PORT OF TACOMA

PARCEL 77 AUTO IMPORT TERMINAL

PROJECT NO. 201020.01
CONTRACT NO. 070770

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Director of Engineering

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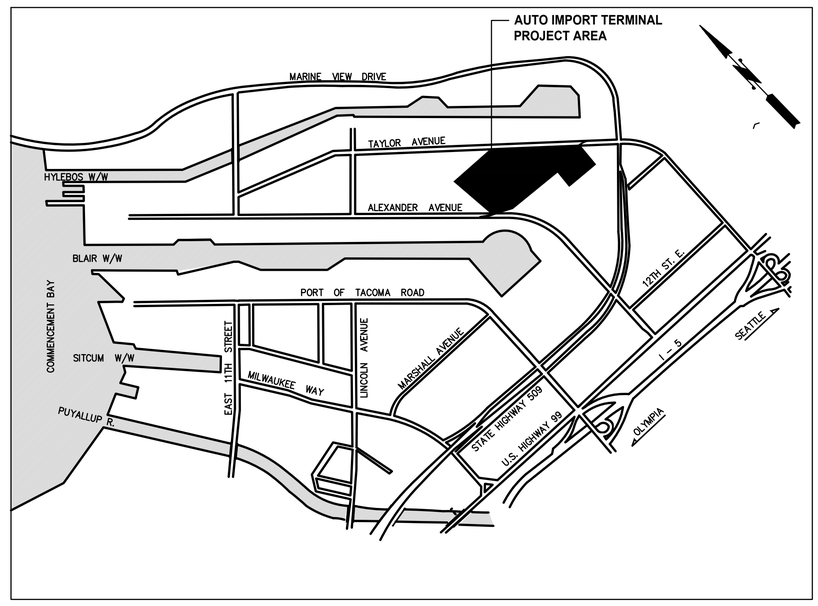

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PARCEL 77 AUTO IMPORT TERMINAL
COVER

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CONT/CONS: 070770	TOWNSHIP: 21N	RANGE: 3E	SECTION: 36
M. ID: 201020.01	DAT-HRZ: W83-SF	VERT: PORT OF TACOMA BM#	
PHASE: BID SET	PARCEL: MULTIPLE	DRAWING SCALE: AS SHOWN	

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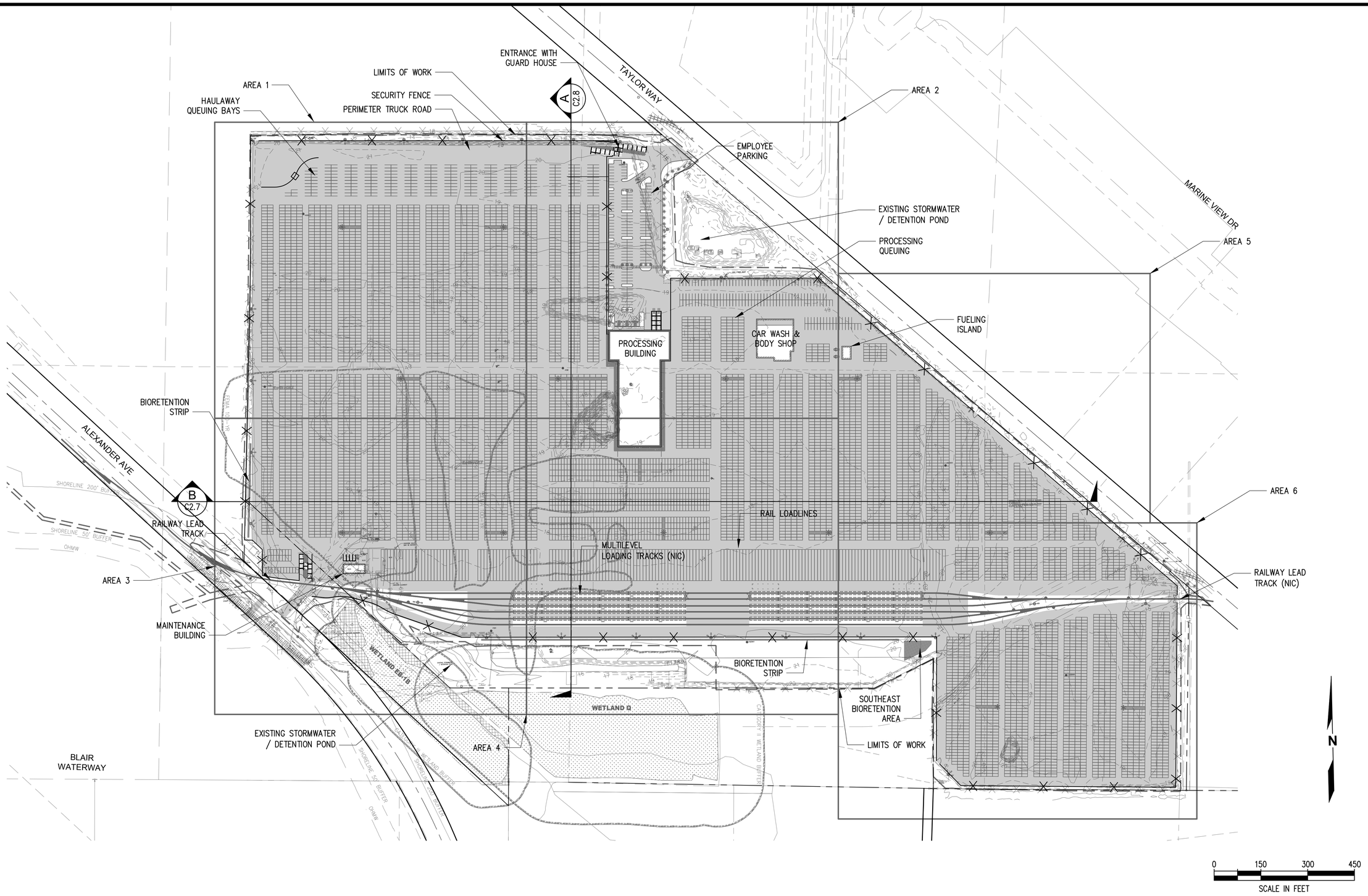

OVERALL SITE PLAN

1" = 150'

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SITE PLAN

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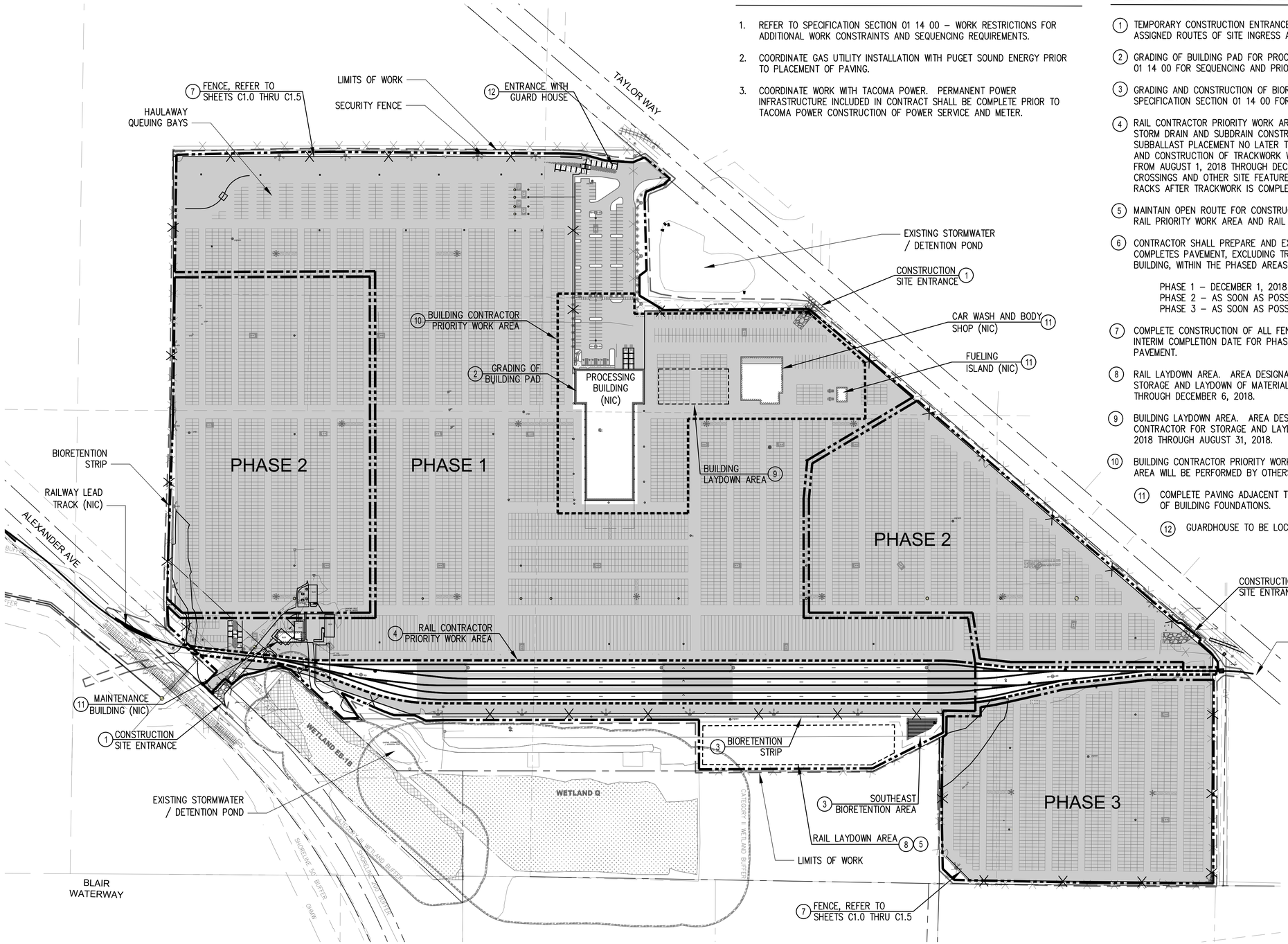

NOTES

1. REFER TO SPECIFICATION SECTION 01 14 00 – WORK RESTRICTIONS FOR ADDITIONAL WORK CONSTRAINTS AND SEQUENCING REQUIREMENTS.
2. COORDINATE GAS UTILITY INSTALLATION WITH PUGET SOUND ENERGY PRIOR TO PLACEMENT OF PAVING.
3. COORDINATE WORK WITH TACOMA POWER. PERMANENT POWER INFRASTRUCTURE INCLUDED IN CONTRACT SHALL BE COMPLETE PRIOR TO TACOMA POWER CONSTRUCTION OF POWER SERVICE AND METER.

SEQUENCING NOTES

1. TEMPORARY CONSTRUCTION ENTRANCE. KEEP WITHIN THE LIMITS OF WORK SHOWN AND ASSIGNED ROUTES OF SITE INGRESS AND EGRESS.
2. GRADING OF BUILDING PAD FOR PROCESSING BUILDING, REFER TO SPECIFICATION SECTION 01 14 00 FOR SEQUENCING AND PRIORITIZATION REQUIREMENTS
3. GRADING AND CONSTRUCTION OF BIORETENTION AREAS SOUTH OF RAILYARD, REFER TO SPECIFICATION SECTION 01 14 00 FOR SEQUENCING AND PRIORITIZATION REQUIREMENTS.
4. RAIL CONTRACTOR PRIORITY WORK AREA, ESTABLISH LINES AND GRADES, AND COMPLETE STORM DRAIN AND SUBDRAIN CONSTRUCTION, ELECTRICAL CONSTRUCTION AND SUBBALLAST PLACEMENT NO LATER THAN AUGUST 14, 2018. PLACEMENT OF BALLAST AND CONSTRUCTION OF TRACKWORK WITHIN THIS AREA WILL BE PERFORMED BY OTHERS FROM AUGUST 1, 2018 THROUGH DECEMBER 31, 2018. COMPLETE PAVING OF TRACK CROSSINGS AND OTHER SITE FEATURES, INCLUDING LIGHT POLES AND BRIDGE PLATE RACKS AFTER TRACKWORK IS COMPLETED BY OTHERS.
5. MAINTAIN OPEN ROUTE FOR CONSTRUCTION TRAFFIC, MINIMUM 50 FOOT WIDTH, BETWEEN RAIL PRIORITY WORK AREA AND RAIL LAYDOWN AREA AT ALL TIMES.
6. CONTRACTOR SHALL PREPARE AND EXECUTE A CONSTRUCTION WORK PLAN THAT COMPLETES PAVEMENT, EXCLUDING TRACK CROSSINGS AND AREAS WITHIN 20 FEET OF A BUILDING, WITHIN THE PHASED AREAS BY THE FOLLOWING DATES:

   PHASE 1 – DECEMBER 1, 2018
   PHASE 2 – AS SOON AS POSSIBLE AFTER PHASE 1
   PHASE 3 – AS SOON AS POSSIBLE AFTER PHASE 2
7. COMPLETE CONSTRUCTION OF ALL FENCE AND APPURTENANT COMPONENTS PRIOR TO THE INTERIM COMPLETION DATE FOR PHASE 1 PAVING WHERE FENCE IS NOT ON ASPHALT PAVEMENT.
8. RAIL LAYDOWN AREA. AREA DESIGNATED FOR EXCLUSIVE USE BY RAIL CONTRACTOR FOR STORAGE AND LAYDOWN OF MATERIALS AND EQUIPMENT FROM AUGUST 15, 2018 THROUGH DECEMBER 6, 2018.
9. BUILDING LAYDOWN AREA. AREA DESIGNATED FOR EXCLUSIVE USE OF BUILDING CONTRACTOR FOR STORAGE AND LAYDOWN OF MATERIALS AND EQUIPMENT FROM JUNE 4, 2018 THROUGH AUGUST 31, 2018.
10. BUILDING CONTRACTOR PRIORITY WORK AREA. CONSTRUCTION OF BUILDINGS WITHIN THIS AREA WILL BE PERFORMED BY OTHERS FROM JUNE 4, 2018 THROUGH MARCH 30, 2019
11. COMPLETE PAVING ADJACENT TO BUILDING CONTRACTOR FOLLOWING COMPLETION OF BUILDING FOUNDATIONS.
12. GUARDHOUSE TO BE LOCATED ON COMPLETED CONCRETE PAVEMENT

LEGEND

- WORK AREA
- STAGING AREA
- PHASE AREA

CONSTRAINTS AND SEQUENCING PLAN

1" = 150'

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CONSTRAINTS AND SEQUENCING PLANS

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GENERAL NOTES:

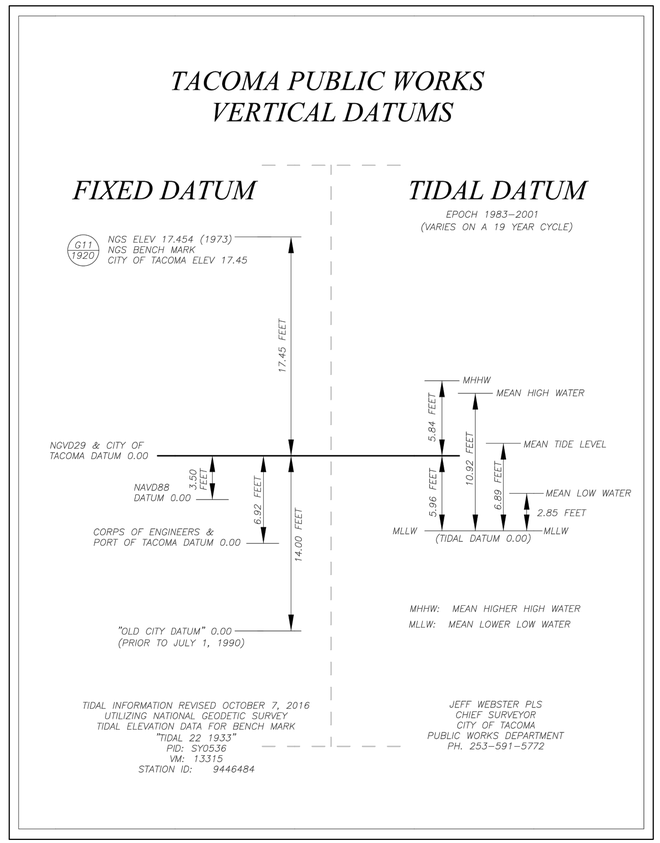
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PERMIT CONDITIONS, CITY OF TACOMA STANDARDS, AREMA, TACOMA RAIL, AND WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT) STANDARD SPECIFICATIONS 2018.
2. BEFORE ANY CONSTRUCTION MAY BEGIN, THE CONTRACTOR SHALL HOLD A PRE-CONSTRUCTION MEETING WITH THE PORT AND CITY OF TACOMA PERMIT DEPARTMENT AND INSPECTION STAFF.
3. A COPY OF THESE APPROVED PLANS AND ALL AMENDMENTS SHALL BE ON THE CONSTRUCTION SITE AT ALL TIMES.
4. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO OBTAIN ALL CONSTRUCTION EASEMENTS IF NECESSARY BEFORE INITIATING OFF-SITE WORK.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, SPOTTERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND OF THE CONTRACTOR. ANY WORK WITHIN THE TRAVELLED RIGHT OF WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE AT LEAST ONE FLAGGER FOR EACH LANE OF TRAFFIC AFFECTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEVELOPING TEMPORARY TRAFFIC CONTROL PLANS, PERMITTING, AND COORDINATION TO PROVIDE ADEQUATE TEMPORARY TRAFFIC CONTROL ACCORDING TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND WSDOT STANDARD PLANS.
6. PRIOR TO THE START OF EXCAVATION, THE CONTRACTOR SHALL CALL 1-800-424-555 FOR UTILITY LOCATES AND COORDINATE UTILITY WORK WITH THE UTILITY SERVICE PROVIDER.
7. FEMA FLOODPLAIN LIMITS SHOWN ON PLANS ARE BASED ON CITY OF TACOMA GIS MAPPING OF FLOOD INSURANCE RATE MAPS EFFECTIVE MARCH 7, 2017.
8. AREAS OF CAPPED REMNANT CONTAMINATION, REMEDIATED CONTAMINATION, AND BURIED CONCRETE FOUNDATIONS EXIST THROUGHOUT THE PROJECT SITE. REFER TO SHEETS D1.0 THRU D1.5 FOR APPROXIMATE LOCATIONS.
9. THE EXISTENCE, LOCATION AND CHARACTERISTICS OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS HAS BEEN OBTAINED FROM A REVIEW OF AVAILABLE RECORD DATA. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR SHALL POTHOLE OR OTHERWISE CONFIRM CONDITIONS. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
10. TACOMA POWER HAS OVERHEAD 115kV TRANSMISSION LINE IN THE PROJECT AREA AND 13.8kV OVERHEAD DISTRIBUTION ALONG ALEXANDER AVENUE AND TAYLOR WAY. BEWARE AND UNDERSTAND WAC 296-155-53408 WHEN WORKING NEAR ENERGIZED ELECTRICAL CONDUCTORS AND EQUIPMENT. THE SYSTEM HAS POLES, DOWN GUYS, ANCHORS, OVERHEAD AND UNDERGROUND ELECTRICAL CONDUCTORS AND MISCELLANEOUS FIXTURES AND DEVICES ON AND OFF SITE.
11. TACOMA WATER FACILITIES MUST REMAIN ACCESSIBLE AT ALL TIMES. ANY DAMAGES TO TACOMA WATER FACILITIES WILL BE REPAIRED BY TACOMA WATER CREWS AT THE EXPENSE OF THE CONTRACTOR.

HORIZONTAL DATUM:

1. WASHINGTON STATE COORDINATE SYSTEM, SOUTH ZONE, NAD83-2011. REFER TO SHEET V2.0 FOR ADDITIONAL INFORMATION.

VERTICAL DATUM:

1. PORT OF TACOMA – MLLW 1983-2001 EPOCH REFER TO SHEETS V1.0 AND V2.0 FOR MONUMENT LOCATIONS AND ADDITIONAL INFORMATION.



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GENERAL NOTES

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CONT/CONS: 070770	TOWNSHIP: 21N	RANGE: 3E	SECTION: 36
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PHASE: BID SET	PARCEL: MULTIPLE	DRAWING SCALE: AS SHOWN	

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ABBREVIATIONS

#	NUMBER
ø	DIAMETER
@	AT
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
ACI	AMERICAN CONCRETE INSTITUTE
ACP	ASBESTOS CONCRETE PIPE OR ASPHALTIC CONCRETE PAVEMENT
ADDL	ADDITIONAL
ADJ	ADJACENT
ADMIN	ADMINISTRATION
AGGR	AGGREGATE
ALT	ALTERNATE
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APP or APPVD	APPROVED
APPROX	APPROXIMATE
APWA	AMERICAN PUBLIC WORKS ASSOCIATION
AREA	AMERICAN RAILWAY ENGINEERING ASSOCIATION
AREMA	AMERICAN RAILWAY ENGINEERING MAINTENANCE OF WAY ASSOCIATION
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AVG	AVERAGE
AWS	AMERICAN WELDING SOCIETY
AWWA	AMERICAN WATER WORKS ASSOCIATION
BFO	BURIED FIBER OPTIC
BLDG	BUILDING
BM	BENCH MARK or BEAM
BMP or BMP'S	BEST MANAGEMENT PRACTICES
BNSF	BURLINGTON NORTHERN SANTA FE
BOP	BOTTOM OF PIPE
BOT	BOTTOM
BRG	BEARING
BRZ	BRONZE
BTW or BTWN	BETWEEN
BV	BALL VALVE
CY	CONTAINER YARD OR CUBIC YARD
C/L	CENTERLINE
CAB	CRUSHED AGGREGATE BASE
CB	CATCH BASIN
CC	CENTER TO CENTER
CFS	CUBIC FEET PER SECOND
CIP	CAST IRON PIPE
CL	CENTER LINE or CLASS
CLF	CHAIN LINK FENCE
CLR	CLEAR or CLEARANCE
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CONC	CONCRETE
CONT	CONTINUE or CONTINUOUS
CONT'D	CONTINUED
COORD	COORDINATE
COUP	COUPLING
CPT	CONE PENETROMETER TEST
CRSI	CONCRETE REINFORCING STEEL INSTITUTE
CSBC	CRUSHED SURFACING BASE COURSE
CSG	CASING
CSTC	CRUSHED SURFACING TOP COURSE
CTR	CENTER
Dc	DEGREE OF CURVATURE
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIP	DUCTILE IRON PIPE
DWG	DRAWING
DWY	DRIVEWAY
E	EAST or EASTING
EA	EACH
EG	EXISTING GRADE
EL or ELEV	ELEVATION
ELEC or ELECT	ELECTRICAL
ENGR	ENGINEER
EP	EDGE OF PAVEMENT
EQ	EQUAL
ES	ELECTRICAL SUBSTATION or EACH SIDE
ETC	ET CETERA
EX or EXIST	EXISTING
EXP JT	EXPANSION JOINT
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FIN	FINISH
FL	FLOW LINE OR FLANGE
FLGD	FLANGED JOINT
FM	FORCE MAIN
FS	FINISHED SURFACE
FSM	FIRE SERVICE METER
FT	FOOT, FEET
G	GAS
GIS	GEOGRAPHIC INFORMATION SYSTEM
GPS	GLOBAL POSITIONING SYSTEM
GV	GATE VALVE
H or HORIZ	HORIZONTAL
HAZMAT	HAZARDOUS MATERIALS
HDPE	HIGH DENSITY POLYETHYLENE
HMA	HOT MIX ASPHALT
HORZ	HORIZONTAL
HSSD	HIGH STRENGTH STORM DRAIN
HT	HEIGHT
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
IN	INCH
INCL	INCLUDE
IR	INDUSTRIAL REMEDIATION
JB	JUNCTION BOX
JS	JUNCTION STRUCTURE
JT	JOINT
KIP(S)	KILOPOUND(S)
L	LENGTH
LAT	LATERAL
LB	POUND
LF	LINEAL FOOT
LH	LEFT HAND
LIN	LINEAL or LINEAR
LOL	LAYOUT LINE
MAX	MAXIMUM
MH	MANHOLE
MHHW	MEAN HIGHER HIGH WATER
MHW	MEAN HIGH WATER
MIN	MINIMUM
MISC	MISCELLANEOUS
MJ	MECHANICAL JOINT
MLLW	MEAN LOWER LOW WATER
MLW	MEAN LOW WATER
MSP	MANUAL OF STANDARD PRACTICE
MUTCD	MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES
N	NORTH or NORTHING
NE	NORTHEAST
NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
NW	NORTHWEST
OC	ON CENTER
OD	OUTSIDE DIAMETER
OVH	OVERHEAD
OHWL	ORDINARY HIGH WATER LINE
P/L or PL	PROPERTY LINE
PB	PULL BOX
PC	POINT OF CURVATURE
PCC	PORTLAND CEMENT CONCRETE
PERF	PERFORATED
PERP	PERPENDICULAR
PG	PERFORMANCE GRADE
PI	POINT OF INTERSECTION
PJ	PUSH-ON JOINT
PNT	POINT
POT	PORT OF TACOMA
PP	POWER POLE
PR	PRESSURE RATING
PRESS RED	PRESSURE REDUCER
PROP	PROPOSED
PRV	PRESSURE REDUCING VALVE
PRVS	PRESSURE RELIEF VALVE
PSF	POUNDS PER SQUARE FOOT
PS	POINT OF SWITCH
PSI	POUNDS PER SQUARE INCH
PT	POINT or POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE OR POINT OF VERTICAL CURVE
PVI	POINT OF VERTICAL INTERSECTION
PVMT	PAVEMENT
R	RIDGE OR RADIUS
R/W OR ROW	RIGHT OF WAY
RCP	REINFORCED CONCRETE PIPE
RD	ROAD
REF	REFERENCE
REINF	REINFORCE OR REINFORCING
REQ'D	REQUIRED
RH	RIGHT HAND
RP	RADIUS POINT
RR	RAILROAD
RT.	RIGHT
S	SLOPE OR SOUTH
SD	STORM DRAIN
SDR	STANDARD DIMENSION RATIO
SDMH	STORM DRAIN MANHOLE
SE	SOUTH-EAST
SECT	SECTION
SHT	SHEET
SIM	SIMILAR
SPECS	SPECIFICATIONS
SQ	SQUARE
SQFT	SQUARE FEET
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD	STANDARD
STL	STEEL
SW	SOUTHWEST
SYM	SYMMETRIC or SYMBOL
T/R or TOR	TOP OF RAIL
TB	THRUST BLOCK
TBM	TEMPORARY BENCH MARK
TESC	TEMPORARY EROSION AND SEDIMENTATION CONTROL
TF	TRACK FEET
T&B	TOP AND BOTTOM
TO	TURNOUT
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TOP	TOP OF PIPE
TOR	TOP OF RAIL
TPU	TACOMA PUBLIC UTILITIES
TW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
UV	ULTRA-VIOLET
V	VERTICAL
VAR	VARIABLE or VARIES
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
W	WATER, WEST, WIDTH
W/	WITH
W/O	WITHOUT
WHS	WELDED HEADED STUD
WM	WATER METER
WWAY	WALKWAY
XO	CROSSOVER
XS	EXTRA STRONG

LEGEND

GENERAL

- PROPERTY LINE
- PROJECT WORK AREA LIMITS
- WETLAND BUFFER

DEMOLITION AND EROSION CONTROL

- EX FENCE TO BE USED AS TEMPORARY CONSTRUCTION FENCE
- SILT FENCE
- INTERCEPTOR DITCH
- INLET PROTECTION
- MONITORING WELL PROTECTION
- DEMO STORMDRAIN PIPE AND/OR UTILITY STRUCTURE AND/OR MONITORING WELL
- REMOVE ASPHALT
- DEMO BUILDING/CONCRETE
- CAPPED REMNANT CONTAMINATION
- AREAS OF REMEDIATED CONTAMINATION
- BURIED CONCRETE FEATURES

GRADING, DRAINAGE AND UTILITIES

- EXISTING GRADE CONTOUR
- 18 — PROPOSED GRADE CONTOUR
- FIRE — FIRE WATER LINE
- W — WATER LINE
- GAS — GAS LINE
- SS — SANITARY SEWER GRAVITY LINE
- SSFM — SANITARY SEWER FORCE MAIN
- T — TELEPHONE LINE
- E — POWER LINE
- 6" FIRE HYDRANT ASSEMBLY (1 / U1.13)
- GATE VALVE (5 / U1.13)
- STORM DRAINAGE STRUCTURES AND PIPING, SEE DRAINAGE PLANS
- LIGHT POLE, SEE ELECTRICAL PLANS
- PEDESTRIAN SCALE LIGHT STANDARD, SEE ELECTRICAL PLANS
- CATCH BASIN, WSDOT TYPE 1 (4 / C2.21)
- CATCH BASIN, WSDOT TYPE 2 (2 / C2.21)
- STORMWATER TREATMENT VAULT
- SUBDRAIN
- CO — CLEANOUT
- BIORETENTION SURFACE
- DEMOLISHED/DECOMMISSIONED MONITORING WELL

PAVING AND SURFACE FEATURES

- LIGHT DUTY PAVEMENT (1 / C3.7)
- MEDIUM DUTY PAVEMENT (2 / C3.7)
- LANDSCAPE
- CONCRETE
- BUILDING
- BIORETENTION SURFACE
- PAVEMENT STRIPING
- FENCE
- GUARDRAIL
- S_ — SITE LOCATION CONTROL POINT, REFER TO SHEET C1.7
- P_ — PAVEMENT LOCATION CONTROL POINT, REFER TO SHEET C3.6
- U_ — UTILITY LOCATION CONTROL POINT, REFER TO SHEET U1.6, AND ELECTRICAL LOCATION CONTROL POINT, REFER TO SHEET U1.24
- L_ — LIGHTING LOCATION CONTROL POINT, REFER TO SHEET U1.24

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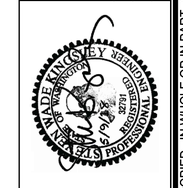

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PARCEL 77 AUTO IMPORT TERMINAL

LEGEND

TOWNSHIP: 21N	RANGE: 3E	SECTION: 36	
DAT-HRZ: W83-SF	VERT: PORT OF TACOMA BM#		
PARCEL: MULTIPLE	DRAWING SCALE: AS SHOWN		

G1.6

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CONT/CONS:	070770
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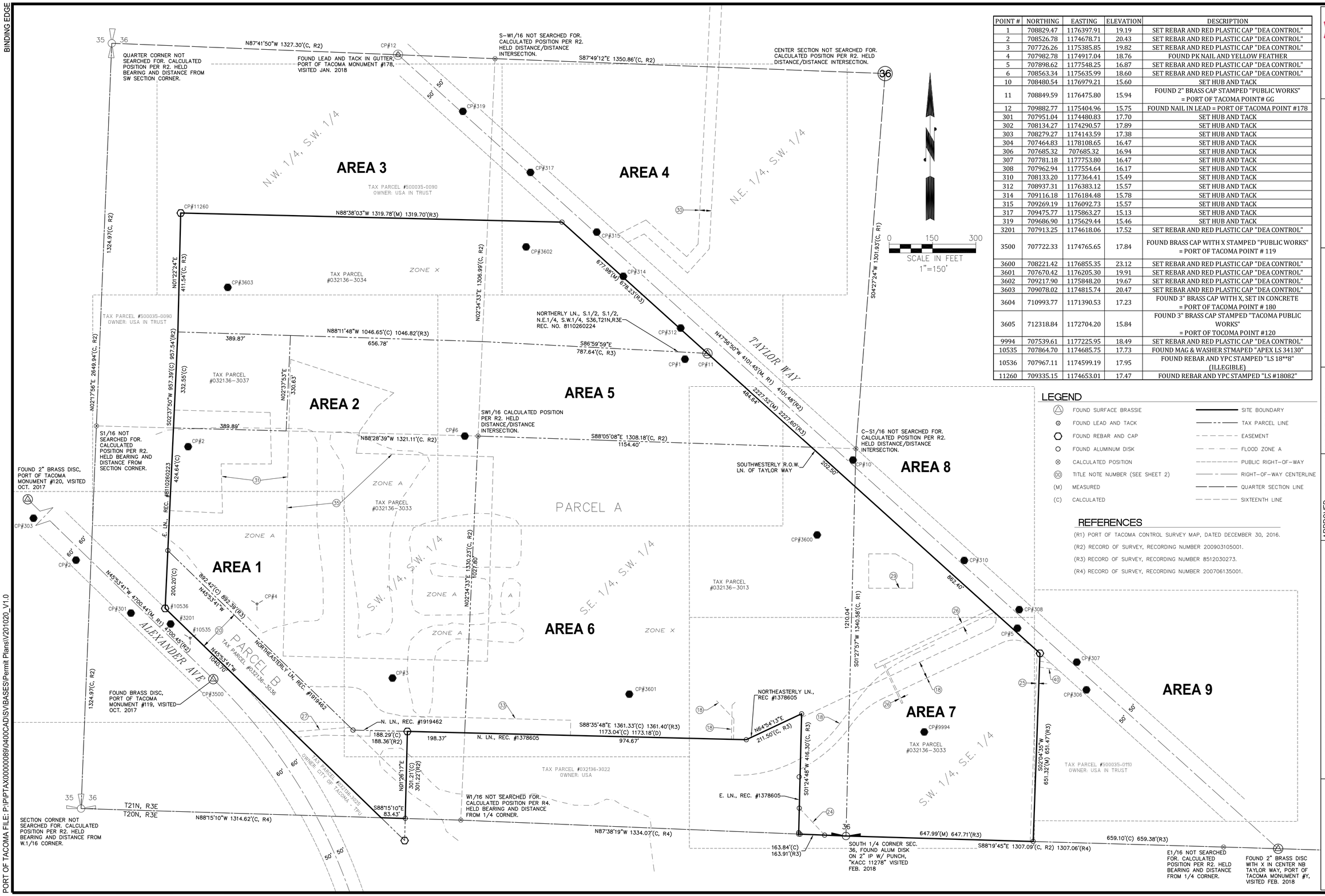

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	708829.47	1176397.91	19.19	SET REBAR AND RED PLASTIC CAP "DEA CONTROL"
2	708526.78	1174678.71	20.43	SET REBAR AND RED PLASTIC CAP "DEA CONTROL"
3	707726.26	1175385.85	19.82	SET REBAR AND RED PLASTIC CAP "DEA CONTROL"
4	707982.78	1174917.04	18.76	FOUND PK NAIL AND YELLOW FEATHER
5	707898.62	1177548.25	16.87	SET REBAR AND RED PLASTIC CAP "DEA CONTROL"
6	708563.34	1175635.99	18.60	SET REBAR AND RED PLASTIC CAP "DEA CONTROL"
10	708480.54	1176979.21	15.60	SET HUB AND TACK
11	708849.59	1176475.80	15.94	FOUND 2" BRASS CAP STAMPED "PUBLIC WORKS" = PORT OF TACOMA POINT# GG
12	709882.77	1175404.96	15.75	FOUND NAIL IN LEAD = PORT OF TACOMA POINT #178
301	707951.04	1174480.83	17.70	SET HUB AND TACK
302	708134.27	1174290.57	17.89	SET HUB AND TACK
303	708279.27	1174143.59	17.38	SET HUB AND TACK
304	707464.83	1178108.65	16.47	SET HUB AND TACK
306	707685.32	707685.32	16.94	SET HUB AND TACK
307	707781.18	1177753.80	16.47	SET HUB AND TACK
308	707962.94	1177554.64	16.17	SET HUB AND TACK
310	708133.20	1177364.41	15.49	SET HUB AND TACK
312	708937.31	1176383.12	15.57	SET HUB AND TACK
314	709116.18	1176184.48	15.78	SET HUB AND TACK
315	709269.19	1176092.73	15.57	SET HUB AND TACK
317	709475.77	1175863.27	15.13	SET HUB AND TACK
319	709686.90	1175629.44	15.46	SET HUB AND TACK
3201	707913.25	1174618.06	17.52	SET REBAR AND RED PLASTIC CAP "DEA CONTROL"
3500	707722.33	1174765.65	17.84	FOUND BRASS CAP WITH X STAMPED "PUBLIC WORKS" = PORT OF TACOMA POINT # 119
3600	708221.42	1176855.35	23.12	SET REBAR AND RED PLASTIC CAP "DEA CONTROL"
3601	707670.42	1176205.30	19.91	SET REBAR AND RED PLASTIC CAP "DEA CONTROL"
3602	709217.90	1175848.20	19.67	SET REBAR AND RED PLASTIC CAP "DEA CONTROL"
3603	709078.02	1174815.74	20.47	SET REBAR AND RED PLASTIC CAP "DEA CONTROL"
3604	710993.77	1171390.53	17.23	FOUND 3" BRASS CAP WITH X, SET IN CONCRETE = PORT OF TACOMA POINT # 180
3605	712318.84	1172704.20	15.84	FOUND 3" BRASS CAP STAMPED "TACOMA PUBLIC WORKS" = PORT OF TOCOMA POINT #120
9994	707539.61	1177225.95	18.49	SET REBAR AND RED PLASTIC CAP "DEA CONTROL"
10535	707864.70	1174685.75	17.73	FOUND MAG & WASHER STMAPED "APEX LS 34130"
10536	707967.11	1174599.19	17.95	FOUND REBAR AND YPC STAMPED "LS 18**8" (ILLEGIBLE)
11260	709335.15	1174653.01	17.47	FOUND REBAR AND YPC STAMPED "LS #18082"

LEGEND

- FOUND SURFACE BRASSIE
- FOUND LEAD AND TACK
- FOUND REBAR AND CAP
- FOUND ALUMINUM DISK
- CALCULATED POSITION
- (00) TITLE NOTE NUMBER (SEE SHEET 2)
- (M) MEASURED
- (C) CALCULATED
- SITE BOUNDARY
- TAX PARCEL LINE
- EASEMENT
- FLOOD ZONE A
- PUBLIC RIGHT-OF-WAY
- RIGHT-OF-WAY CENTERLINE
- QUARTER SECTION LINE
- SIXTEENTH LINE

REFERENCES

(R1) PORT OF TACOMA CONTROL SURVEY MAP, DATED DECEMBER 30, 2016.

(R2) RECORD OF SURVEY, RECORDING NUMBER 200903105001.

(R3) RECORD OF SURVEY, RECORDING NUMBER 8512030273.

(R4) RECORD OF SURVEY, RECORDING NUMBER 200706135001.

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PARCEL 77 AUTO IMPORT TERMINAL

SITE BOUNDARY, EASEMENTS, FLOOD ZONES, AND SHEET INDEX

V1.0

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CONT/CONS: 070483	TOWNSHIP: 21N	RANGE: 03E	SECTION: 36
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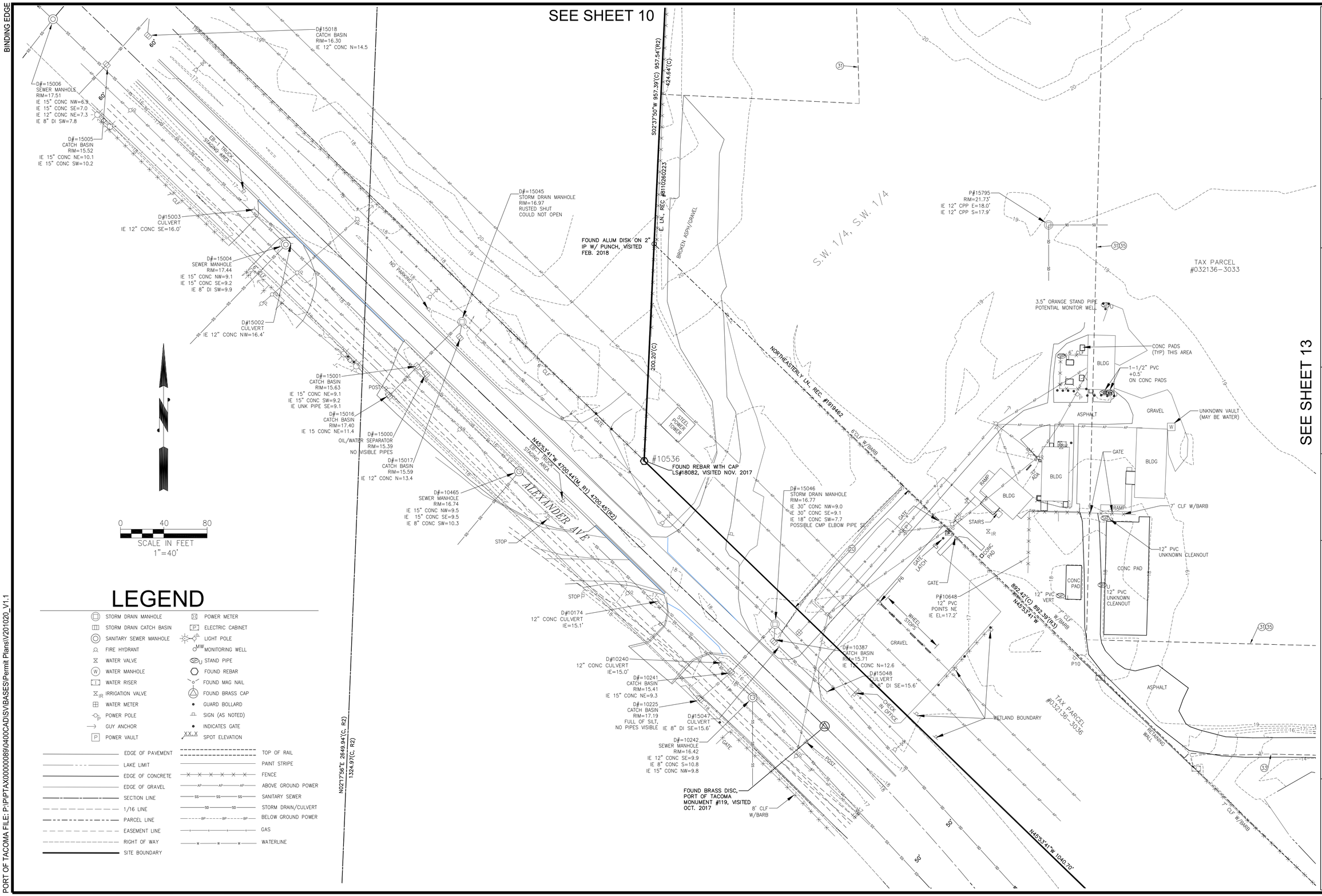

0 40 80
SCALE IN FEET
1"=40'

LEGEND

- STORM DRAIN MANHOLE
- STORM DRAIN CATCH BASIN
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- WATER MANHOLE
- WATER RISER
- IRRIGATION VALVE
- WATER METER
- POWER POLE
- GUY ANCHOR
- POWER VAULT
- POWER METER
- ELECTRIC CABINET
- LIGHT POLE
- MONITORING WELL
- STAND PIPE
- FOUND REBAR
- FOUND MAG NAIL
- FOUND BRASS CAP
- GUARD BOLLARD
- SIGN (AS NOTED)
- INDICATES GATE
- SPOT ELEVATION
- EDGE OF PAVEMENT
- LAKE LIMIT
- EDGE OF CONCRETE
- EDGE OF GRAVEL
- SECTION LINE
- 1/16 LINE
- PARCEL LINE
- EASEMENT LINE
- RIGHT OF WAY
- SITE BOUNDARY
- TOP OF RAIL
- PAINT STRIPE
- FENCE
- ABOVE GROUND POWER
- SANITARY SEWER
- STORM DRAIN/CULVERT
- BELOW GROUND POWER
- GAS
- WATERLINE

SEE SHEET 13

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PARCEL 77 AUTO IMPORT TERMINAL

TOPOGRAPHIC SURVEY AREA 1

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DAT-HRZ: WA83-SF	VERT: MLLW 19.18' @ Tide 22 1930		PORT ADDRESS:ONE SITCUM PLAZA TACOMA, WA 98401-1837
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9 OF 163

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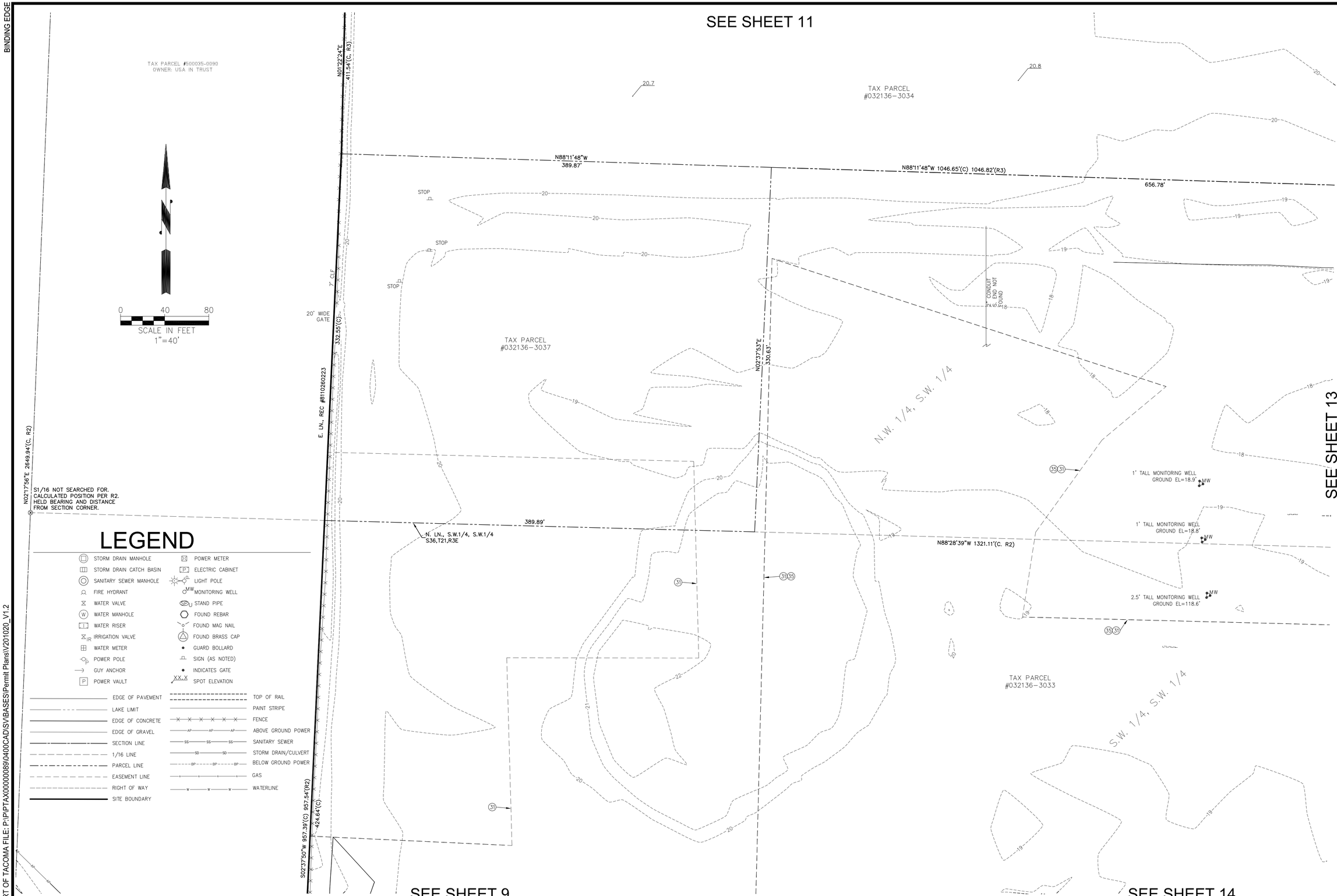

LEGEND

STORM DRAIN MANHOLE	POWER METER
STORM DRAIN CATCH BASIN	ELECTRIC CABINET
SANITARY SEWER MANHOLE	LIGHT POLE
FIRE HYDRANT	MONITORING WELL
WATER VALVE	STAND PIPE
WATER MANHOLE	FOUND REBAR
WATER RISER	FOUND MAG NAIL
IRRIGATION VALVE	FOUND BRASS CAP
WATER METER	GUARD BOLLARD
POWER POLE	SIGN (AS NOTED)
GUY ANCHOR	INDICATES GATE
POWER VAULT	SPOT ELEVATION

EDGE OF PAVEMENT	TOP OF RAIL
LAKE LIMIT	PAINT STRIPE
EDGE OF CONCRETE	FENCE
EDGE OF GRAVEL	ABOVE GROUND POWER
SECTION LINE	SANITARY SEWER
1/16 LINE	STORM DRAIN/CULVERT
PARCEL LINE	BELOW GROUND POWER
EASEMENT LINE	GAS
RIGHT OF WAY	WATERLINE
SITE BOUNDARY	

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TOPOGRAPHIC SURVEY AREA 2

V1.2

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CONT/CONS: 070483	TOWNSHIP: 21N	RANGE: 03E	SECTION: 36
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BINDING EDGE

LEGEND

- STORM DRAIN MANHOLE
- STORM DRAIN CATCH BASIN
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- WATER MANHOLE
- WATER RISER
- IRRIGATION VALVE
- WATER METER
- POWER POLE
- GUY ANCHOR
- POWER VAULT
- POWER METER
- ELECTRIC CABINET
- LIGHT POLE
- MONITORING WELL
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- FOUND MAG NAIL
- FOUND BRASS CAP
- GUARD BOLLARD
- SIGN (AS NOTED)
- INDICATES GATE
- SPOT ELEVATION

- EDGE OF PAVEMENT
- LAKE LIMIT
- EDGE OF CONCRETE
- EDGE OF GRAVEL
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- FENCE
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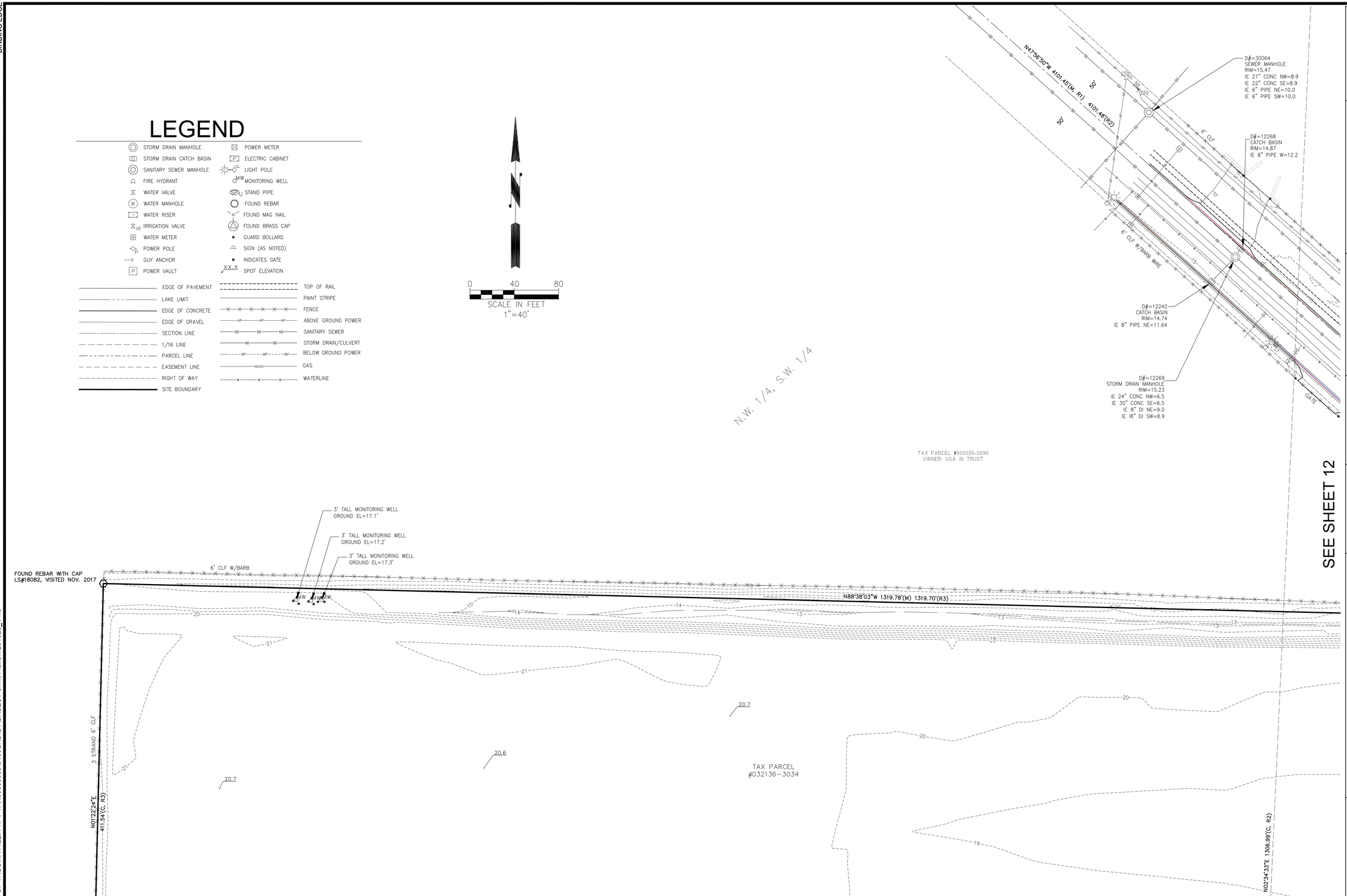
- SANITARY SEWER
- STORM DRAIN/CULVERT
- BELOW GROUND POWER
- GAS
- WATERLINE

0 40 80
SCALE IN FEET
1"=40'



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PARCEL 77 AUTO IMPORT TERMINAL

TOPOGRAPHIC SURVEY AREA 3

V1.3
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CONT/CONS: 070483	TOWNSHIP: 21N	RANGE: 03E	SECTION: 36
M. ID: 201020.01	DAT-HRZ: WA83-SF	VERT: MLLW 19.18' @ Tide 22 1930	
PHASE: 100% SET	PARCEL:	DRAWING SCALE: AS NOTED	

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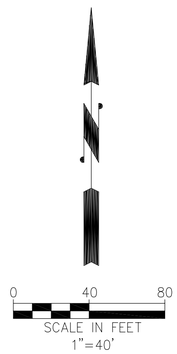
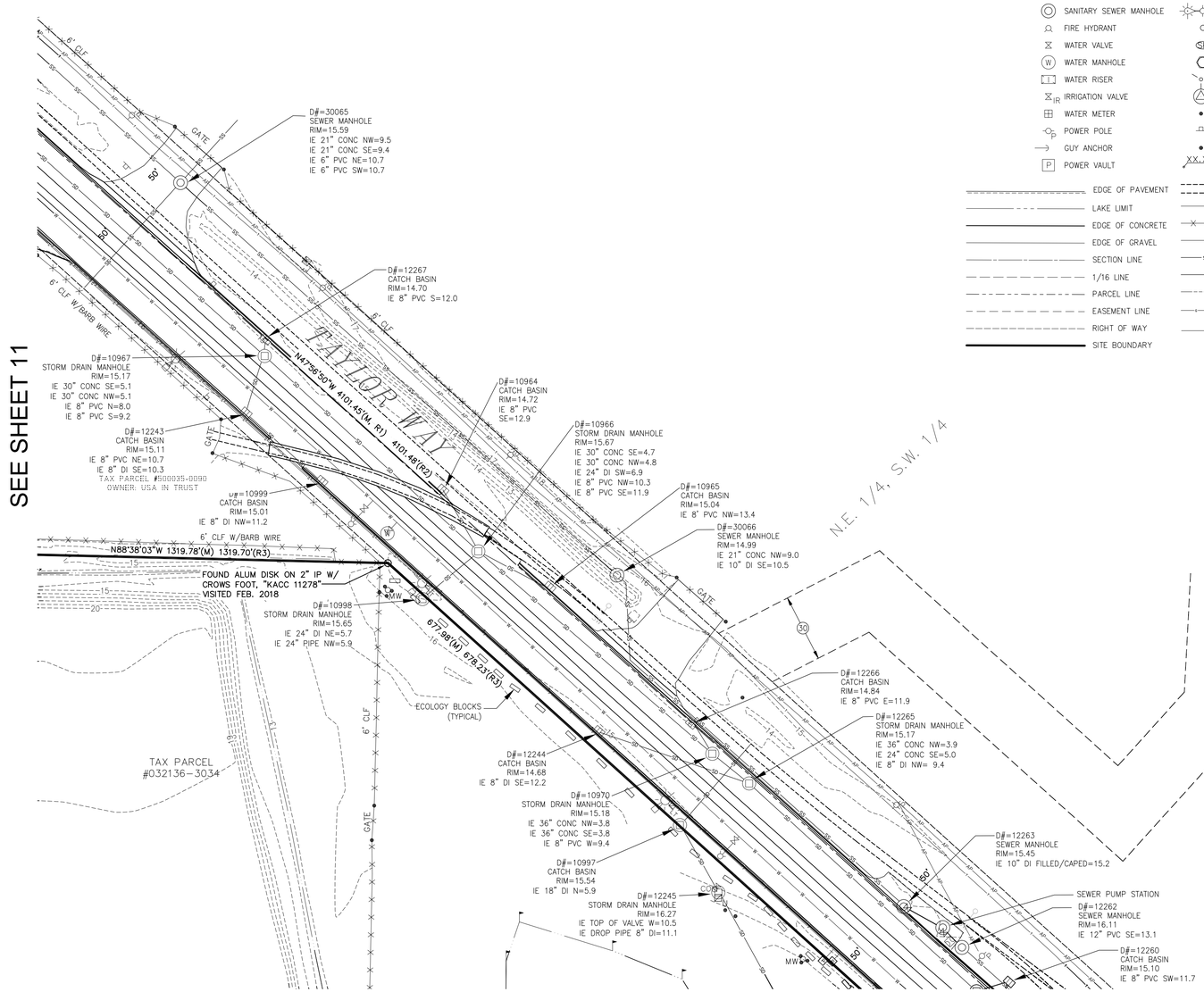
BINDING EDGE





LEGEND

STORM DRAIN MANHOLE	POWER METER
STORM DRAIN CATCH BASIN	ELECTRIC CABINET
SANITARY SEWER MANHOLE	LIGHT POLE
FIRE HYDRANT	MONITORING WELL
WATER VALVE	STAND PIPE
WATER MANHOLE	FOUND REBAR
WATER RISER	FOUND MAG NAIL
IRRIGATION VALVE	FOUND BRASS CAP
WATER METER	GUARD BOLLARD
POWER POLE	SIGN (AS NOTED)
GUY ANCHOR	INDICATES GATE
POWER VAULT	SPOT ELEVATION

EDGE OF PAVEMENT	TOP OF RAIL
LAKE LIMIT	PAINT STRIPE
EDGE OF CONCRETE	FENCE
EDGE OF GRAVEL	ABOVE GROUND POWER
SECTION LINE	SANITARY SEWER
1/16 LINE	STORM DRAIN/CULVERT
PARCEL LINE	BELOW GROUND POWER
EASEMENT LINE	GAS
RIGHT OF WAY	WATERLINE
SITE BOUNDARY	

Port of Tacoma
P.O. BOX 1837 TACOMA, WA 98401 (253)383-5841

DAVID EVANS AND ASSOCIATES INC.
2106 Pacific Ave #400
Tacoma, Washington, 98402
Phone: 253.922.9780

MARK:	REVISION:	BY:	APPR:	DATE:

SEAN M. DOUGHERTY, STATE OF WASHINGTON, REGISTERED PROFESSIONAL LAND SURVEYOR

APPROVED:

SMD 03/15/2018
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PARCEL 77 AUTO IMPORT TERMINAL

TOPOGRAPHIC SURVEY AREA 4

V1.4

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CONT/CONS: 070483	TOWNSHIP: 21N	RANGE: 03E	SECTION: 36
M. ID: 201020.01	DAT-HRZ: WA83-SF	VERT: MLLW 19.18' @ Tide 22 1930	
PHASE: 100% SET	PARCEL:	DRAWING SCALE: AS NOTED	

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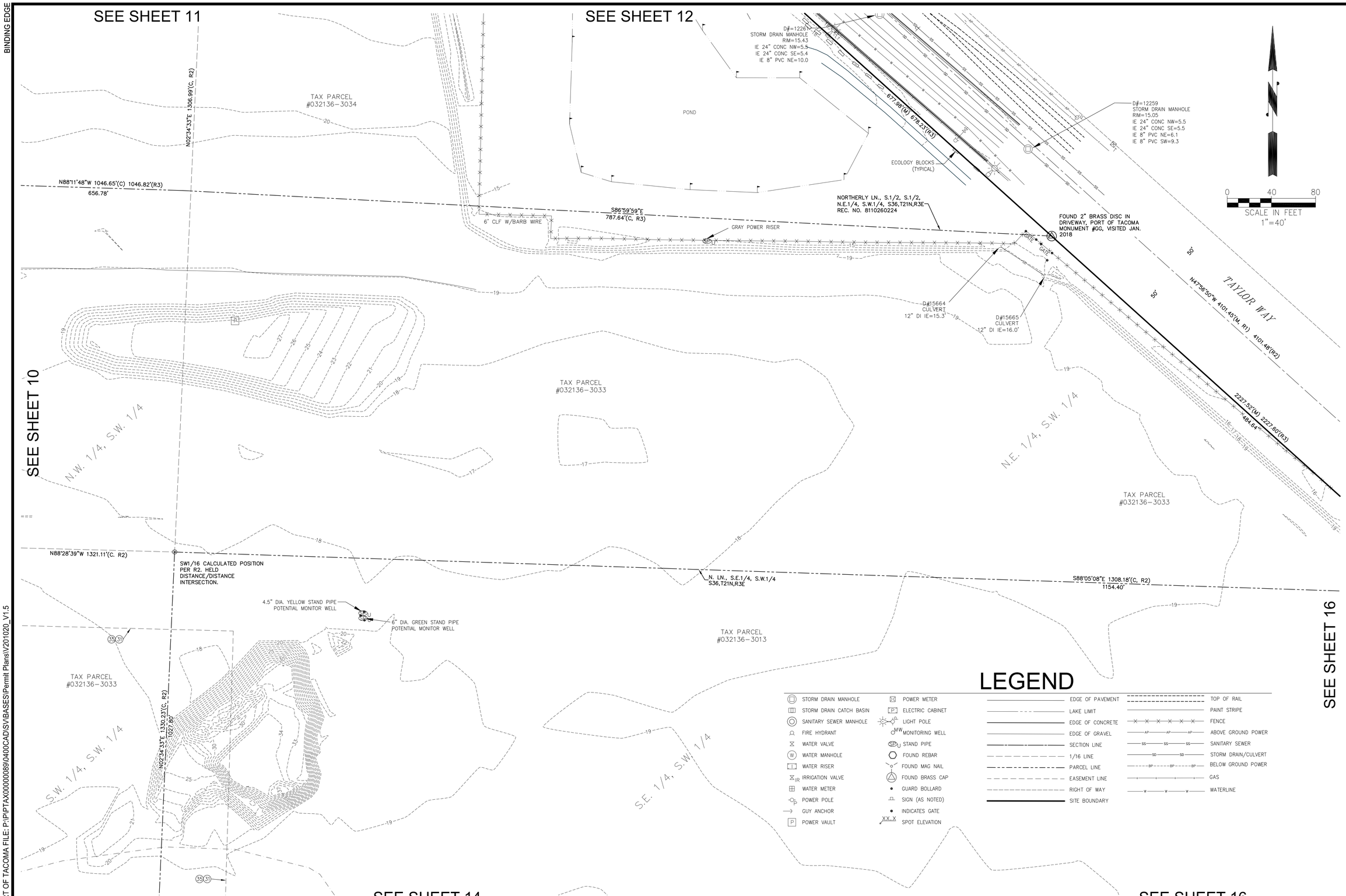

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PARCEL 77 AUTO IMPORT TERMINAL

TOPOGRAPHIC SURVEY AREA 5

TOWNSHIP: 21N	RANGE: 03E	SECTION: 36	
DAT-HRZ: WA83-SF	VERT: MLLW 19.18' @ Tide 22 1930		
DRAWING SCALE: AS NOTED			

V1.5

13 OF 163

CONT/CONS: 070483	M. ID: 201020.01	PHASE: 100% SET

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BINDING EDGE

SEE SHEET 10

SEE SHEET 13

SEE SHEET 9

SEE SHEET 15

SEE SHEET 15

TAX PARCEL
#032136-3033

S.W. 1/4, S.W. 1/4

S.E. 1/4, S.W. 1/4

4.5" YELLOW STAND PIPE

4" DIA. GREEN STAND PIPE
POTENTIAL MONITOR WELL

TAX PARCEL
#032136-3013

0 40 80
SCALE IN FEET
1"=40'

N02°34'33"E 1330.23'(C, R2)
1027.80'

3.5" DIA. YELLOW STAND PIPE
POTENTIAL MONITOR WELL

6" DIA. YELLOW STAND PIPE
POTENTIAL MONITOR WELL

ASPHALT

POND

D#16607
RIM=15.94'
IE 12" CPP E=10.3'
IE 12" CPP S=10.2'

ASPHALT

FOUND ALUM DISK
ON 2" IP W/ PUNCH,
VISITED FEB. 2018

N. LN., REC. #1919462

D#10727
STORM DRAIN MANHOLE
RIM=14.15
IE 20" CONC NE=9.3'
IE UNK PIPE S=9.8'
IE 14" CONC W=10.3'

188.29'(C)
188.36'(R2)

FOUND REBAR WITH
CAP AHBL LS#45161,
VISITED FEB. 2018

198.37'

N. LN., REC. #1378605

S88°35'48"E 1361.33'(C) 1361.40'(R3)
974.67'
1173.04'(C) 1173.18'(D)

7' CLF W/BARB

N01°26'17"E
301.21'(C)
301.22'(R2)

TAX PARCEL #032136-3022
OWNER: USA

LEGEND

STORM DRAIN MANHOLE	POWER METER	EDGE OF PAVEMENT	TOP OF RAIL
STORM DRAIN CATCH BASIN	ELECTRIC CABINET	LAKE LIMIT	PAINT STRIPE
SANITARY SEWER MANHOLE	LIGHT POLE	EDGE OF CONCRETE	FENCE
FIRE HYDRANT	MONITORING WELL	EDGE OF GRAVEL	ABOVE GROUND POWER
WATER VALVE	STAND PIPE	SECTION LINE	SANITARY SEWER
WATER MANHOLE	FOUND REBAR	1/16 LINE	STORM DRAIN/CULVERT
WATER RISER	FOUND MAG NAIL	PARCEL LINE	BELOW GROUND POWER
IRRIGATION VALVE	FOUND BRASS CAP	EASEMENT LINE	GAS
WATER METER	GUARD BOLLARD	RIGHT OF WAY	WATERLINE
POWER POLE	SIGN (AS NOTED)	SITE BOUNDARY	
GUY ANCHOR	INDICATES GATE		
POWER VAULT	SPOT ELEVATION		

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MARK:	REVISION:	BY:	APPR:	DATE:

SEAN M. DOLLETT
STATE OF WASHINGTON
48786
PROFESSIONAL LAND SURVEYOR

APPROVED:

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TACOMA, WA 98401-1837

PARCEL 77 AUTO IMPORT TERMINAL

TOPOGRAPHIC SURVEY AREA 6

TOWNSHIP: 21N	RANGE: 03E	SECTION: 36	
DAT-HRZ: WA83-SF	VERT: MLLW 19.18' @ Tide 22 1930		
PARCEL:	DRAWING SCALE: AS NOTED		

V1.6
14 OF 163

CONT/CONS: 070483
M. ID: 201020.01
PHASE: 100% SET

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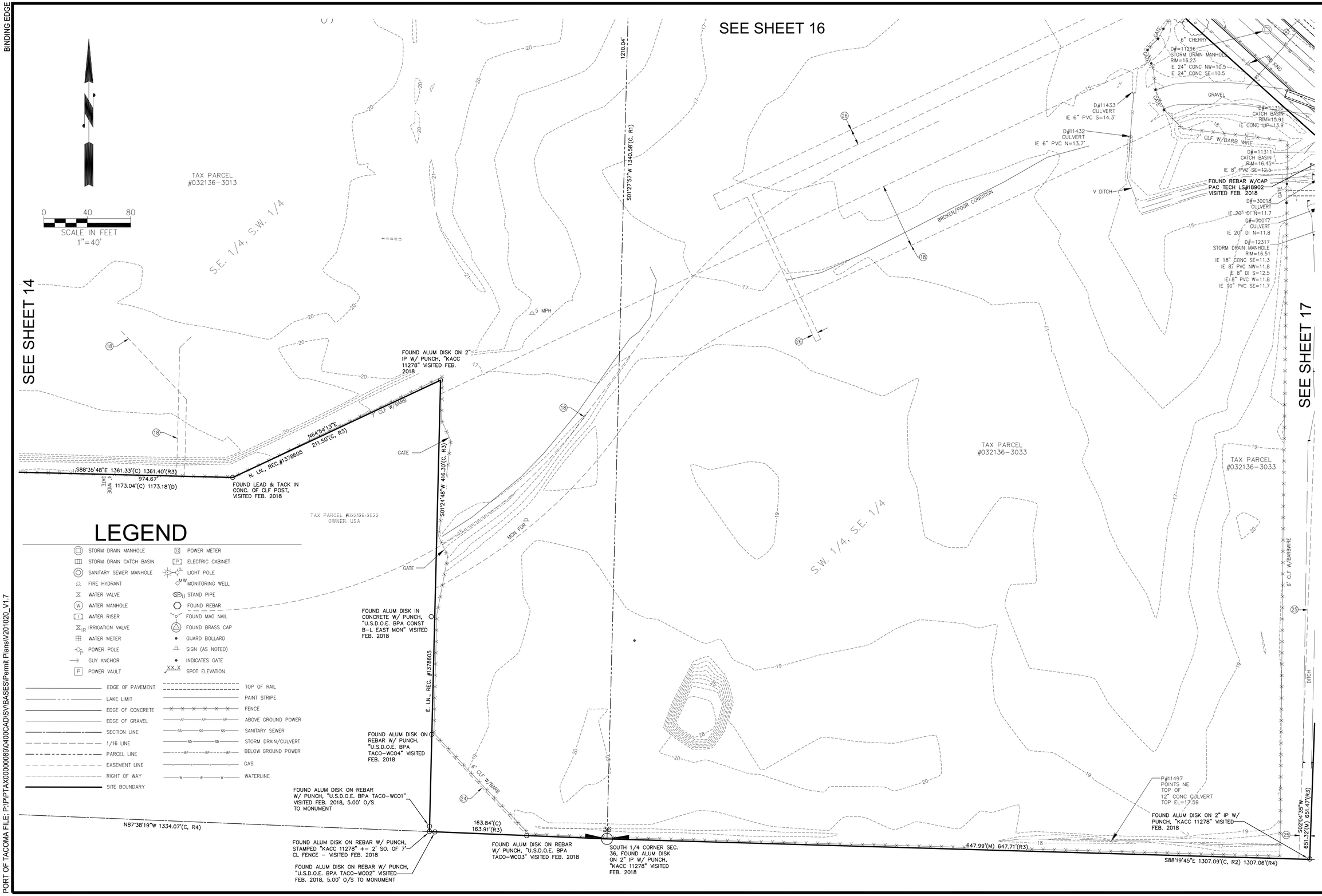

LEGEND

STORM DRAIN MANHOLE	POWER METER
STORM DRAIN CATCH BASIN	ELECTRIC CABINET
SANITARY SEWER MANHOLE	LIGHT POLE
FIRE HYDRANT	MW MONITORING WELL
WATER VALVE	SP U STAND PIPE
WATER MANHOLE	FOUND REBAR
WATER RISER	FOUND MAG NAIL
IR IRRIGATION VALVE	FOUND BRASS CAP
WATER METER	GUARD BOLLARD
POWER POLE	SIGN (AS NOTED)
GUY ANCHOR	INDICATES GATE
P POWER VAULT	XX.X SPOT ELEVATION

EDGE OF PAVEMENT	TOP OF RAIL
LAKE LIMIT	PAINT STRIPE
EDGE OF CONCRETE	FENCE
EDGE OF GRAVEL	AP ABOVE GROUND POWER
SECTION LINE	SS SANITARY SEWER
1/16 LINE	SD STORM DRAIN/CULVERT
PARCEL LINE	BP BELOW GROUND POWER
EASEMENT LINE	GAS
RIGHT OF WAY	W WATERLINE
SITE BOUNDARY	

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PARCEL 77 AUTO IMPORT TERMINAL

TOPOGRAPHIC SURVEY AREA 7

V1.7

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CONT/CONS: 070483	TOWNSHIP: 21N	RANGE: 03E	SECTION: 36
M. ID: 201020.01	DAT-HRZ: WA83-SF	VERT: MLLW 19.18' @ Tide 22 1930	
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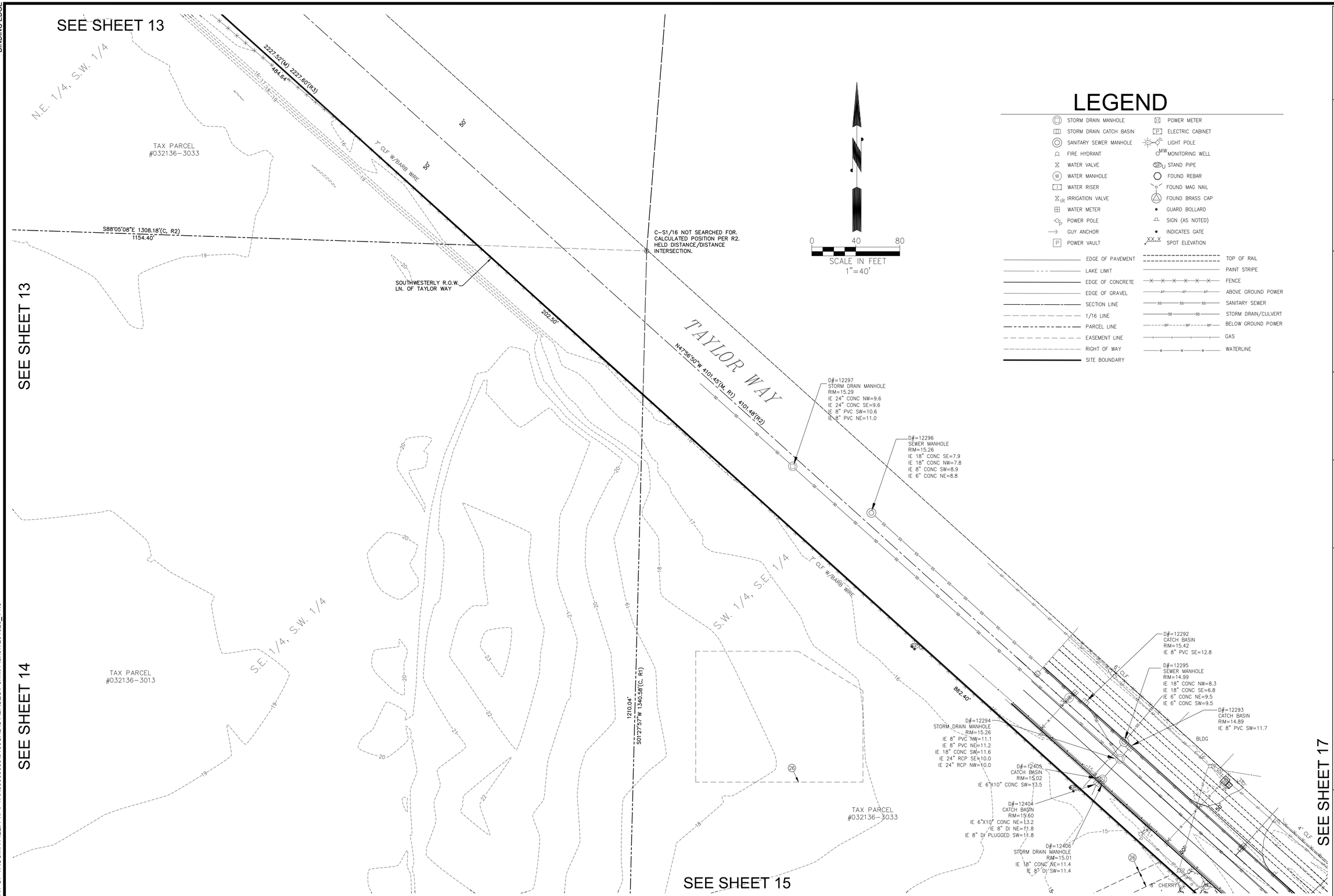

LEGEND

STORM DRAIN MANHOLE	POWER METER
STORM DRAIN CATCH BASIN	ELECTRIC CABINET
SANITARY SEWER MANHOLE	LIGHT POLE
FIRE HYDRANT	MW MONITORING WELL
WATER VALVE	SP STAND PIPE
WATER MANHOLE	FOUND REBAR
WATER RISER	FOUND MAG NAIL
IR IRRIGATION VALVE	FOUND BRASS CAP
WATER METER	GUARD BOLLARD
P POWER POLE	SIGN (AS NOTED)
GUY ANCHOR	INDICATES GATE
P POWER VAULT	XX.X SPOT ELEVATION

EDGE OF PAVEMENT	TOP OF RAIL
LAKE LIMIT	PAINT STRIPE
EDGE OF CONCRETE	FENCE
EDGE OF GRAVEL	AP ABOVE GROUND POWER
SECTION LINE	SS SANITARY SEWER
1/16 LINE	SD STORM DRAIN/CULVERT
PARCEL LINE	BP BELOW GROUND POWER
EASEMENT LINE	GAS
RIGHT OF WAY	W WATERLINE
SITE BOUNDARY	

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PARCEL 77 AUTO IMPORT TERMINAL

TOPOGRAPHIC MAP AREA 8

V1.8

16 OF 163

CONT/CONS: 070483	TOWNSHIP: 21N	RANGE: 03E	SECTION: 36
M. ID: 201020.01	DAT-HRZ: WA83-SF	VERT: MLLW 19.18' @ Tide 22 1930	
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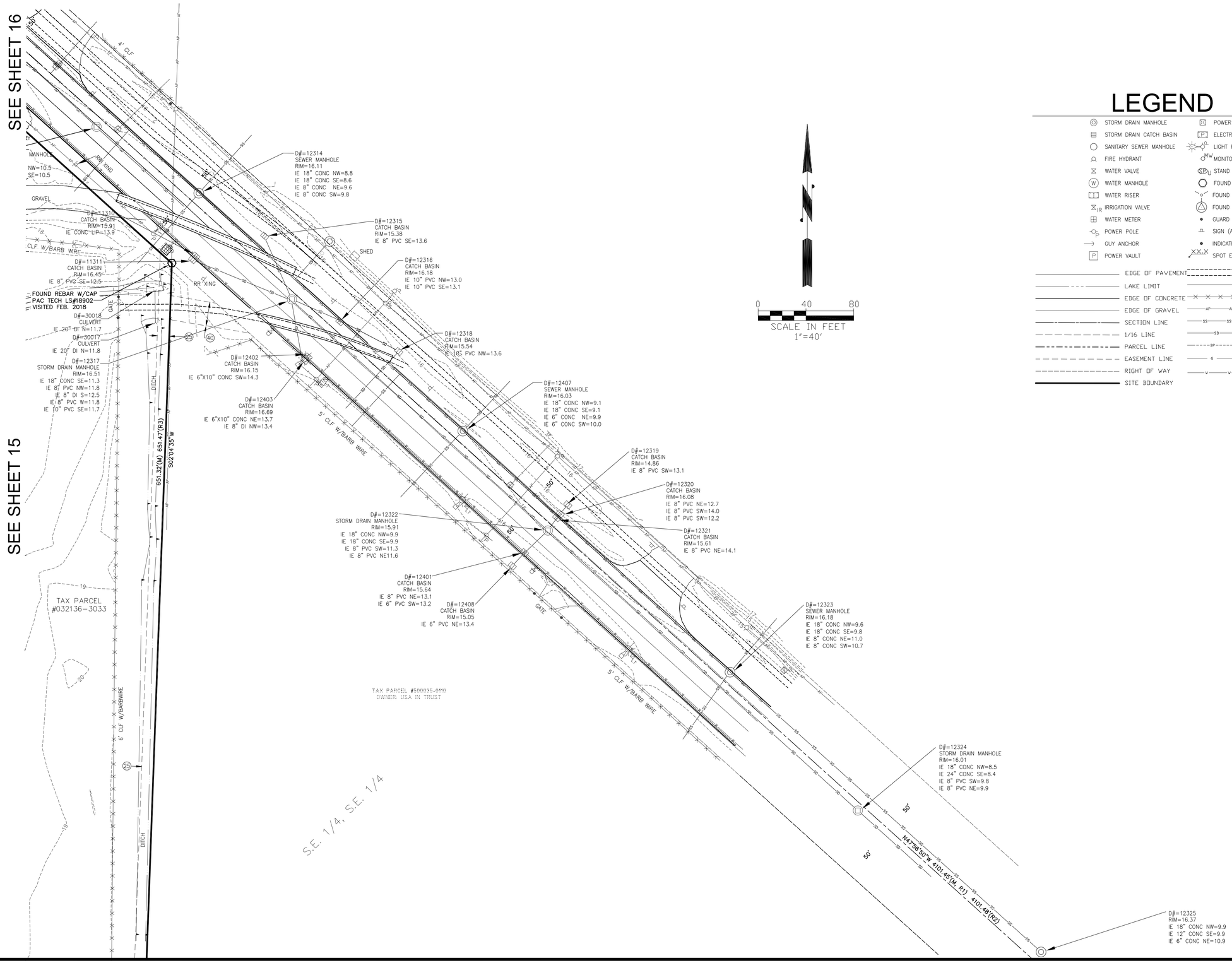

LEGEND

STORM DRAIN MANHOLE	POWER METER
STORM DRAIN CATCH BASIN	ELECTRIC CABINET
SANITARY SEWER MANHOLE	LIGHT POLE
FIRE HYDRANT	MW MONITORING WELL
WATER VALVE	SP STAND PIPE
WATER MANHOLE	FOUND REBAR
WATER RISER	FOUND MAG NAIL
IR IRRIGATION VALVE	FOUND BRASS CAP
WATER METER	GUARD BOLLARD
P POWER POLE	SIGN (AS NOTED)
GUY ANCHOR	INDICATES GATE
P POWER VAULT	SPOT ELEVATION

EDGE OF PAVEMENT	TOP OF RAIL
LAKE LIMIT	PAINT STRIPE
EDGE OF CONCRETE	FENCE
EDGE OF GRAVEL	AP ABOVE GROUND POWER
SECTION LINE	SS SANITARY SEWER
1/16 LINE	SD STORM DRAIN/CULVERT
PARCEL LINE	BP BELOW GROUND POWER
EASEMENT LINE	G GAS
RIGHT OF WAY	W WATERLINE
SITE BOUNDARY	

Port of Tacoma
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PARCEL 77 AUTO IMPORT TERMINAL

TOPOGRAPHIC SURVEY AREA 9

V1.9

17 OF 163

CONT/CONS: 070483	TOWNSHIP: 21N	RANGE: 03E	SECTION: 36
M. ID: 201020.01	DAT-HRZ: WA83-SF	VERT: MLLW 19.18' @ Tide 22 1930	
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LAND DESCRIPTION

PARCEL A

(PIERCE COUNTY TAX PARCEL NOS. 032136-3034, 032136-3037, 032136-3033, 032136-3013)

THAT CERTAIN PROPERTY SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE SECTION 36, TOWNSHIP 21 NORTH, RANGE 3 EAST, W.M., PIERCE COUNTY, WASHINGTON, AS SHOWN ON A CERTAIN PIERCE COUNTY SURVEY RECORDED UNDER RECORDING NO. 8512030273, LYING SOUTHWESTERLY OF THE SOUTHERLY RIGHT OF WAY LINE OF TAYLOR WAY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 36, BEING THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (THE SOUTH QUARTER CORNER) OF SAID SECTION 36;

THENCE NORTH 89°00'20" WEST, 163.91 FEET ALONG THE SOUTH LINE OF SAID SECTION 36;

THENCE NORTH 00°02'09" EAST, 416.30 FEET ALONG THE EAST LINE OF BONNEVILLE POWER ADMINISTRATION SUBSTATION SITE (BPA) PROPERTY RECORDED UNDER RECORDING NO. 1378605;

THENCE SOUTH 63°32'10" WEST, 211.50 FEET ALONG THE NORTHEASTERLY LINE OF SAID BPA'S PROPERTY;

THENCE CONTINUING ALONG THE NORTH LINE OF SAID BPA'S PROPERTY NORTH 89°57'51" WEST, 1172.22 FEET TO THE NORTHWEST CORNER OF SAID BPA PROPERTY, SAID POINT BEING THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO THE PORT OF TACOMA, RECORDED UNDER RECORDING NO. 1919462;

THENCE CONTINUING NORTH 89°57'51" WEST ALONG THE NORTH LINE OF SAID PORT OF TACOMA PROPERTY, 189.18 FEET; THENCE NORTH 47°16'01" WEST, 829.39 FEET ALONG THE NORTHEASTERLY PROPERTY LINE OF SAID PORT OF TACOMA PROPERTY TO THE EAST LINE OF A TRACT OF LAND CONVEYED TO THE PORT OF TACOMA, RECORDED UNDER RECORDING NO. 8110260223;

THENCE NORTH 01°14'50" EAST, 757.30 FEET PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36, TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO KAISER ALUMINUM AND CHEMICAL CORPORATION BY DEEDS RECORDED UNDER RECORDING NOS. 8110260224 AND 1440041;

THENCE NORTH 00°00'00" EAST, 411.54 FEET ALONG THE WEST LINE OF SAID KAISER ALUMINUM'S PROPERTY, RECORDING NO. 8110260224, TO THE NORTHWEST CORNER OF SAID TRACT OF LAND;

THENCE NORTH 90°00'00" EAST, 1319.70 FEET ALONG THE NORTH LINE OF SAID PROPERTY, TO THE SOUTHERLY RIGHT OF WAY LINE OF TAYLOR WAY;

THENCE SOUTH 49°19'39" EAST, 678.23 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID TAYLOR WAY, TO A BRASS PLUG MONUMENT AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF TAYLOR WAY WITH THE NORTHERLY LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36, AS DESCRIBED IN RECORDING NO. 8110260224;

THENCE CONTINUING SOUTH 49°19'39" EAST, 1549.37 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID TAYLOR WAY TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36;

THENCE SOUTH 00°43'04" WEST, 651.47 FEET ALONG THE EAST LINE OF THE WEST HALF OF SAID SUBDIVISION TO THE SOUTH LINE OF SECTION 36;

THENCE NORTH 89°42'41" WEST, 647.71 FEET ALONG THE SOUTH LINE OF SAID SECTION 36 TO THE SOUTH QUARTER CORNER OF SAID SECTION 36, TOWNSHIP 21 NORTH, RANGE 3 EAST OF THE W.M., AND THE POINT OF BEGINNING;

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF PLACEMENT, OPERATION AND MAINTENANCE OF A DRAINAGE PIPE AS GRANTED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9309220180.

PARCEL B

(PIERCE COUNTY TAX PARCEL NO. 032136-3036):

ALL THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 21 NORTH, RANGE 3 EAST, W.M., PIERCE COUNTY, WASHINGTON, LYING SOUTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SUBDIVISION, SOUTH 00°35'06" WEST A DISTANCE OF 183.14 FEET FROM THE NORTHWEST CORNER THEREOF;

THENCE SOUTH 47°15'36" EAST A DISTANCE OF 1254.58 FEET TO A POINT;

THENCE SOUTH 89°57'10" EAST A DISTANCE OF 189.18 FEET TO A POINT;

THENCE SOUTH 00°02'50" WEST A DISTANCE OF 301.20 TO A MONUMENT ON THE SOUTH LINE OF SAID SUBDIVISION, SOUTH 89°36'30" EAST A DISTANCE OF 1122.07 FEET FROM THE SOUTHWEST CORNER THEREOF;

EXCEPT THAT PORTION LYING WITHIN THE PORT OF TACOMA ASSESSOR'S PLAT;

AND EXCEPT ANY PORTION LYING WITHIN ALEXANDER AVENUE;

AND EXCEPT OTHER PROPERTY CONVEYED TO THE CITY OF TACOMA.

SURVEY NOTES

1. **PURPOSE OF THIS SURVEY:** THIS SURVEY WAS COMPLETED FEBRUARY OF 2018 IN SUPPORT OF THE PORT OF TACOMA'S REDEVELOPMENT OF OF PARCEL 77 (THE OLD KAISER SITE) AND IS INTENDED TO BE USED FOR THIS PURPOSE. SPECIFIC INFORMATION SHOWN HEREON SHOULD BE VERIFIED AS TO ITS ACCURACY IF THIS SURVEY IS TO BE USED FOR PURPOSES OTHER THAN WHAT IT WAS INTENDED FOR.

2. **BASIS OF BEARING:** WASHINGTON COORDINATE SYSTEM, SOUTH ZONE, NAD83-2011 BASED ON PORT OF TACOMA SURVEY CONTROL POINTS 119, 178, AND GG AND THEIR COORDINATE VALUES SHOWN ON THE PORT'S MONUMENT NETWORK MAP, DATED DECEMBER 30, 2016.

3. **VERTICAL DATUM:** MLLW 1983-2001 EPOCH
BASED ON PORT OF TACOMA SURVEY CONTROL POINTS 119, 178, AND GG AND THEIR ELEVATION VALUES SHOWN ON THE PORT'S MONUMENT NETWORK MAP, DATED DECEMBER 30, 2016.

4. **METHODOLOGY:** FIELD MEASUREMENTS FOR THIS SURVEY WERE PERFORMED USING A LEICA MS50 ELECTRONIC TOTAL STATION AND LEICA GS14 GPS RECEIVERS. THIS SURVEY COMPLIES WITH THE MINIMUM REQUIRED "ERROR OF CLOSURE" OF 1:10,000 FOR WASHINGTON STATE PLANE COORDINATES AS SET FORTH PER W.A.C. 332-130-090.

5. **MONUMENTATION VISITATION:** ALL SURVEY MONUMENTS AND OTHER SURVEY MARKERS SHOWN HEREON WERE VISITED DURING FEBRUARY OF 2018 UNLESS OTHERWISE INDICATED.

6. **CONTOUR INTERVAL:** 1 FOOT

7. **SUBSURFACE CONDITIONS:** WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY.

8. **SENSITIVE AREAS:** WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY.

9. **UNDERGROUND UTILITIES:** THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON UTILITY LOCATE MARKINGS PAINTED ON THE GROUND, SURFACE EVIDENCE OF UNDERGROUND UTILITIES, MEASUREMENTS TO UNDERGROUND STORM DRAINAGE AND SANITARY SEWER PIPES, AND RECORD DRAWINGS. NO GUARANTEE IS MADE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, OR THAT THE UNDERGROUND UTILITIES ARE SHOWN IN THEIR EXACT LOCATION. THE UTILITIES ARE SHOWN AS ACCURATELY AS POSSIBLE FROM THE AVAILABLE INFORMATION.

10. **1-800-424-5555:** MUST BE CALLED NOT LESS THAN 48 HOURS BEFORE BEGINNING EXCAVATION WHERE ANY UNDERGROUND UTILITIES MAY BE LOCATED. FAILURE TO DO SO COULD MEAN BEARING SUBSTANTIAL REPAIR COSTS (UP TO THREE TIMES THE COST OF REPAIRS TO THE SERVICE).

TITLE NOTES

(WFG NATIONAL TITLE INSURANCE COMPANY, ORDER NO. 17-138192, DATED DECEMBER 18, 2017, GUARANTEE NO. 3153353-2236694 USED FOR LAND DESCRIPTION AND EASEMENTS OF RECORD. NO FURTHER SEARCH OF INTO THE RECORD WAS REQUESTED OR PERFORMED.)

THE FOLLOWING NOTES PERTAIN TO SCHEDULE 'A' – EXCEPTIONS AS DISCLOSED WITHIN SAID REPORT.

1. **PARAGRAPH 1** PERTAINS TO (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) INDIAN TREATY OR ABORIGINAL RIGHTS, INCLUDING, BUT NOT LIMITED TO, EASEMENTS OR EQUITABLE SERVITUDES; OR, (D) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), (C) OR (D) ARE SHOWN BY THE PUBLIC RECORDS.

2. **PARAGRAPH 2:** PERTAINS TO TAXES AND CHARGES, NEITHER OF WHICH AFFECT MATTERS DISCLOSED BY THIS SURVEY.

3. **PARAGRAPH 3:** PERTAINS TO UNRECORDED LEASEHOLDS, IF ANY, WHICH DOES NOT AFFECT MATTERS DISCLOSED BY THIS SURVEY.

4. **PARAGRAPH 4:** PERTAINS TO MATTERS AFFECTING SECURITY INTERESTS IN PERSONAL PROPERTY, WHICH DOES NOT AFFECT MATTERS DISCLOSED BY THIS SURVEY.

5. **PARAGRAPH 5:** PERTAINS TO LOCAL IMPROVEMENT ASSESSMENTS, IF ANY, LEVIED BY THE CITY OF TACOMA, WHICH DOES NOT AFFECT MATTERS DISCLOSED BY THIS SURVEY.

6. **PARAGRAPH 6:** PERTAINS TO NOTICE OF TAP OR CONNECTION CHARGES AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO.: 2864651 AND AMENDED BY NO.s 2881434 AND 8012010130. SEE SAID DOCUMENT FOR FULL PARTICULARS.

7. **PARAGRAPH 7:** PERTAINS TO POSSIBLE TAX LEVIED BY THE PUYALLUP TRIBAL GOVERNMENT, WHICH DOES NOT AFFECT MATTERS DISCLOSED BY THIS SURVEY.

8. **PARAGRAPH 8:** PERTAINS TO RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA OR THE STATE OF WASHINGTON, SEE SAID PATENTS FOR FULL PARTICULARS.

9. **PARAGRAPH 9:** PERTAINS TO EASEMENT RIGHTS AND MAINTENANCE AGREEMENTS, IF ANY, FOR UTILITIES WHICH MAY HAVE BEEN GRANTED IN VACATED STREETS AND ALLEYS PRIOR TO THEIR VACATION, NONE OF WHICH PERTAIN TO MATTERS DISCLOSED BY THIS SURVEY.

10. **PARAGRAPH 10:** PERTAINS TO PROVISIONS OF CHAPTER 45, OF THE SESSION LAW OF 1939 AND CHAPTER 73 OF THE SESSION LAWS OF 1955 OF THE STATE OF WASHINGTON, WHICH ARE CODIFIED AS RCW 53.25 ET SEQ., RELATING TO THE USE AND SALE OF THE PREMISES, NONE OF WHICH PERTAIN TO MATTERS DISCLOSED BY THIS SURVEY.

11. **PARAGRAPH 11:** PERTAINS TO ALL EXISTING OR FUTURE LOCAL, STATE AND FEDERAL LAWS, ORDINANCES, AND GOVERNMENTAL REGULATIONS RELATING TO ENVIRONMENTAL PROTECTION OR SUBSTANCES, MATERIALS AND WASTES, WHICH DOES NOT AFFECT MATTERS DISCLOSED BY THIS SURVEY.

12. **PARAGRAPH 12:** PERTAINS TO CONSENT DECREE NO. 90-2-06209-6, DATED JULY 11, 1990 AND STIPULATED FIRST AMENDMENT TO CONSENT AGREEMENT NO. 90-2-06209-6, DATED APRIL 30, 1992, WHICH DOES NOT AFFECT MATTERS DISCLOSED BY THIS SURVEY.

13. **PARAGRAPH 13:** PERTAINS TO DEPARTMENT OF ECOLOGY AMENDED ORDER DE99WQ-1016A-01, SEE SAID DOCUMENT FOR FULL PARTICULARS.

14. **PARAGRAPH 14:** PERTAINS TO NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (N.P.D.E.S.) WASTE DISCHARGE PERMIT NO. WA-000093-1 ISSUED BY STATE OF WASHINGTON DEPARTMENT OF ECOLOGY, SEE SAID DOCUMENT FOR FULL PARTICULARS.

15. **PARAGRAPH 15:** PERTAINS TO AIR OPERATING PERMIT NO. 000093-1 ISSUED BY STATE OF WASHINGTON DEPARTMENT OF ECOLOGY, SEE SAID DOCUMENT FOR FULL PARTICULARS.

16. **PARAGRAPH 16:** PERTAINS TO RESERVATIONS CONTAINED IN INSTRUMENT RECORDED ON FEBRUARY 6, 1947, UNDER AUDITOR'S FILE NO. 1440041, REGARDING THE RIGHTS TO MACHINERY AND EQUIPMENT LOCATED ON THE PROPERTY AT THE TIME. SEE SAID DOCUMENT FOR FULL PARTICULARS.

17. **PARAGRAPH 17:** PERTAINS TO WASHINGTON STATE DANGEROUS WASTE INTERIM FACILITY PERMIT APPLICATION NO. WAD001882984. SEE SAID DOCUMENT FOR FULL PARTICULARS.

18. **PARAGRAPH 18:** SUBJECT TO SEWER, WATERLINE, ACCESS ROAD, AND RAILWAY EASEMENTS AND RESTRICTIONS AND THE TERMS AND CONDITIONS THEREOF AFFECTING A PORTION OF SAID PREMISES, AS DISCLOSED BY DOCUMENT RECORDED UNDER AUDITOR'S FILE NO. 1378605. UNITED STATES, DEPARTMENT OF ENERGY, AND BONNEVILLE POWER ADMINISTRATION RELEASES AND QUIT CLAIMS UNTO THE PORT OF TACOMA ALL ITS RIGHT, TITLE AND INTEREST TO SAID EASEMENT FOR ACCESS ROAD BY DEED RECORDED UNDER RECORDING NO. 200607270719. SAID EASEMENTS ARE PLOTTED HEREON. IN SOME CASES ONLY THE CENTERLINE CAN BE PLOTTED BECAUSE NO WIDTH IS SPECIFIED. SEE SEE SAID DOCUMENT FOR FULL PARTICULARS.

19. **PARAGRAPH 19:** PERTAINS TO A RIGHT OF ACCESS TO ALEXANDER AVENUE AS DISCLOSED BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 1919461, AND THE TERMS AND CONDITIONS THEREOF. SEE SAID DOCUMENTS FOR FULL PARTICULARS.

20. **PARAGRAPH 20:** SUBJECT TO A 150 FOOT WIDE ELECTRIC POWER TRANSMISSION OR COMMUNICATIONS FACILITIES EASEMENTS AND THE TERMS AND CONDITIONS THEREOF, TO THE BENEFIT OF CITY OF TACOMA DEPARTMENT OF PUBLIC UTILITIES, AS DISCLOSED BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 1938328, AND AS PLOTTED HEREON.

21. **PARAGRAPH 21:** PERTAINS TO A 5 FOOT WIDE GAS PIPELINE EASEMENT AND THE TERMS AND CONDITIONS THEREOF, TO THE BENEFIT OF WASHINGTON NATURAL GAS AS DISCLOSED BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 2139525. SURVEYOR'S NOTE: SAID EASEMENT IS LOCATED OUTSIDE THE BOUNDARIES OF THIS ALTA SURVEY AND DOES NOT ENCUMBER THE LAND DESCRIBED HEREON.

22. **PARAGRAPH 22:** PERTAINS TO 10 FOOT WIDE EASEMENT FOR THE RIGHT TO INSTALL AND MAINTAIN POLES, ANCHORS, EQUIPMENT, TRANSMISSION, DISTRIBUTION, COMMUNICATION, SERVICE AND GUY WIRES IN FAVOR OF PORT OF TACOMA, AS DISCLOSED BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 2341850. SURVEYOR'S NOTE: SAID EASEMENT IS NO LONGER IN FORCE OR EFFECT BECAUSE IT NOW LIES WITHIN THE ALEXANDER AVENUE RIGHT-OF-WAY.

23. **PARAGRAPH 23:** PERTAINS TO A COVENANT AND THE TERMS AND PROVISIONS THEREOF FOR THE PURPOSE OF SANITARY TRUNK SEWERS (L.I.D. No. 3722), AS DISCLOSED BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 2526942. SEE SAID DOCUMENT FOR FULL PARTICULARS. SURVEYOR'S NOTE: THE LAND DESCRIBED IN SAID DOCUMENT DOES NOT SITUATE WITHIN THE BOUNDARIES OF THIS ALTA SURVEY.

24. **PARAGRAPH 24:** SUBJECT TO AN EASEMENT FOR USE OF ACCESS ROAD TO THE TACOMA SUBSTATION SITE AND THE TERMS AND CONDITIONS THEREOF TO THE BENEFIT OF KAISER ALUMINUM AND CHEMICAL CORPORATION, AS DISCLOSED BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 2718326, AND AS PLOTTED HEREON.

25. **PARAGRAPH 25:** SUBJECT TO A 10 FOOT WIDE EASEMENT TO INSTALL, REPAIR, AND REMOVE POLES, ANCHORS, EQUIPMENT, TRANSMISSION, DISTRIBUTION, AND GUY WIRES AND THE TERMS AND CONDITIONS THEREOF, TO THE BENEFIT OF CITY OF TACOMA, AS DISCLOSED BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 2231101, AND AS PLOTTED HEREON.

26. **PARAGRAPH 26:** SUBJECT TO AN EASEMENT OF MULTIPLE WIDTHS FOR THE PURPOSE OF OF INSTALLING, REPAIRING, AND REMOVING POLES, ANCHORS, DISTRIBUTION, COMMUNICATION, GUY WIRES, EQUIPMENT AND THE TERMS AND CONDITIONS THEREOF, TO THE BENEFIT OF CITY OF TACOMA, AS DISCLOSED BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 2236666, AND AS PLOTTED HEREON.

27. **PARAGRAPH 27:** SUBJECT TO AN EASEMENT OF VARYING WIDTHS FOR STORM SEWER AND THE TERMS AND PROVISIONS THEREOF TO THE BENEFIT OF KAISER ALUMINUM AND CHEMICAL CORPORATION, AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 8406250222, AND AS PLOTTED HEREON.

28. **PARAGRAPH 28:** PERTAINS TO MATTERS SET FORTH BY SURVEY RECORDED ON DECEMBER 3, 1985, FILED UNDER RECORDING NUMBER 8512030273. SAID DOCUMENT DOES NOT CONTAIN ANY ADDITIONAL ENCUMBRANCES, SEE SAID DOCUMENT FOR FULL PARTICULARS.

29. **PARAGRAPH 29:** PERTAINS TO NOTICE OF AREA USED FOR DANGEROUS WASTE AND THE TERMS AND PROVISIONS THEREOF, AS DISCLOSED BY DOCUMENT FILED UNDER RECORDING NO. 8703190375. THE LEGAL DESCRIPTION CONTAINED IN SAID DOCUMENT IS INSUFFICIENT TO PLOT THE EXACT LOCATION OF THE EASEMENT. THE APPROXIMATE LOCATION IS SHOWN HEREON.

30. **PARAGRAPH 30:** PERTAINS TO A 40 FOOT DRAINAGE EASEMENT AGREEMENT AND THE TERMS AND PROVISIONS THEREOF, BY AND BETWEEN ELF ATOCHEM NORTH AMERICA, INC. AND KAISER ALUMINUM AND CHEMICAL CORPORATION, AS DISCLOSED BY DOCUMENT FILED UNDER RECORDING NO. 9309220180, AND AS PLOTTED HEREON.

31. **PARAGRAPH 31:** SUBJECT TO NOTICE OF PRESENCE OF PAH COMPOUNDS AND RESTRICTION ON RESIDENTIAL USE AND THE TERMS AND PROVISIONS THEREOF AS DISCLOSED BY DOCUMENT FILED UNDER RECORDING NO. 9504250307, AND AS PLOTTED HEREON.

32. **PARAGRAPH 32:** PERTAINS TO TRACK CROSSING PERMIT AND THE TERMS AND PROVISIONS THEREOF TO THE BENEFIT OF WM DICKSON CO., AS DISCLOSED BY DOCUMENT FILED UNDER RECORDING NO. 200402060338. SEE SAID DOCUMENTS FOR FULL PARTICULARS. SURVEYOR'S NOTE: THE TRACK CROSSING PERMIT IS NOT LOCATED WITHIN THE BOUNDARIES OF THIS ALTA SURVEY.

33. **PARAGRAPH 33:** SUBJECT TO CRITICAL AREA NOTICE AND THE TERMS AND CONDITIONS THEREOF, AS DISCLOSED BY DOCUMENT FILED UNDER RECORDING NO. 200706210495, AND AS PLOTTED HEREON.

34. **PARAGRAPH 34:** SUBJECT TO CONVEYANCE OF WATER RIGHTS AND THE TERMS AND CONDITIONS THEREOF, TO THE BENEFIT OF CITY OF TACOMA DEPARTMENT OF PUBLIC UTILITIES, AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 200912070370. SEE SAID DOCUMENT FOR FULL PARTICULARS.

35. **PARAGRAPH 35:** SUBJECT TO AN ENVIRONMENTAL RESTRICTIVE COVENANT AND THE TERMS AND PROVISIONS THEREOF, AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NO. 201704170625. SEE SAID DOCUMENT FOR FULL PARTICULARS. SAID DOCUMENT DOES NOT DEFINE THE EXACT LOCATION OF THE RESTRICTED AREA. THE APPROXIMATE LOCATION IS SHOWN HEREON.

36. **PARAGRAPH 36:** PERTAINS TO MATTERS SET FORTH BY SURVEY RECORDED ON AUGUST 22, 2017, FILED UNDER RECORDING NO. 201708225002. SEE SAID DOCUMENT FOR FULL PARTICULARS.

37. **PARAGRAPH 37:** PERTAINS TO ANY RESTRICTIONS ON THE USE OF ANY PORTION OF THE LAND SUBJECT TO SUBMERGENCE THAT DERIVE FROM THE RIGHTS OF THE PUBLIC AND RIPARIAN OWNERS TO USE ANY WATERS WHICH MAY COVER THAT PORTION.

38. **PARAGRAPH 38:** PERTAINS TO PARAMOUNT RIGHTS AND EASEMENTS OF THE PUBLIC, STATE, AND THE UNITED STATES FOR COMMERCE, NAVIGATION, RECREATION AND FISHERIES AND THE PRODUCTION OF POWER.

39. **PARAGRAPH 39:** PERTAINS TO RIGHTS OF STATE OF WASHINGTON TO THAT PORTION OF THE LAND, IF ANY, LYING IN THE BED OF PUGET SOUND, IF THAT WATERWAY IS NAVIGABLE.

40. **SURVEYOR'S NOTE:** BENEFICIARY OF A 20 FOOT WIDE EASEMENT FOR RAIL ROAD PURPOSES TO THE BENEFIT OF KAISER ALUMINUM AND CHEMICAL COMPANY, AND ITS SUCCESSOR'S, AS DISCLOSED BY INSTRUMENT FILED UNDER RECORDING NUMBER 9302110773, AND AS PLOTTED HEREON. SAID EASEMENT IS NOT CONTAINED IN THE TITLE REPORT.

GENERAL NOTES

1. **SITE ADDRESS:** 3400 TAYLOR WAY, TACOMA, WASHINGTON, 98401.

2. **FLOOD ZONE:** BY GRAPHIC PLOTTING ONLY, THIS ALTA SITE SITUATES IN FLOOD ZONES 'A' AND 'X' OF THE FLOOD INSURANCE RATE MAP NO. 53053C0188E, WHICH BEARS AN EFFECTIVE DATE OF MARCH 7, 2017. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THESE ZONES AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONE 'A' IS DEFINED AS "NO BASE ELEVATIONS DETERMINED" AND ZONE 'X' IS DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE OF FLOOD; AREAS OF 1% ANNUAL FLOOD WITH AVERAGE DEPTHS OF LESS THAT 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE OF FLOOD." FLOOD ZONES ARE SHOWN ON SHEET 3.

3. **GROSS LAND AREA:** THIS SITE CONTAINS 4,373,023 SQUARE FEET OR 100.39 ACRES, MORE OR LESS.
PARCEL A = 4,187,164 SQ. FT. OR 96.12 ACRES, MORE OR LESS.
PARCEL B = 185,859 SQ. FT. ± OR 4.27 ACRES, MORE OR LESS.

4. **ZONING:** THIS SITE IS GOVERNED BY CITY OF TACOMA LAND USE CODE, ZONE 'PMI' (PORT MARITIME AND INDUSTRIAL DISTRICT). USES: HEAVY INDUSTRIAL, WAREHOUSING, STORAGE, VEHICLE SERVICE & REPAIR
BULK RESTRICTIONS:
MAXIMUM LOT AREA: NONE
MAXIMUM HEIGHT LIMIT: 100 FEET
MINIMUM LOT WIDTH: NONE
FRONT YARD SETBACK: NONE
SIDE YARD SETBACK: NONE
REAR YARD SETBACK: NONE
MAXIMUM SETBACK: NONE
FLOOR AREA RATIO (FAR): NONE

5. **SUBSURFACE CONDITIONS:** WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY.

6. **SENSITIVE AREAS:** WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY.

7. **CEMETERY OR BURIAL GROUNDS:** NO OBSERVABLE EVIDENCE OF CEMETERY OR BURIAL GROUNDS WERE SITED.

CERTIFICATION

TO PORT OF TACOMA AND WFG NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6a, 6b, 8, 11, 13, 18, 19, AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 28, 2018.

Sean Douthett
SEAN M. DOUTHETT, PLS NO.36796

MARCH 15, 2017
DATE

PROFESSIONAL LAND SURVEYOR
SEAN M. DOUTHETT
STATE OF WASHINGTON
36796
REGISTERED
PROFESSIONAL LAND SURVEYOR

Port of Tacoma
P.O. BOX 1837 TACOMA, WA 98401 (253)383-5841

DAVID EVANS AND ASSOCIATES INC.
2106 Pacific Ave #400
Tacoma Washington, 98402
Phone: 253.922.9780

MARK:	REVISION:	BY:	APPR:	DATE:

APPROVED:

SMD 03/15/2018
CHECKED BY DATE

DIRECTOR ENG. DATE | PROJ. ENGR DATE

PRINTED BY: smd Mar 16, 2018

PORT ADDRESS: ONE SITCUM PLAZA TACOMA, WA 98401-1837

PARCEL 77 AUTO IMPORT TERMINAL

SURVEY NOTES

V2.0

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CONT/CONS: 070483	TOWNSHIP: 21N	RANGE: 03E	SECTION: 36
M. ID: 201020.01	DAT-HRZ: WA83-SF	VERT: MLLW 19.18' @ Tide 22 1930	
PHASE: 100% SET	PARCEL:	DRAWING SCALE: AS NOTED	

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