
Public Works and Utilities
Office of the County Engineer
Tacoma Mall Office Building
4301 South Pine Street, Suite 446
Tacoma, Washington 98409-7207
An APWA Accredited Agency

CHECKED BY: R. SCHLONGA
REVIEWED BY: G. HESS

Office of County Engineer
APPROVED BY: 9-24-12
BRIAN D. STACY, P.E.
COUNTY ENGINEER
RAMIRO A. CHAVEZ, P.E.
PROJECT ENGINEERING MANAGER

198TH AVENUE EAST
120TH ST E TO 144TH ST E
RIGHT-OF-WAY PLAN
CRP 5675

Drawing: M:\ACAD\SURVEY\03\03520\CRP5675\03520X11.DWG Layout Tab: SHEET 1
Xrefs: 03520L01.DWG / 03520T03.DWG / 03520L03.DWG
Date: 09/18/2012 Time: 11:31:32 AM Plotted by: JBECKMANN

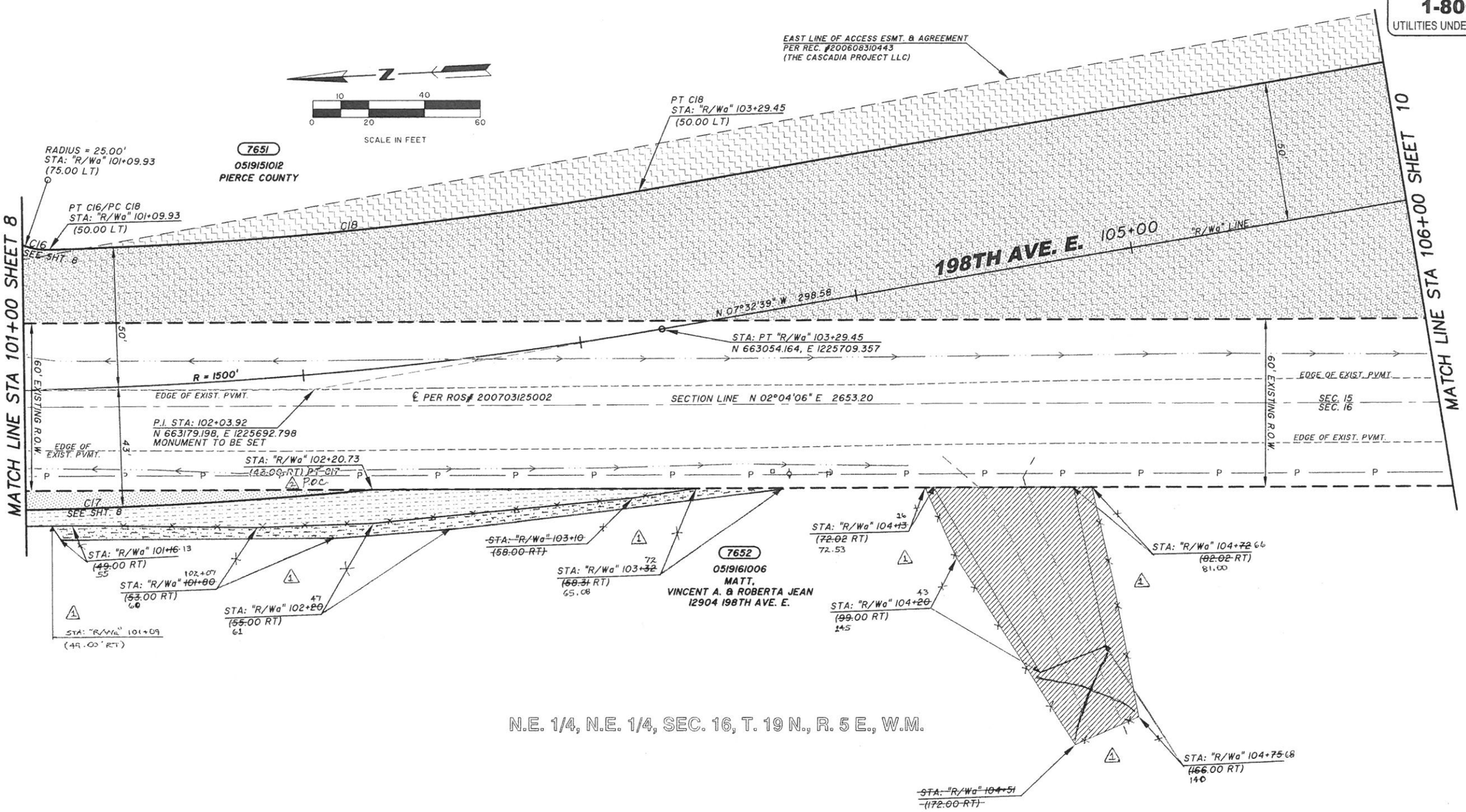
SCANNED

CENTERLINE CURVE DATA				
P.I. STATION	RADIUS	LENGTH	TANGENT	DELTA
102+03.92	1500.00'	251.66'	126.13'	9°36'46"

N.W. 1/4, N.W. 1/4, SEC. 15, T. 19 N., R. 5 E., W.M.

REGION NO.	STATE	FEDERAL AID PROJECT NO.	SHEET NO.	TOTAL SHEETS
10	WASH.		9	19

CALL 2 WORKING DAYS BEFORE YOU DIG
1-800-424-5555
UTILITIES UNDERGROUND LOCATION CENTER



OWNERSHIP					
PARCEL NO.	NAME	TOTAL AREA	R/W	REMAINDER	SLOPE ESMT.
7651	PIERCE COUNTY	SEE SHEET 8 10A			
7652	MATT, VINCENT A. & ROBERTA JEAN	SEE SHEET 8			

R.O.W. CURVE DATA				
CURVE NO.	RADIUS	LENGTH	TANGENT	DELTA
C18	1450.00	212.20	106.29	08°23'06"

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.

GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | P.O. Box 3565, Bellevue, WA 98009
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

DAVID N. FOX
STATE OF WASHINGTON
PROFESSIONAL LAND SURVEYOR
8/8/12

NO.	DATE	REVISION	BY	APPROVED
4	12/21/18	CHANGED THE PT ON CURVE C17 TO A P.O.C.	GMH	
3	8/17/12	REVISED PARCEL 7652 SLOPE ESMT. & DRP	KAT	
2				
1				

Pierce County
Public Works and Utilities
Office of the County Engineer
Tacoma Mall Office Building
4301 South Pine Street, Suite 446
Tacoma, Washington 98409-7207
An APWA Accredited Agency

CHECKED BY: R. SCHLONGA
REVIEWED BY: G. HESS

Office of County Engineer
APPROVED BY: 9-24-12
BRIAN D. STACY, P.E.
COUNTY ENGINEER

RAMIRO A. CHAVEZ, P.E.
PROJECT ENGINEERING MANAGER

198TH AVENUE EAST
120TH ST E TO 144TH ST E
RIGHT-OF-WAY PLAN
CRP 5675

SCANNED

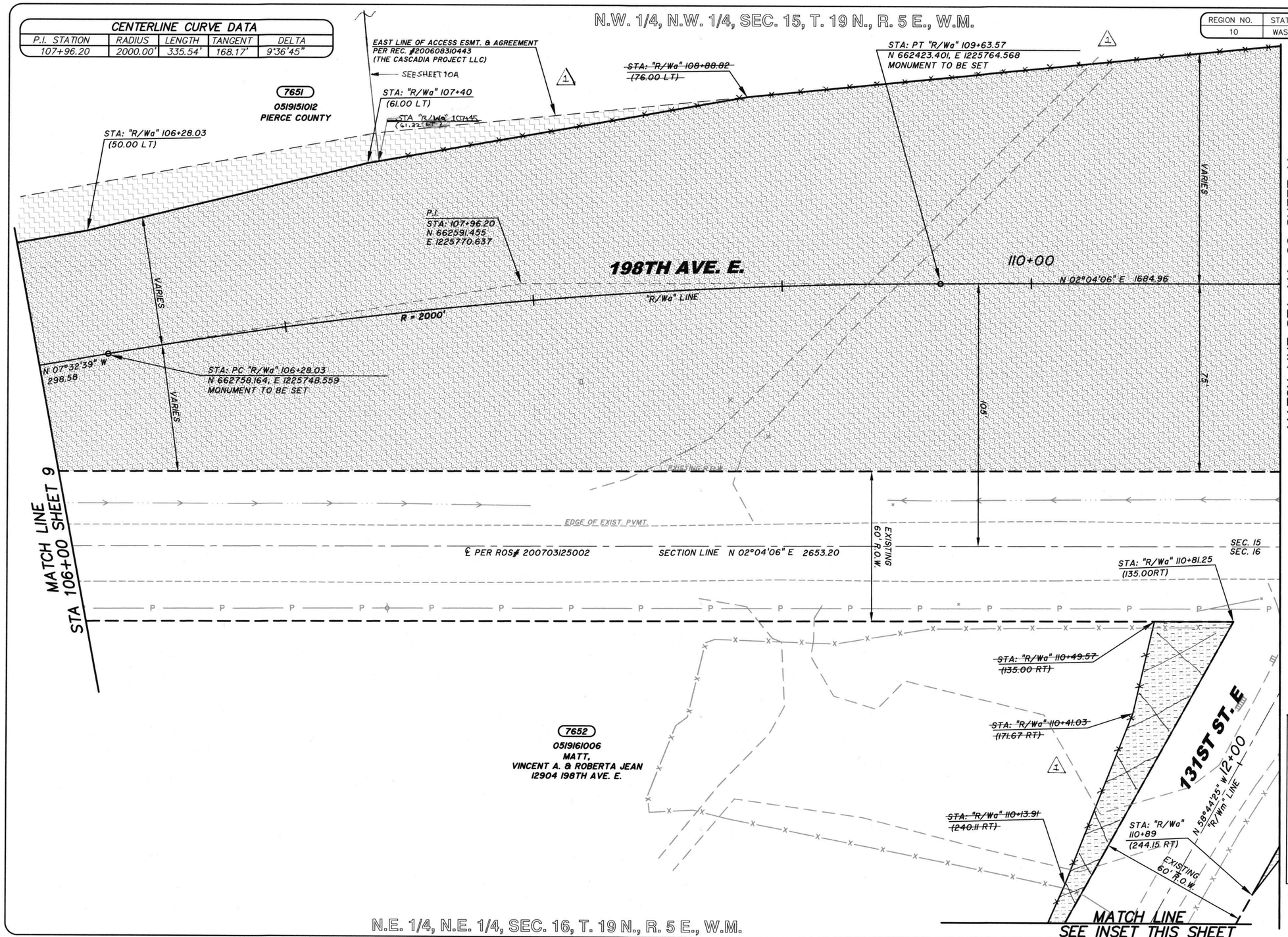
Drawing: M:\ACAD\SURVEY\03\03520\CRP5675\03520X12.DWG Layout Tab: SHEET 1
Xrefs: 03520L01.DWG / 03520DT03.DWG / 03520L03.DWG
Date: 09/18/2012 Time: 11:35:02 AM Plotted by: JEECKMANN

REGION NO.	STATE	FEDERAL AID PROJECT NO.	SHEET NO.	TOTAL SHEETS
10	WASH.		10	19

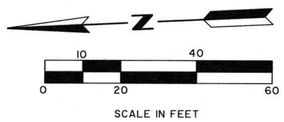
CALL 2 WORKING DAYS BEFORE YOU DIG
1-800-424-5555
UTILITIES UNDERGROUND LOCATION CENTER

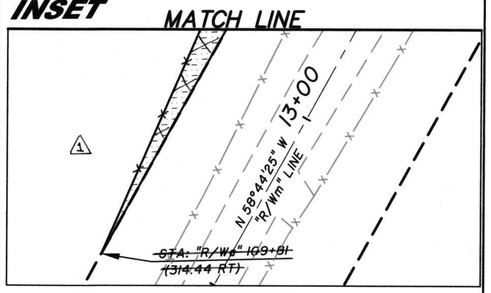
N.W. 1/4, N.W. 1/4, SEC. 15, T. 19 N., R. 5 E., W.M.

CENTERLINE CURVE DATA				
P.I. STATION	RADIUS	LENGTH	TANGENT	DELTA
107+96.20	2000.00'	335.54'	168.17'	9°36'45"



OWNERSHIP				
PARCEL NO.	NAME	TOTAL AREA	R/W	REMAINDER	SLOPE ESMT.
7651	PIERCE COUNTY			SEE SHEET 8 10A	
7652	MATT, VINCENT A. & ROBERTA JEAN			SEE SHEET 8	





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.

GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

09/18/12
DAVID K. LOY
STATE OF WASHINGTON
28070
REGISTERED PROFESSIONAL LAND SURVEYOR

NO.	DATE	REVISION	BY	APPROVED
1	8/17/18	REVISED PARCEL 7651 R/W ACQUIS & 7652 SLOPE ESMT.	KAT	[signature]

Pierce County
Public Works and Utilities
Office of the County Engineer
Tacoma Mall Office Building
4301 South Pine Street, Suite 446
Tacoma, Washington 98409-7207
An APWA Accredited Agency

CHECKED BY: R. SCHLONGA
REVIEWED BY: G. HESS
Office of County Engineer
APPROVED BY: [signature] 9-24-12
BRIAN D. STACY, P.E.
COUNTY ENGINEER
RAMIRO A. CHAVEZ, P.E.
PROJECT ENGINEERING MANAGER

198TH AVENUE EAST
120TH ST E TO 144TH ST E
RIGHT-OF-WAY PLAN
CRP 5675

Drawing: M:\ACAD\SURVEY\03\03520\CRP5675\03520X13.DWG Layout Tab: SHEET 1
Xrefs: 03520L01.DWG / 03520T03.DWG / 03520L03.DWG
Date: 09/18/2012 Time: 11:33:48 AM Plotted by: JBECKMANN

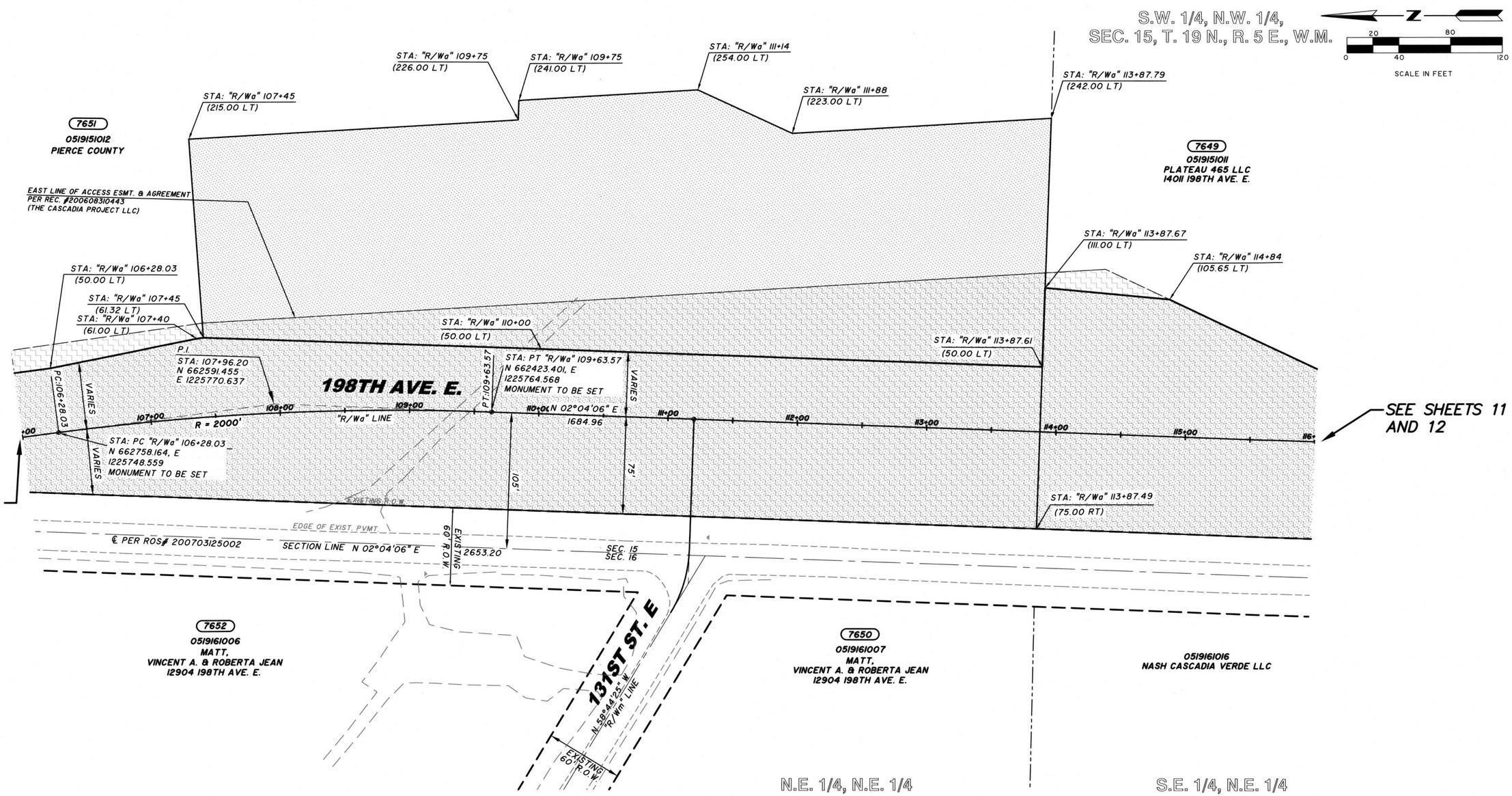
SCANNED

N.W. 1/4, N.W. 1/4, SEC. 15, T. 19 N., R. 5 E., W.M.

REGION NO.	STATE	FEDERAL AID PROJECT NO.	SHEET NO.	TOTAL SHEETS
10	WASH.		10A	20

THIS SHEET IS FOR THE ACQUISITION FOR PARCEL 7651 ONLY. SEE REMAINING SHEETS FOR THE ACQUISITIONS ON OTHER PARCELS.

CALL 2 WORKING DAYS BEFORE YOU DIG
1-800-424-5555
UTILITIES UNDERGROUND LOCATION CENTER



OWNERSHIP					
PARCEL NO.	NAME	TOTAL AREA	R/W	POND AQUISITION	REMAINDER
7651	PIERCE COUNTY	3,484,800 SQ. FT.	122,834 SQ. FT.	118,144 SQ. FT.	3,243,822 SQ. FT.

GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

KEVIN M. REESE STATE OF WASHINGTON 48917 REGISTERED PROFESSIONAL LAND SURVEYOR

NO.	DATE	REVISION	BY	APPROVED

Pierce County
Planning and Public Works
Office of the County Engineer
Tacoma Mall Office Building
4301 South Pine Street, Suite 628
Tacoma, Washington 98409
An APWA Accredited Agency

CHECKED BY: R. SCHLONGA
REVIEWED BY: G. HESS

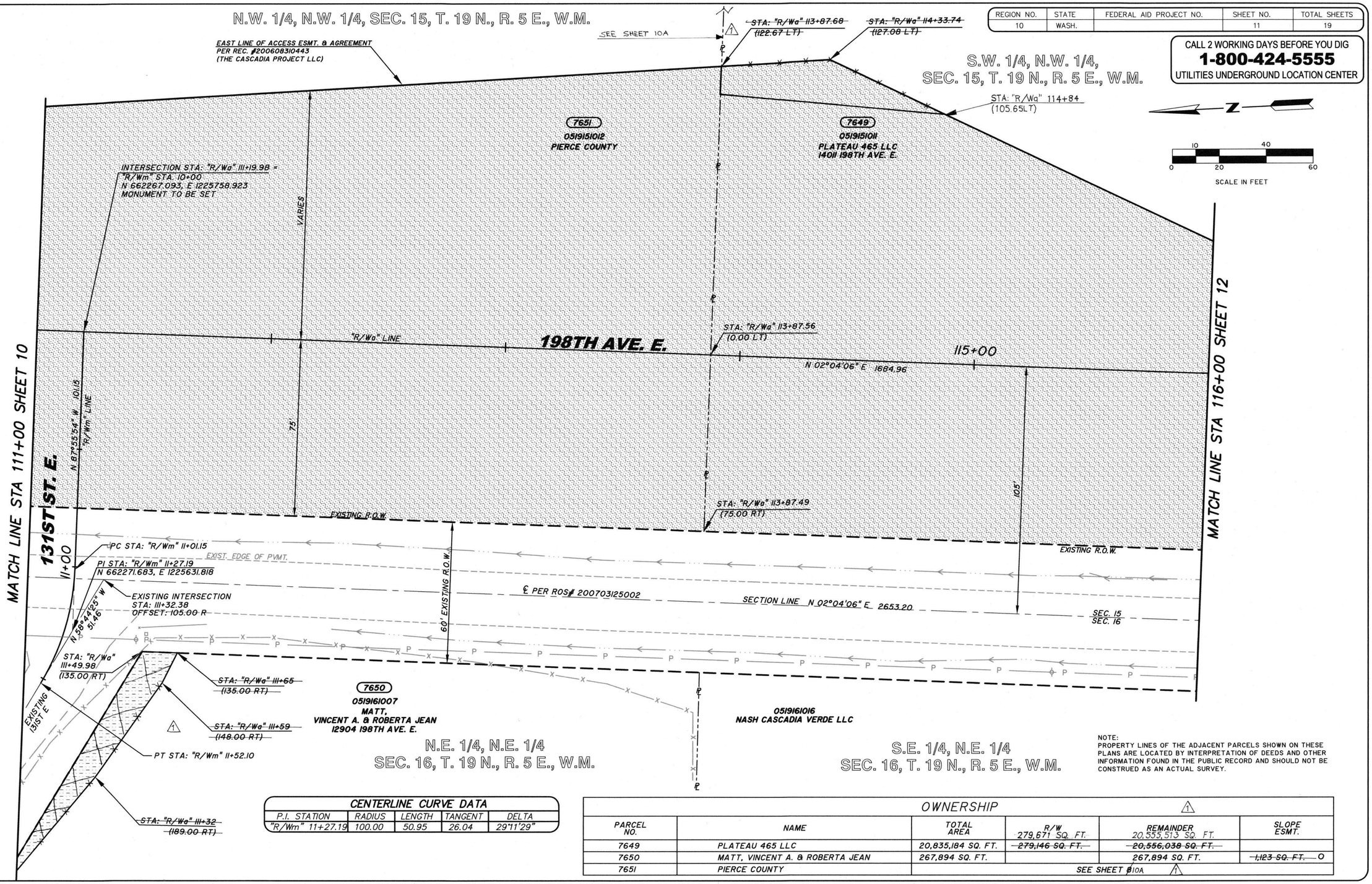
Office of County Engineer
APPROVED BY: BRIAN D. STACY, P.E. 9-6-18 DATE
LETTICIA M. NEAL, P.E.
TRANSPORTATION IMPROVEMENT SECTION MANAGER

198TH AVENUE EAST
120TH ST E TO 144TH ST E
RIGHT-OF-WAY PLAN
CRP 5675

Drawing: M:\ACAD\SURVEY\11\11110\CRP 5675_SEGMENT 1\11110X02_40SCALE.DWG Layout Tab: SHEET 1
Xrefs: 03520L01.DWG / 03520T03.DWG / 03520L03.DWG / 11110GQ_5675.DWG / 11110Q_5675.DWG
Date: 08/14/2018 Time: 10:24:33 AM Plotted by: HWERLINGER

REGION NO.	STATE	FEDERAL AID PROJECT NO.	SHEET NO.	TOTAL SHEETS
10	WASH.		11	19

CALL 2 WORKING DAYS BEFORE YOU DIG
1-800-424-5555
UTILITIES UNDERGROUND LOCATION CENTER



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.

CENTERLINE CURVE DATA

P.I. STATION	RADIUS	LENGTH	TANGENT	DELTA
"R/Wm" 11+27.19	100.00	50.95	26.04	29°11'29"

OWNERSHIP △1

PARCEL NO.	NAME	TOTAL AREA	R/W 279,671 SQ. FT.	REMAINDER 20,555,513 SQ. FT.	SLOPE ESMT.
7649	PLATEAU 465 LLC	20,835,184 SQ. FT.	~~279,146 SQ. FT.~~	~~20,556,038 SQ. FT.~~	
7650	MATT, VINCENT A. & ROBERTA JEAN	267,894 SQ. FT.		267,894 SQ. FT.	~~1,123 SQ. FT.~~ 0
7651	PIERCE COUNTY	SEE SHEET ~~8~~10A △1			

GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

NO.	DATE	REVISION	BY	APPROVED
△1	9/17/18	REVISED PARCEL 7651 R/W ACQUIS. & 7652 SLOPE ESMT.	KAT	

Pierce County
Public Works and Utilities
Office of the County Engineer
Tacoma Mall Office Building
4301 South Pine Street, Suite 446
Tacoma, Washington 98409-7207
An APWA Accredited Agency

CHECKED BY: R. SCHLONGA
REVIEWED BY: G. HESS
Office of County Engineer
APPROVED BY: 9-24-12
BRIAN D. STACY, P.E.
COUNTY ENGINEER
RAMIRO A. CHAVEZ, P.E.
PROJECT ENGINEERING MANAGER

198TH AVENUE EAST
120TH ST E TO 144TH ST E
RIGHT-OF-WAY PLAN
CRP 5675

Drawing: M:\ACAD\SURVEY\03\03520\CRP5675\03520X14.DWG Layout Tab: SHEET 1
Xrefs: 03520L01.DWG / 03520T03.DWG / 03520L03.DWG
Date: 09/18/2012 Time: 11:35:23 AM Plotted by: JBECKMANN

SCANNED

S.W. 1/4, N.W. 1/4, SEC. 15, T. 19 N., R. 5 E., W.M.

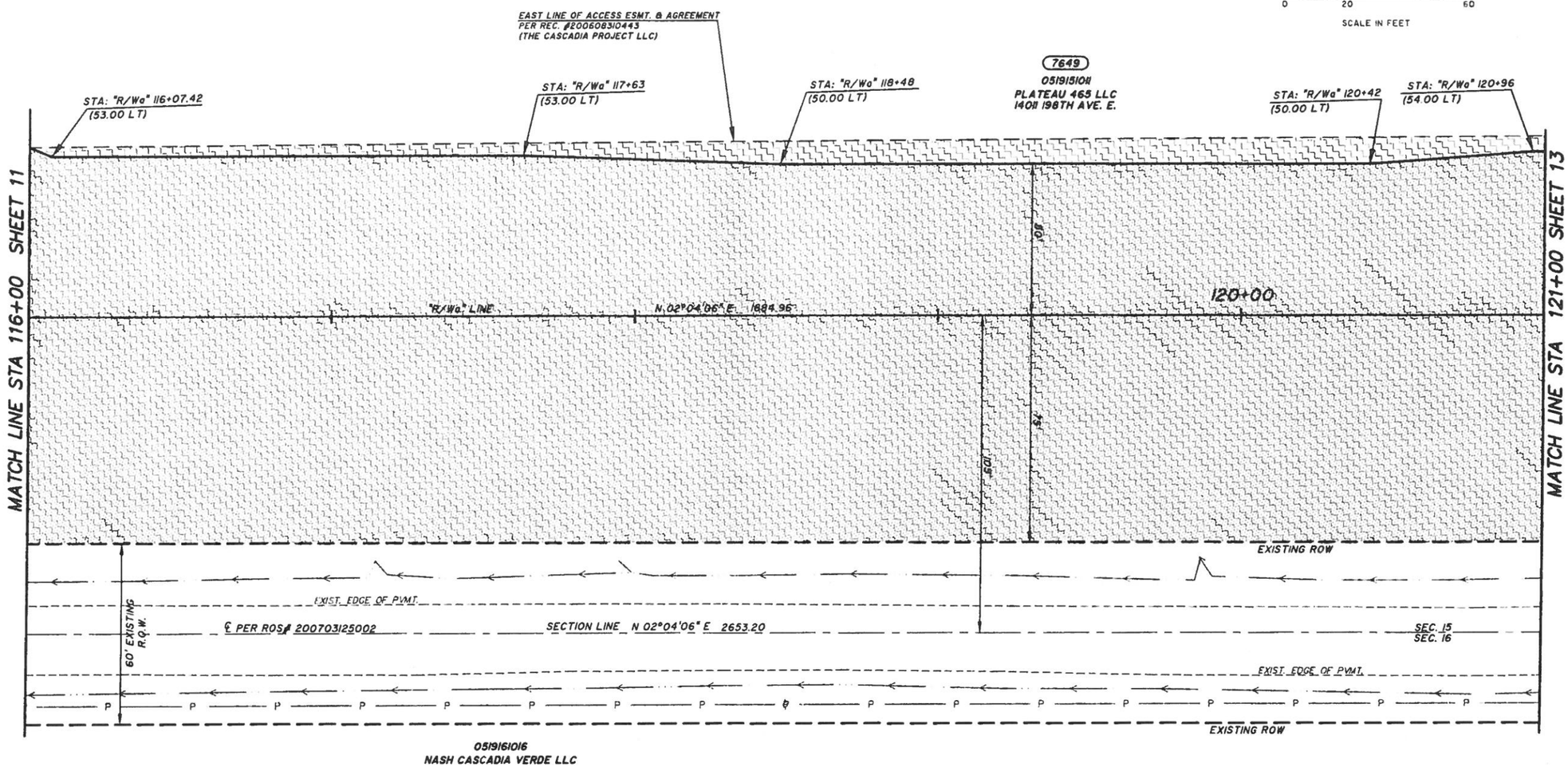
REGION NO.	STATE	FEDERAL AID PROJECT NO.	SHEET NO.	TOTAL SHEETS
10	WASH.		12	19

N

0 10 20 40 60

SCALE IN FEET

CALL 2 WORKING DAYS BEFORE YOU DIG
1-800-424-5555
UTILITIES UNDERGROUND LOCATION CENTER



S.E. 1/4, N.E. 1/4, SEC. 16, T. 19 N., R. 5 E., W.M.

OWNERSHIP					
PARCEL NO.	NAME	TOTAL AREA	R/W	REMAINDER	SLOPE ESMT.
7649	PLATEAU 465 LLC	SEE SHEET 11			

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.

Drawing: M:\ACAD\SURVEY\03\03520\CRP5675\03520X15.DWG Layout Tab: SHEET 1
Xrefs: 03520L01.DWG / 03520T03.DWG / 03520L03.DWG
Date: 09/18/2012 Time: 11:37:16 AM Plotted by: JBECKMANN

GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425.462.0810 F 425.462.7719 www.goldsmithengineering.com

NO.	DATE	REVISION	BY	APPROVED

Pierce County
Public Works and Utilities
Office of the County Engineer
Tacoma Mall Office Building
4301 South Pine Street, Suite 446
Tacoma, Washington 98409-7207
An APWA Accredited Agency

CHECKED BY: R. SCHLONGA
REVIEWED BY: G. HESS

Office of County Engineer
APPROVED BY: Brian D. Stacy 9-24-12
BRIAN D. STACY, P.E.
COUNTY ENGINEER

RAMIRO A. CHAVEZ, P.E.
PROJECT ENGINEERING MANAGER

198TH AVENUE EAST
120TH ST E TO 144TH ST E
RIGHT-OF-WAY PLAN
CRP 5675

S.W. 1/4, N.W. 1/4, SEC. 15, T. 19 N., R. 5 E., W.M.

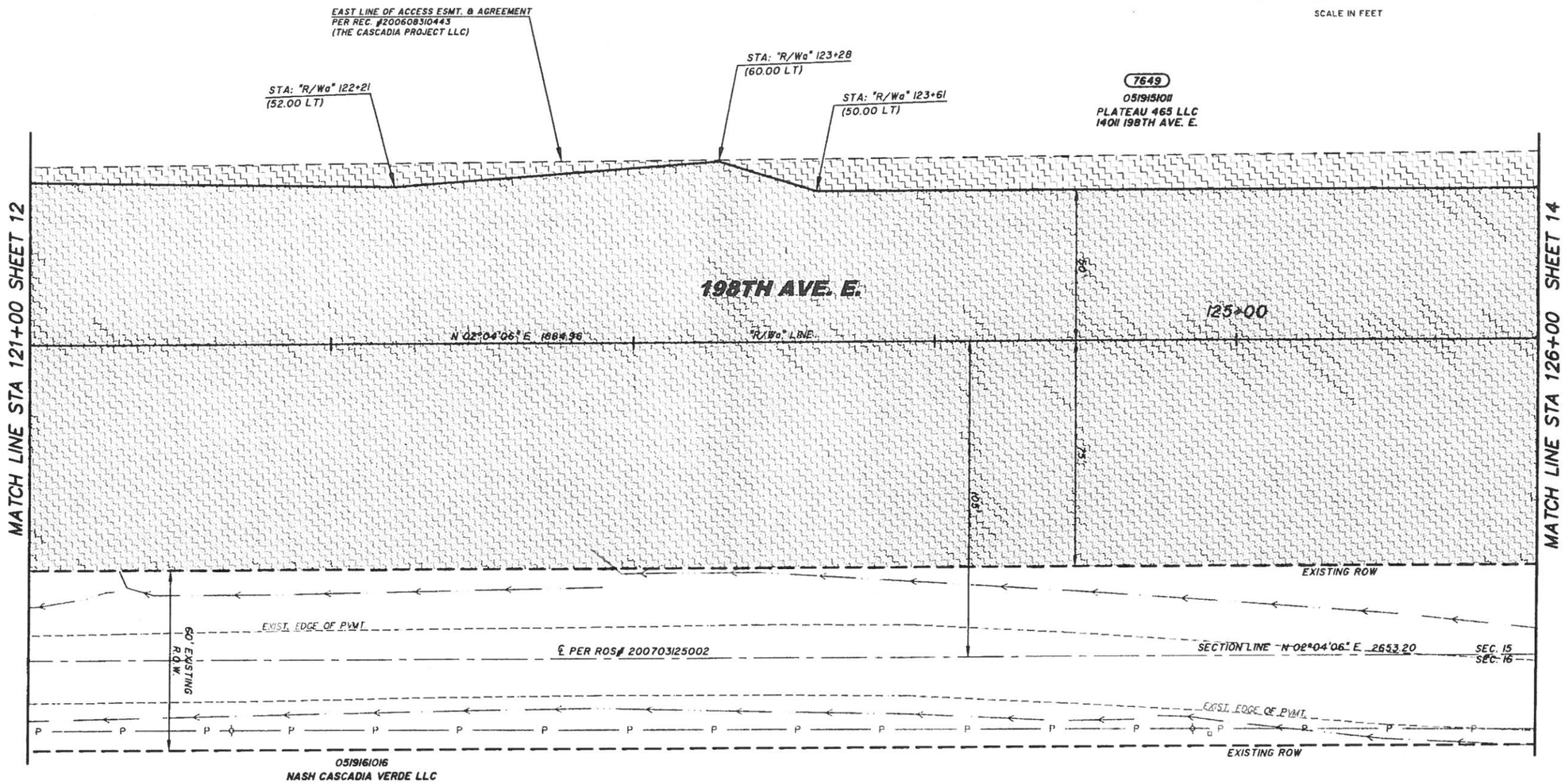
REGION NO.	STATE	FEDERAL AID PROJECT NO.	SHEET NO.	TOTAL SHEETS
10	WASH.		13	19

N

0 10 20 40 60

SCALE IN FEET

CALL 2 WORKING DAYS BEFORE YOU DIG
1-800-424-5555
UTILITIES UNDERGROUND LOCATION CENTER



S.E. 1/4, N.E. 1/4, SEC. 16, T. 19 N., R. 5 E., W.M.

OWNERSHIP					
PARCEL NO.	NAME	TOTAL AREA	R/W	REMAINDER	SLOPE ESMT.
7649	PLATEAU 465 LLC	SEE SHEET 11			

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.

GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | P.O. Box 3365, Bellevue, WA 98009
T 425.462.7080 F 425.462.7119 www.goldsmithengineering.com

NO	DATE	REVISION	BY	APPROVED

Pierce County
Public Works and Utilities
Office of the County Engineer
Tacoma Mall Office Building
4301 South Pine Street, Suite 446
Tacoma, Washington 98409-7207
An APWA Accredited Agency

CHECKED BY: R. SCHLONGA
REVIEWED BY: G. HESS

Office of County Engineer
APPROVED BY: Brian D. Stacy 9-24-12
BRIAN D. STACY, P.E.
COUNTY ENGINEER

RAMIRO A. CHAVEZ, P.E.
PROJECT ENGINEERING MANAGER

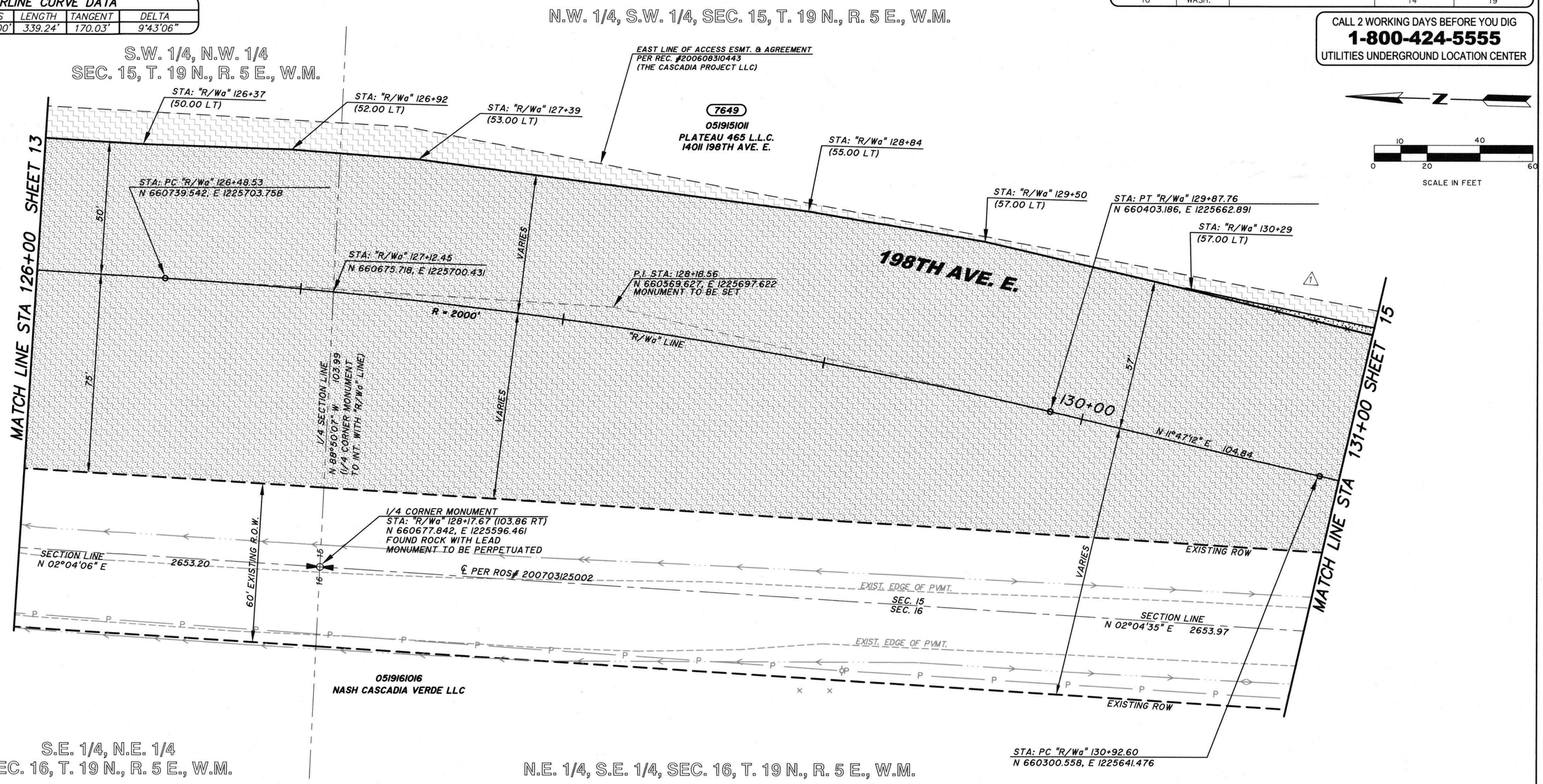
198TH AVENUE EAST
120TH ST E TO 144TH ST E
RIGHT-OF-WAY PLAN
CRP 5675

Drawing: M:\ACAD\SURVEY\03\03520\CRP5675\03520X16.DWG Layout Tab: SHEET 1
Xrefs: 03520L01.DWG / 03520T03.DWG / 03520L03.DWG
Date: 09/18/2012 Time: 11:38:59 AM Plotted by: JBECKMANN

REGION NO.	STATE	FEDERAL AID PROJECT NO.	SHEET NO.	TOTAL SHEETS
10	WASH.		14	19

CALL 2 WORKING DAYS BEFORE YOU DIG
1-800-424-5555
UTILITIES UNDERGROUND LOCATION CENTER

CENTERLINE CURVE DATA				
P.I. STATION	RADIUS	LENGTH	TANGENT	DELTA
128+18.56	2000.00'	339.24'	170.03'	9°43'06"



OWNERSHIP					
PARCEL NO.	NAME	TOTAL AREA	R/W	REMAINDER	SLOPE ESMT.
7649	PLATEAU 465 LLC	SEE SHEET 11			

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.

GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

09/18/12
DAVID N. LOY
STATE OF WASHINGTON
REGISTERED PROFESSIONAL LAND SURVEYOR

NO.	DATE	REVISION	BY	APPROVED
1	8/17/18	REVISED 7649 R/W ACQUISITION	KAT	[signature]

Pierce County
Public Works and Utilities
Office of the County Engineer
Tacoma Mall Office Building
4301 South Pine Street, Suite 446
Tacoma, Washington 98409-7207
An APWA Accredited Agency

CHECKED BY: R. SCHLONGA
REVIEWED BY: G. HESS

Office of County Engineer
APPROVED BY: [signature] 9-24-12
BRIAN D. STACY, P.E.
COUNTY ENGINEER
RAMIRO A. CHAVEZ, P.E.
PROJECT ENGINEERING MANAGER

198TH AVENUE EAST
120TH ST E TO 144TH ST E
RIGHT-OF-WAY PLAN
CRP 5675

Drawing: M:\ACAD\SURVEY\03\03520\CRP5675\03520X17.DWG Layout Tab: SHEET 1
Xrefs: 03520L01.DWG / 03520T03.DWG / 03520L03.DWG
Date: 09/18/2012 Time: 12:15:13 PM Plotted by: JBECKMANN

SCANNED

N.W. 1/4, S.W. 1/4, SEC. 15, T. 19 N., R. 5 E., W.M.

REGION NO.	STATE	FEDERAL AID PROJECT NO.	SHEET NO.	TOTAL SHEETS
10	WASH.		15	19

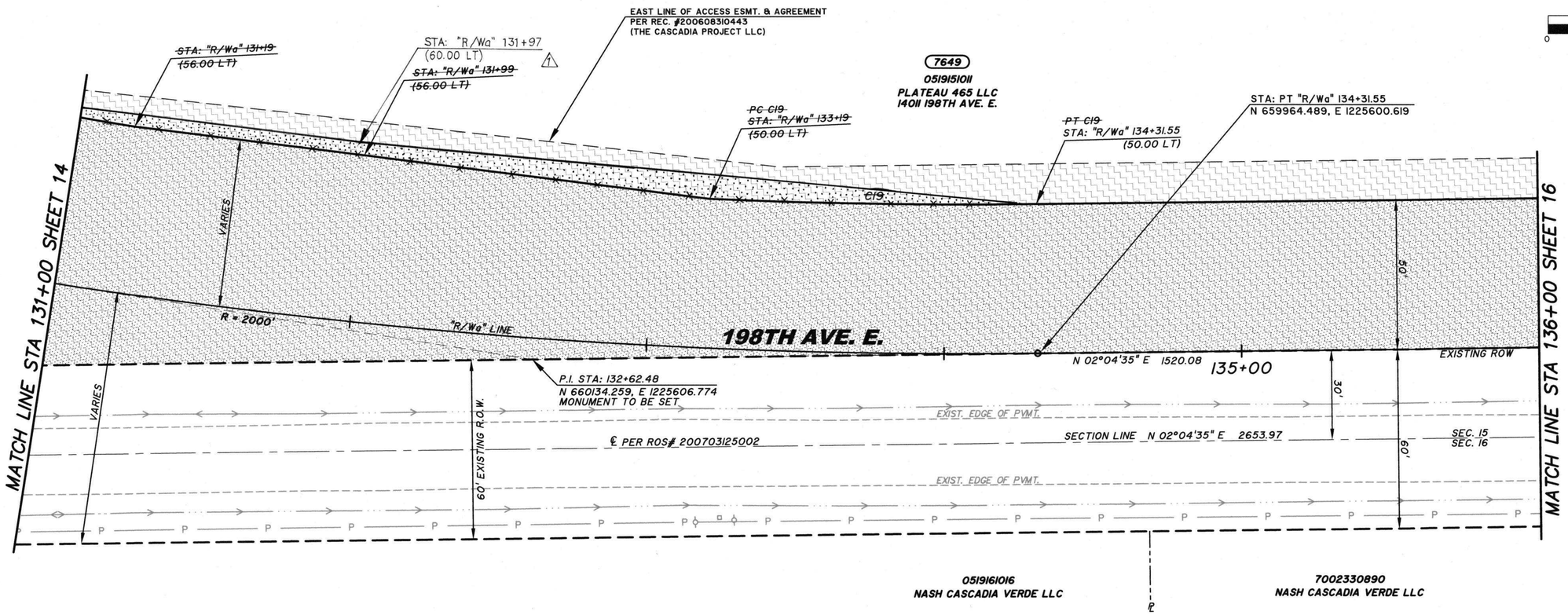
CALL 2 WORKING DAYS BEFORE YOU DIG
1-800-424-5555
UTILITIES UNDERGROUND LOCATION CENTER

N

0 10 20 40 60
SCALE IN FEET

CENTERLINE CURVE DATA

P.I. STATION	RADIUS	LENGTH	TANGENT	DELTA
132+62.48	2000.00'	338.95'	169.88'	9°42'37"



N.E. 1/4, S.E. 1/4, SEC. 16, T. 19 N., R. 5 E., W.M.

OWNERSHIP

PARCEL NO.	NAME	TOTAL AREA	R/W	REMAINDER	SLOPE ESMT.
7649	PLATEAU 465 LLC	SEE SHEET 11			

R.O.W. CURVE DATA

CURVE NO.	RADIUS	LENGTH	TANGENT	DELTA
~~C19~~	~~1950.00~~	~~109.74~~	~~54.88~~	~~03°13'28"~~

1

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.

GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

9/18/12 DAVID P. LOVE STATE OF WASHINGTON 38017 REGISTERED PROFESSIONAL LAND SURVEYOR

NO.	DATE	REVISION	BY	APPROVED
1	8/17/18	REVISED 7649 R/W ACQUISITION	KAT	

Pierce County
Public Works and Utilities
Office of the County Engineer
Tacoma Mall Office Building
4301 South Pine Street, Suite 446
Tacoma, Washington 98409-7207
An APWA Accredited Agency

CHECKED BY: R. SCHLONGA
REVIEWED BY: G. HESS

Office of County Engineer
APPROVED BY: 9-24-12
BRIAN D. STACY, P.E.
COUNTY ENGINEER

RAMIRO A. CHAVEZ, P.E.
PROJECT ENGINEERING MANAGER

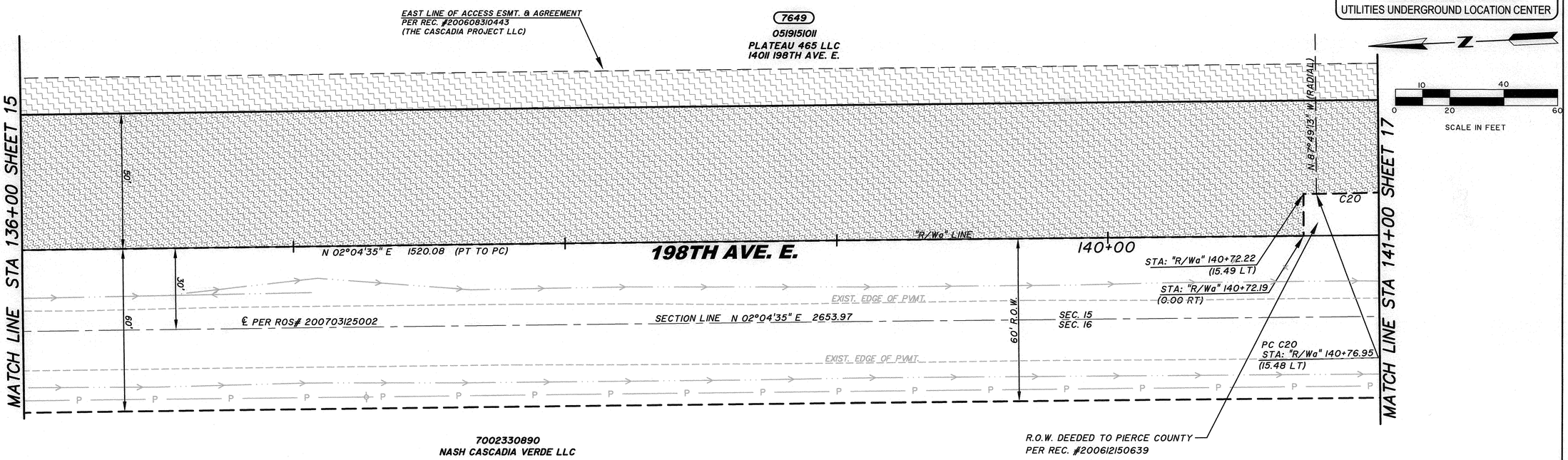
198TH AVENUE EAST
120TH ST E TO 144TH ST E
RIGHT-OF-WAY PLAN
CRP 5675

SCANNED
Drawing: M:\ACAD\SURVEY\03\03520\CRP5675\03520X18.DWG Layout Tab: SHEET 1
Xrefs: 03520L01.DWG / 03520T03.DWG / 03520L03.DWG
Date: 09/18/2012 Time: 11:40:37 AM Plotted by: JBECKMANN

N.W. 1/4, S.W. 1/4, SEC. 15, T. 19 N., R. 5 E., W.M.

REGION NO.	STATE	FEDERAL AID PROJECT NO.	SHEET NO.	TOTAL SHEETS
10	WASH.		16	19

CALL 2 WORKING DAYS BEFORE YOU DIG
1-800-424-5555
UTILITIES UNDERGROUND LOCATION CENTER



N.E. 1/4, S.E. 1/4, SEC. 16, T. 19 N., R. 5 E., W.M.

R.O.W. CURVE DATA				
CURVE NO.	RADIUS	LENGTH	TANGENT	DELTA
C20	750.00	157.42	79.00	12°01'35"

OWNERSHIP					
PARCEL NO.	NAME	TOTAL AREA	R/W	REMAINDER	SLOPE ESMT.
7649	PLATEAU 465 LLC	SEE SHEET 11			

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.

Drawing: M:\ACAD\SURVEY\03\03520\CRP5675\03520X19.DWG Layout Tab: SHEET 1
Xrefs: 03520L01.DWG / 03520T03.DWG / 03520L03.DWG
Date: 09/18/2012 Time: 11:41:17 AM Plotted by: JBECKMANN

GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

09/18/12 DAVID N. LOY STATE OF WASHINGTON 28071 REGISTERED PROFESSIONAL LAND SURVEYOR

NO.	DATE	REVISION	BY	APPROVED

Pierce County
Public Works and Utilities
Office of the County Engineer
Tacoma Mall Office Building
4301 South Pine Street, Suite 446
Tacoma, Washington 98409-7207
An APWA Accredited Agency

CHECKED BY: R. SCHLONGA
REVIEWED BY: G. HESS

Office of County Engineer
APPROVED BY: Brian D. Stacy 9-24-12
BRIAN D. STACY, P.E.
COUNTY ENGINEER

RAMIRO A. CHAVEZ, P.E.
PROJECT ENGINEERING MANAGER

198TH AVENUE EAST
120TH ST E TO 144TH ST E
RIGHT-OF-WAY PLAN
CRP 5675

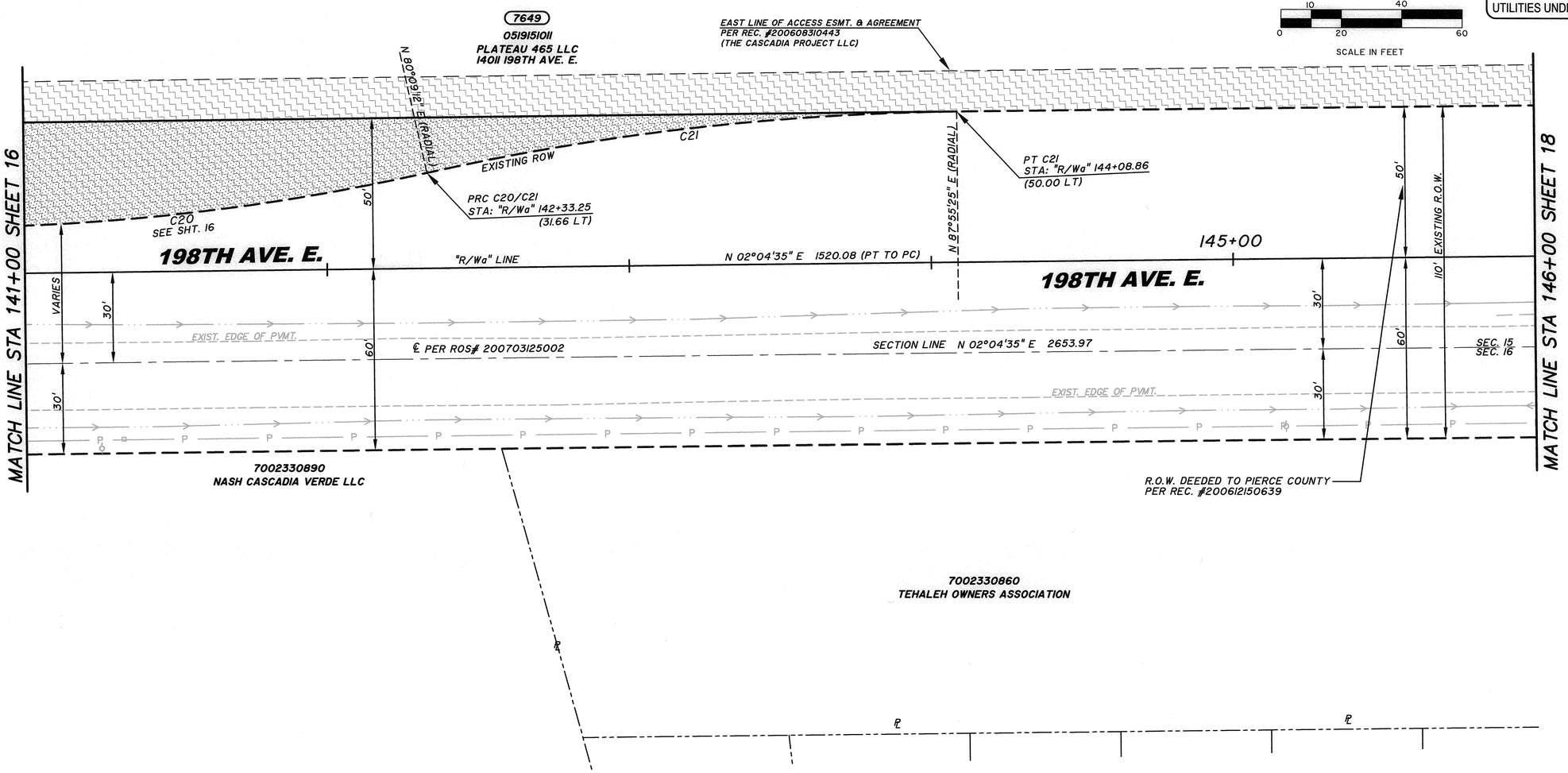
S.W. 1/4, S.W. 1/4, SEC. 15, T. 19 N., R. 5 E., W.M.

REGION NO.	STATE	FEDERAL AID PROJECT NO.	SHEET NO.	TOTAL SHEETS
10	WASH.		17	19

CALL 2 WORKING DAYS BEFORE YOU DIG
1-800-424-5555
UTILITIES UNDERGROUND LOCATION CENTER

N

0 10 20 40 60
SCALE IN FEET



R.O.W. CURVE DATA				
CURVE NO.	RADIUS	LENGTH	TANGENT	DELTA
C21	850.00	176.88	88.76	11°55'23"

S.E. 1/4, S.E. 1/4, SEC. 16, T. 19 N., R. 5 E., W.M.

OWNERSHIP					
PARCEL NO.	NAME	TOTAL AREA	R/W	REMAINDER	SLOPE ESMT.
7649	PLATEAU 465 LLC	SEE SHEET 11			

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.

GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

09/18/12
DAVID N. ROY
STATE OF WASHINGTON
28820
REGISTERED PROFESSIONAL LAND SURVEYOR

NO.	DATE	REVISION	BY	APPROVED

Pierce County
Public Works and Utilities
Office of the County Engineer
Tacoma Mall Office Building
4301 South Pine Street, Suite 446
Tacoma, Washington 98409-7207
An APWA Accredited Agency

CHECKED BY: R. SCHLONGA
REVIEWED BY: G. HESS

Office of County Engineer
APPROVED BY: 9-24-12
BRIAN D. STACY, P.E.
COUNTY ENGINEER

RAMIRO A. CHAVEZ, P.E.
PROJECT ENGINEERING MANAGER

198TH AVENUE EAST
120TH ST E TO 144TH ST E
PLAN AND PROFILE SHEET

CRP 5675

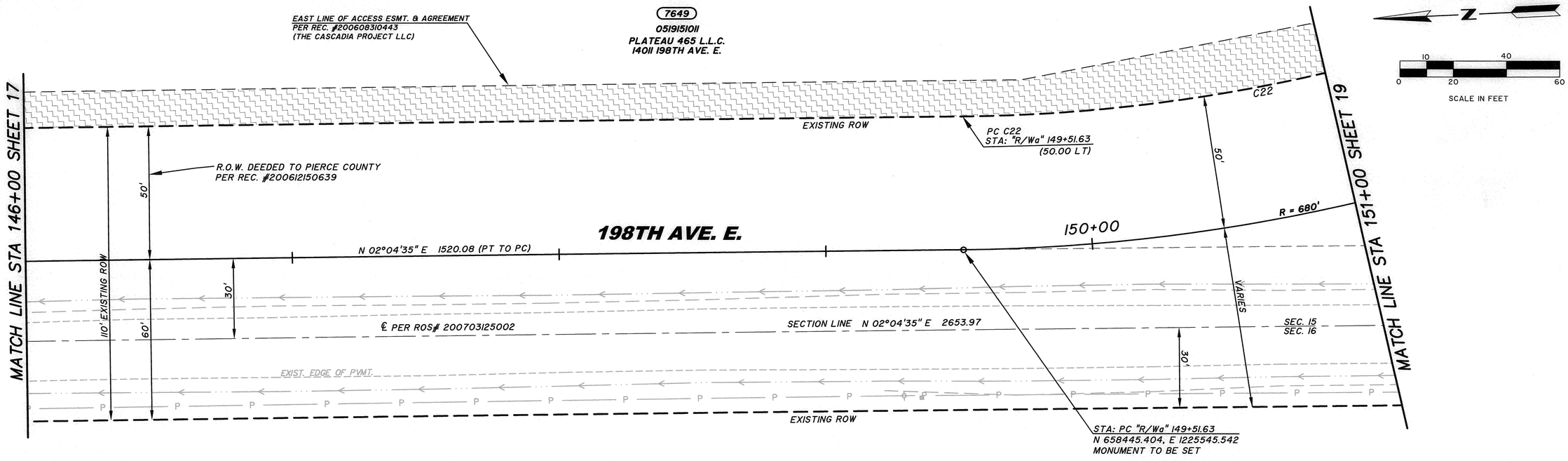
Drawing: M:\ACAD\SURVEY\03\03520\CRP5675\03520X20.DWG Layout Tab: SHEET 1
Xrefs: 03520L01.DWG / 03520T03.DWG / 03520L03.DWG
Date: 09/18/2012 Time: 11:41:55 AM Plotted by: JBECKMANN

CENTERLINE CURVE DATA				
P.I. STATION	RADIUS	LENGTH	TANGENT	DELTA
151+27.84	680.00'	344.83'	176.21'	29°03'17"

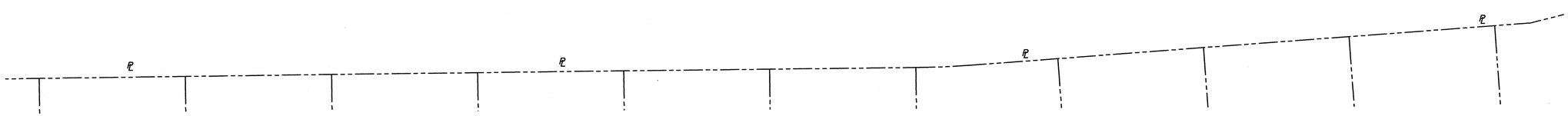
S.W. 1/4, S.W. 1/4, SEC. 15, T. 19 N., R. 5 E., W.M.

REGION NO.	STATE	FEDERAL AID PROJECT NO.	SHEET NO.	TOTAL SHEETS
10	WASH.		18	19

CALL 2 WORKING DAYS BEFORE YOU DIG
1-800-424-5555
UTILITIES UNDERGROUND LOCATION CENTER



R.O.W. CURVE DATA				
CURVE NO.	RADIUS	LENGTH	TANGENT	DELTA
C22	630.00	319.47	163.25	29°03'17"



S.E. 1/4, S.E. 1/4, SEC. 16, T. 19 N., R. 5 E., W.M.

OWNERSHIP					
PARCEL NO.	NAME	TOTAL AREA	R/W	REMAINDER	SLOPE ESMT.
7649	PLATEAU 465 LLC	SEE SHEET 11			

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.

GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

09/10/12
DAVID N. LOY
STATE OF WASHINGTON
28470
REGISTERED
PROFESSIONAL LAND SURVEYOR

NO.	DATE	REVISION	BY	APPROVED

Pierce County
Public Works and Utilities
Office of the County Engineer
Tacoma Mall Office Building
4301 South Pine Street, Suite 446
Tacoma, Washington 98409-7207
An APWA Accredited Agency

CHECKED BY: R. SCHLONGA
REVIEWED BY: G. HESS

Office of County Engineer
APPROVED BY: 9-24-12
BRIAN D. STACY, P.E.
COUNTY ENGINEER

RAMIRO A. CHAVEZ, P.E.
PROJECT ENGINEERING MANAGER

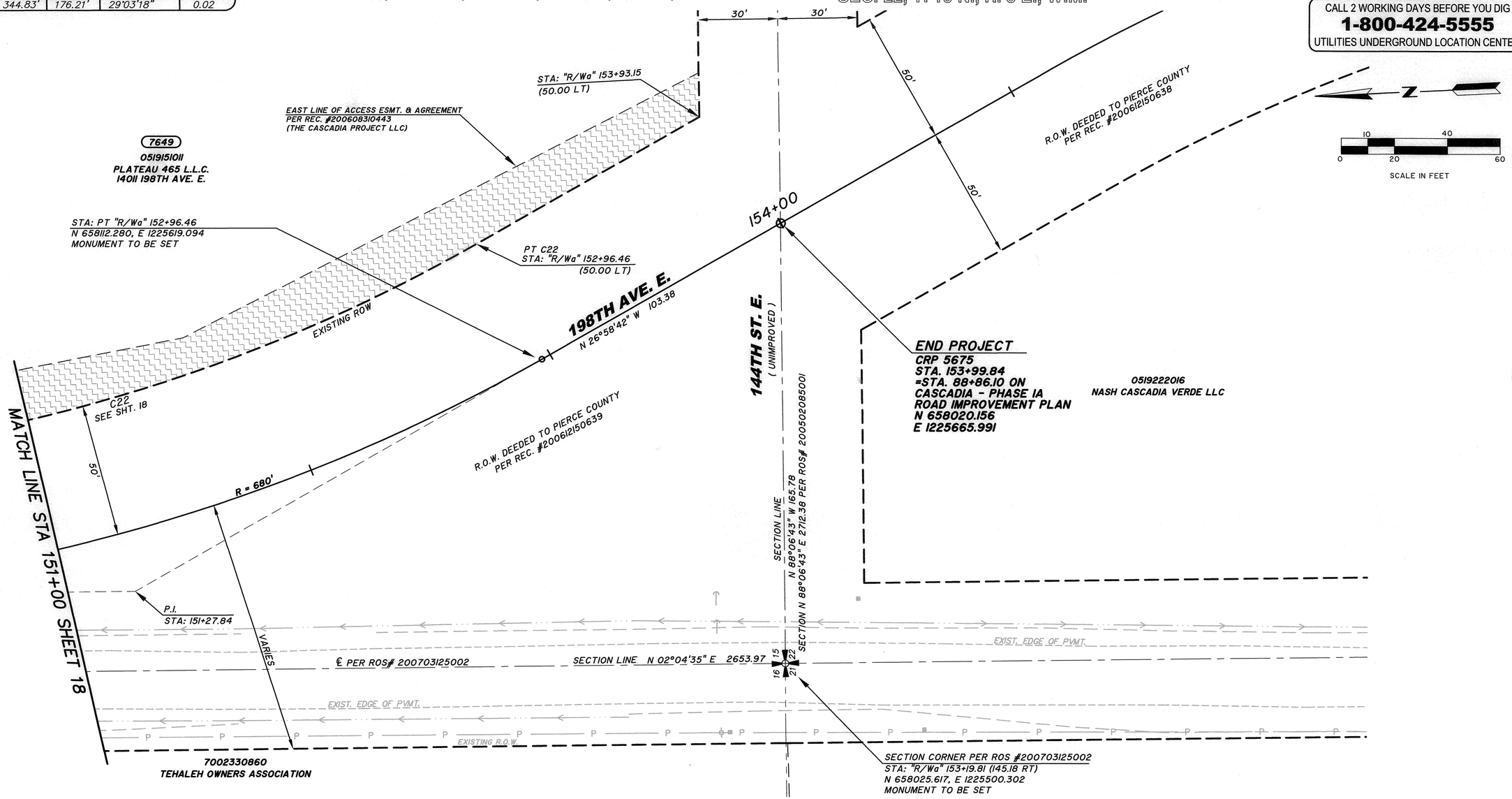
198TH AVENUE EAST
120TH ST E TO 144TH ST E
RIGHT-OF-WAY PLAN
CRP 5675

Drawing: M:\ACAD\SURVEY\03\03520\CRP5675\03520X21.DWG Layout Tab: SHEET 1
Xrefs: 03520L01.DWG / 03520T03.DWG / 03520L03.DWG
Date: 09/18/2012 Time: 11:43:04 AM Plotted by: JBECKMANN

CENTERLINE CURVE DATA					
P.I. STATION	RADIUS	LENGTH	TANGENT	DELTA	FT./FT.
151+27.84	680.00'	344.83'	176.21'	29°03'18"	0.02

REGION NO.	STATE	FEDERAL AID PROJECT NO.	SHEET NO.	TOTAL SHEETS
10	WASH.		19	19

CALL 2 WORKING DAYS BEFORE YOU DIG
1-800-424-5555
UTILITIES UNDERGROUND LOCATION CENTER



S.E. 1/4, S.E. 1/4, SEC. 16, T. 19 N., R. 5 E., W.M.

N.E. 1/4, N.E. 1/4, SEC. 21, T. 19 N., R. 5 E., W.M.

OWNERSHIP					
PARCEL NO.	NAME	TOTAL AREA	R/W	REMAINDER	SLOPE ESMT.
7649	PLATEAU 465 LLC	SEE SHEET 11			

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.

Drawing: M:\ACAD\SURVEY\03\03520\CRP5675\03520X22.DWG Layout Tab: SHEET 1
Xrefs: 03520L01.DWG / 03520T03.DWG / 03520L03.DWG
Date: 09/18/2012 Time: 11:44:08 AM Plotted by: JBECKMANN

GOLDSMITH
LAND DEVELOPMENT SERVICES
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

9/18/12
DAVID N. FOY
STATE OF WASHINGTON
PROFESSIONAL LAND SURVEYOR

NO.	DATE	REVISION	BY	APPROVED

Pierce County
Public Works and Utilities
Office of the County Engineer
Tacoma Mall Office Building
4301 South Pine Street, Suite 446
Tacoma, Washington 98409-7207
An APWA Accredited Agency

CHECKED BY: R. SCHLONGA
REVIEWED BY: G. HESS

Office of County Engineer
APPROVED BY: 9-24-12
BRIAN D. STACY, P.E.
COUNTY ENGINEER

RAMIRO A. CHAVEZ, P.E.
PROJECT ENGINEERING MANAGER

198TH AVENUE EAST
120TH ST E TO 144 ST E
RIGHT-OF-WAY PLAN
CRP 5675