

ORDINANCE NO. 411

**AN ORDINANCE OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, DECLARING PUBLIC USE AND NECESSITY REGARDING THE 74TH AVENUE WEST (EAST ROAD) STREET IMPROVEMENT PROJECT AND AUTHORIZING CONDEMNATION ACTIONS AGAINST CERTAIN REAL PROPERTY LOCATED WITHIN THE CITY OF UNIVERSITY PLACE**

WHEREAS, 74th Avenue West (also known as East Road) is identified in the City of University Place Six-Year Traffic Improvement Plan (TIP); and

WHEREAS, the City's Comprehensive Plan encourages the creation of effective traffic circulation routes in the City; and

WHEREAS, the public improvements made at City expense will have an incidental benefit to adjacent property owners; and

WHEREAS, because 74th Avenue West (East Road) will be an important local street that enhances traffic circulation within the Town Center area; NOW THEREFORE,

**THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, DOES ORDAIN AS FOLLOWS:**

Section 1. Declaring Public Use and Necessity for Certain Properties. The properties identified in the attached Exhibit "A," incorporated herein by this reference, are hereby declared necessary for the 74th Avenue West (East Road) Street Improvement Project for the reasons set forth above in the whereas clauses, and the use of such properties in connection with the street and sidewalk improvements to be made to the project is hereby declared a public use.

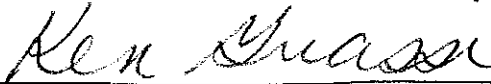
Section 2. Authorizing the City Manager and City Attorney to Proceed with Condemnation. The City Manager and City Attorney are hereby authorized to commence such condemnation action as may be necessary to acquire the properties identified in the attached Exhibit "A."

Section 3. Providing Fair, Reasonable Compensation. The City shall pay reasonable compensation to the owners of the properties to be acquired by the condemnation action. Compensation shall be paid from the City's Public Works Capital Improvement Fund.

Section 4. Severability. If any section, sentence, clause or phrase of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

Section 5. Publication and Effective Date. A summary of this Ordinance consisting of its title shall be published in the official newspaper of the City. This ordinance shall be effective five (5) days after its publication.

**PASSED BY THE CITY COUNCIL ON THIS 5TH DAY OF APRIL 2004.**

  
\_\_\_\_\_  
Ken Grassi, Mayor

**ATTEST:**

*Catrina Craig*  
Catrina Craig, City Clerk

**APPROVED AS TO FORM:**

*Timothy X. Sullivan for*  
Timothy X. Sullivan, City Attorney

Date of Publication: 4/7/04

Effective Date: 4/12/04

UNOFFICIAL DOCUMENT

**ORDINANCE NO. 411**

**EXHIBIT "A" – Property Identified for Condemnation  
74TH AVENUE WEST (EAST ROAD) STREET IMPROVEMENT PROJECT**

Exhibit "A" consists of 16 pages including this cover page.

UNOFFICIAL DOCUMENT

March 30, 2004  
File #28649/0

PARCEL 0220151075  
74TH AVENUE WEST RIGHT-OF-WAY  
LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, CITY OF UNIVERSITY PLACE, PIERCE COUNTY, WASHINGTON, AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

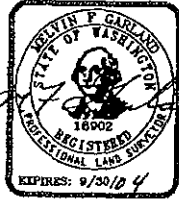
COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 15; THENCE SOUTH 00°26'36" WEST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 1980.20 FEET; THENCE NORTH 89°03'45" EAST 522.14 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°03'45" EAST 142.12 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTH 00°31'55" WEST, ALONG SAID EAST LINE, 150.05 FEET; THENCE SOUTH 89°03'45" WEST 94.97 FEET; THENCE NORTH 08°30'59" WEST 48.91 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 161.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°28'13" A DISTANCE OF 43.47 FEET; THENCE NORTH 23°59'12" WEST 64.90 TO THE POINT OF BEGINNING.

MFG/lmm

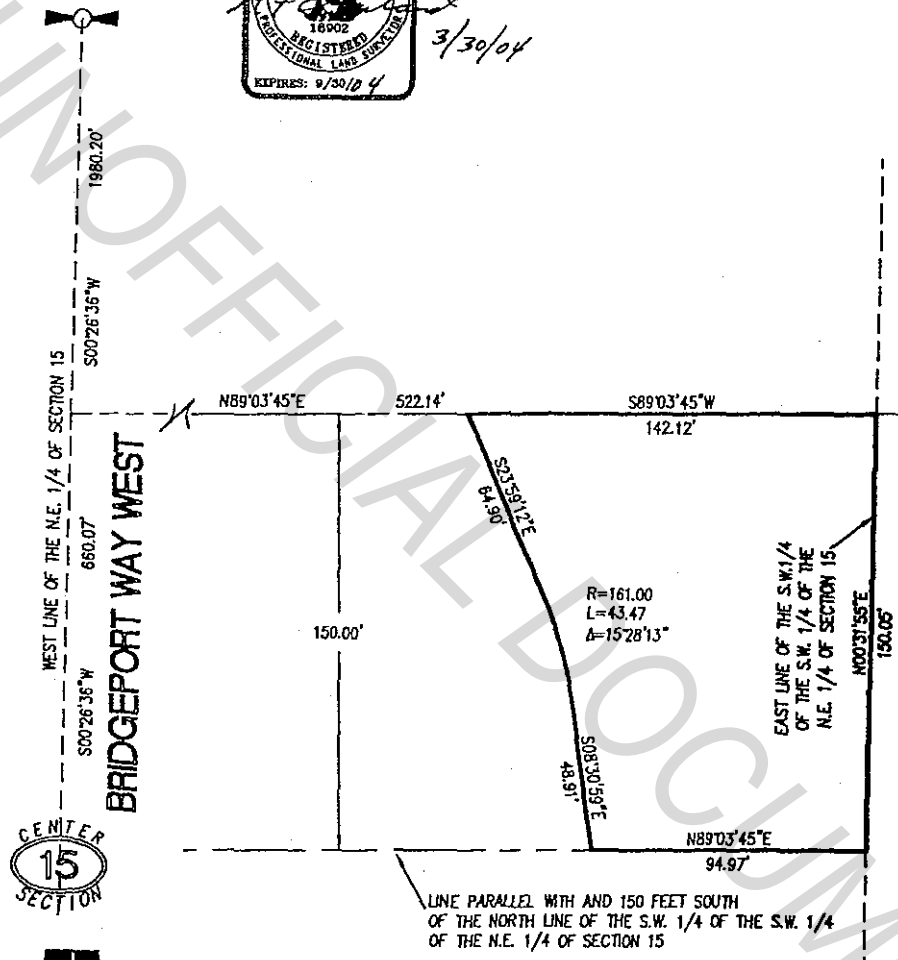
1/28649/docs-rpts/legals/stamped\_mfg033004



PARCEL NO. 022015-1-075



3/30/04



CENTER  
15  
SECTION

LINE PARALLEL WITH AND 150 FEET SOUTH  
OF THE NORTH LINE OF THE S.W. 1/4 OF THE S.W. 1/4  
OF THE N.E. 1/4 OF SECTION 15

**Apex**  
Engineering

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APEX JOB NO. 28649



SCALE: 1"=50'

March 30, 2004

File #28649/0

PARCEL 0220151081  
74TH AVENUE WEST RIGHT-OF-WAY  
LEGAL DESCRIPTION

TWO PARCELS OF LAND LYING IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF UNIVERSITY PLACE, PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH  $89^{\circ}09'33''$  EAST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 663.21 FEET; THENCE NORTH  $00^{\circ}31'55''$  EAST 35.01 FEET TO THE NORTH MARGIN OF 40TH STREET WEST AND THE POINT OF BEGINNING; THENCE SOUTH  $89^{\circ}09'33''$  WEST ALONG SAID NORTH MARGIN A DISTANCE OF 72.08 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, SAID CURVE HAVING A RADIUS OF 203.50 FEET AND TO WHICH POINT A RADIAL BEARS SOUTH  $14^{\circ}35'10''$  EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $10^{\circ}50'26''$  A DISTANCE OF 38.50 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 77.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $31^{\circ}58'33''$  A DISTANCE OF 42.97 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 77.51 FEET AND TO WHICH POINT A RADIAL BEARS SOUTH  $56^{\circ}33'03''$  EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $06^{\circ}45'40''$  A DISTANCE OF 9.15 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15; THENCE SOUTH  $00^{\circ}31'55''$  WEST ALONG SAID EAST LINE A DISTANCE OF 48.07 FEET TO THE POINT OF BEGINNING.

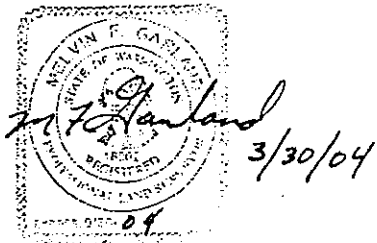
TOGETHER WITH A PARCEL OF LAND LYING WITHIN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 02 EAST OF THE WILLAMETTE MERIDIAN, CITY OF UNIVERSITY PLACE, PIERCE COUNTY, WASHINGTON, AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH  $89^{\circ}09'33''$  EAST ALONG THE SOUTH LINE THEREOF 663.21 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE NORTH  $00^{\circ}31'55''$  EAST ALONG SAID EAST LINE A DISTANCE OF 511.16 FEET TO A LINE PARALLEL WITH AND 150 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15, AND THE POINT OF BEGINNING; THENCE SOUTH  $89^{\circ}03'45''$  WEST ALONG SAID PARALLEL LINE A

DISTANCE OF 94.97 FEET; THENCE SOUTH 08°30'59" EAST 94.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING A RADIUS OF 417.31 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°04'14" A DISTANCE OF 138.90 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 416.60 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°06'12" A DISTANCE OF 102.55 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE NORTH 00°31'55" EAST ALONG SAID EAST LINE A DISTANCE OF 322.89 FEET TO THE POINT OF BEGINNING.

MTW/lmm

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OFFICIAL DOCUMENT

March 30, 2004  
File #28649/0

PARCEL 0220151081  
74TH AVENUE WEST CONSTRUCTION EASEMENT  
LEGAL DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF UNIVERSITY PLACE, PIERCE COUNTY, WASHINGTON; THENCE NORTH 89°09'33" EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION A DISTANCE OF 663.21 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE NORTH 00°31'55" EAST ALONG SAID EAST LINE A DISTANCE OF 511.16 FEET TO A LINE PARALLEL WITH AND 150 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTH 89°03'45" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 94.97 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 08°30'59" EAST 94.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 417.31 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°04'14" A DISTANCE OF 138.90 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 416.60 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°06'12" A DISTANCE OF 102.55 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTH 00°31'55" WEST ALONG SAID EAST LINE A DISTANCE OF 105.19 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 77.51 FEET AND TO WHICH POINT A RADIAL BEARS SOUTH 63°18'43" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°45'40" A DISTANCE OF 9.15 FEET; THENCE NORTH 57°24'10" WEST 1.38 FEET; THENCE NORTH 00°37'43" WEST 25.32 FEET; THENCE SOUTH 89°41'29" WEST 13.21 FEET; THENCE NORTH 01°08'16" WEST 87.52 FEET; THENCE NORTH 25°30'28" WEST 124.53 FEET; THENCE NORTH 00°56'35" WEST 83.95 FEET; THENCE NORTH 22°57'12" WEST 134.64 FEET TO A LINE PARALLEL WITH AND 150 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE NORTH 89°03'45" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 37.51 FEET TO THE POINT OF BEGINNING.

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3/30/04



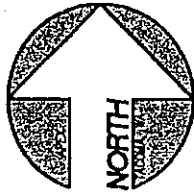
PARCEL NO. 022015-1-081

LINE PARALLEL WITH AND 150 FEET SOUTH OF THE NORTH LINE OF THE S.W. 1/4 OF THE S.W. 1/4 OF THE N.E. 1/4 OF SECTION 15



3/30/04

TEMPORARY CONSTRUCTION EASEMENT



SCALE: 1"=50'

PARCEL NO. 022015-1-081

LINE	LENGTH	BEARING
L1	25.32'	S00°37'43"E
L2	1.38'	S57°24'10"E
L3	13.21'	N89°41'29"E

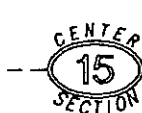
**Apex**  
Engineering

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APEX JOB NO. 28649

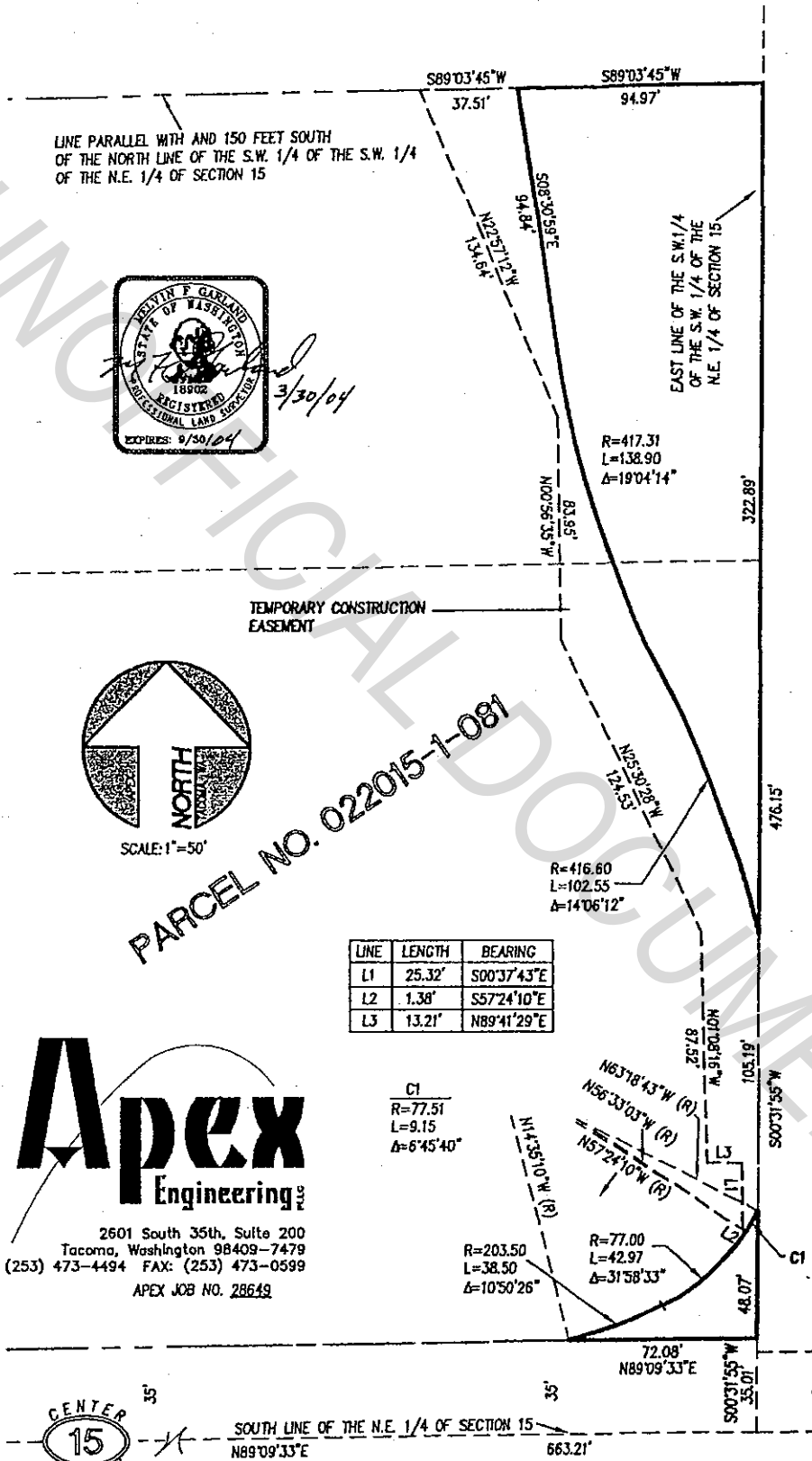
C1  
R=77.51  
L=9.15  
Δ=6°45'40"

R=203.50  
L=38.50  
Δ=10°50'26"

R=77.00  
L=42.97  
Δ=31°58'33"



SOUTH LINE OF THE N.E. 1/4 OF SECTION 15  
N89°09'33"E 663.21'



PARCEL NO. 022015-4-103

A PARCEL OF LAND LYING WITHIN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 2 EAST, W.M., CITY OF UNIVERSITY PLACE, PIERCE COUNTY, WASHINGTON, SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH  $89^{\circ}09'33''$  EAST, ALONG THE NORTH LINE THEREOF, 663.21 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SUBDIVISION; THENCE SOUTH  $00^{\circ}31'31''$  WEST, ALONG THE EAST LINE THEREOF, 45.01 FEET TO A POINT ON THE SOUTH MARGIN OF 40TH STREET WEST, POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH  $00^{\circ}31'31''$  WEST 11.13 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 82.59 FEET AND TO WHICH POINT A RADIAL BEARS SOUTH  $26^{\circ}17'48''$  WEST; THENCE COUNTER-CLOCKWISE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF  $68^{\circ}05'28''$  A DISTANCE OF 98.15' TO A POINT ON THE AFORESAID SOUTH MARGIN OF 40TH STREET WEST; THENCE SOUTH  $89^{\circ}09'33''$  WEST, ALONG SAID SOUTH MARGIN, 91.53 FEET TO THE POINT OF BEGINNING.

**Apex**  
Engineering PLLC



# PARCEL NO. 022015-4-107

A PARCEL OF LAND LYING WITHIN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 2 EAST, W.M., CITY OF UNIVERSITY PLACE, PIERCE COUNTY, WASHINGTON, SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH 89°09'33" EAST, ALONG THE NORTH LINE THEREOF, 663.21 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SUBDIVISION; THENCE SOUTH 00°31'31" WEST, ALONG THE EAST LINE THEREOF, 35.01 FEET TO A POINT ON THE SOUTH MARGIN OF 40TH STREET WEST, POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°31'31" WEST 21.13 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 82.59 FEET AND TO WHICH POINT A RADIAL BEARS SOUTH 26°17'48" WEST; THENCE CLOCKWISE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°32'04" A DISTANCE OF 19.51' TO A POINT ON A NON-TANGENT REVERSE CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 33.51 FEET AND TO WHICH POINT A RADIAL BEARS NORTH 40°41'53" EAST; THENCE COUNTER-CLOCKWISE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°16'54" A DISTANCE OF 6.60 FEET TO A POINT ON A NON-TANGENT COMPOUND CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 133.50 FEET AND TO WHICH POINT A RADIAL BEARS NORTH 29°33'32" EAST; THENCE COUNTER-CLOCKWISE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 5°58'13" A DISTANCE OF 13.91 FEET TO A POINT ON SAID SOUTH MARGIN OF 40TH STREET WEST; THENCE NORTH 89°09'33" EAST, ALONG SAID SOUTH MARGIN, 34.34 FEET TO THE POINT OF BEGINNING.

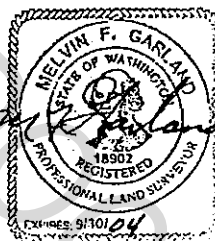
March 30, 2004  
File #28649/0

PARCEL 0220151176  
74TH AVENUE WEST RIGHT-OF-WAY  
LEGAL DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF THE HIDDENWOOD WEST CONDOMINIUM AS SHOWN ON THE MAP THEREOF, RECORDED UNDER AUDITOR'S FEE NUMBER 2798544, RECORDS OF PIERCE COUNTY, WASHINGTON; THENCE ALONG THE WEST LINE THEREOF NORTH 00°31'55" EAST 103.86 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 366.82 FEET AND TO WHICH POINT A RADIAL BEARS SOUTH 65°37'15" WEST; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°55'48" A DISTANCE OF 18.75 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 467.09 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°25'16" A DISTANCE OF 93.11 FEET TO THE SOUTH LINE OF THE AFOREMENTIONED HIDDENWOOD WEST CONDOMINIUM; THENCE ALONG SAID SOUTH LINE SOUTH 89°07'35" WEST 43.36 FEET TO THE POINT OF BEGINNING.

MFG/lmm

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March 30, 2004  
File #28649/0

PARCEL 0220151176  
74TH AVENUE WEST CONSTRUCTION EASEMENT  
LEGAL DESCRIPTION

A STRIP OF LAND 5.00 FEET IN WIDTH LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF HIDDENWOOD WEST CONDOMINIUM AS SHOWN ON THE PLAT THEREOF, RECORDED UNDER AUDITOR'S FEE NUMBER 2798544, RECORDS OF PIERCE COUNTY, WASHINGTON; THENCE NORTH 89°07'35" EAST ALONG THE SOUTH LINE THEREOF 48.53 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 472.09 FEET AND TO WHICH POINT A RADIAL BEARS NORTH 74°16'32" EAST; THENCE NORTHERLY AND COUNTERCLOCKWISE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°35'01" A DISTANCE OF 95.45 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 361.82 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°41'33" A DISTANCE OF 29.63 FEET TO THE TERMINUS OF THIS LINE DESCRIPTION.

THE SOUTHWESTERLY LINE OF SAID EASEMENT IS TO BE SHORTENED TO REMAIN WITHIN THE BOUNDARIES OF THE AFOREMENTIONED HIDDENWOOD WEST CONDOMINIUM.

MFG/lmm

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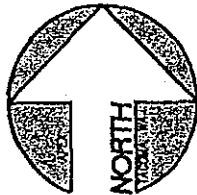
PARCEL NO. 022015-1-176

PARCEL NO. 022015-1-176  
 HIDDENWOOD WEST CONDOMINIUM



10/20/04

WEST LINE OF THE S.E. 1/4  
 OF THE S.W. 1/4 OF THE  
 N.E. 1/4 OF SECTION 15



SCALE: 1"=50'

R=366.82  
 L=18.75  
 Δ=2°55'49"

CONSTRUCTION EASEMENT  
 R=361.82  
 L=29.63  
 Δ=4°41'33"

R=467.09  
 L=93.11  
 Δ=11°25'16"

CONSTRUCTION EASEMENT  
 R=472.09  
 L=95.45  
 Δ=11°35'01"

12.28'

103.86'

324.26'

500°31'55"W

220.40'

43.36'

48.53'  
 S89°07'35"W

S74°16'32"W (R)

**Apex**  
 Engineering

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 APEX JOB NO. 28642

40TH STREET WEST

SOUTH LINE OF THE N.E. 1/4 OF SECTION 15



N89°09'33"E 663.21'

March 30, 2004  
File #28649/0

PARCEL 0220151188  
74TH AVENUE WEST RIGHT-OF-WAY  
LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, CITY OF UNIVERSITY PLACE, PIERCE COUNTY, WASHINGTON, AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 15; THENCE SOUTH 00°26'36" WEST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 660.07 FEET; THENCE NORTH 88°52'13" EAST 390.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°52'13" EAST 54.43 FEET; THENCE SOUTH 34°52'53" EAST 5.91 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 495.00 FEET AND TO WHICH POINT A RADIAL BEARS NORTH 70°01'09" EAST; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°57'30" A DISTANCE OF 302.02 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 829.50 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°00'39" A DISTANCE OF 29.11 FEET; THENCE SOUTH 88°55'05" EAST 44.32 FEET; THENCE NORTH 00°26'36" EAST 210.47 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 151.26 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°58'50" A DISTANCE OF 58.03 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 151.26 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°57'39" A DISTANCE OF 57.98 FEET; THENCE NORTH 00°25'51" EAST 6.13 FEET TO THE POINT OF BEGINNING.

MFG/lmm

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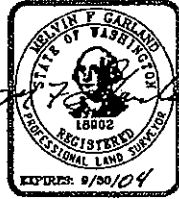


PARCEL NO. 022015-1-188



WEST LINE OF THE N.E. 1/4 OF SECTION 15  
500'26'36"W 1980.20'  
500'26'36"W 660.07'  
CENTER SECTION 15

BRIDGEPORT WAY WEST



3/30/04

S88°52'13"W  
390.16'

R=151.26  
L=57.98  
A=21°57'39"

R=151.26  
L=58.03  
A=21°58'50"

6.13'  
N00°25'51"E

154.43'

N70°01'09"E (R)

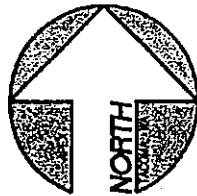
5.91'  
S27°32'53"E

R=495.00  
L=302.02  
A=34°57'30"

500'26'36"W  
210.47'

R=829.50  
L=29.11  
A=2°00'39"

N88°55'05"E  
44.32'



SCALE: 1"=50'

**Apex**  
Engineering

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(253) 473-4494 FAX: (253) 473-0599  
APEX JOB NO. 28649



PARCEL NO. 022015-1-198

December 10, 2003  
File # 28649/0

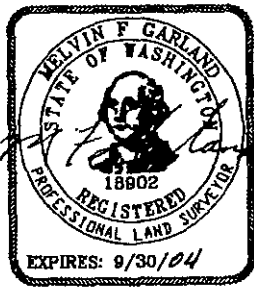
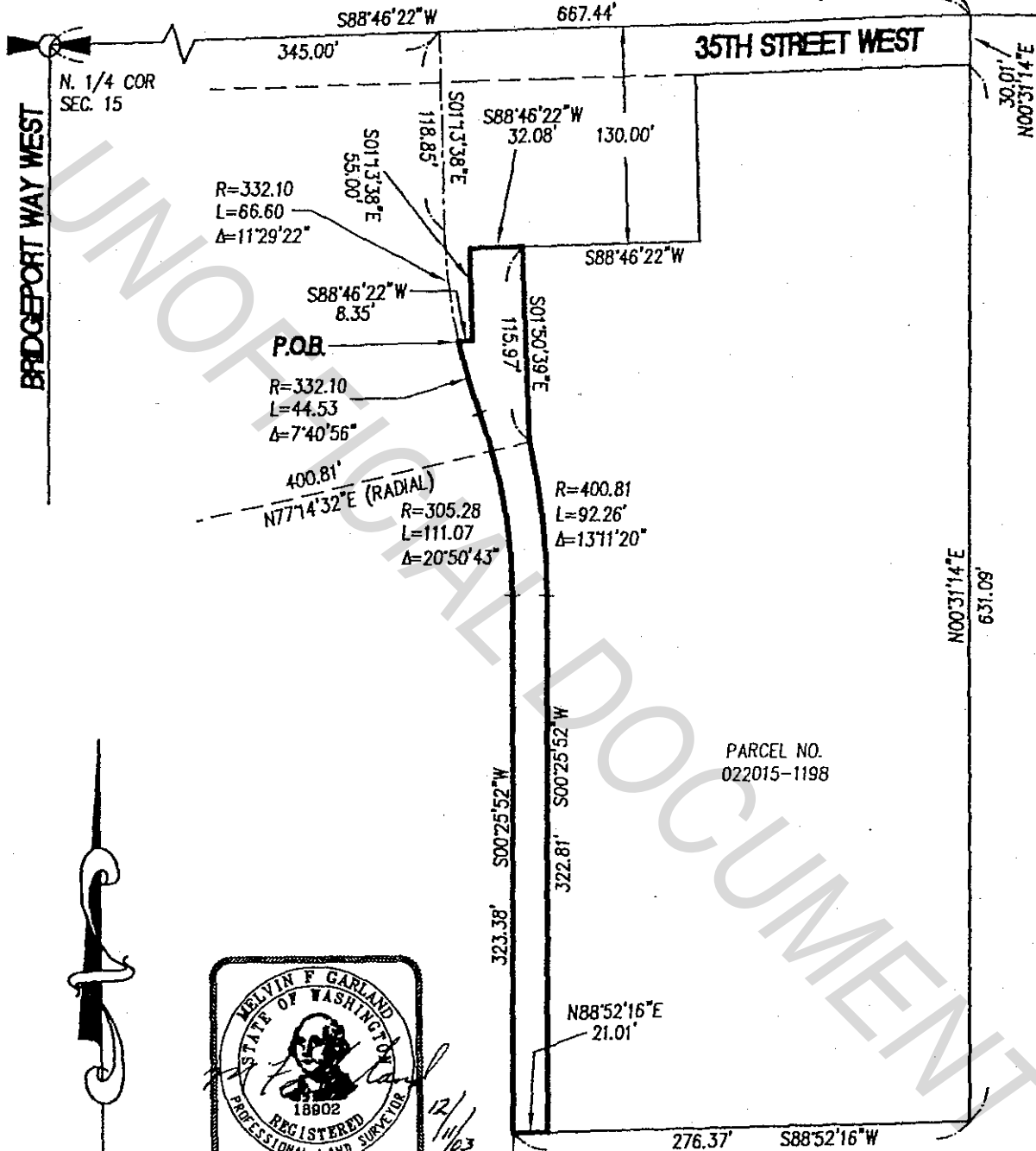


UNIVERSITY PLACE  
APARTMENT RIGHT-OF-WAY TAKE  
LEGAL DESCRIPTION

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN CITY OF UNIVERSITY PLACE, PIERCE COUNTY, WASHINGTON; THENCE NORTH 88°46'22" EAST ALONG THE NORTH LINE OF SAID SECTION 15, A DISTANCE OF 345.00 FEET; THENCE SOUTH 01°13'38" EAST 118.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 332.10 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°29'22" A DISTANCE OF 66.60 FEET TO A POINT LYING 185.00 FEET SOUTHERLY FROM WHEN MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID SECTION 15, BEING THE POINT OF BEGINNING; THENCE NORTH 88°46'22" WEST 8.35 FEET TO A POINT LYING SOUTH 01°13'38" EAST FROM A POINT ON THE NORTH LINE OF SAID SECTION 15 LYING 360.00 FEET EASTERLY FROM SAID NORTH QUARTER CORNER; THENCE NORTH 01°13'38" WEST 55.00 FEET TO A POINT LYING 130.00 FEET SOUTHERLY FROM WHEN MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID SECTION 15; THENCE NORTH 88°46'22" EAST 32.08 FEET; THENCE SOUTH 01°50'39" EAST 115.97 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 400.81 FEET AND TO WHICH POINT A RADIAL BEARS SOUTH 77°14'32" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°11'20", A DISTANCE OF 92.26 FEET; THENCE SOUTH 00°25'52" WEST A DISTANCE OF 322.81 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTH 88°52'16" WEST ALONG SAID SOUTH LINE A DISTANCE OF 21.01 FEET; THENCE NORTH 00°25'52" EAST 323.38 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A RADIUS OF 305.28 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°50'43" A DISTANCE OF 111.07 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 332.10 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 7°40'56" A DISTANCE OF 44.53 FEET TO THE POINT OF BEGINNING.

# RIGHT OF WAY LEGAL DESCRIPTION EXHIBIT

NE COR.  
NW 1/4, NW 1/4  
NE 1/4, SEC 15



SCALE: 1" = 100'  
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