

ORDINANCE NO. 617

AN ORDINANCE of the City of Gig Harbor, Washington, ordering certain local improvements and creating a utility local improvement district; providing for the payment of the cost of such improvements by special assessments; and authorizing payment of such assessments into a revenue bond fund of the City.

WHEREAS, on November 25, 1991, the City Council of the City of Gig Harbor, Washington (the "City") adopted Resolution No. 366 declaring its intention to order certain local improvements within the City and to create a utility local improvement district; and

WHEREAS, a hearing was held on January 13, 1992 after notice as provided by law, and after discussion of the proposed improvements and due consideration thereof and of all objections thereto, the Council has determined to order the local improvements described below and to create a utility local improvement district; and

WHEREAS, estimates of the costs and expenses of the proposed improvements, a description of the boundaries of the utility local improvement district, a statement of what portion of the costs and expenses of the improvements would be borne by the property within the proposed district, a statement in detail of the local improvement assessments outstanding and unpaid against property in the proposed district and a diagram showing the lots, tracts and parcels to be benefited and other information pertaining to the proposed district, have been filed with the City Clerk and certified to the City Council;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GIG HARBOR,
WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. The City shall acquire, construct and install the following sewer improvements within the following described areas of the City: a sewer utility collection system extending from and including the Wood Hill pump station to the City's sewer treatment plant including the construction of force mains and sewer gravity lines and the upgrading of existing sewer lines on Burnham Drive. The foregoing improvements are hereafter referred to as the "Improvements." The above-described trunk and lateral sewers shall be installed complete with all necessary manholes, lampholes, wyes, ties, side sewers and other appurtenances necessary to the proper operation of the sewer system. The undertaking of the Improvements shall be subject to the conditions specified therefor in Section 4.

Section 2. The preliminary plans and specifications for the Improvements, as prepared by the City Engineer, and now on file in the Office of Public Works, are hereby adopted and approved. The Improvements, when completed, shall be in accordance with said plans, the provisions of this ordinance and any other ordinances as may hereafter be adopted in connection herewith; provided, however, that changes in detail of such plans that do not significantly alter the scope or costs of the Improvements will not require further approval.

Section 3. There is hereby established a utility local improvement district of the City to be known as "Utility Local Improvement District No. 3" (herein referred to as "ULID No. 3"). The boundaries of ULID No. 3 shall be as described in Exhibit A attached hereto and incorporated herein by this reference.

It is hereby found that the above-described boundaries embrace as nearly as practicable all the property specially benefited by the Improvements.

Section 4. The total cost and expense of the Improvements and all work necessary in connection therewith and incidental thereto is estimated to be \$1,650,115, of which 100% shall be borne by and assessed against the property within ULID No. 3 specially benefited by the Improvements. Assessments shall be made against the property within ULID No. 3 in accordance with the special benefits accruing to such property as a result of the Improvements. In order to provide additional security for the payment of assessments to be levied within ULID No. 3, the following conditions are imposed upon the ULID No. 3. Prior to commencing any work on the Improvements within ULID No. 3, and within 90 days of the final approval of this ordinance, the following conditions are required to be satisfied:

A. Each of the property owners within ULID No. 3 shall execute a waiver to the two-year foreclosure period for the payment of delinquent assessments in form satisfactory to the Director of Public Works;

B. The owners of any property that may be subject to farm and agricultural land exemptions pursuant to RCW 84.34.310 shall have filed waivers of such exemptions in form satisfactory to the Director of Public Works; and

C. The Director of Public Works shall be furnished with evidence that the assessed value (or appraised value) of each parcel of property subject to assessment within ULID No. 3 is equal to at least 2.0 times the proposed assessment against such property or in lieu thereof, with a letter of credit issued by a banking institution in an amount equal to at least 10% of the proposed assessment. The letter of credit shall be maintained until the value (assessed or appraised) of the property meets the foregoing limitations.

Section 1. Upon completion of the Improvements, an assessment roll shall be prepared and, after notice and hearing in the manner provided by law, an assessment roll shall be confirmed. Assessments not paid within the 30-day prepayment period provided by law shall be payable in installments and the City shall issue revenue bonds payable from such unpaid installments. The number of years said installments shall run, the dates of payment of the same and the rate of interest that the unpaid installments shall bear shall be as hereafter fixed by ordinance. Such assessments shall be paid into the City's revenue bond fund heretofore created for the payment of water and sewer revenue bonds of the City and shall be used solely for the

payment of the revenue bonds hereafter to be issued to defray the cost of the Improvements to be constructed in ULID No. 3.

Section 2. Effective Date. This ordinance shall be effective from and after the date of its final passage and publication as provided by law.

INTRODUCED on January 13, 1992 and PASSED by the Council of the City of Gig Harbor, Washington, at a regular meeting thereof held this 27th day of January, 1992.

CITY OF GIG HARBOR, WASHINGTON

BY Daniel Gilbert
Mayor

ATTEST:

Dennis Richardson
City Clerk

CLERK'S CERTIFICATE

I, the undersigned, the duly chosen, qualified, and acting Clerk of the City of Gig Harbor Washington, and keeper of the records of the Council of the City (herein called the "Council"), DO HEREBY CERTIFY:

1. That the attached Ordinance No. 617 (herein called the "Ordinance") is a true and correct copy of an ordinance of the City, introduced on January 13, 1992 and finally passed at a meeting of the Council held on the 27th day of January, 1992, and duly recorded in my office.

2. That said meetings were duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meetings was given; that a quorum was present throughout the meetings and a legally sufficient number of members of the Council voted in the proper manner for the passage of the Ordinance; that all other requirements and proceedings incident to the proper passage of the Ordinance have been duly fulfilled, carried out and otherwise observed, and that I am authorized to execute this certificate.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City this 27th day of Jan, 1992.

Dennis Fisher
City Clerk

[SEAL]

EXHIBIT B

LEGAL DESCRIPTION FOR GIG HARBOR NORTH:

The Southwest Quarter and the Northwest Quarter of the Southeast Quarter of Section 30;

The Northeast Quarter and the East Half of the Southeast Quarter of the Northwest Quarter; the Northeast Quarter, the Northwest Quarter, the Southwest Quarter, and the North Half of the Southeast Quarter of the Northeast Quarter; the Northwest Quarter of the Southeast Quarter of Section 31;

All within Township 22 North, Range 2 East, WM, Pierce County.

EXHIBIT C

Thompson Properties Four

NOV 19 '91 10:41 THOMPSON PROPERTIES

P.3/6

EXHIBIT C

Thompson Properties Four

Gig Harbor 34 Acres

The land referred to in this policy is situated in the State of Washington, County of Pierce and is described as follows:

PARCEL "A":

The South half of the Northwest quarter of the Northwest quarter of Section 31, Township 22 North, Range 2 East of the Willamette Meridian, in Pierce County, Washington.

EXCEPT that portion thereof conveyed to the City of Tacoma for power transmission line by Warranty Deed recorded August 13, 1923 under Auditor's No. 678953.

PARCEL "B":

The North half of the Northwest quarter of the Northwest quarter of Section 31, Township 22 North, Range 2 East of the Willamette Meridian, in Pierce County, Washington.

EXCEPT the East half of the East half thereof.

ALSO EXCEPT the following described property:

Beginning at the Northwest corner of Section 31, Township 22 North, Range 2 East of the Willamette Meridian; thence East on the North line thereof, a distance of 54 feet; thence South 14°49' East on the East line of that certain property conveyed to the City of Tacoma by Warranty Deed recorded July 14, 1923 under Auditor's No. 675775, a distance of 679 feet to the South line of the North half of the Northwest quarter of the Northwest quarter of said Section 31; thence West on said South line, a distance of 230 feet to the West line of said Section 31; thence North on said West line 666 feet to the point of beginning.

PARCEL "C":

The East half of the Northeast quarter of Government Lot 1 in Section 31, Township 22 North, Range 2 East of the Willamette Meridian, in Pierce County, Washington.

EXHIBIT C
Thompson Properties Four

Gig Harbor 12 Acres

The Northeast quarter of the Northeast quarter of Section 36, Township 22 North, Range 1 East of the Willamette Meridian, in Pierce County, Washington.

EXCEPT Primary State Highway No. 14.

ALSO EXCEPT that portion conveyed to the State of Washington for State Road No. 16 MP 8.34 to MP 18.87 Narrows Bridge to Olympic Drive, as described in Deed recorded under Auditor's No. 2397369.

ALSO EXCEPT Gig Harbor-Longbranch-Purdy-Kitsap County Road.

ALSO EXCEPT Sehome County Road.

In Pierce County, Washington.

AT PAGE TO PAGE
BE CORNER OF SEC.
THIS CREATES A
RECORD DISTANCE
MAP.

25

SELL MON NY
DRAWS DMC
D.V. 8-11

37°44'21" W

593.74'

3°10'33"E
105.01"

#215

#216

#217

#210

#219 END. T.L.S.
RED BAR CAP
N 2' x W. 0.5'

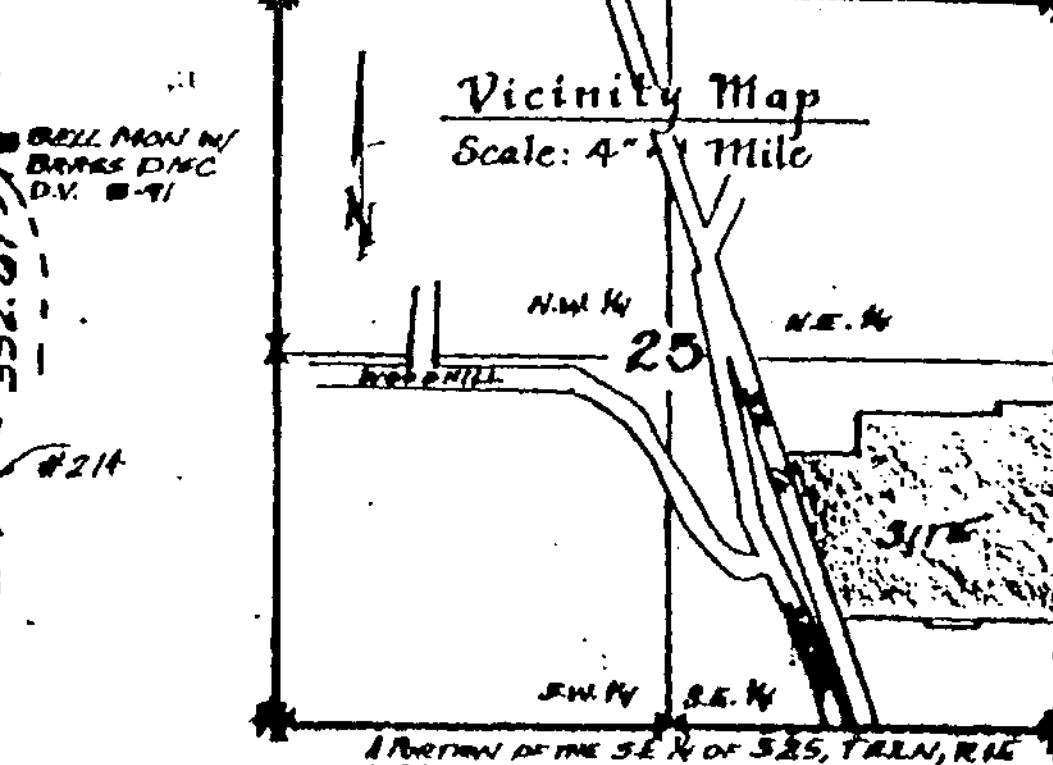
#211

#220

R/W

100'

#221



SURVEYED BOUNDARY DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 22 NORTH, RANGE 1 EAST, N.W. 1/4, FROST COUNTY, WASHINGTON. MORE SPECIFICALLY DESCRIBED AS FOLLOWS:
COMMENCING AT A 2 1/2" BRASS DRAWS SET BY KROHN LIGHT TO MARK THE QUADRANT CORNER COMMON TO SECTIONS 25 AND 36; THENCE SOUTH 87°30'41" EAST ALONG THE LINE COMMON TO SECTIONS 25 AND 36, 2630.56 FEET TO A 2 1/2" BRASS DRAWS SET BY W.G.D.N.R. TO MARK THE CORNER COMMON TO SECTIONS 26, 30, 31 AND 36; THENCE N02°26'34"E ALONG THE LINE COMMON TO SECTIONS 25 AND 30, 660.43' TO THE TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUING N02°26'34"E 1630.41' N; THENCE N07°44'20"W, 693.74'; THENCE S13°10'33"E, 105.01'; THENCE N07°44'20"W 109.00'; THENCE S02°28'11"W, 201.90'; THENCE N07°51'11"W 502.81'; THENCE S15°31'06"E, 464.94'; THENCE S17°31'57"E 374.02'; THENCE S05°34'57"E, 533.10'; THENCE S04°25'37"W 500.00'; THENCE S05°34'34"E, 108.04'; THENCE N03°55'34"E 34.46'; THENCE S05°34'34"E, 533.63' TO THE TRUE POINT OF BEGINNING AND THE TERMINUS OF THIS DESCRIPTION. EXCEPTING 6.58 FT AVENUE NW AND TACOMA LAKE CUSHMAN TRANSMISSION LINE R.O.W.

TRUE POINT OF BEGINNING

ROUND: 4" IRON VANE / LOT BOARD
N68°04'02"W 0.01' SET
METAL SURVEY

LINE OF SECTION
22-1

TEAR OFF LINE

R/W

100'

2630.56
2 1/2"

| | |
|-----------------------------|--|
| 012225-3-056 SW-25-22-01 | S 1/2 OF SW OF NE OF SW SEC 25 AKA TR 4 OF SURVEY #1582 EASE OF RECORD OUT OF 3-041 SEG K-2452 SI JW |
| 012225-3-008 SW-25-22-01 | W 1/2 OF W 1/2 OF SE OF SW |
| 012225-3-018 SW-25-22-01 | S 1/2 OF SE OF NE OF SW |
| 012225-3-020 SW-25-22-01 | E 3/4 OF SE OF SW LESS E 30 FT OF E 1/2 OF W 1/2 OF SE OF SW |
| 012225-4-027 SE-25-22-01 | COM SW COR OF SE TH S 88 DEG 55 MIN 20 SEC E 707 FT TH N 01 DEG 04 MIN 40 SEC E 165 FT TO POB TH CONT N 01 DEG 04 MIN 40 SEC E 100 FT TH S 88 DEG 55 MIN 20 SEC E 100 FT TH S 01 DEG 4 MIN 40 SEC W 100 FT TH N 88 DEG 55 MIN 20 SEC W 100 FT TO POB EASE OF RECORD SE G E 9525 |
| 012225-4-037 SE-25-22-01 | BEG 165 FT N OF SW COR OF SE TH N 231 FT TH E 640 FT TH S 100 FT TH E 430.24 FT ML TO CL GHLB CO RD TH SELY ALG SD CL TO PT E OF BEG TH W 1000 FT ML TO BEG EXC THAT POR THEREOF LY E OF FOLL DESC LI COM SW COR OF SE TH E ALG S LI OF SE 707 FT TH N 01 DEG 04 MIN 40 SEC E 165 FT TO POB TH CONT N 01 DEG 04 MIN 40 SEC E 131 FT TO TERM OF SD LI EASE OF RECORD SEG G 3275 |

| | |
|-----------------------------|---|
| 012225-4-058 SE-25-22-01 | BEG 165 FT N AND 307 FT E OF SW COR OF SE TH N 100 FT TH W 100 FT TH N 31 FT TH E TO W LI OF PROP DEEDED TO STATE OF WASH FOR STATE HWY #16 UNDER AUD FEE #2400280 TH SLY ALG SD WLY LI TO PT E OF BEG TH W TO BEG EASE OF RECORD SEG G 3275 |
| 012225-4-057 SE-25-22-01 | W 707 FT OF S 165 FT OF SW OF SE SEC 25 TOG/W EASE OUT OF 4-045 SEG K0984 TK TP PP |
| 012225-4-058 SE-25-22-01 | S 165 FT OF SW OF SE LY WLY OF SR #16 EXC W 707 FT OUT OF 4-045 SEG K0984 TK TP PP |
| 012225-4-075 SE-25-22-01 | PARCEL "A" OF DBLR 85-08-09-0127 DESC AS FOLL BEG AT A PT 640 FT E AND 296 FT N OF SW COR OF SE TH N 115 FT THE E TO A PT ON CL OF GIG HARBOR LONGBRANCH CO RD FORMERLY STATE HWY #14 (BURNHAM DR NORTHWEST) TH SLY ALG SD CL TO APT E OF POB TH W 430.24 FT TO POB LE SS GIG HARBOR LONGBRANCH CO RD ALSO EXC THAT POR DEEDED FOR STATE RD #16 NARROWS BRIDGE TO OLYMPIC DR. RECORDD UNDER AFN 2393221 OUT OF 4-056 AND 4-005 SEG W-1249 SG ES |
| 012225-4-076 SE-25-22-01 | PARCEL "B" OF DBLR 85-08-09-0127 DES AS FOLL BEG ON W LI OF SE AT A PT 396 FT N OF SW COR OF SW OF SE TH E 640 FT TH N 15 FT TH E TO W LI A H BURNHAM CO RD TH NWLY ALGSD RD TO S LI OF A TR CYD TO EDWARD F BAHR BY DEED #101336 AFN 1201192 TH W ALG SD LI TO W LI OF SE TH S ALG SD LI TO POB OUT OF 4-005 AND 4-056 SEG W 1249 SG ES |

EXHIBIT F

| | |
|-----------------------------|--|
| 012236-1-051 NE-36-22-01 | N 330 FT OF W 410 FT OF E 1070 FT OF NW OF NE EASE OF REC SEG G 6470 TP |
| 012236-2-000 NW-36-22-01 | NE OF NW |

EXHIBIT E

CHICAGO TITLE INSURANCE COMPANY

ALTA COMMITMENT
SCHEDULE A
(Continued)Order No: 81884
Your No: PURDY REALTYLEGAL DESCRIPTION - Ryewood -

PARCEL A:

THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 22 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN LYING EAST OF THE EAST LINE OF THE GIG HARBOR-LONGBRANCH COUNTY ROAD AND LYING WEST OF THE WEST LINE S.R. #16 (FORMERLY STATE HIGHWAY #14).

EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY DEED DATED JULY 11, 1957 AND RECORDED JULY 24, 1957 UNDER AUDITOR'S FEE NO. 1792762.

ALSO EXCEPT THE SOUTH 10 RODS THEREOF.

ALSO EXCEPT THE FOLLOWING DESCRIBED TRACT OF LAND:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 22 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 89 DEGREES 34 MINUTES 17 SECONDS EAST 1316.25 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE WESTERLY RIGHT OF WAY PRIMARY STATE HIGHWAY NO. 14; THENCE NORTH 17 DEGREES 38 MINUTES WEST 1489.35 FEET ALONG SAID RIGHT OF WAY LINE TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUE NORTH 17 DEGREES 38 MINUTES WEST 250 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SOUTH 72 DEGREES 22 MINUTES WEST TO THE EAST RIGHT OF WAY LINE OF THE GIG HARBOR-LONGBRANCH COUNTY ROAD; THENCE SOUTHEASTERLY ALONG SAID EAST RIGHT OF WAY LINE, 250 FEET, MORE OR LESS, TO A POINT SOUTH 72 DEGREES 22 MINUTES WEST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 72 DEGREES 22 MINUTES EAST 159 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON BY INSTRUMENT RECORDED UNDER PIERCE COUNTY AUDITOR'S FEE NO. 2418598.

PARCEL B:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 22, NORTH RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, PIERCE COUNTY, WASHINGTON; THENCE 89 DEGREES 34 MINUTES 17 SECONDS EAST 1316.25 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE WESTERLY RIGHT-OF-WAY LINE OF PRIMARY STATE HIGHWAY #14; THENCE NORTH 17 DEGREES 38 MINUTES WEST 1489.35 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING NORTH 17 DEGREES 38 MINUTES WEST 150.00 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE SOUTH 72 DEGREES 22 MINUTES WEST 168 FEET, MORE OR LESS, TO THE EAST RIGHT-OF-WAY LINE OF THE GIG HARBOR LONGBRANCH COUNTY ROAD; THENCE SOUTHEASTERLY ALONG SAID EAST RIGHT OF WAY LINE 150 FEET, MORE OR LESS, TO A POINT SOUTH 72 DEGREES 22 MINUTES WEST FROM THE TRUE POINT OF BEGINNING;

CHICAGO TITLE INSURANCE COMPANY

ALTA COMMITMENT
SCHEDULE A
(Continued)Order No.: 81884
Your No.: PURDY REALTYLEGAL DESCRIPTION - Wynwood - (Cont.)

THENCE NORTH 72 DEGREES 22 MINUTES EAST 159 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL C:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 22 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 89 DEGREES 34 MINUTES 17 SECONDS EAST 1316.25 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE WESTERLY RIGHT OF WAY LINE OF PRIMARY STATE HIGHWAY NO. 14; THENCE NORTH 17 DEGREES 38 MINUTES WEST 1639.35 FEET ALONG SAID RIGHT OF WAY LINE TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUE NORTH 17 DEGREES 38 MINUTES WEST 100.00 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SOUTH 72 DEGREES 22 MINUTES WEST TO THE EAST RIGHT OF WAY LINE OF THE GIG-HARBOR LONGBRANCH COUNTY ROAD; THENCE SOUTHEASTERLY ALONG SAID EAST RIGHT OF WAY LINE, 100.00 FEET TO A POINT SOUTH 72 DEGREES 22 MINUTES WEST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 72 DEGREES 22 MINUTES EAST TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS A STRIP OF LAND 30 FEET IN WIDTH, CONTIGUOUS TO THE WESTERLY LINE OF PRIMARY STATE HIGHWAY NO. 14 AND RUNNING FROM THE NORTHERLY LINE OF THE TRACT COVEYED TO WILLIAM W. SHERROD AND ESTERH J. SHERROD, HUSBAND AND WIFE, BY DEED RECORDED OCTOBER 24, 1966 UNDER PIERCE COUNTY AUDITOR'S FEE NO. 2166322, TO THE EXISTING DRIVEWAY FROM PRIMARY STATE HIGHWAY NO. 14 ADJACENT TO THE SOUTHERLY LINE OF THE TRACT COVEYED TO SHERROD AND WIFE BY DEED RECORDED JULY 9, 1965 UNDER PIERCE COUNTY AUDITOR'S FEE NO. 2107989.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

ALSO IN PIERCE COUNTY PARCEL # 01-22-25-8-004

INTERROGATOR

MR. H. WILSON, THE ATTORNEY GENERAL, OF THE STATE OF WASHINGTON, AND
THE ATTORNEY OF THE STATE OF WASHINGTON, IN SECTION 25, TOWNSHIP 21, MOUNTAIN, KING
LEWIS, IN THE STATE OF WASHINGTON, NEARLY ON THE WESTERLY LINE OF THE HARRIS
COMPANY, UNION-MOUNTAIN MOUNTAIN ROAD (OLD STATE HIGHWAY NO. 17)
ONE HUNDRED EIGHTY-FIVE FEET FROM THE STATE HIGHWAY LINE, APPROXIMATELY EIGHT HUNDRED FEET
NO. 15, KING COUNTY, WASHINGTON,
EXCEPT THE STATE HIGHWAY PASSAGE BORE, WHICH IS OVER THE MOUNTAIN
LINE OF THE ROAD DESIGNATED EIGHT.
ALSO EXCEPT THE PASSAGE CONNECTED TO THE STATE HIGHWAY LINE BY
DEED, RECORDED OCTOBER 15, 1911, UNDER MOUNTAIN REC'D. NO. 210623.
SIXTY-THREE ACRES, MOUNTAIN.

Memo to: Tom Semon
From: Eva Jacobson

Date: November 20, 1991

RE: Legal description for Canterwood participation in ULID

**LOTS 1 THROUGH 8, INCLUSIVE OF CANTERWOOD REPLAT A OF CANTERWOOD
REPLAT A & B, RECORDED JULY 30, 1990 UNDER RECORDING NUMBER
9007300358, WHICH IS A REPLAT OF LOT 22 OF CANTERWOOD DIVISION
FIVE UNDER RECORDING NUMBER 8905170206, IN PIERCE COUNTY,
WASHINGTON.**



4025 Canterwood Drive NW/Ctg Harbor, Washington 98335/1300

EXHIBIT J

RECORD OF SURVEY

A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 1 EAST, W.M.
PIERCE COUNTY, WASHINGTON

AL DESCRIPTION

1.E.

498 FT. THE NORTH AND SOUTH LINE THROUGH THE CENTER OF
IN 14, TOWNSHIP 22 NORTH, RANGE 1 EAST OF THE T.M., IN
1 ELEVATE, IN ELEVATE, AS A POINT AND FEET SOUTH OF THE NORTH
THE CENTER OF SAD SECTION, THENCE EORTHING TO SAD CENTER
SOUTH 300 FEET; THENCE SOUTH 08 DEG WEST 1044 FEET; THENCE
N 100 FEET THENCE SOUTH 08 DEG WEST 137.50 FEET TO THE
EAST LINE OF THE ROAD OF 100 FT. OF THE PUPPY, WASHINGTON
1, PLAT OF 100 FT. LINE OF 100 FEET; 1132 EAST 40.13 FEET;
1132 NORTH 04 DEG EAST 111.00 FEET TO THE POINT OF BEGGINING;

77 FEET PORTION THEREOF CONVEYED TO LEONARD THOMAS, BY DEED
10 DECEMBER 18, 1951 AND RECORDED DECEMBER 18, 1951 UNDER
STORY NO. 117711.

327 FEET PORTION THEREOF CONVEYED TO STATE OF WASHINGTON FOR
WATER USE, PLAT NO. 19, MARSH'S BRIDGE TO OLYMPIC, BY DEED
10 AUGUST 29, 1952 AND RECORDED DECEMBER 22, 1952 UNDER
STORY NO. 117712.

1.E.1.

1 SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 1 EAST
THE T.M., IN PIERCE COUNTY, WASHINGTON.

179 FEET PORTION THEREOF CONVEYED TO PRIMARY STATE HIGHWAY NO.
BY DEED DATED MAY 21, 1952 UNDER PIERCE COUNTY SURVEYOR
100 FEET NO. 118441.

10 ELEVATE A PARCEL OF LAND IN THE NORTHEAST QUARTER OF
IN 14, TOWNSHIP 22 NORTH, RANGE 1 EAST OF THE T.M., Lying
SOUTH OF THE GARDEN AVE/LEAD AND WASHINGTON BOUNDARY; ACCORDING
TO PLAT OF THE GARDEN AVE/LEAD BOUNDARY NO. 101331,
10 BY QUADRANT OF SAD BOUNDARY LINE AGREEMENT BY
STATEMENT RECORDED JANUARY 8, 1943 UNDER AUDITOR'S NO. 101331,
DESCRIBED AS FOLLOWS:

COMING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF
IN 14, TOWNSHIP 22 NORTH, RANGE 1 EAST OF THE T.M., LYING
SOUTH OF THE GARDEN AVE/LEAD AND WASHINGTON BOUNDARY; ACCORDING
TO PLAT OF THE GARDEN AVE/LEAD BOUNDARY NO. 101331,
10 BY QUADRANT OF SAD BOUNDARY LINE AGREEMENT BY THE TRUE POINT OF
COMING, THENCE NORTH 04 DEG WEST A DISTANCE OF 10.30 FEET TO
THE SOUTH BOUNDARY LINE OF THE NORTH HALF OF THE NORTH HALF OF
THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24
LYING ALONG THE SOUTH BOUNDARY LINE NORTH BY 10.30 A DISTANCE
OF 304.10 FEET; THENCE SOUTH 114 DEG WEST A DISTANCE OF 24.50
FEET TO A SIGHT CONCRETE POMONIAN RESTORED TO IN SAD BOUNDARY
LINE AGREEMENT; THENCE NORTH 04 DEG EAST A DISTANCE OF 304.10
FEET; THENCE 100 FEET AND AGREED AND WASHINGTON BOUNDARY
LINE TO THE TRUE POINT OF BEGGINING.

100 FEET THE WEST 100 FEET THEREOF.

100 FEET THE PORTION THEREOF CONVEYED TO PIERCE COUNTY, A
POLITICAL SUBDIVISION, FOR ROAD OF 100, FOR PUPPY LINE, BY DEED
RECORDED UNDER AUDITOR'S NO. 1177111, RECORDS OF PIERCE
COUNTY, WASHINGTON.

1.E.2.

THE EAST 100 FEET OF THE NORTH HALF OF THE NORTH HALF OF THE
NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24,
TOWNSHIP 22 NORTH, RANGE 1 EAST OF THE T.M., IN PIERCE COUNTY,
WASHINGTON.

100 FEET THE NORTH 30 FEET THEREOF FOR PUPPY-OLYMPIC COUNTY ROAD,
ALSO.

EXCEPT THAT PORTION THEREOF CONVEYED TO PIERCE COUNTY, FOR
ADDITION, ALSO OF WAY FOR 14TH STREET NORTHWEST, AND 15TH
STREET, NORTHWEST, BY DEED RECORDED UNDER AUDITOR'S NO.
1177112, RECORDS OF PIERCE COUNTY, WASHINGTON.

1.E.3.

THE SOUTH 330 FEET OF THE WEST HALF OF THE NORTHEAST QUARTER OF
THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 1
EAST OF THE T.M., IN PIERCE COUNTY, WASHINGTON,

EXCEPT THAT PORTION THEREOF CONVEYED TO PUPPY AVENUE AND THOMAS
AMBUS, TUESDAY, 10 DECEMBER 1951, BY DEED DATED SEPTEMBER 14, 1952 AND
RECORDED DECEMBER 13, 1952 UNDER AUDITOR'S NO. 117712, RECORDS OF
PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

RECORDING AT THE CENTER OF THE NORTHEAST QUARTER OF SECTION 24,
TOWNSHIP 22 NORTH, RANGE 1 EAST OF THE T.M., THENCE WEST PARALLEL
WITH THE NORTH BOUNDARY OF SAD QUARTER SECTION 100 FEET; THENCE
WEST PARALLEL WITH THE EAST BOUNDARY OF SAD QUARTER SECTION 100
FEET TO A POINT OF BEGGINING; THENCE NORTH PARALLEL WITH THE EAST
BOUNDARY OF SAD QUARTER SECTION 30 FEET; THENCE WEST PARALLEL
WITH THE SOUTH BOUNDARY OF SAD QUARTER SECTION 100 FEET; THENCE
WEST PARALLEL WITH THE EAST BOUNDARY LINE OF SAD QUARTER
SECTION 30 FEET; THENCE EAST PARALLEL, WITH THE NORTH BOUNDARY OF
SAD QUARTER SECTION 100 FEET TO THE POINT OF BEGGINING;

ALSO EXCEPT THAT PORTION THEREOF, CONVEYED TO PIERCE COUNTY,
WASHINGTON, FOR ROAD OF WAY FOR 15TH AVENUE NORTHWEST, BY DEED
RECORDED DECEMBER 18, 1952 UNDER AUDITOR'S NO. 117713, RECORDS OF
PIERCE COUNTY, WASHINGTON.

1.E.4.

THE SOUTH 330 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 1 EAST OF THE
T.M., IN PIERCE COUNTY, WASHINGTON.

EXCEPT THAT PORTION THEREOF CONVEYED TO STATE OF WASHINGTON TO
S.R. 16, MARSH'S BRIDGE TO OLYMPIC DRIVE, BY DEED DATED AUGUST
17, 1971 AND RECORDED DECEMBER 14, 1971 UNDER AUDITOR'S NO.
117714.

1.E.5.

THE NORTH 100 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST
QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE 1 EAST OF THE
T.M., IN PIERCE COUNTY, WASHINGTON.

EXCEPT THAT PORTION THEREOF CONVEYED TO STATE OF WASHINGTON FOR
S.R. 16, MARSH'S BRIDGE TO OLYMPIC DRIVE, BY DEED DATED AUGUST
17, 1971 AND RECORDED DECEMBER 14, 1971 UNDER AUDITOR'S NO.
117715.

1.E.6.

THE EAST 100 FEET OF THE SOUTH 100 FEET OF THE SOUTHEAST QUARTER
OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE
1 EAST OF THE T.M., IN PIERCE COUNTY, WASHINGTON.

EXCEPT THAT PORTION THEREOF CONVEYED TO WADDE, A SPOUSE
WOMAN, BY DEED RECORDED DECEMBER 6, 1972 UNDER AUDITOR'S NO.
117716, RECORDS OF PIERCE COUNTY, WASHINGTON, DESCRIBED AS
FOLLOWS:

THE PORTION OF THE EAST 100 FEET OF THE SOUTH 100 FEET OF THE
SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24,
TOWNSHIP 22 NORTH, RANGE 1 EAST OF THE T.M., LYING SOUTH OF THE
HEAD OF AN UNNAMED STREAM FLOWING THROUGH SAD PROPERTY.

EXCEPT PORTION CONVEYED TO STATE OF WASHINGTON FOR

EXCEPT PORTION APPROPRIATED BY THE CITY OF TACOMA FOR
TRANSMISSION LINE UNDER PIERCE COUNTY SURVEYOR COURT CASE NO.
61234.

ALSO EXCEPT THAT PORTION THEREOF CONVEYED TO STATE OF WASHINGTON
FOR PRIMARY STATE HIGHWAY NO. 19, MARSH'S BRIDGE TO OLYMPIC
DRIVE, BY DEED DATED AUGUST 17, 1971 AND RECORDED DECEMBER 14,
1971 UNDER AUDITOR'S NO. 117717.

1.E.7.

THE PORTION OF THE PUPPY-LEAD PROPERTY LYING NORTH OF
THE POINT OF A STREAM FLOWING IN A WESTERLY DIRECTION THROUGH
THE FOLLOWING DESCRIBED PROPERTY:

RECORDING AT THE NORTHEAST CORNER OF THE SOUTH 100 FEET OF THE
SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24,
TOWNSHIP 22 NORTH, RANGE 1 EAST OF THE T.M., IN PIERCE COUNTY,
WASHINGTON, THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAD
BOUNDARY, 330 FEET TO THE TRUE POINT OF BEGGINING; THENCE EAST
PARALLEL WITH THE SOUTH LINE OF SAD BOUNDARY, 344 FEET, MORE
OR LESS, TO INTERSECT A LINE RUNNING PARALLEL WITH AND 104 FEET
WEST OF THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST
QUARTER OF SAD SECTION 10; THENCE LINE PARALLEL LINE SOUTH TO
THE NORTH LINE OF POINT OF WAY OF OLYMPIA-TACOMA TRANSMISSION
LINE, THENCE WEST ALONG THE NORTHEAST LINE OF SAD TRANSMISSION
LINE TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAD SECTION
10; THENCE NORTH TO THE TRUE POINT OF BEGGINING.

1.E.8.

RECORDING AT THE NORTHEAST CORNER OF THE SOUTH 100 FEET OF THE
SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24,
TOWNSHIP 22 NORTH, RANGE 1 EAST OF THE T.M., IN PIERCE COUNTY,
WASHINGTON, THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAD
BOUNDARY, 330 FEET; THENCE SOUTH TO THE NORTHEAST LINE OF THE
CUSHMAN-TACOMA TRANSMISSION LINE, CONVEYED TO THE CITY OF TACOMA;
THENCE WESTERLY ALONG THE NORTHEAST LINE OF SAD TRANSMISSION
LINE TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAD SECTION
10; THENCE NORTH TO THE POINT OF BEGGINING.

1.E.9.

THE NORTH 100 FEET OF THE WEST 100 FEET OF THE SOUTHEAST QUARTER
OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 22 NORTH, RANGE
1 EAST OF THE T.M., IN PIERCE COUNTY, WASHINGTON.

EXCEPT THAT PORTION THEREOF CONVEYED TO STATE OF WASHINGTON FOR
S.R. 16, MARSH'S BRIDGE TO OLYMPIC DRIVE, BY DEED DATED AUGUST
17, 1971 AND RECORDED DECEMBER 14, 1971 UNDER AUDITOR'S NO.
117718.

GIG HARBOR NORTH
ULID BUDGET

I. Expenditures

| <u>Items</u> | <u>Amount</u> |
|--|--------------------|
| Engineering | 157,750 |
| Construction | 1,120,175 |
| Change Orders/Contingency | 141,758 |
| WSST (7.8%) | 98,432 |
| Construction Management, Inspections | 70,000 |
| Easements | 10,000 |
| Administration Costs | 10,000 |
| SUBTOTAL | <u>\$1,608,115</u> |
| Bond Costs (interim, final) | 45,000 |
| Bond Attorney's Fees | 5,000 |
| Interest Expense (\$144,000 - \$102,000) | 42,000 |
| Miscellaneous | 10,000 |
| | <u>1,710,115</u> |

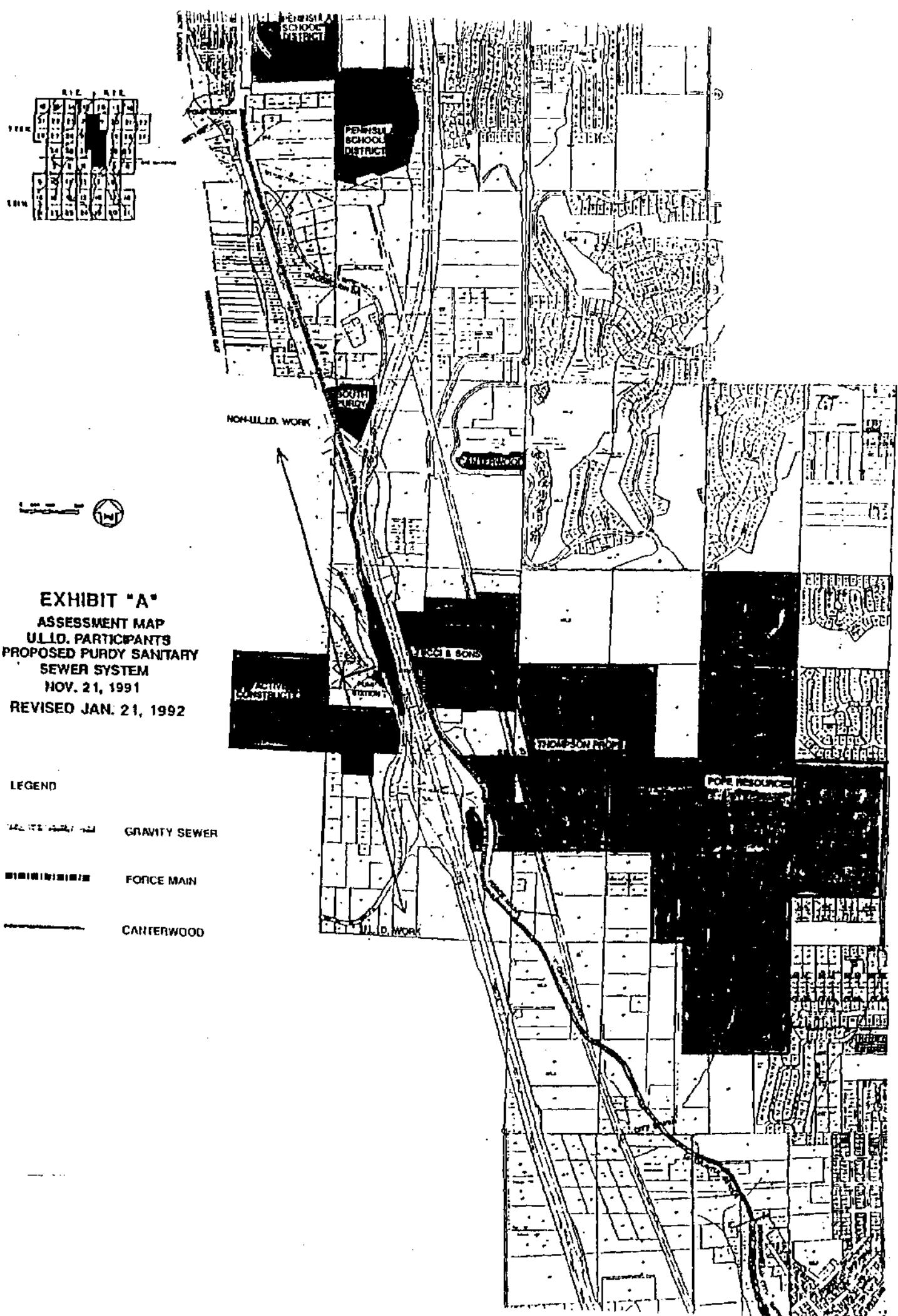
Less:

Preliminary engineering - Sitts & Hill,
Peck & Associates

<58,170>
\$1,651,945

II. Revenues:

| | |
|---|---|
| Bond Anticipation Notes | 1,651,945 |
| Washington State Dept. of Corrections ULID Preliminary Assessments | <u><24,022></u> <u>\$1,627,923</u> |



ULID NO. 3 PRELIMINARY ASSESSMENT ROLL
Revised: 1/20/92

| Participants | Flow (gpd)/ERUs (%) | Assessment (%) |
|------------------------|--------------------------|--------------------|
| Peninsula School Dist. | 101,000/437 ERUs (12.6%) | \$ 280,003 (17.2%) |
| Pope Resources | 296,000/1281 ERUs (37%) | 236,049 (14.5%) |
| Thompson Properties | 150,000/649 ERUs (18.7%) | 485,121 (29.8%) |
| Tucci and Sons | 127,000/550 ERUs (15.9%) | 410,237 (25.2%) |
| Active Construction | 12,000/52 ERUs (1.5%) | 39,070 (2.4%) |
| Wynwood Center | 5,000/22 ERUs (.6%) | 16,279 (1%) |
| South Purdy Associates | 10,000/43 ERUs (1.2%) | 32,558 (2%) |
| Canterwood (Lorigon) | 75,000/325 ERUs (9.4%) | 128,606 (7.9%) |
| | 801,000/3,467 ERUs(100%) | \$1,627,923 (100%) |