

THIS BOUNDARY LINE ADJUSTMENT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS.



Robert Chaffeur

HEREBY CERTIFY THAT THE ABOVE INDIVIDUAL(S) SIGNED AS A FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN MENTIONED.

GIVEN UNDER MY HAND AND SEAL THIS 28th DAY OF September 2018
Rhonda L. Marce
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON. RESIDING AT Perce, Tacoma

CITY OF RUSTON
BOUNDARY LINE ADJUSTMENT SUB 18-02

A PORTION OF NE1/4, NE1/4, SECTION 23, T21N, R2E, W.M.

ORIGINAL TRACT: 4655100020, 4655100030
ASSESSOR'S PARCEL NO(S). 4655100072, 4655100080

THIS BOUNDARY LINE ADJUSTMENT IS NOT A PLAT, REPLAT, OR SUBDIVISION.

MAYOR - CITY OF RUSTON

ABW 9/26/18
CITY OF RUSTON MAYOR DATE

CITY ENGINEER

[Signature] 9-25-18
CITY ENGINEER DATE

CITY CLERK/TREASURER

I HEREBY CERTIFY THAT ALL DELINQUENT ASSESSMENTS HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREON, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED.

Alex Brann 9-26-2018
CITY CLERK/TREASURER-CITY OF RUSTON DATE

ASSESSOR/TREASURER

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREON, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED.

Mike Long 9/28/18
ASSESSOR/TREASURER DATE

AUDITOR'S CERTIFICATE # 188

FILED FOR RECORD THIS 28th DAY OF SEPT 2018 AT 11:45 A.M. IN BOOK OF AT PAGE AT THE REQUEST OF 201809285001
Johnson for Julie Anderson
COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF JOHN GIBSON IN JULY 20 17

TIMOTHY J. MCDANIEL
CERTIFICATE NO. 45792

Apex Engineering
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Tacoma, Washington 98409-7479
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APPROVAL OF THIS BOUNDARY LINE ADJUSTMENT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE ISSUED.

ORIGINAL TRACT OWNER FULL NAME ADDRESS & ZIP

ROBERT CHAFFEUR PHONE (253)370-8168
5336 NORTH 52ND STREET
RUSTON WA 98407

EXISTING ZONING COMMERCIAL

SOURCE OF WATER TACOMA WATER PUBLIC ROADS

TYPE OF ACCESS 40' N 51ST ST, 50'+/- N BENNETT ST

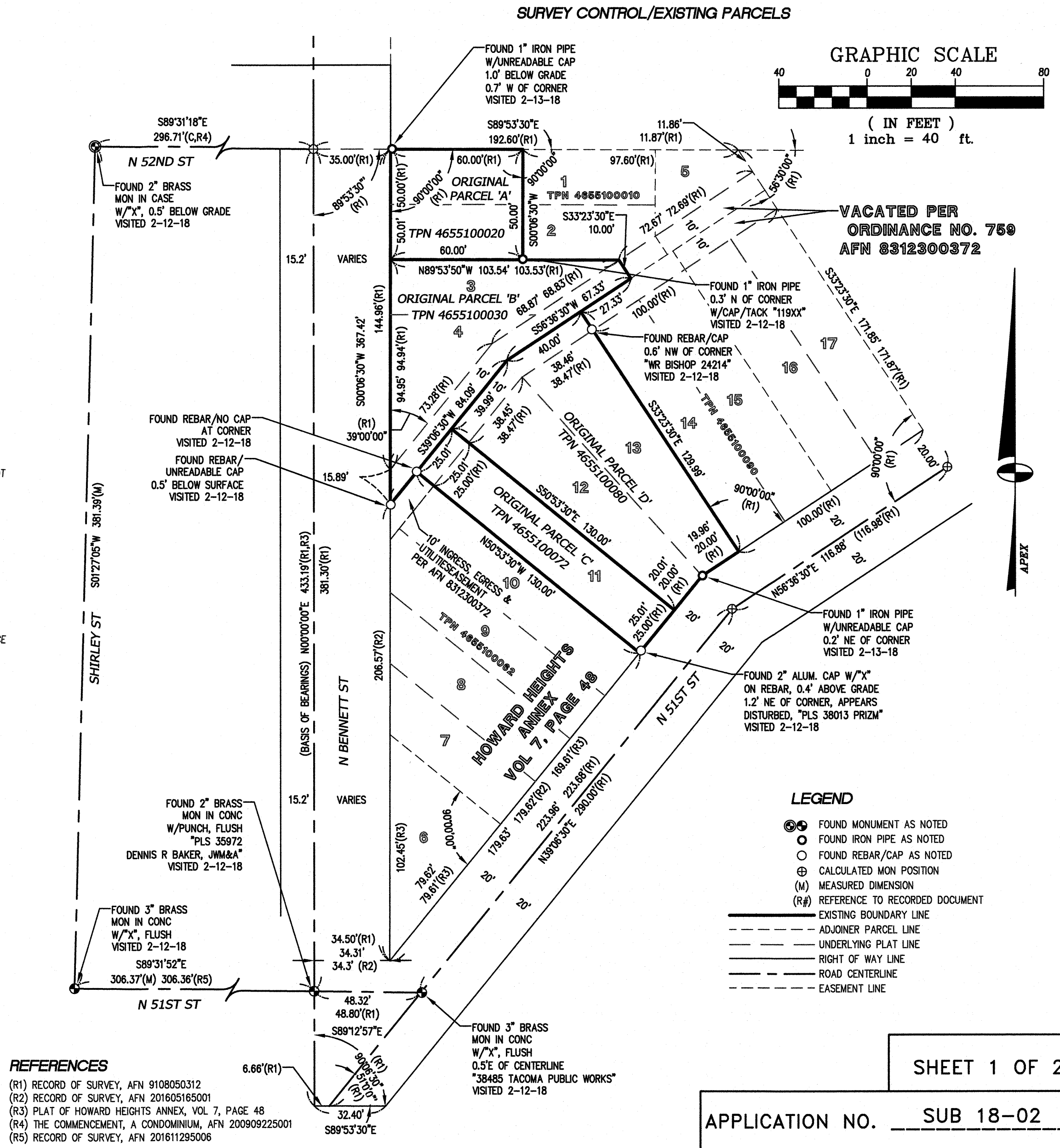
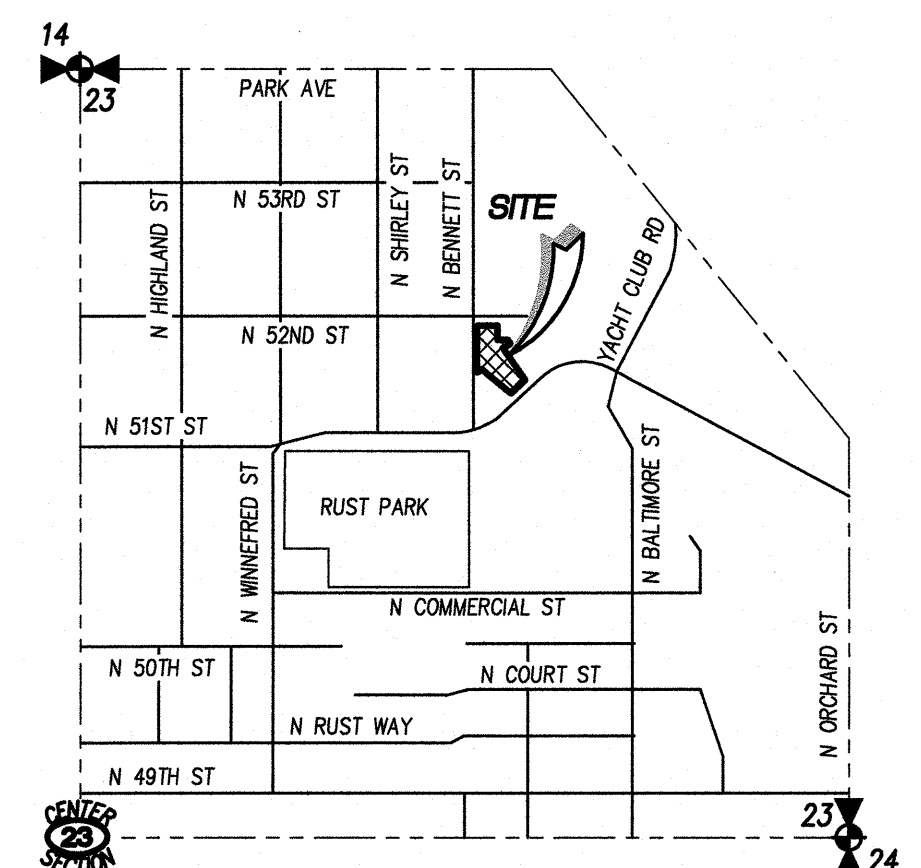
SEWER SYSTEM CITY OF RUSTON SEWER

SCALE AS NOTED NO. OF ADJUSTED PARCELS 6

DRAWN BY SLS CHECKED BY TJM JOB NO. 34056

ORIGINAL PROPERTY DESCRIPTIONS
PARCEL 'A'
TPN 4655100020
THE WEST HALF OF LOTS 1 AND 2, HOWARD HEIGHTS ANNEX, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 48, IN PIERCE COUNTY, WASHINGTON.
PARCEL 'B'
TPN 4655100030
LOTS 3 AND 4, HOWARD HEIGHTS ANNEX, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 48, IN PIERCE COUNTY, WASHINGTON.
TOGETHER WITH THAT PORTION OF VACATED ALLEY ADJOINING, UPON WHICH VACATION, ATTACHED TO SAID PROPERTY BY ORDINANCE NUMBER 759 OF THE TOWN OF RUSTON, AND WAS RECORDED UNDER AUDITOR'S RECORDING NUMBER 8312300372.
PARCEL 'C'
TPN 4655100072
LOT 11, HOWARD HEIGHTS ANNEX, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 48, IN PIERCE COUNTY, WASHINGTON.
TOGETHER WITH THAT PORTION OF VACATED ALLEY ADJOINING, UPON WHICH VACATION, ATTACHED TO SAID PROPERTY BY ORDINANCE NUMBER 759 OF THE TOWN OF RUSTON, AND WAS RECORDED UNDER AUDITOR'S RECORDING NUMBER 8312300372.
PARCEL 'D'
TPN 4655100080
LOTS 12 AND 13, HOWARD HEIGHTS ANNEX, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 48, IN PIERCE COUNTY, WASHINGTON.
TOGETHER WITH THAT PORTION OF VACATED ALLEY ADJOINING, UPON WHICH VACATION, ATTACHED TO SAID PROPERTY BY ORDINANCE NUMBER 759 OF THE TOWN OF RUSTON, AND WAS RECORDED UNDER AUDITOR'S RECORDING NUMBER 8312300372.

- NOTES**
- THIS SURVEY DOES NOT PURPORT TO SHOW ANY OR ALL EASEMENTS ENCUMBERING THIS SITE. YOUR TITLE INSURANCE POLICY IS A RESOURCE TO CONSULT FOR INFORMATION REGARDING EASEMENTS WHICH MAY AFFECT YOUR PROPERTY.
 - THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF JOHN GIBSON AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR PERSONS WITHOUT EXPRESS CERTIFICATION BY SURVEYOR NAMING SAID PARTY.
 - IN ACCORDANCE WITH THE REVISED CODE OF WASHINGTON 58.09 AND WASHINGTON AUTHORITY CODE (CHAPTER 332-130), THIS RECORD OF SURVEY DEPICTS OCCUPATIONAL INDICATORS, SUCH AS FENCES, WHICH REPRESENT A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE. THIS SURVEY DOES NOT RESOLVE ANY OF THE LEGAL OWNERSHIP ISSUE THAT MAY ARISE FROM THESE UNWRITTEN CLAIMS. OWNER OF SUBJECT PARCEL MAY WANT TO SEEK LEGAL COUNSEL.
 - ALL DISTANCES AND DIMENSIONS SHOWN HEREON ARE U.S. SURVEY FEET GROUND MEASUREMENTS.
 - DISTANCES BETWEEN FOUND MONUMENTS VARY IN DISTANCE THAN SHOWN ON THE FACE OF THE PLAT. THE BOUNDARY LINES WERE PRORATED TO MATCH THE DIFFERENCE.



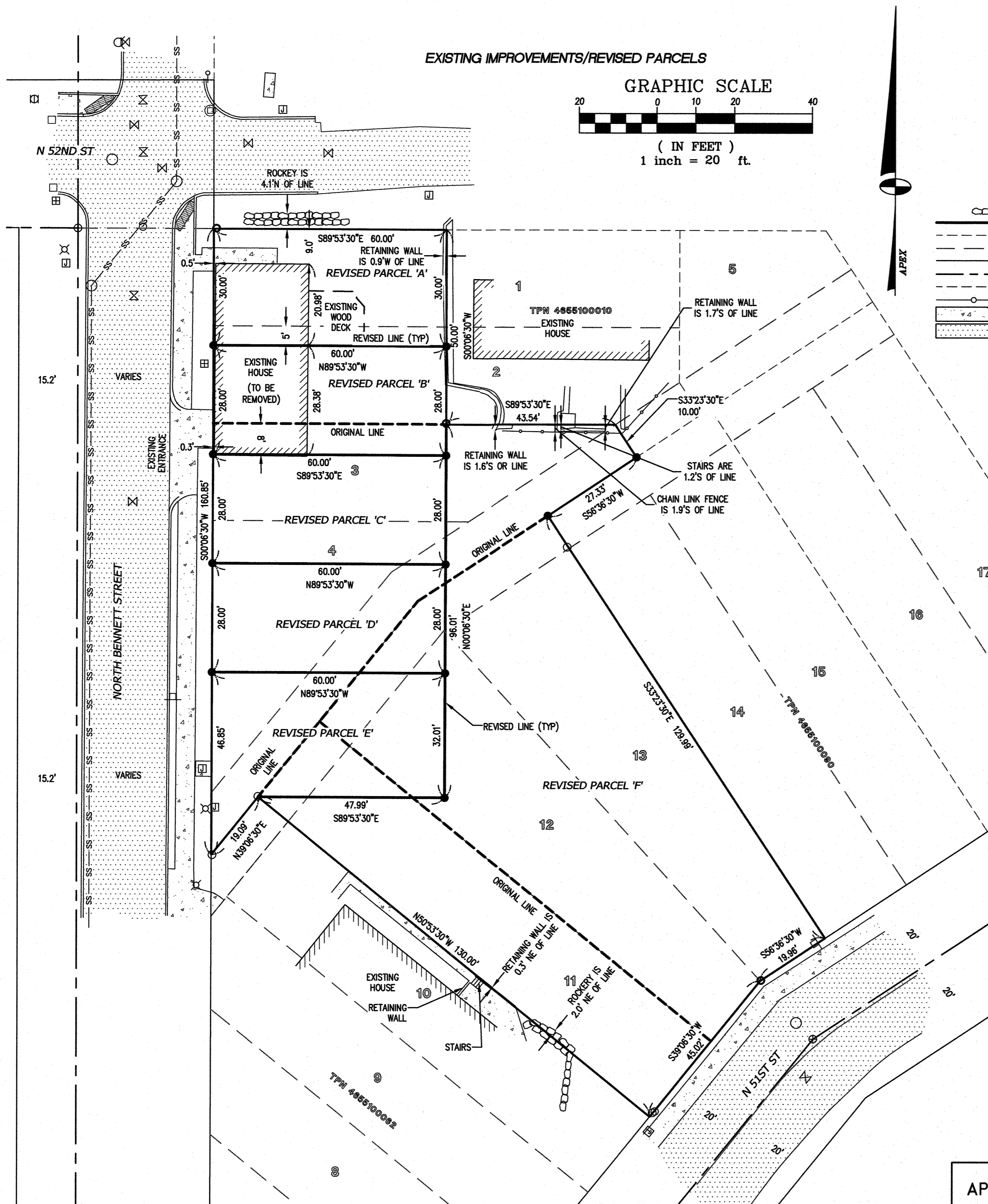
- REFERENCES**
- (R1) RECORD OF SURVEY, AFN 9108050312
 - (R2) RECORD OF SURVEY, AFN 201605165001
 - (R3) PLAT OF HOWARD HEIGHTS ANNEX, VOL 7, PAGE 48
 - (R4) THE COMMENCEMENT, A CONDOMINIUM, AFN 200909225001
 - (R5) RECORD OF SURVEY, AFN 201611295006

SHEET 1 OF 2
APPLICATION NO. SUB 18-02

201809285001

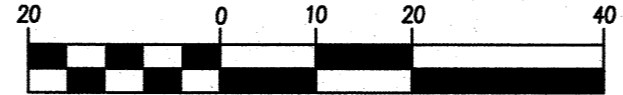
RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT

A PORTION OF THE NE QUARTER OF THE NE QUARTER OF SECTION 23, TOWNSHIP 21 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN
TOWN OF RUSTON, PIERCE COUNTY, WASHINGTON



EXISTING IMPROVEMENTS/REVISED PARCELS

GRAPHIC SCALE



LEGEND

- SET REBAR/CAP LS#41278/45792
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- STORM CATCH BASIN
- STORM MANHOLE
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ WATER BLOW OFF VALVE
- ⊕ JUNCTION BOX
- ⊕ LIGHT POLE
- ⊕ GAS VALVE
- ⊕ SIGN
- ⊕ ROCKERY
- EXISTING BOUNDARY LINE
- - - ADJOINER PARCEL LINE
- - - UNDERLYING PLAT LINE
- - - RIGHT OF WAY LINE
- - - ROAD CENTERLINE
- - - EASEMENT LINE
- CHAIN LINK FENCE
- ▨ CONCRETE SURFACE
- ▨ ASPHALT SURFACE

REVISED PROPERTY DESCRIPTIONS

REVISED PARCEL 'A'
THE WEST HALF OF LOT 1 AND THE NORTH 5 FEET OF THE WEST HALF LOT 2 OF HOWARD HEIGHTS ANNEX, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 48, IN PIERCE COUNTY, WASHINGTON.

REVISED PARCEL 'B'
ALL THAT PORTION OF LOTS 2 AND 3, HOWARD HEIGHTS ANNEX, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 48, IN PIERCE COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF SAID HOWARD HEIGHTS ANNEX;
THENCE SOUTH 00°06'30" WEST ALONG THE EASTERN MARGIN OF NORTH BENNETT STREET, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 00°06'30" WEST, 28.00 FEET;
THENCE SOUTH 89°53'30" EAST, 60.00 FEET;
THENCE NORTH 00°06'30" EAST, 28.00 FEET;
THENCE NORTH 89°53'30" WEST, 60.00 FEET TO THE POINT OF BEGINNING.

REVISED PARCEL 'C'
ALL THAT PORTION OF LOTS 3 AND 4, HOWARD HEIGHTS ANNEX, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 48, IN PIERCE COUNTY, WASHINGTON AND VACATED ALLEY ADJOINING, UPON WHICH VACATION, ATTACHED TO SAID PROPERTY BY ORDINANCE NUMBER 759 OF THE TOWN OF RUSTON, AND WAS RECORDED UNDER AUDITOR'S RECORDING NUMBER 8312300372, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF SAID HOWARD HEIGHTS ANNEX;
THENCE SOUTH 00°06'30" WEST ALONG THE EASTERN MARGIN OF NORTH BENNETT STREET, A DISTANCE OF 58.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 00°06'30" WEST, 28.00 FEET;
THENCE SOUTH 89°53'30" EAST, 60.00 FEET;
THENCE NORTH 00°06'30" EAST, 28.00 FEET;
THENCE NORTH 89°53'30" WEST, 60.00 FEET TO THE POINT OF BEGINNING.

REVISED PARCEL 'D'
ALL THAT PORTION OF LOTS 4, 12 AND 13, HOWARD HEIGHTS ANNEX, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 48, IN PIERCE COUNTY, WASHINGTON AND VACATED ALLEY ADJOINING, UPON WHICH VACATION, ATTACHED TO SAID PROPERTY BY ORDINANCE NUMBER 759 OF THE TOWN OF RUSTON, AND WAS RECORDED UNDER AUDITOR'S RECORDING NUMBER 8312300372, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF SAID HOWARD HEIGHTS ANNEX;
THENCE SOUTH 00°06'30" WEST ALONG THE EASTERN MARGIN OF NORTH BENNETT STREET, A DISTANCE OF 86.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 00°06'30" WEST, 28.00 FEET;
THENCE SOUTH 89°53'30" EAST, 60.00 FEET;
THENCE NORTH 00°06'30" EAST, 28.00 FEET;
THENCE NORTH 89°53'30" WEST, 60.00 FEET TO THE POINT OF BEGINNING.

REVISED PARCEL 'E'
ALL THAT PORTION OF LOTS 4, 11 AND 12, HOWARD HEIGHTS ANNEX, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 48, IN PIERCE COUNTY, WASHINGTON AND VACATED ALLEY ADJOINING, UPON WHICH VACATION, ATTACHED TO SAID PROPERTY BY ORDINANCE NUMBER 759 OF THE TOWN OF RUSTON, AND WAS RECORDED UNDER AUDITOR'S RECORDING NUMBER 8312300372, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF SAID HOWARD HEIGHTS ANNEX;
THENCE SOUTH 00°06'30" WEST ALONG THE EASTERN MARGIN OF NORTH BENNETT STREET, A DISTANCE OF 114.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 00°06'30" WEST, 46.85 FEET TO THE CENTERLINE OF SAID VACATED ALLEY;
THENCE NORTH 39°06'30" EAST ALONG SAID CENTER LINE, A DISTANCE OF 19.09 FEET;
THENCE SOUTH 89°53'30" EAST, 47.99 FEET;
THENCE NORTH 00°06'30" EAST, 32.01 FEET;
THENCE NORTH 89°53'30" WEST, 60.00 FEET TO THE POINT OF BEGINNING.

REVISED PARCEL 'F'
ALL THAT PORTION OF LOTS 3, 4, 11, 12 AND 13, HOWARD HEIGHTS ANNEX, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 48, IN PIERCE COUNTY, WASHINGTON AND VACATED ALLEY ADJOINING, UPON WHICH VACATION, ATTACHED TO SAID PROPERTY BY ORDINANCE NUMBER 759 OF THE TOWN OF RUSTON, AND WAS RECORDED UNDER AUDITOR'S RECORDING NUMBER 8312300372, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 11;
THENCE NORTH 50°53'30" WEST ALONG THE SOUTH LINE OF SAID LOT 11, A DISTANCE OF 130.00 FEET;
THENCE SOUTH 89°53'30" EAST, 47.99 FEET;
THENCE NORTH 00°06'30" EAST, 96.01 FEET TO THE SOUTH LINE OF LOT 2 OF SAID HOWARD HEIGHTS ANNEX;
THENCE SOUTH 89°53'30" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 43.54 FEET;
THENCE SOUTH 33°23'30" EAST, 10.00 FEET TO THE CENTERLINE OF AFORESAID VACATED ALLEY;
THENCE SOUTH 56°36'30" WEST ALONG SAID CENTERLINE, A DISTANCE OF 27.33 FEET TO THE NORTHEAST CORNER OF AFORESAID LOT 13;
THENCE SOUTH 33°23'30" EAST ALONG THE EAST LINE OF SAID LOT 13, A DISTANCE OF 129.99 FEET TO THE NORTHERN MARGIN OF NORTH 51ST STREET;
THENCE SOUTH 56°36'30" WEST ALONG SAID NORTHERN MARGIN, A DISTANCE OF 19.96 FEET;
THENCE SOUTH 39°06'30" WEST ALONG SAID NORTHERN MARGIN, A DISTANCE OF 45.02 FEET TO THE POINT OF BEGINNING.

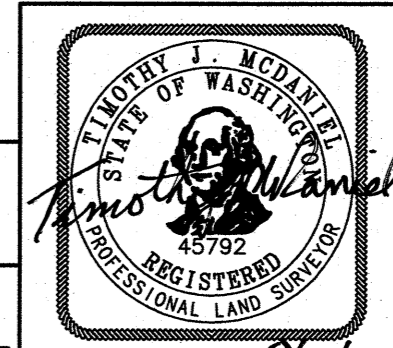
LOT AREAS		
	ORIGINAL	REVISED
PARCEL 'A'	3,000 SQ. FT. 0.07 ACRES	1,800 SQ. FT. 0.04 ACRES
PARCEL 'B'	5,625 SQ. FT. 0.13 ACRES	1,800 SQ. FT. 0.04 ACRES
PARCEL 'C'	3,251 SQ. FT. 0.07 ACRES	1,680 SQ. FT. 0.04 ACRES
PARCEL 'D'	7,797 SQ. FT. 0.18 ACRES	1,680 SQ. FT. 0.04 ACRES
PARCEL 'E'	----	1,890 SQ. FT. 0.04 ACRES
PARCEL 'F'	----	10,823 SQ. FT. 0.25 ACRES

BASIS OF BEARINGS
ASSUMED NORTH FOR THE CENTERLINE OF NORTH BENNETT STREET PER HOWARD HEIGHTS ANNEX.

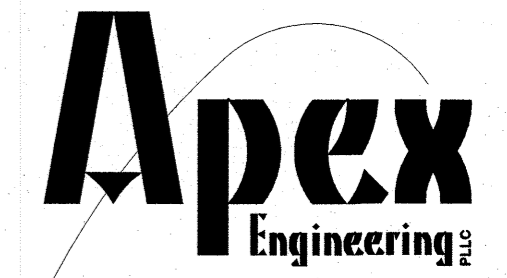
METHODS AND EQUIPMENT
SURVEY PERFORMED USING TOPCON HYPERLITE GPS RECEIVER UTILIZING RTK METHODS AND THE WASHINGTON STATE REFERENCE NETWORK, AND SUPPLEMENTED WITH A 1" TOTAL STATION, USING TRAVERSE AND RADIAL SURVEY METHODS. SURVEY MEETS OR EXCEEDS ACCURACY REQUIREMENTS CONTAINED IN WAC 332.130.090.

SHEET 2 OF 2

APPLICATION NO. SUB 18-02



PROJECT NO. 34056



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201809285001

original