REGION NO	STATE	FEDERAL AID PROJECT NO.	SHEET NO.	TOTAL SHEETS
10	WASH.	STPE-3323(001)	1	9

JAHN AV NW/32ND ST NW/22ND AV NW

36TH STREET NORTHWEST TO 24TH STREET NORTHWEST

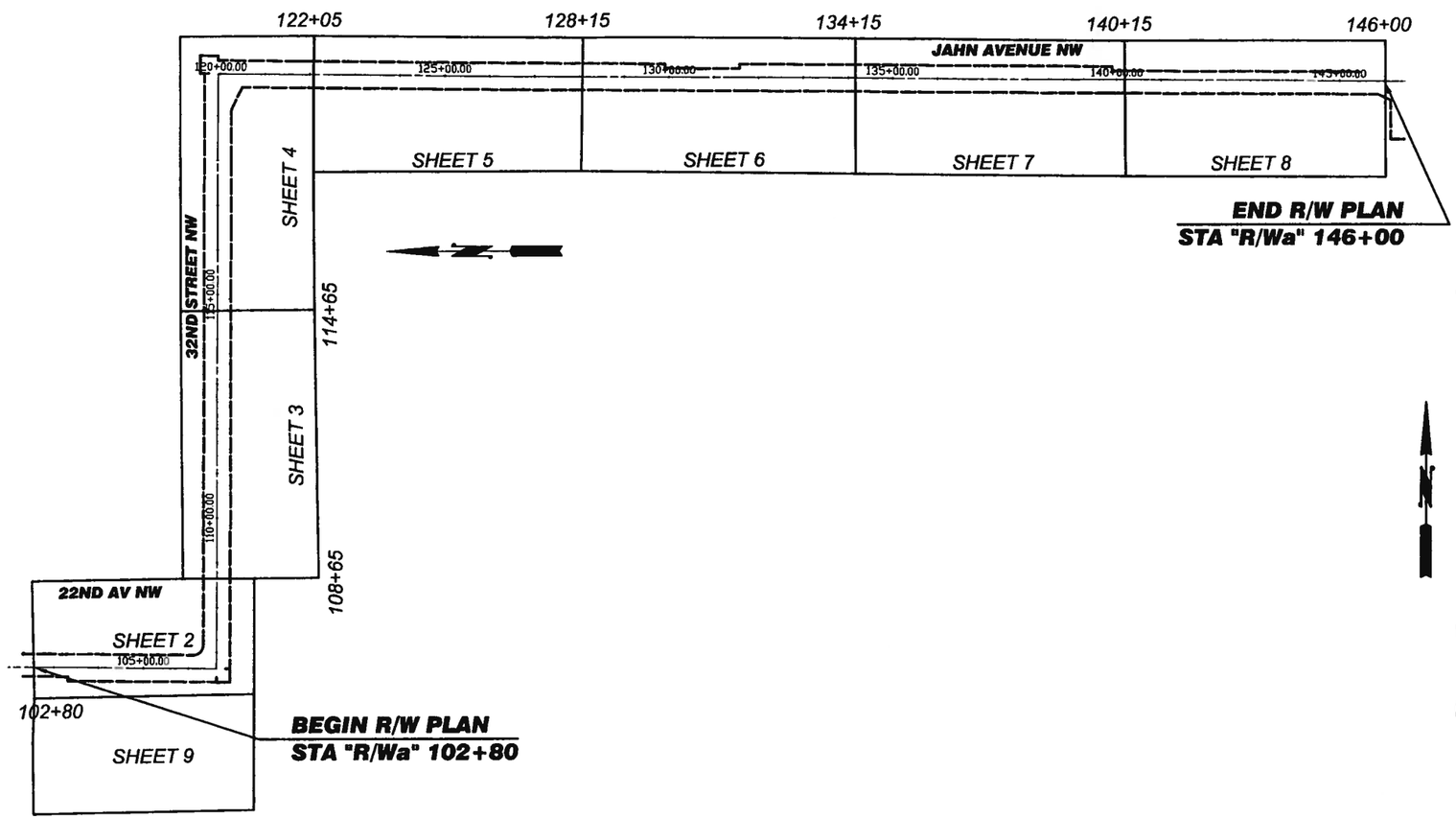
CRP 5540

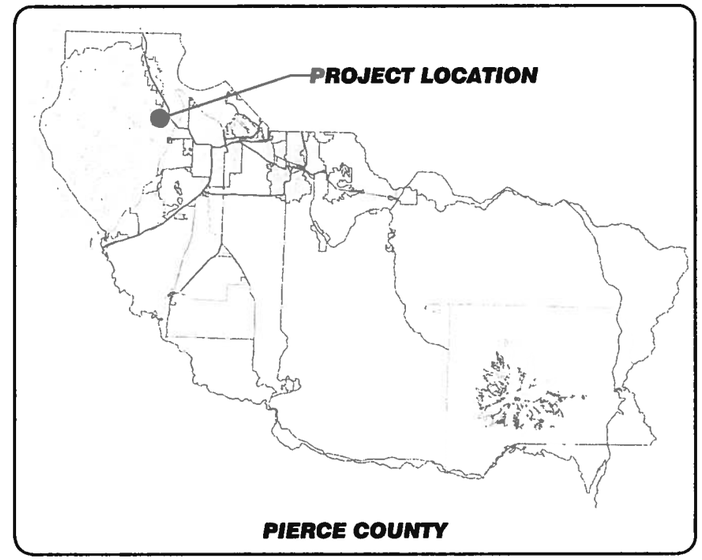
FEDERAL AID NO. STPE-3323(001)

RIGHT-OF-WAY PLANS

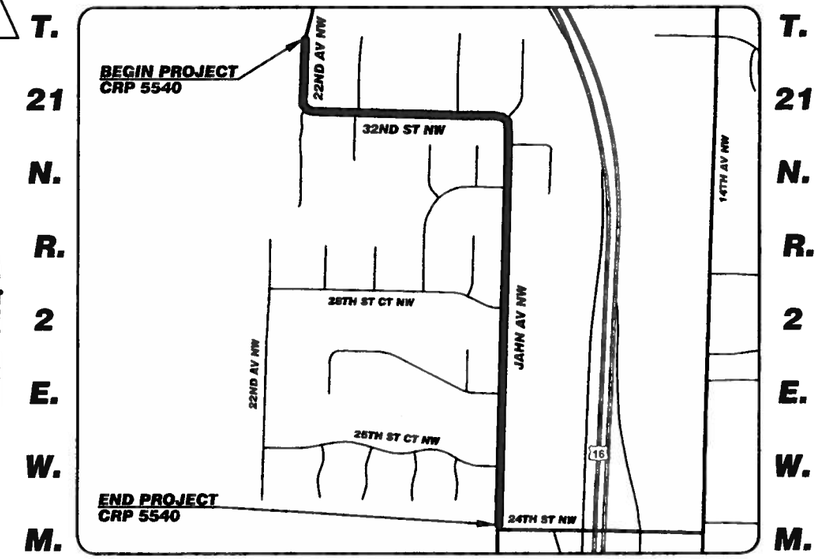
COVER SHEET 1
RIGHT-OF-WAY PLAN . . . . . 2 - 9

INDEX





LOCATION MAP



VICINITY MAP

811
Know what's below.
Call before you dig

DRAWN BY: K. THORNTON	BOOK NO.: 1454
DESIGNED BY: S. CUZZETTO	SURVEYED BY: T. MILSTID
CHECKED BY: L. ROSS, P.E.	DATE SURVEYED: 6-30-07
REVIEWED BY: G. HESS, P.E.	DATE PLOTTED: November 26, 2013

NO.	DATE	REVISION	BY	APPROVED

Pierce County
Public Works and Utilities
Office of the County Engineer
Tacoma Mall Office Building
4301 South Pine Street, Suite 446
Tacoma, Washington 98409-7207
An APWA Accredited Agency

12/19/13
RAMIRO ALBERTO CHAVEZ
STATE OF WASHINGTON
33714
REGISTERED PROFESSIONAL ENGINEER

Office of the County Engineer
APPROVED BY
BRIAN D. STACY, P.E. — DATE 12-17-13
RAMIRO A. CHAVEZ, P.E., PgMP
TRANSPORTATION DIVISION MANAGER

JAHN AV NW/32ND ST NW/22ND AV NW
36TH ST NW TO 24TH ST NW
COVER SHEET
CRP 5540

Date: 1/26/2013 Time: 08:48:46 AM Plotted by: KTHORN

REGION NO.	STATE	FEDERAL AID PROJECT NO.	SHEET NO.	TOTAL SHEETS
10	WASH	STPE-3323(001)	2	9

LEGEND

EXISTING

- CATV CABLE TV PEDESTAL
- CATCH BASIN TYPE 1
- CATCH BASIN TYPE 2
- GAS VALVE
- JUNCTION BOX
- MAILBOX
- YARD LIGHT
- MONUMENTATION (AS NOTED)
- W WATER VAULT
- P POWER VAULT
- PAD MOUNT TRANSFORMER
- QUARTER CORNER
- SECTION CORNER
- SIGN (COMMERCIAL)
- SIGN (DOUBLE COMMERCIAL)
- STORM DRAIN CULVERT
- TELEPHONE RISER
- TELEPHONE MANHOLE
- TRAFFIC SIGNAL POLE
- TREE (CONIFER)
- UTILITY POLE
- GUY POLE
- RISER
- UTILITY POLE ANCHOR
- WATER VALVE
- CONCRETE
- DITCH LINE
- EDGE OF ASPHALT
- EXISTING EASEMENT
- GRAVEL
- FENCE LINE
- GATE
- PROPERTY LINE
- QUARTER SECTION LINE
- RIGHT-OF-WAY
- RIGHT-OF-WAY CENTERLINE
- SECTION LINE
- WALL
- WALL W/ COLUMNS
- 1234 PARCEL NUMBER
- 1234 TAX PARCEL NUMBER
- Last First OWNER NAME
- Site Address SITE ADDRESS
- EXISTING EASEMENT

PROPOSED

- RIGHT-OF-WAY
- RIGHT-OF-WAY ACQUISITION
- SLOPE EASEMENT
- DRIVEWAY RECONSTRUCTION PERMIT

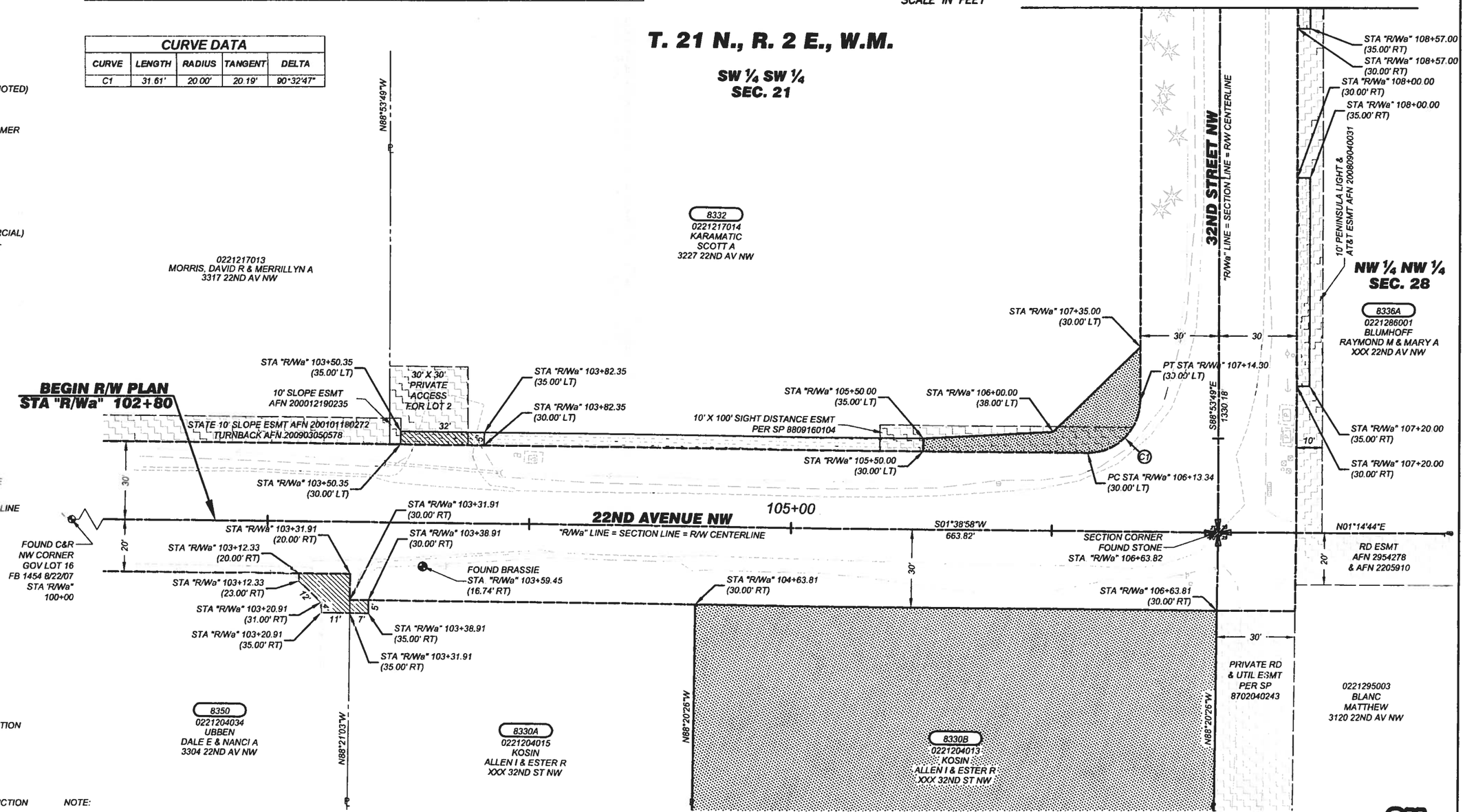
OWNERSHIP

PARCEL NO.	NAME	TOTAL AREA	R/W ACQUISITION	REMAINDER	SLOPE ESM'T
8330B	KOSIN, ALLEN I & ESTER R	37,026 SF	37,026 SF	0 SF	
8332	KARAMATIC, SCOTT A	84,071 SF	1,056 SF	83,015 SF	999 SF
8336A	BLUMHOFF, RAYMOND M & MARY A	99,752 SF		99,752 SF	1,201 SF

CURVE DATA

CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	31.61'	20.00'	20.19'	90°32'47"

20 0 20 40
SCALE IN FEET



NOTE:

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Office of the County Engineer
APPROVED BY:
BRIAN D. STACY, P.E. 12-17-13 DATE
RAMIRO A. CHAVEZ, P.E., PgMP
TRANSPORTATION DIVISION MANAGER

JAHN AV NW/32ND ST NW/22ND AV NW
36TH ST NW TO 24TH ST NW

RIGHT-OF-WAY PLAN

CRP 5540

Xrefs: 5540ROWDESIGNINDEX.DWG / 5540RIGHTOFWAYINDEX.DWG / 5540ENGTOPOINDEX.DWG
Date: 11/26/2013 Time: 01:43:46 PM Plotted by: KTHORNT

REGION NO.	STATE	FEDERAL AID PROJECT NO.	SHEET NO.	TOTAL SHEETS
10	WASH.	STPE-3323(001)	3	9

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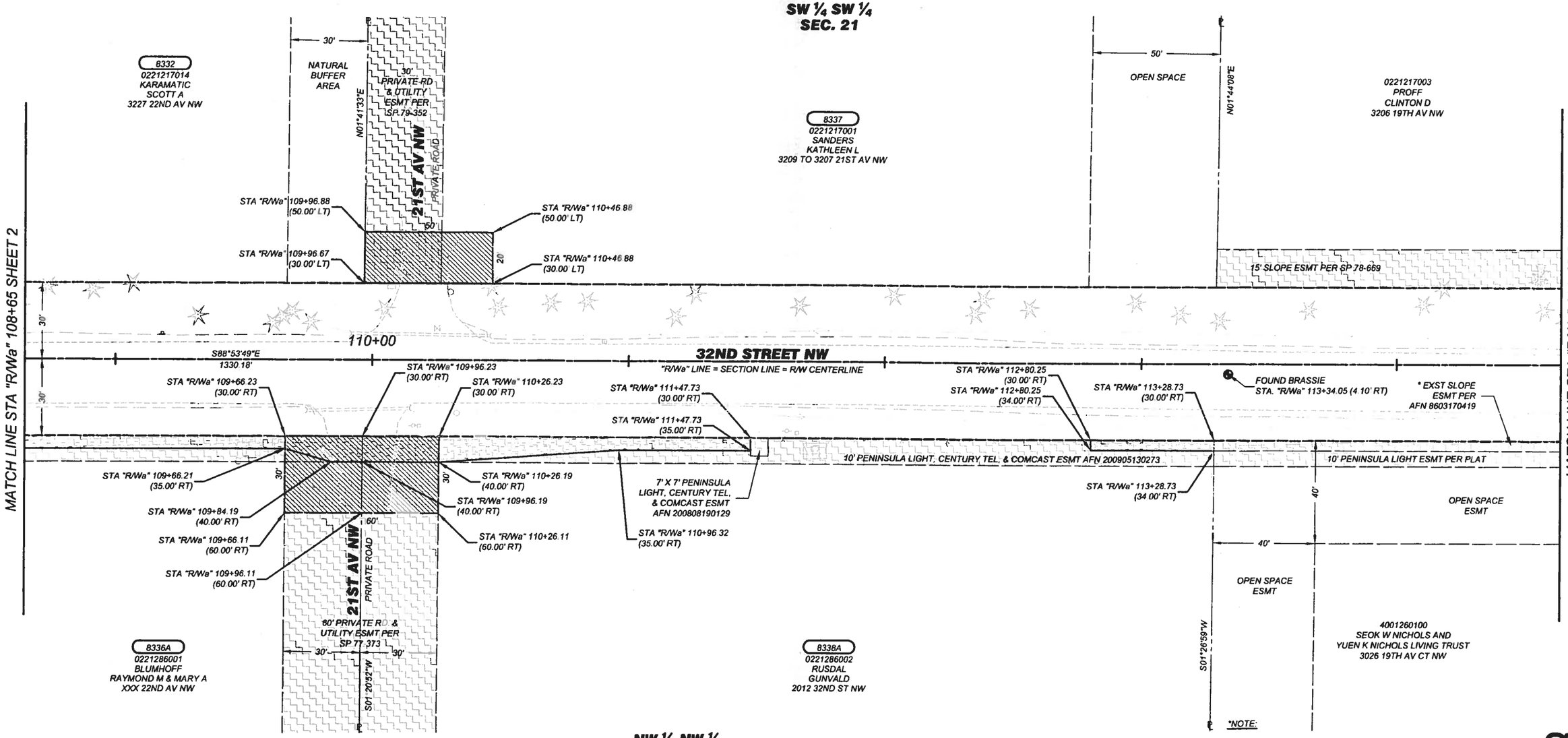
20 0 20 40
SCALE IN FEET

OWNERSHIP

PARCEL NO.	NAME	TOTAL AREA	R/W ACQUISITION	REMAINDER	SLOPE ESM'T
8332	KARAMATIC, SCOTT A	SEE SHEET 2			
8336A	BLUMHOFF, RAYMOND M & MARY A	SEE SHEET 2			
8338A	RUSDAL, GUNVALD	99,752 SF		99,752 SF	1,277 SF

T. 21 N., R. 2 E., W.M.

SW ¼ SW ¼
SEC. 21



NW ¼ NW ¼
SEC. 28

*NOTE:

THE EXISTING SLOPE EASEMENT REFLECTED ON THESE PLANS IS PER THE SLOPE EASEMENT GRANTED IN AFN 8603170419. SAID DOCUMENT DOES NOT DESCRIBE AN EXACT LOCATION. THEREFORE, ONLY THE SLOPE EASEMENT REQUIREMENTS FOR THIS PROJECT ARE SHOWN ON THESE PLANS.

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Office of the County Engineer

APPROVED BY:

BRIAN D. STACY, P.E. — DATE 12-17-13

RAMIRO A. CHAVEZ, P.E., PgMP
TRANSPORTATION DIVISION MANAGER

JAHN AV NW/32ND ST NW/22ND AV NW
36TH ST NW TO 24TH ST NW

RIGHT-OF-WAY PLAN

CRP 5540

Xrefs: 5540ROWDESIGNINDEX.DWG / 5540RIGHTOFWAYINDEX.DWG / 5540ENGTOPOINDEX.DWG
Date: 11/26/2013 Time: 08:49:22 AM Plotted by: KTHORNT

REGION NO.	STATE	FEDERAL AID PROJECT NO.	SHEET NO.	TOTAL SHEETS
10	WASH.	STPE-3323(001)	4	9

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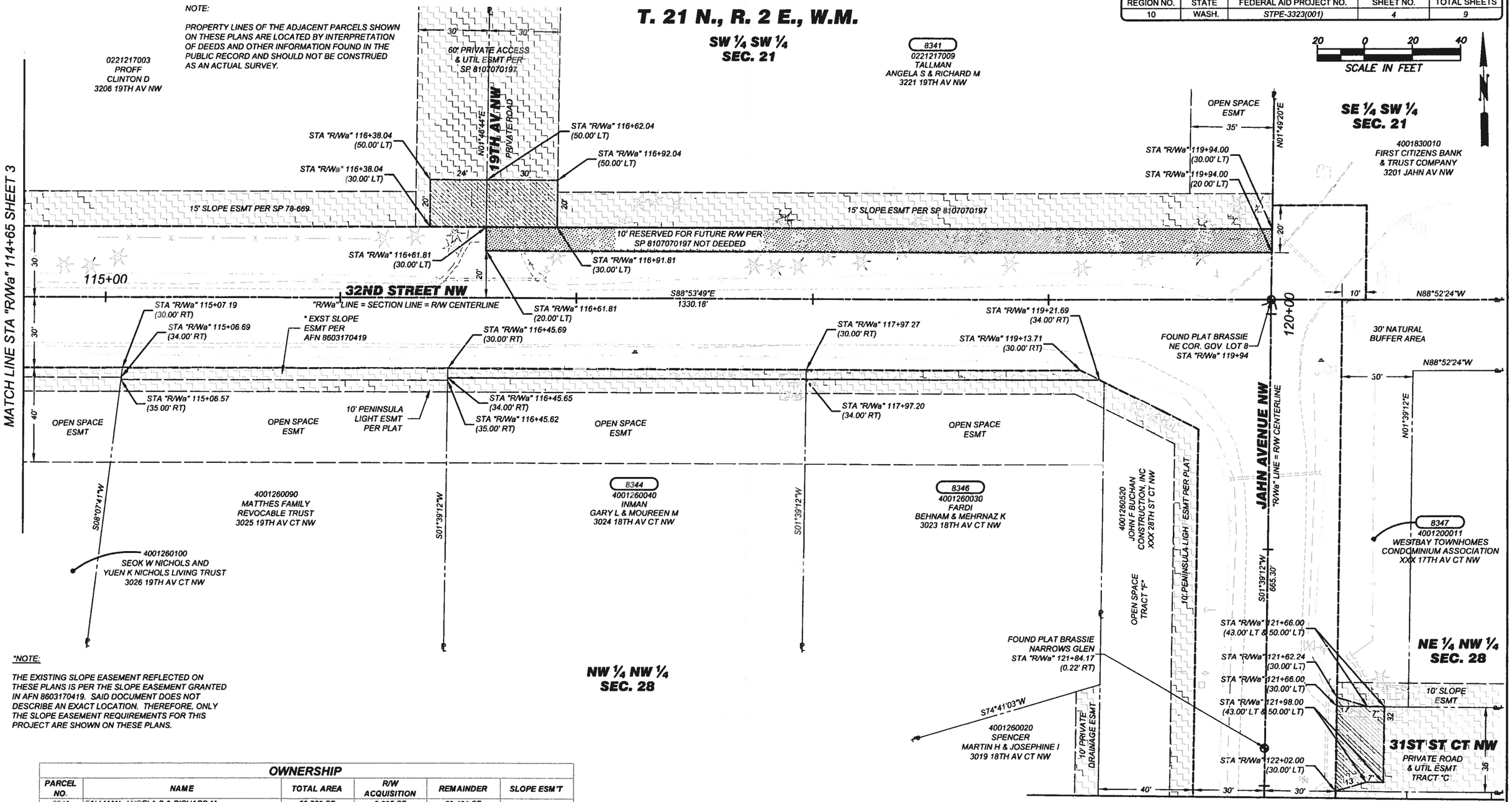

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OWNERSHIP

PARCEL NO.	NAME	TOTAL AREA	R/W ACQUISITION	REMAINDER	SLOPE ESM'T
8341	TALLMAN, ANGELA S & RICHARD M	55,756 SF	3,325 SF	52,431 SF	
8344	INMAN, GARY L & MOUREEN M	20,178 SF		20,178 SF	607 SF
8346	FARDI, BEHNAM & MEHRNAZ K	17,719 SF		17,719 SF	482 SF

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12/13/13

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RAMIRO A. CHAVEZ, P.E., PgMP
TRANSPORTATION DIVISION MANAGER

JAHN AV NW/32ND ST NW/22ND AV NW
36TH ST NW TO 24TH ST NW

RIGHT-OF-WAY PLAN

CRP 5540

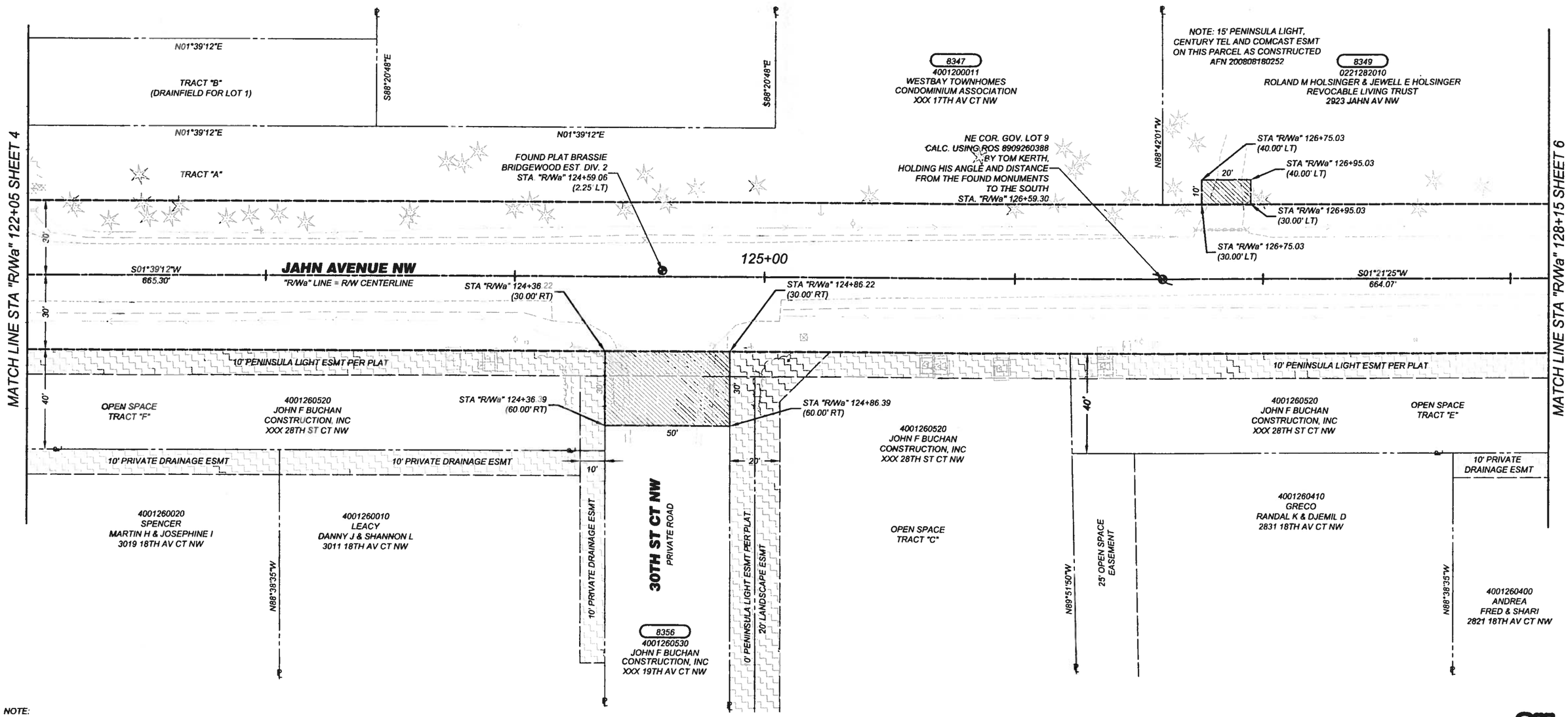
Xrefs: 5540ROWDESIGNINDEX.DWG / 5540RIGHTOFWAYINDEX.DWG / 5540ENGTOPOINDEX.DWG
Date: 11/26/2013 Time: 01:44:22 PM Plotted by: KTHORNT

REGION NO.	STATE	FEDERAL AID PROJECT NO.	SHEET NO.	TOTAL SHEETS
10	WASH.	STPE-3323(001)	5	9

T. 21 N., R. 2 E., W.M.

NE ¼ NW ¼
SEC. 28

20 0 20 40
SCALE IN FEET



NW ¼ NW ¼
SEC. 28

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TRANSPORTATION DIVISION MANAGER

JAHN AV NW/32ND ST NW/22ND AV NW
36TH ST NW TO 24TH ST NW

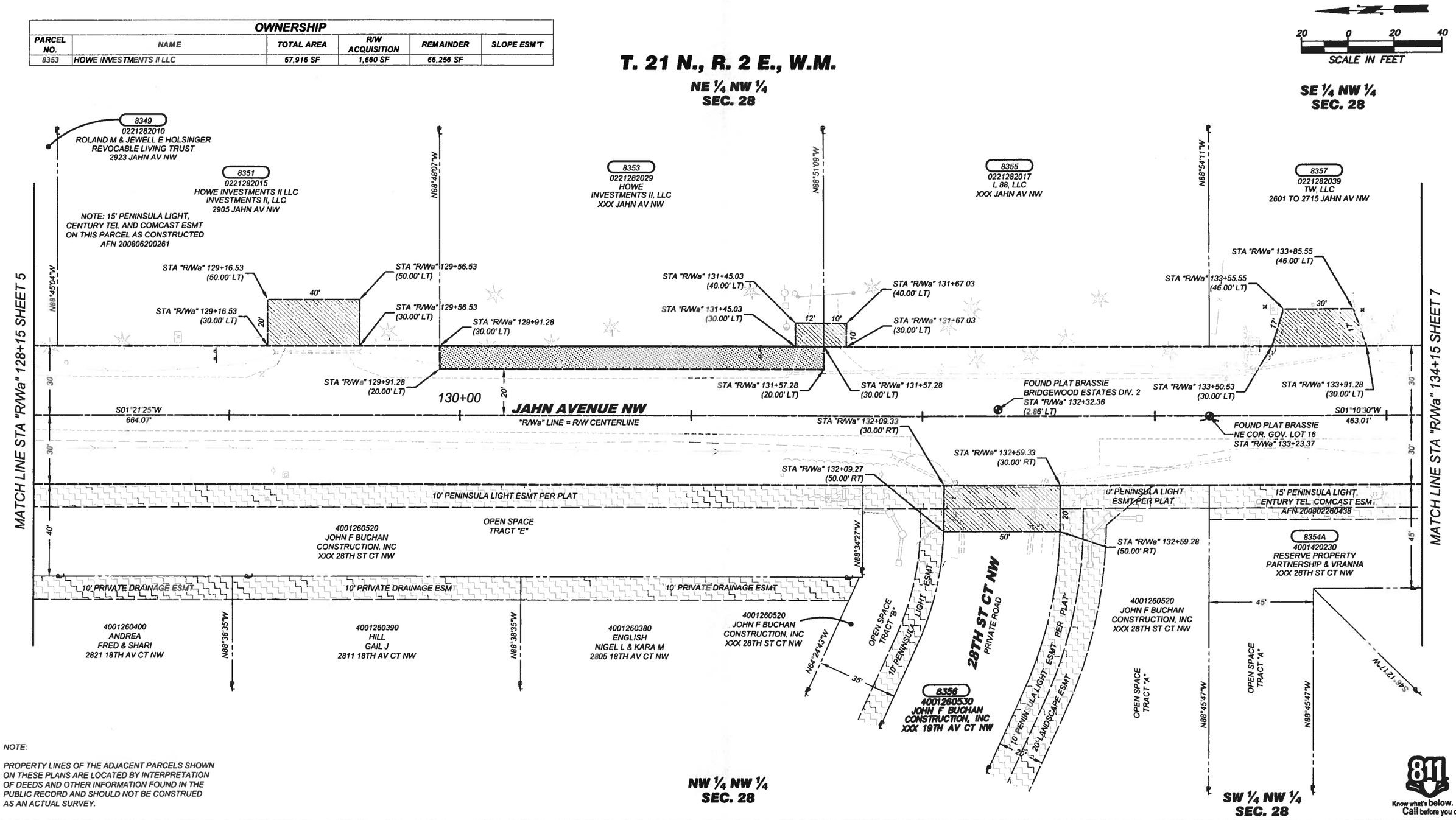
RIGHT-OF-WAY PLAN

CRP 5540

Xrefs: 5540ROWDESIGNINDEX.DWG / 5540RIGHTOFWAYINDEX.DWG / 5540ENGTOPOINDEX.DWG
Date: 11/26/2013 Time: 08:49:51 AM Plotted by: KTHORNT

REGION NO.	STATE	FEDERAL AID PROJECT NO.	SHEET NO.	TOTAL SHEETS
10	WASH.	STPE-3323(001)	6	9

OWNERSHIP					
PARCEL NO.	NAME	TOTAL AREA	R/W ACQUISITION	REMAINDER	SLOPE ESM'T
8353	HOWE INVESTMENTS II LLC	67,916 SF	1,660 SF	66,256 SF	



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33714
REGISTERED PROFESSIONAL ENGINEER
12/13/13

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BRIAN D. STACY, P.E. — DATE 12-17-13
RAMIRO A. CHAVEZ, P.E., PgMP
TRANSPORTATION DIVISION MANAGER

JAHN AV NW/32ND ST NW/22ND AV NW
36TH ST NW TO 24TH ST NW

RIGHT-OF-WAY PLAN

CRP 5540

Drawing: P:\5540-JAHNAVNW32STNW22AVNW\ENGRES\DRAWINGS\RIGHTOFWAY\PLANSHEETS\5540RIGHTOFWAY05.DWG Layout Tab: LAYOUT1
Xrefs: 5540ROWDESIGNINDEX.DWG / 5540RIGHTOFWAYINDEX.DWG / 5540ENGTOPOINDEX.DWG
Date: 11/26/2013 Time: 01:44:56 PM Plotted by: KTHORNT

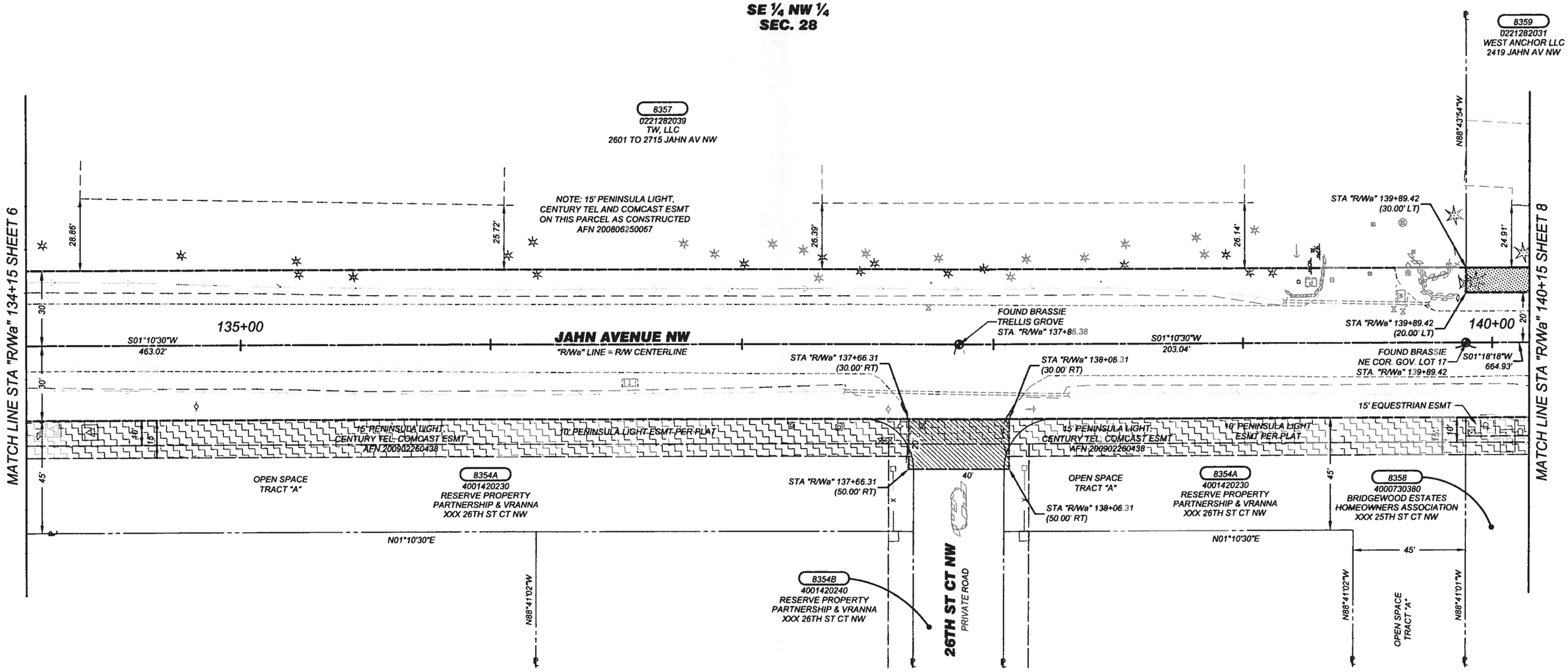
REGION NO.	STATE	FEDERAL AID PROJECT NO.	SHEET NO	TOTAL SHEETS
10	WASH.	STPE-3323(001)	7	9

OWNERSHIP					
PARCEL NO.	NAME	TOTAL AREA	R/W ACQUISITION	REMAINDER	SLOPE ESM'T
8359	WEST ANCHOR LLC	200,376 SF	3,546 SF	196,830 SF	

SCALE IN FEET: 20 0 20 40

T. 21 N., R. 2 E., W.M.

SE ¼ NW ¼ SEC. 28



SW ¼ NW ¼ SEC. 28

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Office of the County Engineer

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RAMIRO A. CHAVEZ, P.E., PgMP
TRANSPORTATION DIVISION MANAGER

JAHN AV NW/32ND ST NW/22ND AV NW 36TH ST NW TO 24TH ST NW

RIGHT-OF-WAY PLAN

CRP 5540

Xrefs: " 5540ROWDESGNINDEX.DWG / 5540RIGHTOFWAYINDEX.DWG / 5540ENGTOPOINDEX.DWG "
Date: 11/26/2013 Time: 08:50:20 AM Plotted by: KTHORNT

REGION NO.	STATE	FEDERAL AID PROJECT NO.	SHEET NO.	TOTAL SHEETS
10	WASH.	STPE-3323(001)	8	9

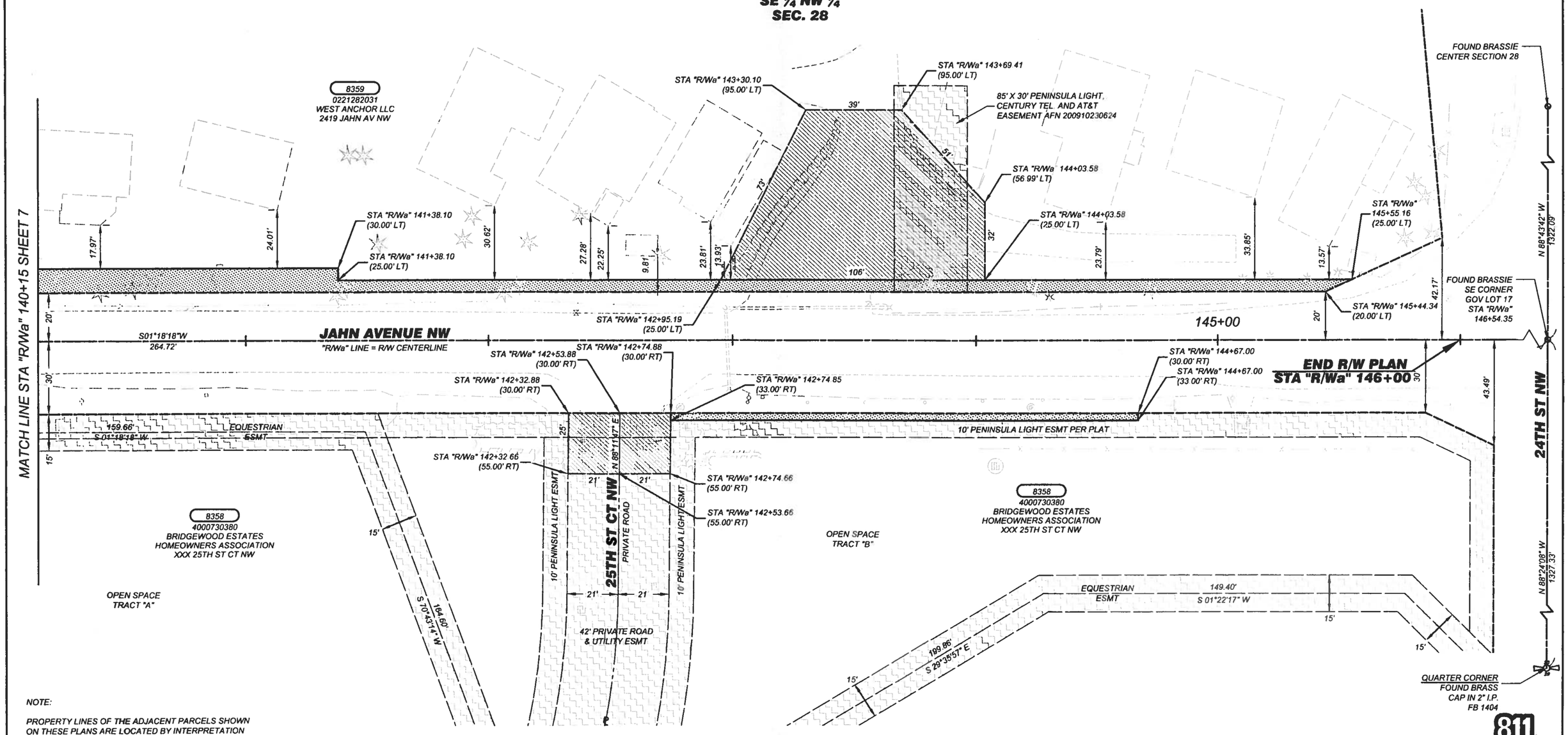
OWNERSHIP

PARCEL NO.	NAME	TOTAL AREA	R/W ACQUISITION	REMAINDER	SLOPE ESM'T
8358	BRIDGEWOOD ESTATES HOMEOWNERS ASSOCIATION	196,020 SF	577 SF	195,443 SF	
8359	WEST ANCHOR, LLC	SEE SHEET 7			

20 0 20 40
SCALE IN FEET

T. 21 N., R. 2 E., W.M.

SE ¼ NW ¼
SEC. 28



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Drawing: P:\5540-JAHNAVNW32STNW22AVNW\ENGRES\DRAWINGS\RIGHTOFWAY\PLANSHEETS\5540RIGHTOFWAY07.DWG Layout Tab: LAYOUT1
Xrefs: 5540ROWDESIGNINDEX.DWG / 5540RIGHTOFWAYINDEX.DWG / 5540ENGTOPONDEX.DWG
Date: 11/26/2013 Time: 01:45:34 PM Plotted by: KTHORNT

DRAWN BY: K. THORNTON	BOOK NO.: 1454
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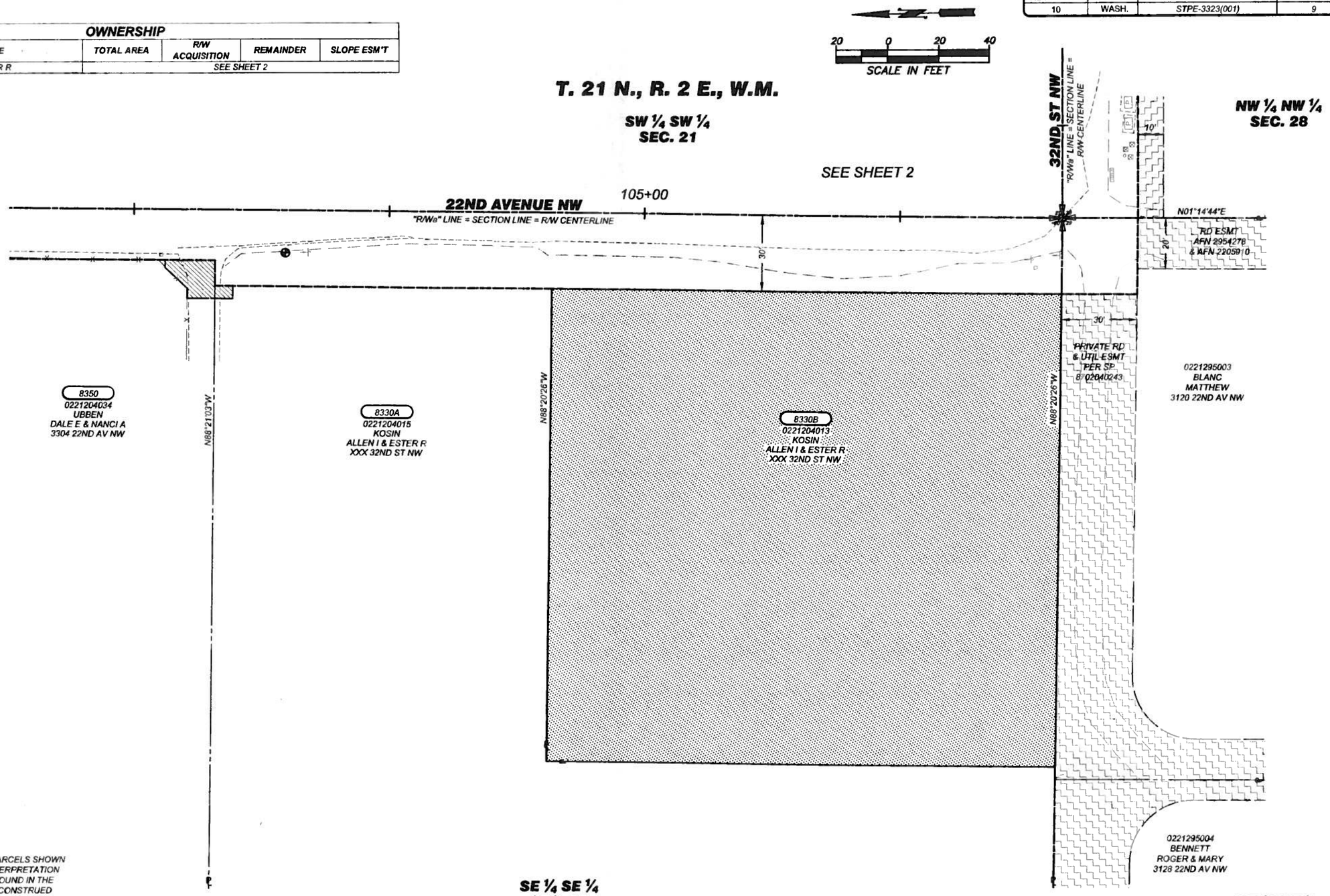
JAHN AV NW/32ND ST NW/22ND AV NW
36TH ST NW TO 24TH ST NW

RIGHT-OF-WAY PLAN

CRP 5540

REGION NO.	STATE	FEDERAL AID PROJECT NO.	SHEET NO.	TOTAL SHEETS
10	WASH.	STPE-3323(001)	9	9

OWNERSHIP					
PARCEL NO.	NAME	TOTAL AREA	R/W ACQUISITION	REMAINDER	SLOPE ESM'T
8330B	KOSIN, ALLEN I & ESTER R	SEE SHEET 2			



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36TH ST NW TO 24TH ST NW
RIGHT-OF-WAY PLAN
CRP 5540

Xrefs: 5540ROWDESIGNINDEX.DWG / 5540RIGHTOFWAYINDEX.DWG / 5540ENGTOPOINDEX.DWG
Date: 11/26/2013 Time: 08:50:51 AM Plotted by: KTHORNT