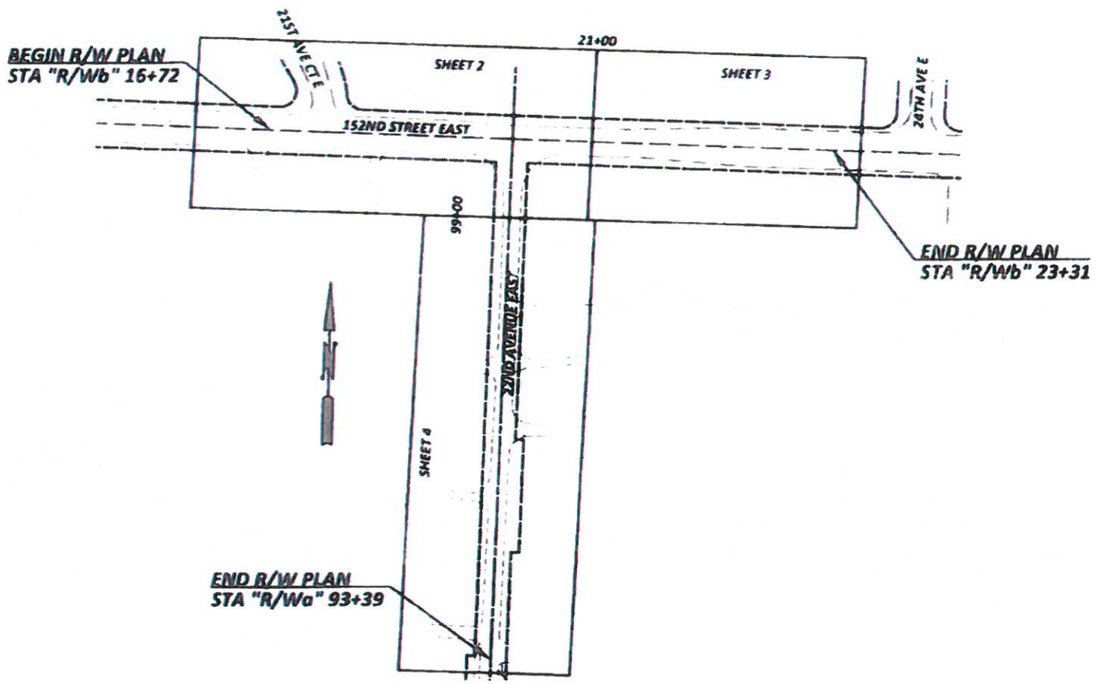
REGION NO	STATE	FEDERAL AID PROJECT NO	SHEET NO	TOTAL SHEETS
10	WASH		1	4

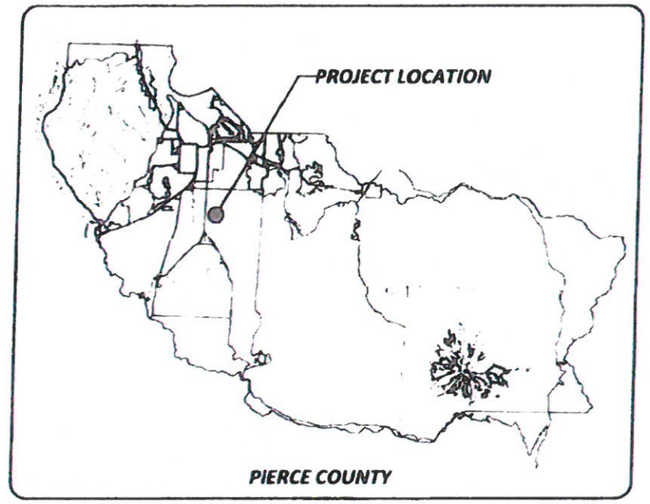
811 Know what's below. Call before you dig

22ND AVENUE EAST / 152ND STREET EAST INTERSECTION CRP 5650 RIGHT-OF-WAY PLANS

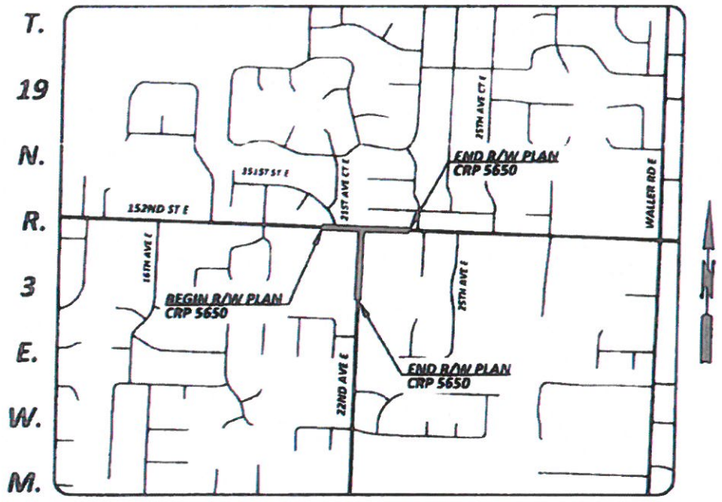
COVER SHEET.....1
RIGHT-OF-WAY PLAN.....2-4

INDEX





LOCATION MAP



VICINITY MAP

DRAWN BY K. THORNTON	BOOK NO 1425
DESIGNED BY S. CUZZETTO	SURVEYED BY W. O'NEIL
CHECKED BY J. VIALL	DATE SURVEYED 12/20/07
REVIEWED BY G. HESS, P.E.	DATE PLOTTED October 26, 2016

NO	DATE	REVISION	BY	APPROVED

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

LETTICIA M. NEAL STATE OF WASHINGTON 37876 REGISTERED PROFESSIONAL ENGINEER 8/8/2016

Office of the County Engineer
APPROVED BY
11-9-16
BRIAN D. STACY, P.E. DATE
LETTICIA M. NEAL, P.E.
TRANSPORTATION IMPROVEMENT SECTION MANAGER

22ND AVENUE EAST / 152ND STREET EAST INTERSECTION

COVER SHEET

CRP 5650

REGION NO.	STATE	FEDERAL AID PROJECT NO.	SHEET NO.	TOTAL SHEETS
10	WASH.		2	4

LEGEND (EXISTING)

- FOUND MONUMENT, AS NOTED
- GAS VALVE
- PAD MOUNTED TRANSFORMER
- POWER VAULT
- UTILITY POLE
- UTILITY POLE ANCHOR
- UTILITY POLE W/ LUMINAIRE
- TELEPHONE RISER
- TELEPHONE MANHOLE
- MISC. JUNCTION BOX
- BURIED UTILITY SIGN
- SANITARY SEWER MANHOLE
- CATCH BASIN TYPE 1
- CULVERT
- TRAFFIC SIGN
- MAIL BOX
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- TREE (CONIFER)
- TREE (DECIDUOUS)
- WELL
- BUILDING LINE
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- GUTTER LINE
- CURB
- EDGE OF GRAVEL
- DITCH LINE
- GUARDRAIL
- SEPTIC SYSTEM
- STORM DRAINAGE
- FENCE LINE
- GATE
- RETAINING WALL
- EASEMENT LINE
- PROPERTY LINE
- RIGHT-OF-WAY CENTERLINE
- RIGHT OF WAY
- QUARTER SECTION LINE
- SECTION LINE
- XXXX — PARCEL NUMBER
- ASSESSOR# / LAST NAME / FIRST NAME / SITE ADDRESS — OWNER INFORMATION
- EXISTING EASEMENT

LEGEND (PROPOSED)

- RIGHT-OF-WAY LINE
- SLOPE EASEMENT LINE
- RIGHT-OF-WAY ACQUISITION
- SLOPE EASEMENT
- DRIVEWAY RECONSTRUCTION PERMIT
- TEMPORARY EASEMENT (2)

OWNERSHIP							
PARCEL NO.	NAME (FAMILY LIVING TRUST (2))	TOTAL AREA	R/W ACQUISITION	POND ACQUISITION	REMAINDER	SLOPE EASEMENT	TEMPORARY EASEMENT (3)
7231	JOHNSON ~~LAURIE R & MARILYN R~~ (2)	69,000 SF	375 SF		68,625 SF	108 SF	256 SF (1)
7233	WOOD, ALICE F	46,174 SF	7,058 SF		39,116 SF	1,862 SF	
7234	SARMIENTO, PEDRO JR & LOURDES	11,250 SF	(3) 814 SF	10,436	~~11,250 SF~~	~~814 SF~~	
7235	LUCAS, MARK & PENSRI	69,492 SF	8,352 SF	9,037 SF	52,103 SF	3,158 SF	
7236	~~PROWS, CHRISTOPHER~~ EDDY, PATRICK (2)	14,225 SF	624 SF		13,601 SF	130 SF	
7238	COSTNER II, VERNON M	11,200 SF	1,690 SF		9,510 SF	~~670 SF~~	670 SF (1)
7240	KAEKA, BLANCHE L	10,000 SF	960 SF		9,040 SF	400 SF	

R/W CURVE DATA - "R/Wb" LINE				
CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	39.57'	20.00'	30.43'	113°22'02"
C2	56.69'	100.00'	29.13'	32°28'58"
C3	28.76'	20.00'	17.51'	82°24'10"

20 0 20 40 — SCALE IN FEET

811 Know what's below. Call before you dig.

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

SE ¼ NE ¼ SEC. 22 — SW ¼ NW ¼ SEC. 23

4365100440 HANSEN ROBERT C & NICOLE V 2016 151ST ST E

21ST AVE CT E — R/W CENTERLINE = "R/Wc" LINE

PCC: "R/Wc" 0+86.86 BRASSIE "R/Wb" 17+60.02 (59.00' LT)

7234 4365100010 SARMIENTO PEDRO JR & LOURDES 15109 21ST AVE CT E

7236 6904000360 (1) EDDY PATRICK ~~PROWS CHRISTOPHER~~ 2202 151ST ST E

7238 6904000350 COSTNER II VERNON M 2208 151ST ST E

7240 6904000340 KAEKA BLANCHE L 2214 151ST ST E

BEGIN R/W PLAN STA "R/Wb" 16+72.00

PT STA "R/Wb" 17+24.24 (57.93' LT)

PC STA "R/Wb" 17+88.84 (47.36' LT)

STA "R/Wb" 17+92.66 (38.00' LT)

STA "R/Wb" 18+99.11 (40.00' LT) (2)

STA "R/Wb" 18+99.15 (38.00' LT)

STA "R/Wb" 19+62.94 (47.00' LT)

STA "R/Wb" 19+58.93 (42.00' LT)

STA "R/Wb" 19+35.00 (47.00' LT)

STA "R/Wb" 19+35.00 (42.00' LT)

STA "R/Wb" 20+95.00 (47.00' LT)

STA "R/Wb" 20+95.00 (42.00' LT)

N 01°05'35" E

N 41°01'58" E

N 02°12'37" E

10' SCREENING ESMT.

STA "R/Wb" 18+99.32 (30.00' LT)

STA "R/Wb" 19+49.32 (30.00' LT)

PC STA "R/Wb" 17+05.88 (30.00' LT)

PC STA "R/Wb" 17+59.98 (30.17' LT)

PT STA "R/Wb" 18+08.66 (30.00' LT)

N 02°20'23" E 30.17'

STA. "R/Wb" 17+59.98 = STA. "R/Wc" 0+00

FD. 3" DIA. BRASSIE W/ "X" DOWN 0.3' STA. "R/Wb" 20+00 = STA. "R/Wa" 100+00 F ¼ CORNER SEC. 22 W ¼ CORNER SEC. 23

20+00

S 87°47'23" E 1332.72'

S 87°39'37" E 1312.43'

152ND STREET EAST

R/W CENTERLINE = "R/Wb" LINE = QUARTER SECTION LINE

FD. 3" DIA. PCPW SURFACE BRASSIE W/ "X" C-E 1/16 COR. SEC. 22 STA "R/Wb" 6+87.57

STA "R/Wb" 16+97.00 (30.00' RT)

STA "R/Wb" 16+97.00 (36.00' RT)

STA "R/Wb" 17+15.00 (30.00' RT)

STA "R/Wb" 17+15.00 (36.00' RT)

STA "R/Wb" 17+39.82 (41.22' RT) (3)

STA "R/Wb" 19+25.00 (45.00' RT)

STA "R/Wb" 19+80.60 (30.00' RT)

STA "R/Wb" 20+20.53 (30.00' RT)

STA "R/Wb" 20+80.92 (35.00' RT)

STA "R/Wb" 16+72.00 (44.00' RT)

STA "R/Wb" 17+50.00 (30.00' RT)

STA "R/Wb" 17+50.00 (45.00' RT)

STA "R/Wb" 17+51.00 (50.00' RT)

STA "R/Wb" 17+51.20 (60.00' RT) (3)

STA "R/Wb" 17+36.20 (60.30' RT) (3)

STA "R/Wb" 19+23.00 (50.00' RT)

STA "R/Wb" 20+63.67 (53.00' RT)

STA "R/Wb" 21+00.00 (53.00' RT)

STA "R/Wb" 20+56.00 (61.00' RT)

STA "R/Wb" 20+95.00 (30.00' LT)

STA "R/Wa" 99+13.00 (40.00' LT)

STA "R/Wa" 99+15.00 (35.00' LT)

STA "R/Wa" 99+23.00 (40.00' RT)

S 01°11'45" W 2651.44'

N 01°11'45" E

7231 0319224018 JOHNSON FAMILY LIVING TRUST ~~LAURIE R & MARILYN R~~ (2) 2026 152ND ST E

7233 0319224039 WOOD ALICE F 2112 152ND ST E

7235 0319237006 LUCAS MARK & PENSRI 15205 22ND AVE E

22ND AVENUE EAST — R/W CENTERLINE = "R/Wa" LINE = SECTION LINE

10' WIDE AREA OF CONCERN AND QUESTIONABLE OWNERSHIP

MATCH LINE STA "R/Wb" 21+00 SHEET 3

MATCH LINE STA "R/Wa" 99+00 SHEET 4

NE ¼ SE ¼ SEC. 22 — NW ¼ SW ¼ SEC. 23

HORIZONTAL DATUM:
NAD 83 (1991 ADJUSTMENT), SOUTH ZONE
DERIVED FROM PIERCE COUNTY CORS.

BASIS OF BEARING:
N 01°11'45" EAST BETWEEN MONUMENTS FOUND IN PLACE ISTUATED AT THE QUARTER CORNER COMMON TO SECTIONS 22 & 23 AND THE SECTION CORNER COMMON TO SECTIONS 22, 23, 26 AND 27, ALSO BEING THE CENTERLINE OF 22ND AVENUE EAST AS SHOWN AND DESCRIBED HEREON.

DISTANCES SHOWN HEREON ARE GROUND DISTANCES BASED UPON THE U.S. SURVEY FOOT.

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: K. THORNTON	BOOK NO.: 1425
DESIGNED BY: S. CUZZETTO	SURVEYED BY: W. O'NEIL
CHECKED BY: J. VIALL	DATE SURVEYED: 12/20/07
REVIEWED BY: G. HESS, P.E.	DATE PLOTTED: October 26, 2016

NO.	DATE	REVISION	BY	APPROVED
(3)	11/8/17	ADDED TEMP ESMT FOR PARCEL 7231, CHANGED SLOPE ESMT TO R/W FOR PARCEL 7231, & CHANGED SLOPE ESMT TO TEMP ESMT FOR PARCEL 7238	RMB	
(2)	5/5/17	REVISED OWNERSHIP FOR PARCEL 7231, IDENTIFIED CURVE C3, ADDED STATION CALL-OUT FOR PARCEL 7234	AVS	
(1)	3/22/17	REVISED OWNERSHIP FOR PARCEL 7236	AVS	

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LETTICIA M. NEAL — STATE OF WASHINGTON — 37879 — REGISTERED PROFESSIONAL ENGINEER — 11/8/2016

Office of the County Engineer

APPROVED BY:

BRIAN D. STACY, P.E. — DATE 11-4-16

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

22ND AVENUE EAST / 152ND STREET EAST INTERSECTION

RIGHT-OF-WAY PLAN

CRP 5650

Drawing: P:\5650-22AVE152ST\ENGRESS\DRAWINGS\RIGHTOFWAY\PLANSHEETS\5650RIGHTOFWAY01.DWG Layout Tab: RIGHTOFWAYPLAN01
Xrefs: 5650SURVNX.DWG / 5650PROPRIGHTOFWAYINDEX.DWG / 5650DISIGNTOPOINDEX.DWG / 5650UTILINDEX.DWG / 5650INDEX.DWG
Date: 10/26/2016 Time: 01:14:26 PM Plotted by: SCUZZET

SCANNED

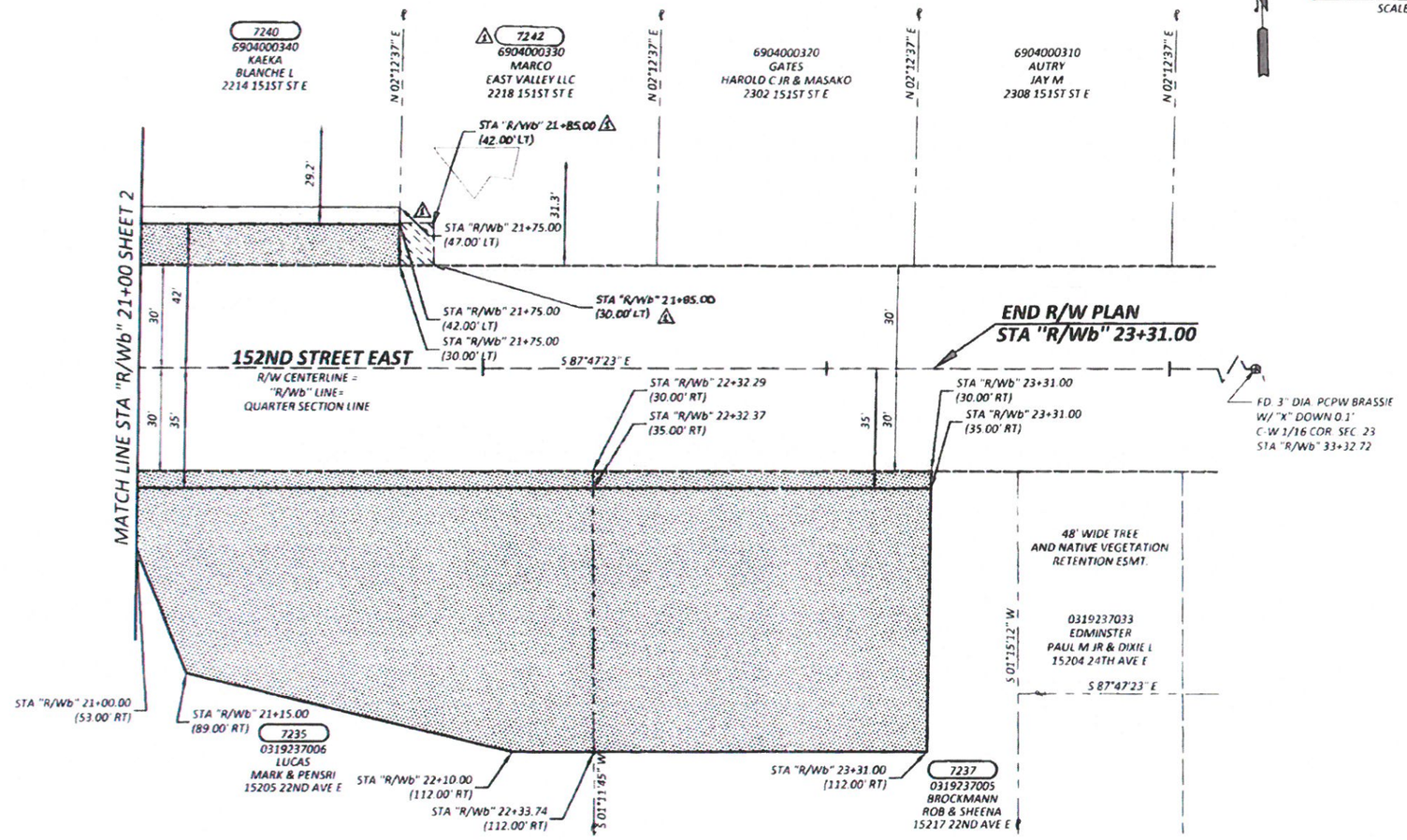
REGION NO.	STATE	FEDERAL AID PROJECT NO.	SHEET NO.	TOTAL SHEETS
10	WASH.		3	4

20 0 20 40
SCALE IN FEET

811 Know what's below. Call before you dig.

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

SW ¼ NW ¼
SEC. 23



NW ¼ SW ¼
SEC. 23

OWNERSHIP							
PARCEL NO.	NAME	TOTAL AREA	R/W ACQUISITION	POND ACQUISITION	REMAINDER	SLOPE EASEMENT	TEMPORARY EASEMENT
7235	LUCAS, MARK & PENSRI	SEE SHEET 2					
7237	BROCKMANN, ROB & SHEENA	49,037 SF	994 SF	7,542 SF	40,501 SF		
7240	KAEKA, BLANCHE L	SEE SHEET 2					
7242	MARCO EAST VALLEY LLC	9,375 SF			9,375 SF		120 SF

NOTE:

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DRAWN BY: K. THORNTON	BOOK NO.: 1425
DESIGNED BY: S. CUZZETTO	SURVEYED BY: W. O'NEIL
CHECKED BY: J. VIALL	DATE SURVEYED: 12/2007
REVIEWED BY: G. HESS, P.E.	DATE PLOTTED: December 12, 2016

NO	DATE	REVISION	BY	APPROVED
2	5/5/17	ADDED NEW PC PARCEL 7242, TEMP ESMT, R REVISED OWNERSHIP TABLE	AVS	

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APPROVED BY:

BRIAN D. STACY, P.E. — DATE 11-4-16

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

11/3/2016

22ND AVENUE EAST / 152ND STREET EAST INTERSECTION

RIGHT-OF-WAY PLAN

CRP 5650

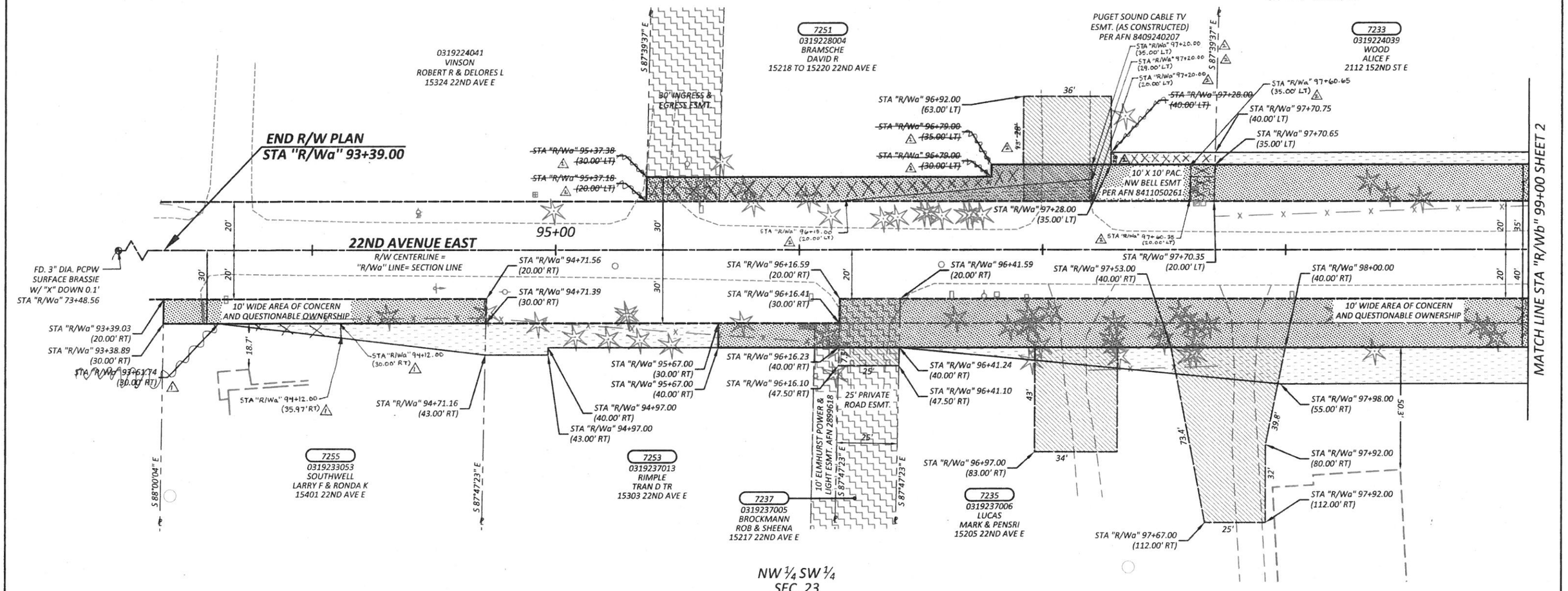
REGION NO.	STATE	FEDERAL AID PROJECT NO.	SHEET NO.	TOTAL SHEETS
10	WASH.		4	4

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

NE ¼ SE ¼
SEC. 22

20 0 20 40
SCALE IN FEET

811 Know what's below. Call before you dig.



NW ¼ SW ¼
SEC. 23

OWNERSHIP						
PARCEL NO.	NAME	TOTAL AREA	R/W ACQUISITION	POND ACQUISITION	REMAINDER	SLOPE EASEMENT
7233	WOOD, ALICE F	SEE SHEET 2				
7235	LUCAS, MARK & PENSRI	SEE SHEET 2				
7237	BROCKMANN, ROB & SHEENA	SEE SHEET 3				
7251	BRAMSCHE, DAVID R	43,560 SF	608 ~~2,790~~ SF ⚠2	⚠2 42,952	~~40,770~~ SF	473 ~~214~~ SF ⚠2
7253	RIMPLE, TRAN D TR	25,264 SF	494 SF		24,770 SF	1,035 SF
7255	SOUTHWELL, LARRY F & RONDA K	45,087 SF	1,326 SF		43,761 SF	563 ~~713~~ SF ⚠1

NOTE:

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DESIGNED BY: S. CUZZETTO	SURVEYED BY: W. O'NEIL			
CHECKED BY: J. VIALL	DATE SURVEYED: 12/20/07			
REVIEWED BY: G. HESS, P.E.	DATE PLOTTED: October 26, 2016			

NO.	DATE	REVISION	BY	APPROVED
⚠2	1/4/18	REVISED R/W ACQUISITION, SLOPE ESMT, AND DRP FOR PARCEL 7251	RMB	
⚠1	11/6/17	REVISED SLOPE ESMT FOR PARCEL 7255	RMB	

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APPROVED BY:
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TRANSPORTATION IMPROVEMENT SECTION MANAGER

22ND AVENUE EAST / 152ND STREET EAST INTERSECTION

RIGHT-OF-WAY PLAN

CRP 5650

Date: 10/26/2016 Time: 01:24:23 PM Plotted by: SCUZZET