# 198th Avenue East
120th St E to 144th St E
CRP 5675

**RIGHT-OF-WAY PLANS**

**DATUM NOTES:**

1. **VERTICAL DATUM** - SAVS-1898 PER PIERCE COUNTY RECORD BENCHMARKS

The master benchmark used for the 198th Avenue East Corridor including the 198th and South Prairie road intersection is Pierce County Control Point Number 144 (alias "Boyd L. Smith") with a recorded elevation of +144.00 feet. This monument is a 3" brass disk on concrete. Named "GPS 040" and located at the southeast (left) corner of Section 16, Township 19, Range 5, Pierce County, Washington. This monument is found along 198th Street East, with good closure. The recorded Pierce County benchmark in the vicinity of 198th and South Prairie Road is derived by recent GPS and utility benchmark studies. The variation of the survey control points along the corridor is less than 0.01 feet.

2. **HORIZONTAL DATUM** - NAD83 (WGS84) PER PIERCE COUNTY RECORD BENCHMARKS

The basis of position for the horizontal control for the surveying of the right-of-way and section subdivisions of the 198th Avenue East corridor is the County Survey Department's General Control System, Pierce County Survey Records. The survey control data were established for Pierce County Safe Harbor System using a survey control system based on the published state plane (south zone) coordinate system of 3' 29/8010.2690 feet with a published state plane (south zone) coordinate of 1'1658010.2690 feet. The monument found is a 3" brass surfaces with an elevation of +144.00 feet at the intersection of 198th Street East and South Prairie Road. The monument is found along 198th Street East, on the northwest corner of Section 16, Township 19, Range 5, Pierce County, Washington, with good closure. The recorded Pierce County benchmark in the vicinity of 198th and South Prairie Road is derived by recent GPS and utility investigations. The variation of the survey control points along the corridor is less than 0.01 feet.

3. **BASE OF ELEVATION** - PIERCE COUNTY

The base of elevation for the surveying of the right-of-way and section subdivisions of the 198th Avenue East corridor is the County Survey Department's General Control System, Pierce County Survey Records. This base of elevation is derived from an elevation of +144.00 feet at the intersection of 198th Street East and South Prairie Road. The base of elevation is found along 198th Street East, on the northwest corner of Section 16, Township 19, Range 5, Pierce County, Washington, with good closure. The recorded Pierce County benchmark in the vicinity of 198th and South Prairie Road is derived by recent GPS and utility investigations. The variation of the survey control points along the corridor is less than 0.01 feet.

**INDEX**

1. _Cover Sheet_  
2. _Legend and Symbols_  
3. _Right-of-Way Plans_
**WATER SYMBOLS**

- CAisson (CA)  
- FIRE HYDRANT (FHY)  
- WATER METER (WMT)  
- SPOUT (SPO)  
- CHECK VALVE (CV)  
- BUTTERFLY VALVE (BV)  
- GATE (GATE)  
- FLANGE VALVE (FV)  
- AIR RELIEF VALVE (ARV)  
- BLOW-OFF VALVE (BOV)  

**SANITARY/STORM SYMBOLS**

- SAN DRAIN (SD)  
- SAN DRAIN CLEAN OUT (SDCO)  
- SAN DRAIN EJECTOR (SDE)  
- STORM DRAIN (SD)  
- STORM DRAIN CLEAN OUT (SDCO)  
- STORM DRAIN EJECTOR (SDE)  

**SURFACE FEATURES**

- BIKE LANE (BKE)  
- SEWER (SEW)  
- TIRE (TIRE)  
- TRASH DEPARTMENT (TRD)  
- TIRE LIGHT (TIREL)  

**GAS/PWR/PTEL/TEL**

<table>
<thead>
<tr>
<th>SYMBOL</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>G</td>
<td>GAS METER (G)</td>
</tr>
<tr>
<td>P</td>
<td>Pad Mounted Transformer (P)</td>
</tr>
<tr>
<td>T</td>
<td>TELEPHONE (T)</td>
</tr>
<tr>
<td>U</td>
<td>USE PIPE (U)</td>
</tr>
</tbody>
</table>

**PATTERNS/SIGNING**

<table>
<thead>
<tr>
<th>SYMBOL</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>L</td>
<td>LEFT</td>
</tr>
<tr>
<td>R</td>
<td>RIGHT</td>
</tr>
<tr>
<td>C</td>
<td>CENTER</td>
</tr>
</tbody>
</table>

**SURVEY SYMBOLS**

<table>
<thead>
<tr>
<th>SYMBOL</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>C</td>
<td>CENTER POINT</td>
</tr>
<tr>
<td>B</td>
<td>BOUNDARY POINT</td>
</tr>
<tr>
<td>B.</td>
<td>BOUNDARY MARK</td>
</tr>
<tr>
<td>R</td>
<td>RADIUS</td>
</tr>
<tr>
<td>0</td>
<td>CENTERLINE (CP)</td>
</tr>
<tr>
<td>D</td>
<td>DRAINAGE EASEMENT</td>
</tr>
<tr>
<td>T</td>
<td>TAX LOT NUMBER</td>
</tr>
</tbody>
</table>

**NOTES**

- Topographic information shown herein was field collected during or prior to January 2006 and is current to that date only.
OWNERSHIP

<table>
<thead>
<tr>
<th>PARCEL NO.</th>
<th>NAME</th>
<th>TOTAL R/W</th>
<th>R/W</th>
<th>REMAINDER</th>
<th>SQ. FT.</th>
<th>TEMPORARY</th>
</tr>
</thead>
<tbody>
<tr>
<td>7647</td>
<td>LARSEN, TROY J &amp; JACOBSON, MICHELLE A</td>
<td>0.0378</td>
<td>54 FT.</td>
<td>54 SQ. FT.</td>
<td>54</td>
<td>SEE ATT.</td>
</tr>
<tr>
<td>7700</td>
<td>WITTENFELD, NORMAN CHRIS &amp; NANCY DARLENE</td>
<td>0.0393</td>
<td>33.00 SQ. FT.</td>
<td>33.00 SQ. FT.</td>
<td>33.00 QA. FT.</td>
<td>33.00 SQ. FT.</td>
</tr>
<tr>
<td>7708</td>
<td>WITTENFELD, NORMAN CHRIS &amp; NANCY DARLENE</td>
<td>0.0245</td>
<td>43.07 SQ. FT.</td>
<td>43.07 SQ. FT.</td>
<td>43.07 SQ. FT.</td>
<td>43.07 SQ. FT.</td>
</tr>
</tbody>
</table>

NOTE: Property lines of the adjacent parcels shown on these plans are interpreted from a review of deeds and other information found in the public records and should not be construed as an actual survey.
THIS SHEET IS FOR THE ACQUISITION FOR PARCEL 7651 ONLY. SEE REMAINING SHEETS FOR THE ACQUISITIONS ON OTHER PARCELS.

OWNERSHIP

<table>
<thead>
<tr>
<th>PARCEL</th>
<th>NUMBER</th>
<th>NAME</th>
<th>T/L ACRES</th>
<th>R/W</th>
<th>FLOOD ASSESSMENT</th>
<th>REMAINDER</th>
</tr>
</thead>
<tbody>
<tr>
<td>7651</td>
<td>PIERCE COUNTY</td>
<td>3,498.900 50 FT</td>
<td>02.834 50 FT</td>
<td>38.14 50 FT</td>
<td>3,243.922 50 FT</td>
<td></td>
</tr>
</tbody>
</table>

SEE SHEETS 9 AND 10

SEE SHEETS 11 AND 12

Pierce County Planning and Public Works
Office of the County Engineer
4301 South Pine Street, Suite 525
Tacoma, Washington 98409

R. SCHERING
CHECKED BY
G. MEAD
APPROVED BY

198TH AVENUE EAST
120TH ST E TO 144TH ST E
RIGHT-OF-WAY PLAN
CRP 5675
## Ownership

| Parcels | Name               | Total Area | R/W | Remainder | Slope Ext.
|---------|--------------------|------------|-----|-----------|-------------
| 7649    | PLATEAU 465 LLC    |            |     |           |             |

**NOTE:** Property lines of the adjacent parcels shown on these plans are located by interpretation of deeds and other information found in the public record and should not be construed as an actual survey.

**SCALE IN FEET**

**PLATEAU 465 LLC**

**NORTH CASCADE VERDE LLC**

**REMAINDER**

**R/W CURVE DATA**

<table>
<thead>
<tr>
<th>Curve No.</th>
<th>Radius</th>
<th>Length</th>
<th>Tangent</th>
<th>Delta</th>
</tr>
</thead>
<tbody>
<tr>
<td>C20</td>
<td>750.00</td>
<td>57.42</td>
<td>79.00</td>
<td></td>
</tr>
</tbody>
</table>

**R/W DEED TO PIERCE COUNTY**

**REVISION BY APPROVED OWNERSHIP**

**TOTAL AREA**

**PUBLIC WORKS AND UTILITIES OFFICE OF THE COUNTY ENGINEER**

**198TH AVENUE EAST**

**120TH ST E TO 144TH ST E**

**RIGHT-OF-WAY PLAN**

**CRP 5675**

**Pierce County Public Works and Utilities**

**OFFICE OF THE COUNTY ENGINEER**

**111TH AVENUE E**

**120TH ST E TO 144TH ST E**

**RIGHT-OF-WAY PLAN**

**CRP 5675**
S.W. 1/4, S.W. 1/4, Sec. 15, T. 19 N., R. 5 E., W.M.

Pierce County

Public Works and Utilities
Office of County Engineer

4301 South Pine Street, Suite 410
Tacoma, Washington 98409-7207

An APWA Accredited Agency

198TH AVENUE EAST
120TH ST E TO 144 ST E
RIGHT-OF-WAY PLAN
CRP 5675

OWNER

NAME

PARCEL

ADJACENT PARCELS SHOWN ON THESE PLANS ARE LOCATED BY INTERPRETATION OF DEEDS AND OTHER INFORMATION FOUND IN THE PUBLIC RECORD AND SHOULD NOT BE CONSTRUED AS AN ACTUAL SURVEY.

NOTE:

PROPERTY LINES OF THE SOURCEN PARCELS SHOWN ON THESE PLANS ARE LOCATED BY INTERPRETATION OF DEEDS AND OTHER INFORMATION FOUND IN THE PUBLIC RECORD AND SHOULD NOT BE CONSTRUED AS AN ACTUAL SURVEY.