

CITY OF FIFE, WASHINGTON

ORDINANCE NO. 1927

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FIFE, WASHINGTON, AUTHORIZING THE CONDEMNATION AND ACQUISITION OF CERTAIN REAL PROPERTY AND PROPERTY RIGHTS NECESSARY FOR THE PACIFIC HIGHWAY EAST PEDESTRIAN IMPROVEMENT AND 54TH AVENUE EAST INTERSECTION IMPROVEMENT PROJECT; PROVIDING FOR PAYMENT OF THE COST AND EXPENSE OF ACQUIRING THE PROPERTY; AND AUTHORIZING THE INITIATION OF APPROPRIATE CONDEMNATION PROCEEDINGS IN THE MANNER PROVIDED BY LAW

WHEREAS, on June 10, 2014, the Fife City Council passed Resolution No. 1600, adopting the Six Year Transportation Improvement Program for 2015-2020 (“TIP”); and

WHEREAS, priority No. 2 on the TIP is the Pacific Highway East/54th Avenue East Intersection Improvements and priority No. 3 on the TIP Pacific Highway East Non-Motorized Improvements (collectively the “Project”); and

WHEREAS, the Project will add curb, gutter, sidewalk planter strip, and bike lane to the north side of Pacific Highway East from 54th Avenue East and 65th Avenue East, and an additional westbound to southbound turn and receiving lane with signal improvements at the 54th Avenue East/Pacific Highway East intersection; and

WHEREAS, the Project will improve public safety, ease traffic congestion, and improve freight mobility; and

WHEREAS, in order to construct the Project, it is necessary for the City to acquire property and property rights legally described and graphically depicted in Exhibits A and B attached hereto and identified as portions of Tax Parcel Nos. 0320018017, 0320125003, 4055000030, 4055000040, 4055000060, 0420063099, 0420064129, 0420064155, and 0420064070 (the “Properties”); and

WHEREAS, the public health, safety, necessity, convenience, and interest require that the Project be undertaken and that in order to carry out the Project it is necessary for the City to acquire the Properties; and

WHEREAS, notice of this action was properly given in accordance with RCW 8.25.290; now therefore,

THE CITY COUNCIL OF THE CITY OF FIFE, WASHINGTON
DO ORDAIN AS FOLLOWS:

Section 1. The City Council adopts the above recitals as findings and further finds and declares that the public necessity and convenience demand that the real property and property rights described in Exhibits A and B be condemned, appropriated, and taken for public transportation purposes.

Section 2. The property and property rights described in the attached Exhibits A and B are hereby condemned, appropriated, taken, and damaged for public transportation purposes, subject to the payment of just compensation to the owners, or payment into court for the owners, in the manner provided by law.

Section 3. The cost and expense of acquiring the Properties shall be paid from in part by Transportation Improvement Board funds, the City's general funds, and from other monies the City may have available or obtain. No part shall be paid by special assessment.

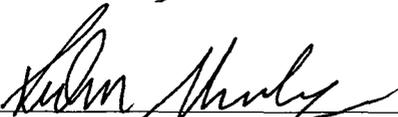
Section 4. The City Attorney is hereby authorized and directed to commence condemnation proceedings in Pierce County Superior Court to acquire the property and property rights described in Exhibits A and B attached hereto; provided the City Attorney shall not commence condemnation proceedings on any parcel described in Exhibits A and B until a reasonable effort has been made to acquire such parcel by negotiation in accordance with the City's approved right of way acquisition procedures for projects receiving funding from the Federal Highway Administration.

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Section 5. This Ordinance shall be in full force and effect five (5) days after publication as required by law. A summary of this Ordinance may be published in lieu of the entire Ordinance, as authorized by State law.

Introduced on the 26th day of January, 2016.

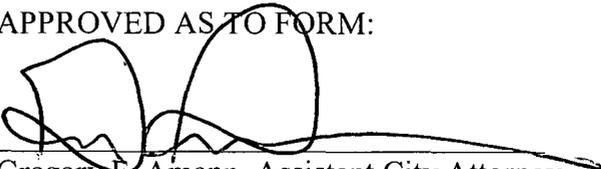
Passed by the City Council on the 9th day of February, 2016.


Subir Mukerjee, City Manager

ATTEST:


Carol Etgen, City Clerk

APPROVED AS TO FORM:


Gregory P. Amann, Assistant City Attorney

Published: 2/12/16
Effective Date: 2/17/16

EXHIBIT A
Legal Descriptions and Diagrams

EXHIBIT ____
PARCEL NO. 0320018017
RIGHT OF WAY ACQUISITION

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" LYING SOUTH AND EAST OF THE FOLLOWING DESCRIBED LINE;

BEGINNING AT THE INTERSECTION OF THE NORTH MARGIN OF PACIFIC HIGHWAY EAST AND THE WEST LINE OF SAID PARCEL "A";

THENCE SOUTH 88°17'45" EAST ALONG SAID NORTH MARGIN, 159.20 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 60°03' 36" EAST, 52.35 FEET;

THENCE NORTH 10°02' 01" EAST, 9.98 FEET;

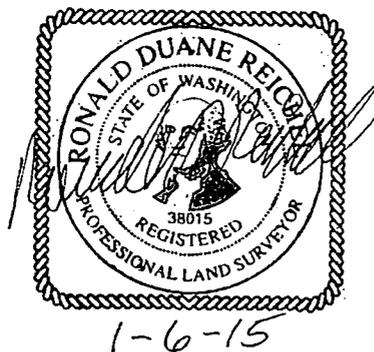
THENCE SOUTH 79°50'22" EAST, 1.52 FEET TO THE WEST MARGIN OF SAID 54TH AVENUE EAST AND THE TERMINUS OF SAID LINE DESCRIPTION.

CONTAINING 554 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORDER NO. 5207125211-5, DATED DECEMBER 18, 2014)

LOT 1, CITY OF FIFE SHORT PLAT NO. PLT01-00001, ACCORDING TO THE PLAT THEREOF RECORDED UNDER RECORDING NO. 200106055001, RECORDS OF PIERCE COUNTY, WASHINGTON.



SEC. 01, T. 20 N., R. 03 E., W.M.

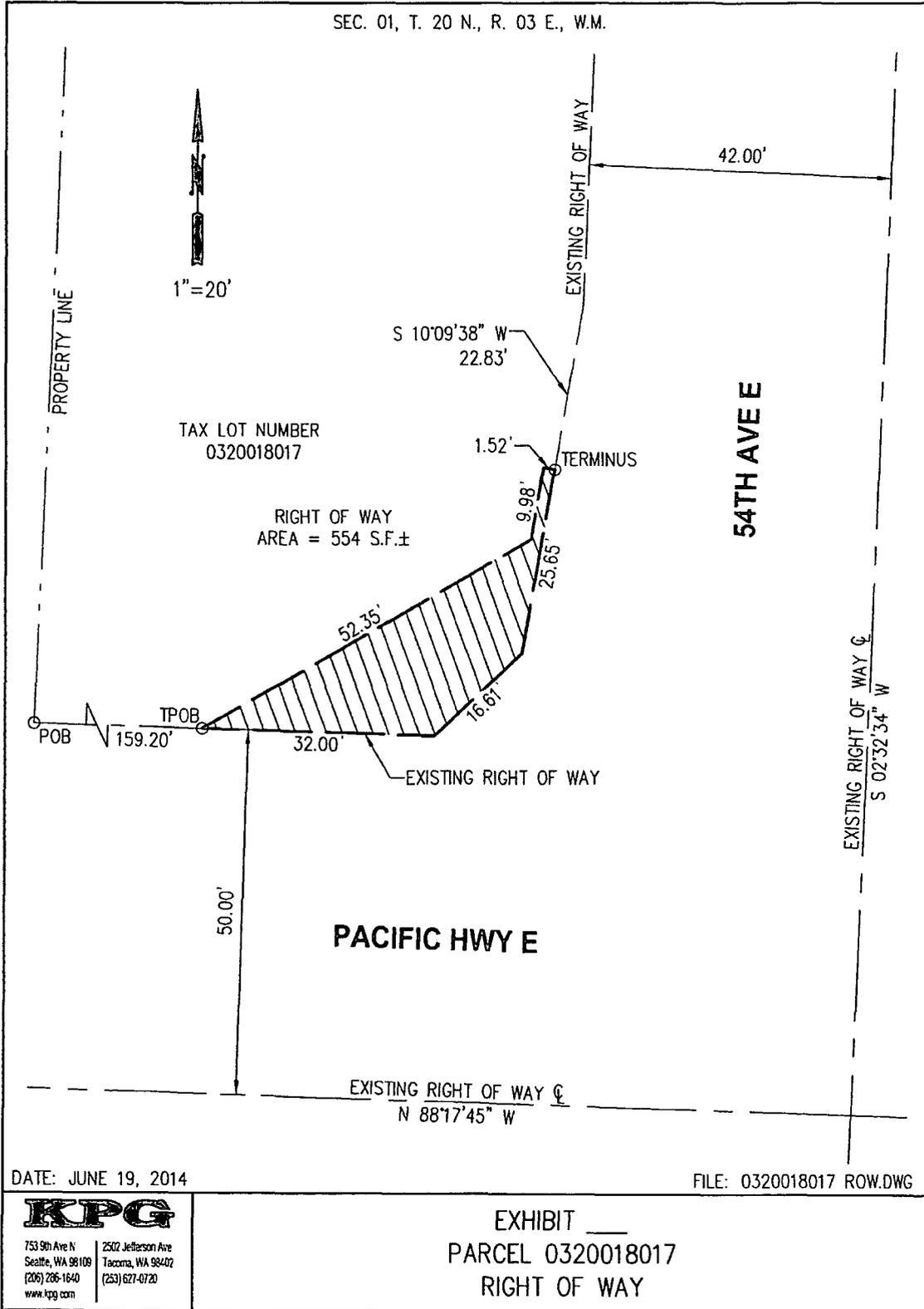


EXHIBIT _____
PARCEL NO. 0320018017
TEMPORARY CONSTRUCTION EASEMENT

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH MARGIN OF PACIFIC HIGHWAY EAST AND THE WEST LINE OF SAID PARCEL "A";

THENCE SOUTH 88°17'45" EAST ALONG SAID NORTH MARGIN, 155.91 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 54° 34' 07" EAST, 61.85 FEET;

THENCE SOUTH 10° 02' 01" WEST, 9.98 FEET;

THENCE SOUTH 60° 03' 36" WEST, 52.35 FEET TO SAID NORTH MARGIN;

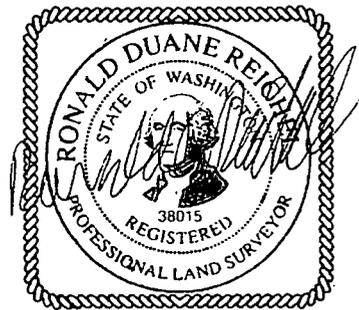
THENCE NORTH 88° 17' 45" WEST ALONG SAID NORTH MARGIN, 3.30 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING 262 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORDER NO. 5207125211-5,
DATED DECEMBER 18, 2014)

LOT 1, CITY OF FIFE SHORT PLAT NO. PLT01-00001, ACCORDING TO THE PLAT THEREOF RECORDED UNDER RECORDING NO. 200106055001, RECORDS OF PIERCE COUNTY, WASHINGTON.

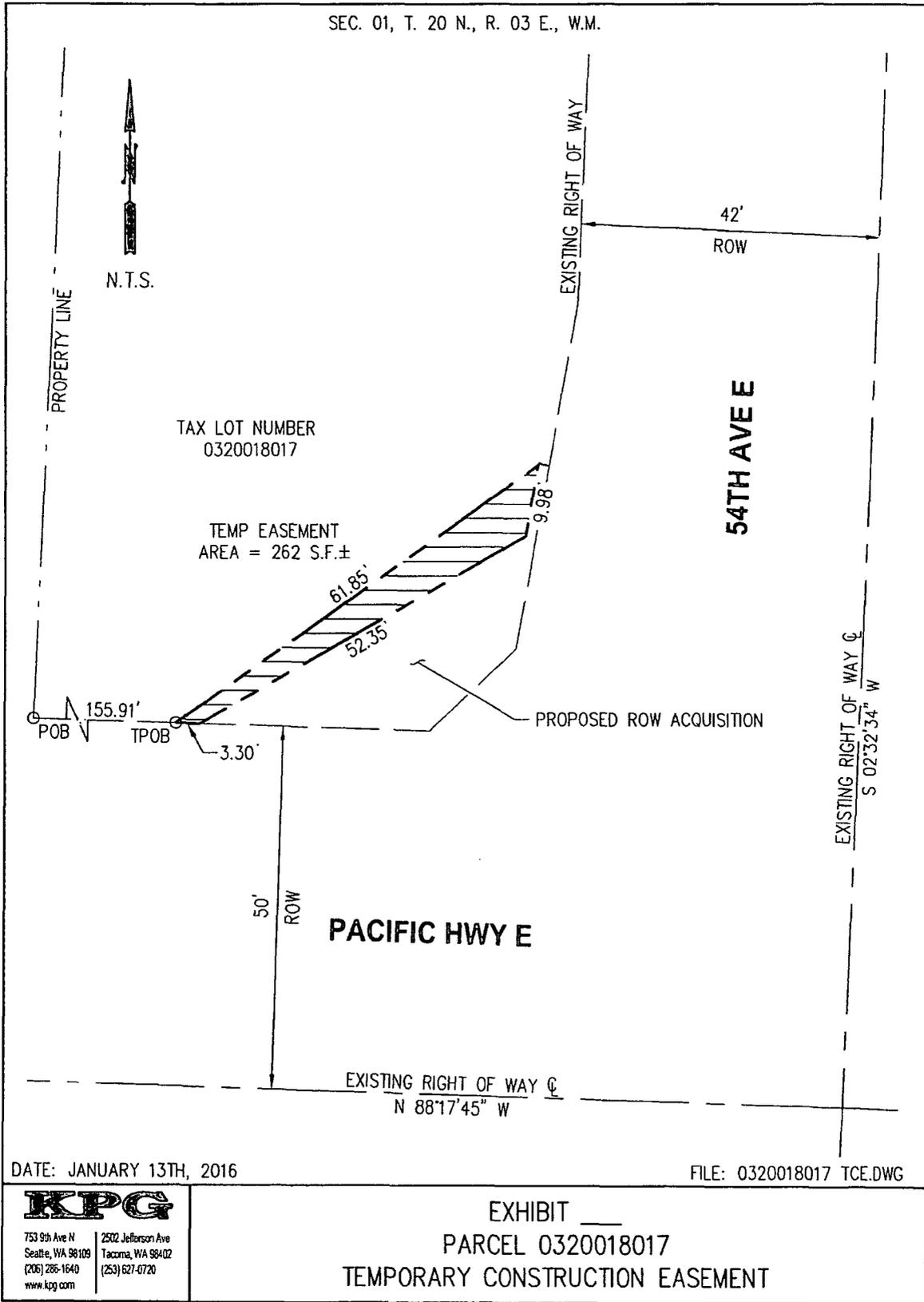


1-14-16

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EXHIBIT _____
 PARCEL 0320018017
 TEMPORARY CONSTRUCTION EASEMENT

EXHIBIT _____
PARCEL NO. 0320125003
RIGHT OF WAY ACQUISITION

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE;

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, AND A LINE THAT IS 75.00 FEET WEST OF AND PARALLEL WITH THE CENTERLINE OF 54TH AVE EAST;

THENCE NORTH 02°32'34" EAST ALONG SAID PARALLEL LINE, 91.26 FEET;

THENCE NORTH 45°30' 46" WEST, 32.25 FEET TO THE SOUTH MARGIN OF PACIFIC HIGHWAY EAST, AND THE TERMINUS OF SAID LINE DESCRIPTION

CONTAINING 2,293 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORDER NO. 5207125212-5, DATED JANUARY 02, 2014)

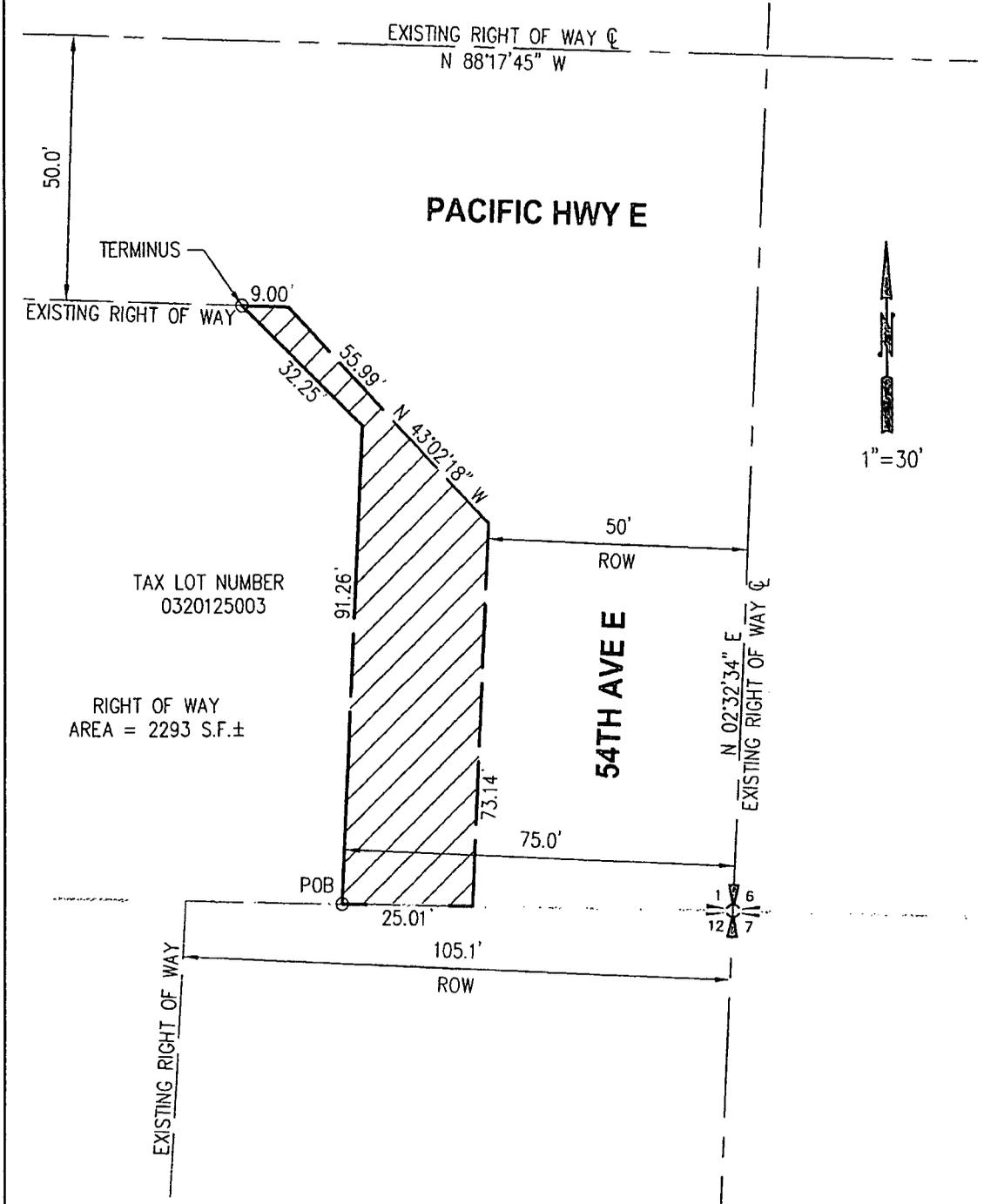
LOTS 1, 2, 3 AND 4, CITY OF FIFE SHORT PLAT, RECORDED UNDER PIERCE COUNTY RECORDING NO. 8107300154, RECORDS OF PIERCE COUNTY, WASHINGTON;

EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF FIFE BY WARRANTY DEED RECORDED UNDER RECORDING NO. 9011060447, RECORDS OF PIERCE COUNTY, WASHINGTON.



1-6-16

SEC. 01, T. 20 N., R. 03 E., W.M.



DATE: FEBRUARY 9, 2014

FILE: 0320125003 ROW.DWG

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EXHIBIT ____
PARCEL 0320125003
RIGHT OF WAY

EXHIBIT _____
PARCEL NO. 4055000020, 4055000030, 4055000040
RIGHT OF WAY ACQUISITION

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" LYING SOUTH OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID PARCEL "A" AND A LINE THAT IS 56.50 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF PACIFIC HIGHWAY EAST;

THENCE NORTH 88°18'09" WEST ALONG SAID LINE, 197.74 FEET;

THENCE NORTH 55°11'24" WEST, 49.42 FEET;

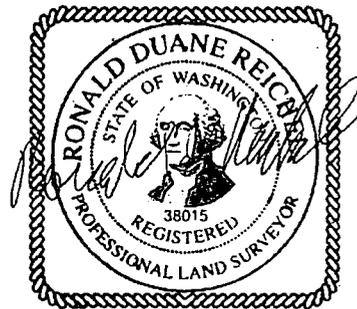
THENCE NORTH 19°30'46" WEST, 40.68 FEET TO THE EAST MARGIN OF 54TH AVENUE EAST AND THE TERMINUS OF SAID LINE DESCRIPTION.

CONTAINING 2790 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORDER NO. 5207118588-5,
DATED MARCH 20, 2014)

LOTS 1, 2, 3 AND 4 AND THE WEST 30.18 FEET OF LOT 5, GALLERT TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14 OF PLATS, PAGE 12, RECORDS OF PIERCE COUNTY, WASHINGTON; EXCEPT FROM SAID LOT 2 THAT PORTION CONVEYED TO THE TOWN OF FIFE BY QUIT CLAIM DEED, RECORDED UNDER RECORDING NO. 2316963;
ALSO EXCEPT FROM SAID LOTS 1 AND 2 THE WEST 6 FEET THEREOF CONVEYED TO THE CITY OF FIFE FOR STREET, SIDEWALKS, UTILITIES AND STORM DRAINS, BY DEED RECORDED UNDER RECORDING NO. 8801260282;
ALSO EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON BY QUIT CLAIM DEED RECORDED UNDER RECORDING NO. 9302230267.
SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.



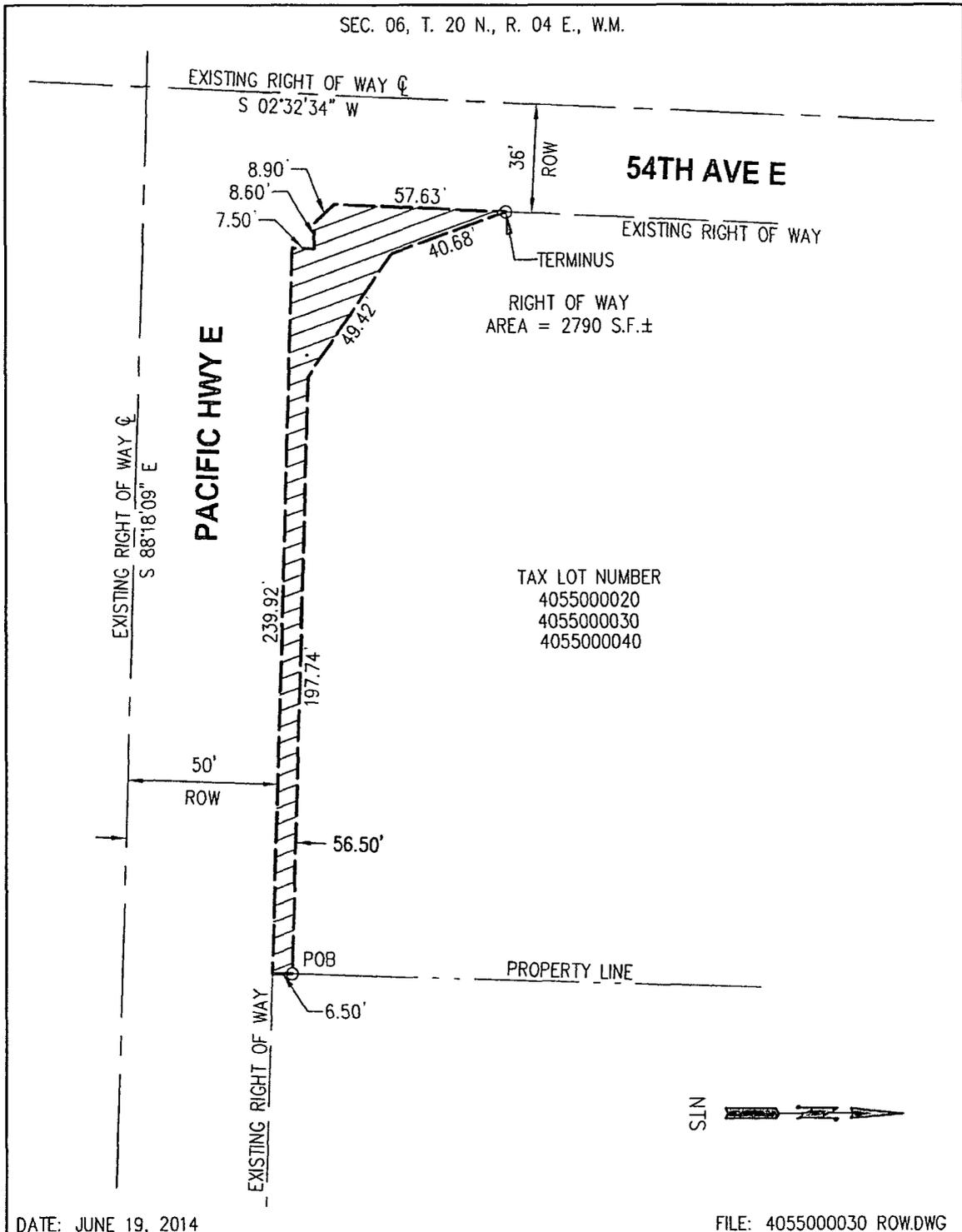
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Page 1 of 1

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DATE: JUNE 19, 2014

FILE: 4055000030 ROW.DWG

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EXHIBIT _____

PARCEL 4055000020, 4055000030, 4055000040

RIGHT OF WAY

EXHIBIT _____
PARCEL NO. 4055000020, 4055000030, 4055000040
TEMPORARY CONSTRUCTION EASEMENT

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID PARCEL "A" AND A LINE THAT IS 56.50 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF PACIFIC HIGHWAY EAST;

THENCE NORTH 88° 18' 09" WEST ALONG SAID PARALLEL LINE, 197.74 FEET;

THENCE NORTH 55° 11' 24" WEST, 49.42 FEET;

THENCE NORTH 19° 30' 46" WEST, 40.68 FEET TO THE EAST MARGIN OF 54TH AVENUE EAST;

THENCE NORTH 02° 32' 34" EAST ALONG SAID MARGIN, 13.32 FEET;

THENCE SOUTH 19° 30' 46" EAST, 51.41 FEET;

THENCE SOUTH 55° 11' 24" EAST, 46.33 FEET;

THENCE SOUTH 88° 18' 09" EAST, 111.44 FEET;

THENCE NORTH 01° 41' 51" EAST, 6.30 FEET;

THENCE SOUTH 88° 18' 09" EAST, 41.47 FEET;

THENCE SOUTH 01° 41' 51" WEST, 6.30 FEET;

THENCE SOUTH 88° 18' 09" EAST, 43.35 FEET TO THE EAST LINE OF SAID PARCEL "A";

THENCE SOUTH 01° 44' 33" WEST ALONG SAID EAST LINE, 5.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,716 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORDER NO. 5207118588-5,

DATED MARCH 20, 2014)

LOTS 1, 2, 3 AND 4 AND THE WEST 30.18 FEET OF LOT 5, GALLERT TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14 OF PLATS, PAGE 12, RECORDS OF PIERCE COUNTY, WASHINGTON; EXCEPT FROM SAID LOT 2 THAT PORTION CONVEYED TO THE TOWN OF FIFE BY QUIT CLAIM DEED, RECORDED UNDER RECORDING NO. 2316963;

ALSO EXCEPT FROM SAID LOTS 1 AND 2 THE WEST 6 FEET THEREOF CONVEYED TO THE CITY OF FIFE FOR STREET, SIDEWALKS, UTILITIES AND STORM DRAINS, BY DEED RECORDED UNDER RECORDING NO. 8801260282;

ALSO EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON BY QUIT CLAIM DEED RECORDED UNDER RECORDING NO. 9302230267.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

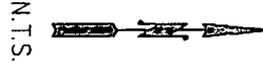
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54TH AVE E

SECTION 1
SECTION 6

PROPOSED ROW
ACQUISITION

S 88° 18' 09" E

EXISTING WSDOT RIGHT OF WAY

PACIFIC HWY E

6.50'

EXISTING RIGHT OF WAY

197.74'

6.30'

41.47'

6.30'

43.35'

61.50'

5.00'

49.42'

46.33'

40.68'

5.00'

5.00'

5.00'

5.00'

5.00'

111.44'

6.30'

41.47'

6.30'

6.30'

6.30'

6.30'

6.30'

6.30'

6.30'

6.30'

13.32'

EXISTING RIGHT OF WAY

TAX LOT NUMBERS
4055000020
4055000030
4055000040

TEMP EASEMENT
AREA = 1716 S.F.±

TEMPORARY
CONSTRUCTION EASEMENT

PROPERTY LINE

50'
ROW

POB

DATE: JANUARY 13TH, 2016

FILE: 4055000030 TCE.DWG



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EXHIBIT _____
PARCEL 4055000020, 4055000030, 4055000040
TEMPORARY CONSTRUCTION EASEMENT

EXHIBIT _____
PARCEL NO. 4055000060
RIGHT OF WAY ACQUISITION

THE SOUTH 6.50 FEET OF THE HEREINAFTER DESCRIBED PARCEL "A";
CONTAINING 723 SQUARE FEET, MORE OR LESS.

PARCEL "A":
(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORDER NO. 5207124109-5,
DATED OCTOBER 31, 2014)

LOT 6 AND THE EAST 25 FEET OF LOT 5, GALLERT TRACTS, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 14 OF PLATS, PAGE 12, RECORDS OF PIERCE COUNTY, WASHINGTON.



4055000060 ROW

Page 1 of 1
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EXHIBIT A
12 of 24

SEC. 06, T. 20 N., R. 04 E., W.M.

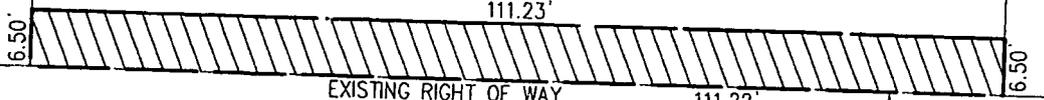
TAX LOT NUMBER
4055000060

RIGHT OF WAY
AREA = 723 S.F.±



PROPERTY LINE

PROPERTY LINE



PACIFIC HWY E

EXISTING RIGHT OF WAY C
N 88°18'09" W

DATE: JUNE 19, 2014

FILE: 4055000060 ROW.DWG

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EXHIBIT ____
PARCEL 4055000060
RIGHT OF WAY

EXHIBIT _____
PARCEL NO. 0420063099
RIGHT OF WAY ACQUISITION

THAT PORTION OF THE HEREINAFTER DESCRIBED TRACT DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT, SAID CORNER ALSO BEING THE INTERSECTION OF THE EAST MARGIN OF 58TH AVENUE EAST AND THE NORTH MARGIN OF PACIFIC HIGHWAY EAST;

THENCE SOUTH 88°18'09" EAST ALONG SAID NORTH MARGIN, 134.52 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 01°41' 51" EAST, 20.00 FEET TO A LINE THAT IS 70.00 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF SAID PACIFIC HIGHWAY EAST;

THENCE SOUTH 88°18'09" EAST ALONG SAID PARALLEL LINE, 37.00 FEET;

THENCE SOUTH 01°41' 51" WEST, 20.00 FEET TO THE NORTH MARGIN OF SAID PACIFIC HIGHWAY EAST, HEREINAFTER DESCRIBED AS POINT "A";

THENCE NORTH 88°18'09" WEST, 37.00 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING 740 SQUARE FEET, MORE OR LESS.

TOGETHER WITH THAT PORTION OF THE HEREINAFTER DESCRIBED TRACT DESCRIBED AS FOLLOWS:

BEGINNING AT POINT "A";

THENCE SOUTH 88°18'09" EAST ALONG SAID NORTH MARGIN, 189.34 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 01°41' 51" EAST, 12.00 FEET TO A LINE THAT IS 62.00 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF SAID PACIFIC HIGHWAY EAST;

THENCE SOUTH 88°18'09" EAST ALONG SAID PARALLEL LINE, 8.00 FEET;

THENCE SOUTH 01°41' 51" WEST, 12.00 FEET TO THE NORTH MARGIN OF SAID PACIFIC HIGHWAY EAST;

THENCE NORTH 88°18'09" WEST, 8.00 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING 96 SQUARE FEET, MORE OR LESS.

TOTAL RIGHT OF WAY AREA CONTAINING 836 SQUARE FEET, MORE OR LESS.

TRACT:

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORDER NO. 5207120914-5,
DATED MAY 07, 2014)

PARCEL A:

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

0420063099 ROW

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, SAID POINT BEING SOUTH 88°58'53" WEST, 1,244.03 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 6;
THENCE NORTH 00°23'20" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, 210.69 FEET TO AN INTERSECTION WITH THE NORTH MARGIN OF PACIFIC HIGHWAY SOUTH;
THENCE CONTINUING NORTH 00°23'20" EAST, 191.46 FEET TO AN INTERSECTION WITH THE SOUTH MARGIN OF THE PLAT OF P-K TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 17 OF PLATS, PAGE 29, RECORDS OF PIERCE COUNTY, WASHINGTON;
THENCE NORTH 89°03'30" EAST, ALONG SAID MARGIN, 161.40 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 89°03'30" EAST, ALONG SAID SOUTH MARGIN, 10 FEET TO THE SOUTHWEST CORNER OF LOT 4, BLOCK 2, OF SAID PLAT;
THENCE NORTH 00°01'17" EAST, ALONG THE WEST LINE OF SAID LOT 4, 124.48 FEET TO THE NORTHWEST CORNER THEREOF;
THENCE NORTH 89°03'30" EAST, ALONG THE NORTH LINE OF LOTS 3 AND 4 SAID BLOCK 2, 175.05 FEET TO THE NORTHEAST CORNER OF SAID LOT 3;
THENCE SOUTH 00°01'17" WEST, ALONG THE EAST LINE OF SAID LOT 3, 124.48 FEET TO THE SOUTHEAST CORNER THEREOF;
THENCE NORTH 89°03'30" EAST, ALONG THE SOUTH MARGIN OF SAID PLAT, 125.04 FEET TO THE SOUTHEAST CORNER OF BLOCK 2 OF SAID PLAT, SAID POINT BEING A CONCRETE MONUMENT;
THENCE NORTH 00°01'17" EAST, ALONG THE EAST MARGIN OF SAID PLAT, 144.48 FEET TO A CONCRETE MONUMENT;
THENCE NORTH 00°02'18" EAST, ALONG SAID EAST MARGIN, 124.37 FEET TO THE NORTHEAST CORNER OF SAID PLAT, SAID POINT BEING ON A CONCRETE MONUMENT, AND SAID POINT BEING ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6;
THENCE NORTH 88°52'03" EAST, ALONG SAID NORTH LINE, 29.97 FEET TO AN INTERSECTION WITH THE WEST BOUNDARY LINE OF TRACT OF LAND CONVEYED BY V. ANTON MULLER AND FRANCIS MULLER, HIS WIFE, TO OLTON HANSON BY DEED RECORDED UNDER RECORDING NO. 566172;
THENCE SOUTH 00°01'45" WEST, ALONG SAID WEST LINE, 460.49 FEET TO AN INTERSECTION WITH THE NORTH MARGIN OF PACIFIC HIGHWAY SOUTH;
THENCE SOUTH 89°04'17" WEST, ALONG SAID NORTH MARGIN, 306.86 FEET;
THENCE NORTH 00°55'43" WEST, AT RIGHT ANGLES TO THE NORTH MARGIN OF PACIFIC HIGHWAY SOUTH, 109 FEET;
THENCE SOUTH 89°04'17" WEST, PARALLEL WITH THE NORTH MARGIN OF PACIFIC HIGHWAY SOUTH, 30 FEET;
THENCE NORTH 00°55'43" WEST, 82.44 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE NORTH 10 FEET OF LOTS 3 AND 4, BLOCK 2, P-K TRACTS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 17 OF PLATS, PAGE 29, CONVEYED TO PIERCE COUNTY BY DEED RECORDED UNDER RECORDING NO. 8406070190, RECORDS OF PIERCE COUNTY, WASHINGTON;

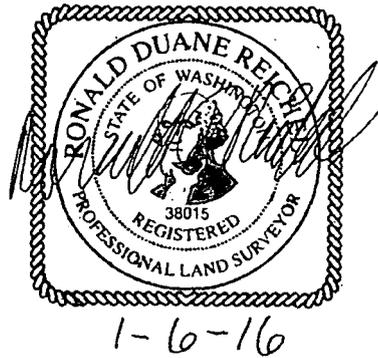
AND EXCEPT THEREFROM THAT PORTION APPROPRIATED BY THE CITY OF FIFE PURSUANT TO PIERCE COUNTY SUPERIOR COURT CAUSE NO. 10-2-15169-4, AS RECORDED UNDER RECORDING NO. 201106090007, RECORDS OF PIERCE COUNTY, WASHINGTON.

PARCEL B:

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, SAID POINT BEING SOUTH 88°58'53" WEST 1,244.03 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 6;
THENCE NORTH 00°23'20" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER 210.69 FEET TO AN INTERSECTION WITH THE

0420063099 ROW

NORTH MARGIN OF PACIFIC HIGHWAY SOUTH, SAID MARGIN BEING THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION;
THENCE CONTINUING NORTH 00°23'20" EAST, 191.46 FEET TO AN INTERSECTION WITH THE SOUTH MARGIN OF THE PLAT OF P-K TRACTS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 17 OF PLATS, PAGE 29, RECORDS OF PIERCE COUNTY, WASHINGTON;
THENCE NORTH 89°03'30" EAST, ALONG SAID SOUTH MARGIN, 161.40 FEET;
THENCE SOUTH 00°55'43" EAST, 82.44 FEET;
THENCE NORTH 89°04'17" EAST, PARALLEL WITH THE NORTH MARGIN OF PACIFIC HIGHWAY SOUTH, 30.00 FEET;
THENCE SOUTH 00°55'43" EAST, AT RIGHT ANGLES TO THE NORTH MARGIN OF PACIFIC HIGHWAY SOUTH, 109.00 FEET TO AN INTERSECTION WITH THE NORTH MARGIN OF SAID PACIFIC HIGHWAY SOUTH;
THENCE SOUTH 89°04'17" WEST, ALONG SAID NORTH LINE, 195.80 FEET TO THE POINT OF BEGINNING.

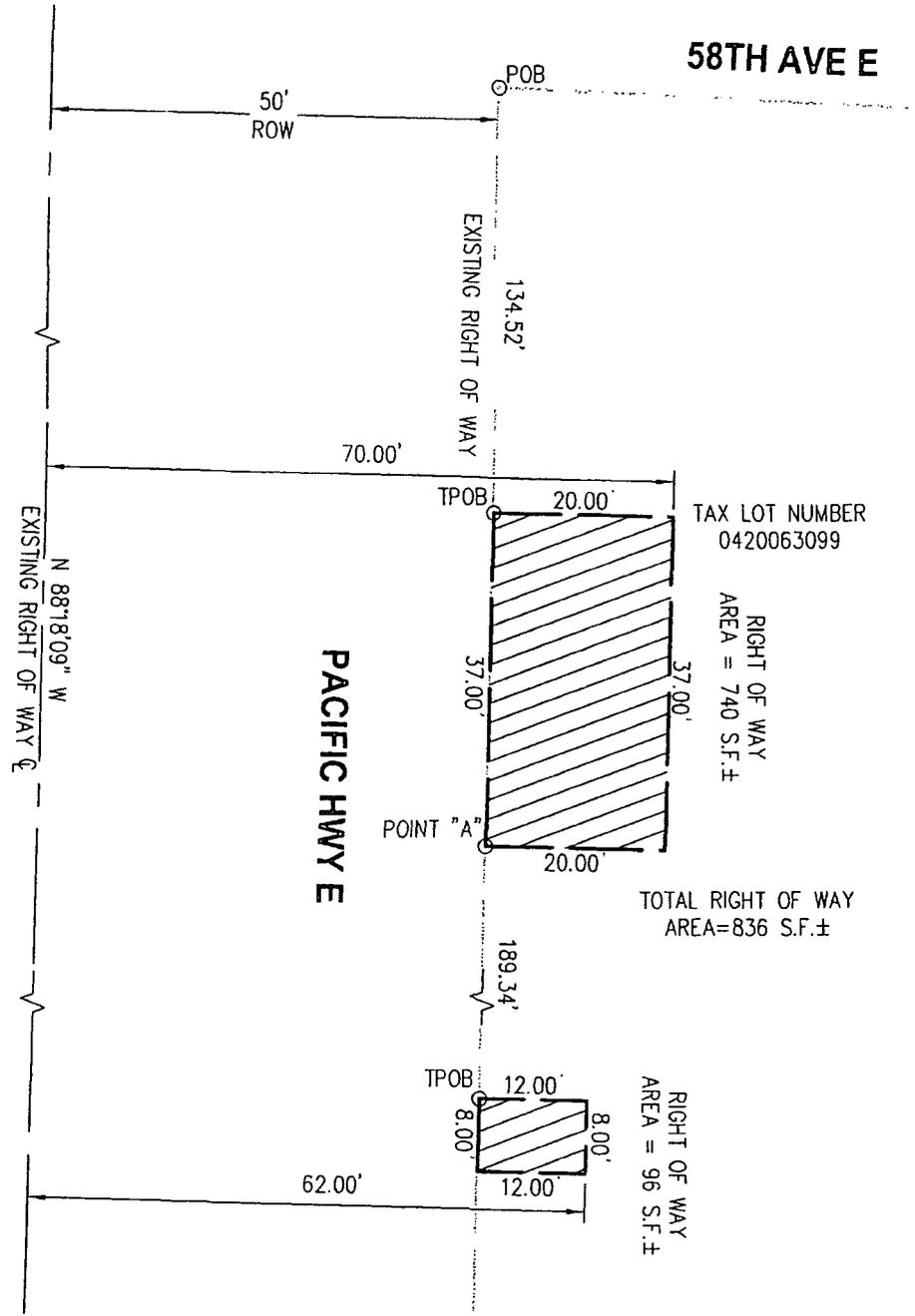


0420063099 ROW

Page 3 of 3
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TACOMA · SEATTLE

EXHIBIT A
16 of 24

SEC. 06, T. 20 N., R. 03 E., W.M.



DATE: MAY 5, 2014

FILE: 0420063099-ROW.DWG



753 9th Ave N
Seattle, WA 98109
(206) 266-1640
www.kpg.com

2502 Jefferson Ave
Tacoma, WA 98402
(253) 627-0720

EXHIBIT _____
PARCEL 0420063099
RIGHT OF WAY

EXHIBIT _____
PARCEL NO. 0420064129
RIGHT OF WAY ACQUISITION

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "A", SAID CORNER BEING THE INTERSECTION OF THE NORTH MARGIN OF PACIFIC HIGHWAY EAST AND THE EAST MARGIN OF 62ND AVENUE EAST;

THENCE SOUTH 88°18'09" EAST ALONG SAID NORTH MARGIN OF PACIFIC HIGHWAY EAST, 51.00 FEET;

THENCE NORTH 01°41'51" EAST, 5.00 FEET TO A LINE THAT IS 55.00 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF SAID PACIFIC HIGHWAY EAST;

THENCE NORTH 88°18'09" WEST ALONG SAID PARALLEL LINE, 36.00 FEET;

THENCE NORTH 37°40'02" WEST, 23.28 FEET TO SAID EAST MARGIN OF 62ND AVENUE EAST;

THENCE SOUTH 02°16'51" WEST ALONG SAID EAST MARGIN, 23.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 389 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORDER NO. 5207118586-5,
DATED MARCH 20, 2014)

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M.;

THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 430 FEET;

THENCE NORTH 88°47'30" EAST, PARALLEL TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 120 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION, NOW PACIFIC NORTHWEST BELL TELEPHONE COMPANY, A WASHINGTON CORPORATION, BY WARRANTY DEED RECORDED UNDER AUDITOR'S FEE NO. 1248652, AND THE POINT OF BEGINNING;

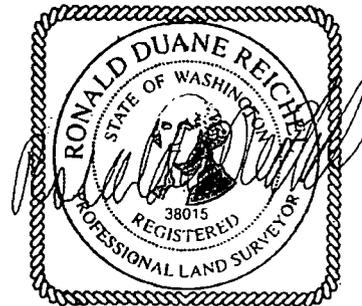
THENCE CONTINUING NORTH 88°47'30" EAST, 125 FEET;

THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID SOUTHEAST QUARTER 223.94 FEET TO THE NORTH LINE OF PACIFIC HIGHWAY;

THENCE SOUTH 89°25'00" WEST, ALONG SAID NORTH LINE 214.99 FEET TO THE EAST LINE OF 62ND AVENUE EAST; THENCE NORTH ALONG SAID EAST LINE 176.6 FEET;

THENCE NORTH 88°47'30" EAST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER 90 FEET;

THENCE NORTH 45 FEET TO THE POINT OF BEGINNING.



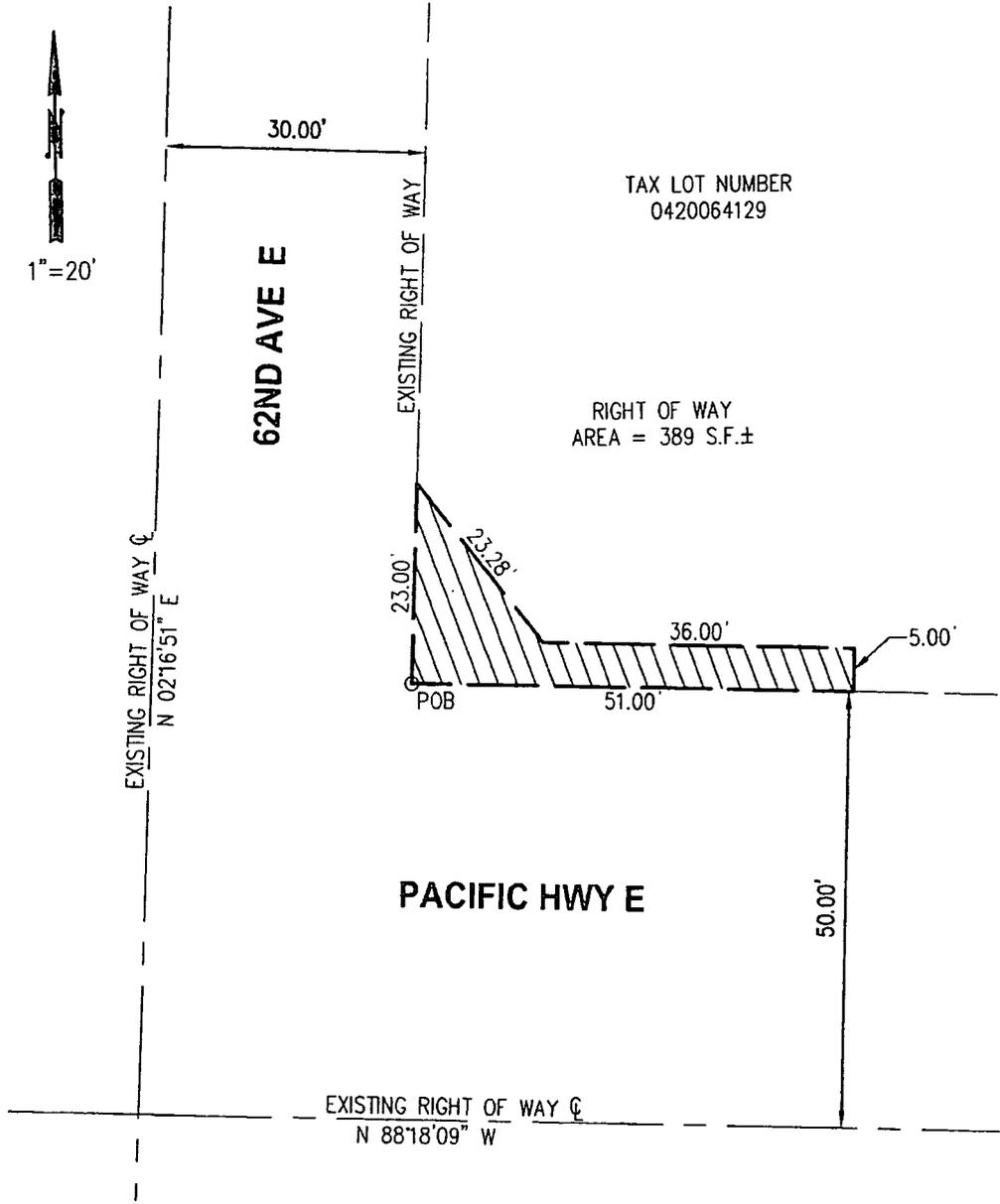
12-22-15

0420064129 ROW

Page 1 of 1
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TACOMA · SEATTLE

EXHIBIT A
18 of 24

SEC. 06, T. 20 N., R. 04 E., W.M.



TAX LOT NUMBER
0420064129

RIGHT OF WAY
AREA = 389 S.F.±

62ND AVE E

PACIFIC HWY E

DATE: JUNE 19, 2014

FILE: 0420064129 ROW.DWG



753 9th Ave N Seattle, WA 98109 (206) 288-1640 www.kpg.com	2502 Jefferson Ave Tacoma, WA 98402 (253) 627-0720
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EXHIBIT ____
 PARCEL 0420064129
 RIGHT OF WAY

EXHIBIT _____
PARCEL NO. 0420064155
RIGHT OF WAY ACQUISITION

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" LYING SOUTHERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID PARCEL "A" AND A LINE THAT IS 58.00 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF PACIFIC HIGHWAY EAST;

THENCE SOUTH 88°18'09" EAST ALONG SAID PARALLEL LINE, 73.18 FEET;

THENCE NORTH 01°41'51" EAST, 8.00 FEET TO A LINE THAT IS 66.00 FEET NORTH OF AND PARALLEL WITH SAID CENTERLINE OF PACIFIC HIGHWAY EAST;

THENCE SOUTH 88°18'09" EAST ALONG SAID PARALLEL LINE, 31.94 FEET;

THENCE SOUTH 01°41'51" WEST, 16.00 FEET TO THE NORTH MARGIN OF SAID PACIFIC HIGHWAY EAST AND THE TERMINUS OF SAID LINE DESCRIPTION.

CONTAINING 1097 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORDER NO. 5207124112-5,
DATED NOVEMBER 24, 2014)

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M.;

THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER 430 FEET;

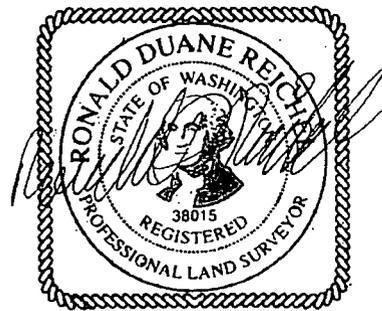
THENCE NORTH 88°47'30" EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER 245 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 88°47'30" EAST 241.56 FEET, MORE OR LESS, TO THE WEST LINE OF PROPERTY CONVEYED TO ANDERS E. BORNANDER BY DEED RECORDED UNDER AUDITOR'S NO. 2847552;

THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER 227.11 FEET TO THE NORTH LINE OF PACIFIC HIGHWAY;

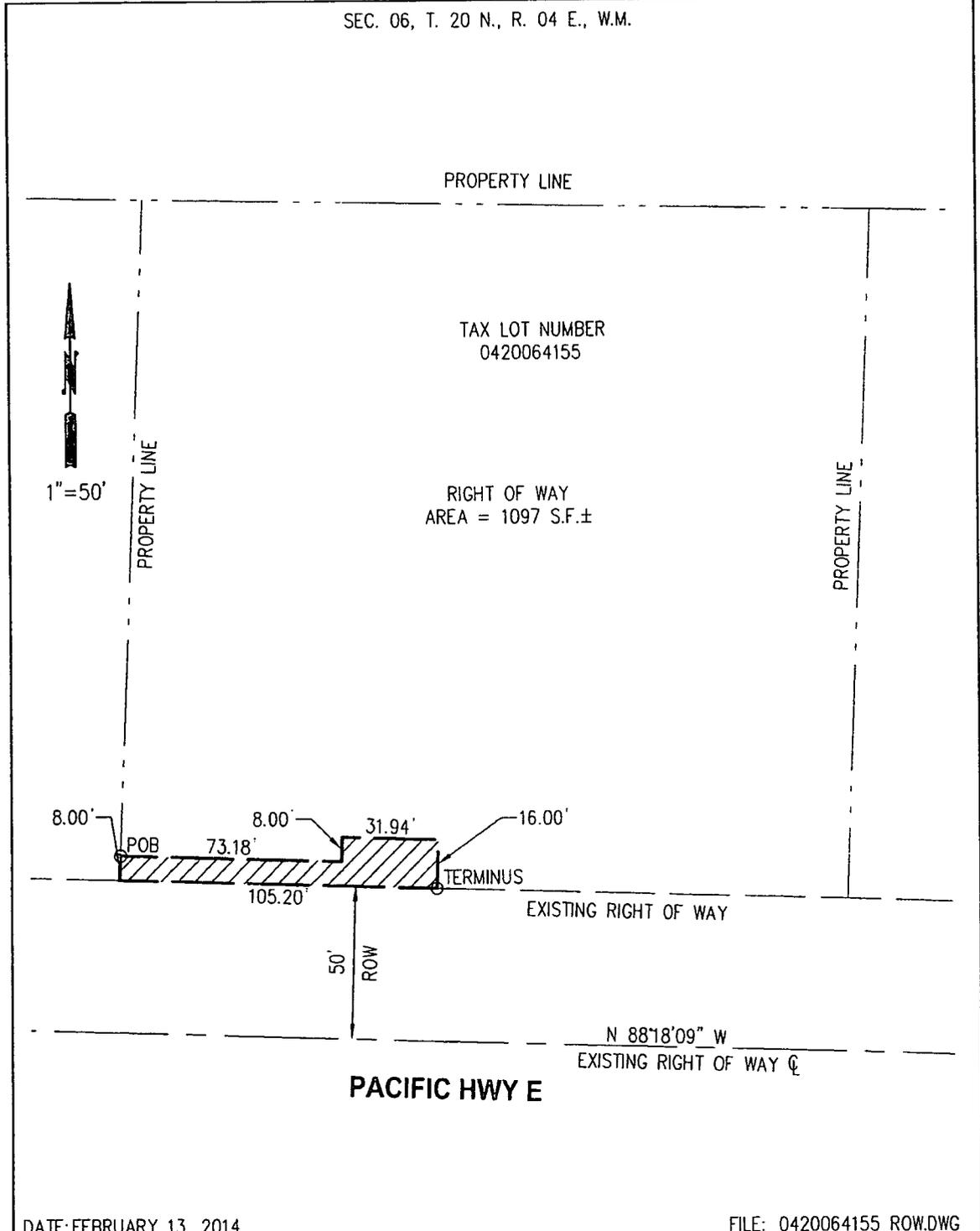
THENCE SOUTH 89°25'00" WEST ALONG SAID NORTH LINE 241.56 FEET TO A POINT 214.99 FEET EAST OF THE EAST LINE OF 62ND AVENUE EAST;

THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER 223.94 FEET TO THE POINT OF BEGINNING.



12-22-15

SEC. 06, T. 20 N., R. 04 E., W.M.



DATE: FEBRUARY 13, 2014

FILE: 0420064155 ROW.DWG

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753 9th Ave N
Seattle, WA 98109
(206) 286-1640
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2502 Jefferson Ave
Tacoma, WA 98402
(253) 627-0720

EXHIBIT ____
PARCEL 0420064155
RIGHT OF WAY

EXHIBIT _____
PARCEL NO. 0420064070
RIGHT OF WAY ACQUISITION

THAT PORTION OF THE HEREINAFTER DESCRIBED PARCEL "A" DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "A", SAID CORNER BEING THE INTERSECTION OF THE NORTH MARGIN OF PACIFIC HIGHWAY EAST (HIGHWAY 99) AND THE WEST LINE OF PARCEL "A";

THENCE SOUTH 88°18'09" EAST ALONG SAID NORTH MARGIN, 104.97 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 01°41'51" EAST, 8.00 FEET;

THENCE SOUTH 88°18'09" EAST, 55.00 FEET;

THENCE SOUTH 01°41'51" WEST, 8.00 FEET TO SAID NORTH MARGIN OF PACIFIC HIGHWAY EAST;

THENCE NORTH 88°18'09" WEST ALONG SAID NORTH MARGIN, 55.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 440 SQUARE FEET, MORE OR LESS.

PARCEL "A":

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORDER NO. 5207125213-5,
DATED FEBRUARY 10, 2015)

BEGINNING ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., AT A POINT 430 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SUBDIVISION, IN PIERCE COUNTY, WASHINGTON;

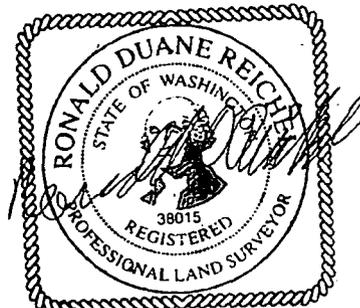
THENCE WEST, PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION, 257 FEET TO THE TRUE POINT OF BEGINNING;

THENCE WEST, CONTINUING ON SAID PARALLEL LINE, 188.6 FEET;

THENCE SOUTH, PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION, 230 FEET, MORE OR LESS, TO THE NORTH LINE OF STATE ROAD NO. 1;

THENCE EAST, ALONG THE NORTH LINE OF STATE ROAD NO. 1, ALSO KNOWN AS TACOMA-SEATTLE HIGHWAY, 188.6 FEET;

THENCE NORTH, 232 FEET TO THE TRUE POINT OF BEGINNING.



1-6-16

0420064070 ROW

Page 1 of 1
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SEC. 06, T. 20 N., R. 04 E., W.M.

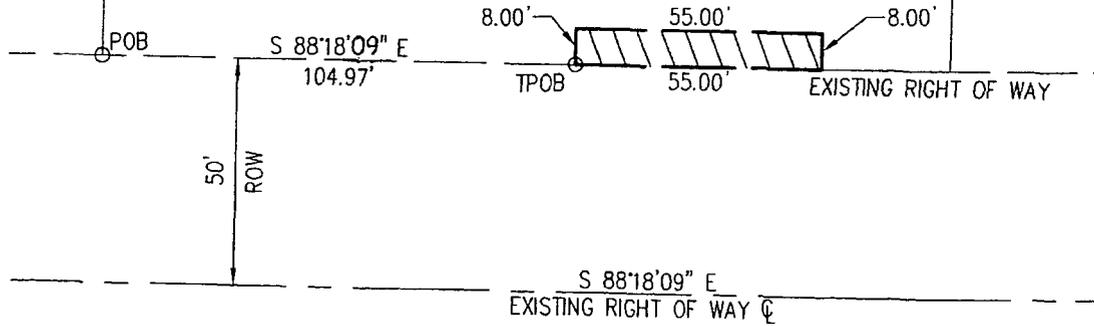
TAX LOT NUMBER
0420064070

RIGHT OF WAY
AREA = 440 S.F.±



PROPERTY LINE

PROPERTY LINE



PACIFIC HWY E

DATE: MARCH 04, 2015

FILE: 0420064070 ROW.DWG

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753 9th Ave N
Seattle, WA 98109
(206) 266-1540
www.kpg.com

2502 Jefferson Ave
Tacoma, WA 98402
(253) 627-0720

EXHIBIT ____
PARCEL 0420064070
RIGHT OF WAY

**PLANNED FINAL ACTION
CITY OF FIFE, WASHINGTON
RE: SR 99 Improvement Project**

On January 26, 2016 the City Council of the City of Fife will take final action to decide whether or not to authorize condemnation of the following described properties:

A portion of tax parcel no. 0320018017, located at 1412 54th Avenue East, Fife, Washington, for right of way and utilities (554 s.f.) and three year temporary construction easement (262 s.f.).
Record owner: Lortim Enterprises, LLC

A portion of tax parcel no. 0320125003 located at 5306 Pacific Highway East, Fife, Washington, for right of way and utilities (2293 s.f.) and access rights to portions of 54th Ave. E. and Pacific Highway East.
Record owner: CRH Investments, LLP

A portion of tax parcel nos. 4055000030 and 4055000040 located at 5405 Pacific Highway E, Fife, Washington, for right of way and utilities (2790 s.f.) and three year temporary construction easement (1716 s.f.).
Record owner: GTY-Pacific Leasing, LLC

A portion of tax parcel no. 4055000060 located at 5501 Pacific Highway E, Fife, Washington, for right of way and utilities (723 s.f.).
Record owner: 5501, LLC.

A portion of tax parcel no. 0420063099 located at 5805 Pacific Highway E, Fife, Washington, for right of way and utilities (836 s.f.).
Record owner: Mills Hotels, LLC

A portion of tax parcel no. 0420064129 located at 1427 62nd Avenue East, Fife, Washington, for right of way and utilities (389 s.f.).
Record owner: Qwest Corporation, Inc.

A portion of tax parcel no. 0420064155 located at 6307 Pacific Highway E, Fife, Washington, for right of way and utilities (1097 s.f.).
Record owner: Herbert & Anita Rendel, LLC

A portion of tax parcel no. 0420064070 located at 6423 Pacific Highway East, Fife, Washington for right of way and utilities (440 s.f.)
Record owners: Daniel D. Wilson and Donna J. Wilson

The date, time and location of the final action at which the Fife City Council will decide whether or not to authorize condemnation of the properties are as follows:

FINAL ACTION MEETING

When: 7:00 PM on Tuesday January 26, 2016.
Location: Fife City Hall Council Chambers
5411 23rd Street East
Fife, WA

EXHIBIT B

The access rights described in the attached right of way plan sheet relating to Parcel No. 0320125003.

HORIZONTAL DATUM
 WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE,
 HAD 82/91, SCALED TO GROUND, COMBINED GRID FACTOR =
 0.99993.

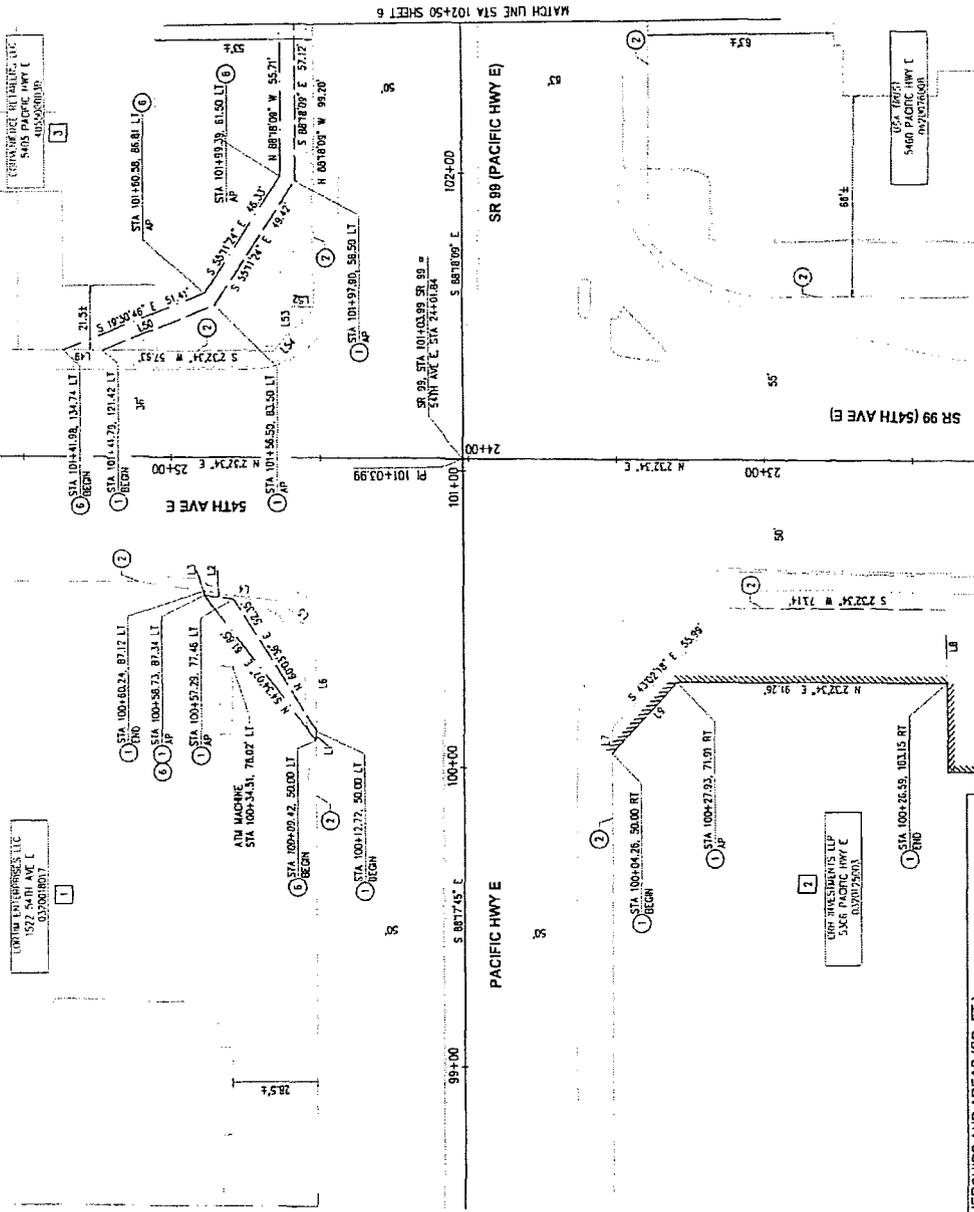
VERTICAL DATUM
 NAVD 29
 NOTE THE HORIZONTAL AND VERTICAL CONTROL FOR THIS
 PROJECT ARE THE CITY OF PUE CONTROL
 POINTS: PA-12, PA-13, PA-14, PA-15, PA-16, PA-17, PA-18,
 PA-19, PA-20, PA-21, PA-22, PA-23
 FIELD SURVEY, P.C.S. W/450000-DECEMBER 2013,
 JAN 2014, SEPTEMBER 2014.

ROW, EASEMENT & PERMIT NOTES

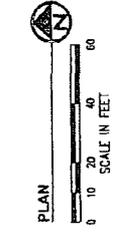
- PROPOSED RIGHT-OF-WAY
- EXISTING ROW
- PARCEL LOT LINE
- TEMPORARY CONSTRUCTION PERMIT-HOT INCL. INVS SET
- TEMPORARY CONSTRUCTION EASEMENT
- EXISTING UTILITY EASEMENT

LEGEND

- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- RIGHT OF WAY CENTERLINE
- CONSTRUCTION CENTERLINE
- PROPERTY LINE
- BUILDING LINE
- TEMP CONSTRUCTION EASEMENT
- PRIORITIZED ACCESS



BY	DATE	SUBSEQUENT APPROVAL
PAUL LORENZ	7-10-2015	EMAL PAUL LORENZ (MSD); CITY OF FIFE ROW PLAN JULY 07th 2015



OWNERSHIPS AND AREAS (SQ. FT.)

NO.	NAME	TAX ID	RIGHT OF WAY		REMAINDER	ESMT	TEMP ESMT
			LT	RT			
1	LORIN ENTERPRISES LLC	032018017	55,808	55,252		262	
2	CEA INVESTMENTS LLP	032025003	154,200	2,293	151,909		752
3	DEPENDENCE REMAINDERS LLC	405200030	7128'	1016'	9411'		

CITY OF FIFE
 SR 99 PEDESTRIAN IMPROVEMENTS
 SR 99 (PACIFIC HWY E)

RIGHT OF WAY PLAN
 SR 99 (PACIFIC HWY E)
 STA 88+00 TO STA 102+50

APR PROJECT NO. 15M04 BMT 5 OF 8

100% REVIEW SUBMITTAL

City of Fife

KPG
 2015-16-18 1500 15th Ave SE
 Kent, WA 98032
 (206) 885-8600



7-9-2015

APPROVED BY	DATE	PROJECT NUMBER	DATE	CHECKED BY	DATE

NO.	DATE	BY	REVISIONS
1	7/10/2015	PAUL LORENZ	ISSUED FOR REVIEW
2			
3			