TACOMA PERMITS.org
CITY OF TACOMA
Planning & Development Services Department
747 Market St, Rm 345 | Tacoma, WA 98402

REVISED

PUBLIC NOTICE*

Date of Notification: 1/9/2019

Application Received: 10/29/2018

Application Complete:12/18/2018

THIS NOTICE WAS ORIGINALLY MAILED ON 12/21/2018. THE COMMENT DEADLINE WAS INCORRECTLY LISTED. THEREFORE A NEW NOTICE WITH THE CORRECTED COMMENT DEADLINE IS BEING ISSUED.

Applicant: Informed Land Survey
3215 S. 12th St.
Tacoma, WA 98415

Location: 1924 Martin Luther King Jr. Way
Parcel Number 2019220073

Application No.: LU18-0287

Proposal: An 8-lot Short Plat located in the RCX-STGPD, Residential Commercial Mixed-use district.

For further information regarding the proposal, **log on to the website at tacomapermits.org and select "Public Notices".** The case file may be viewed in Planning and Development Services, 747 Market Street, Rm 345.

Comments Due: **1/29/2019, by 5:00pm**

Documents to Evaluate the Proposal: Tacoma Municipal Code

Studies Requested: N/A

Other Required Permits: N/A

Applicable Regulations of the Tacoma Municipal Code: TMC 13.04, TMC 13.05, TMC 13.06

**You are receiving this postard because your property is located within the required noticing radius of the proposal. No action is required, but we invite your participation in the process.*

A final decision on the proposal will be made following the comment period. A summary of the decision will be sent to those parties who receive this notice, a complete copy of the final decision will be mailed to those parties who request a copy and to those who have commented on the project. Appeal provisions will be included with both the summary and the complete copy of the decision.

Staff Contact: Lisa Spadoni, Principal Planner, 747 Market St, Room 345, (253) 591-5281, lspadoni@cityoftacoma.org

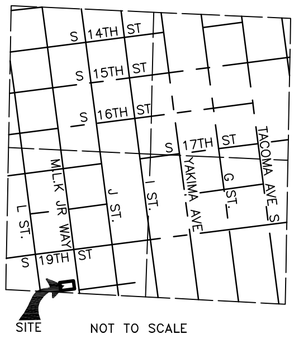
Environmental Review: Per SEPA, WAC 197-11-800 and TMC Chapter 13.12, the Environmental Official has reviewed this project and determined the project is exempt from SEPA provisions.

To request this information in an alternative format, please contact Planning and Development Services by phone at (voice) 253-591-5030. TTY or STS users please dial 711 to connect to Washington Relay Services

City of Tacoma
Planning & Development Services Department
747 Market St. Rm 345
Tacoma, WA 98402

NOTICE OF LAND USE APPLICATION

VICINITY MAP



NOT TO SCALE

NOTARY SEAL

ACKNOWLEDGMENT

THIS SHORT PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS

_____

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

GIVEN UNDER MY HAND AND SEAL THIS_____DAY OF_____20____

_____

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON. RESIDING AT_____

CITY OF TACOMA SHORT PLAT

A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 5, T20N, R3E, W.M.

ORIGINAL TRACT:
ASSESSOR'S PARCEL NO(S) 2019220073

NOTICE: IT IS ILLEGAL TO FURTHER SHORT PLAT LOT NO'S 1–2 DESCRIBED BELOW FOR A PERIOD OF FIVE YEARS, FROM THE DATE OF RECORDING OF THIS SHORT PLAT WITH THE PIERCE COUNTY AUDITOR, WITHOUT THE FILING OF A FINAL PLAT RE: RCW 58.17.060

FUTURE PERMITS:
THE APPROVAL OF THIS SHORT PLAT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED.

ORIGINAL LEGAL DESCRIPTION

LOTS 11 AND 12 IN BLOCK 1922 OF MAP OF NEW TACOMA, WASHINGTON TERRITORY, AS PER PLAT FILED FOR RECORD FEBRUARY 3, 1875, RECORDS OF PIERCE COUNTY AUDITOR;

TOGETHER WITH THAT PORTION OF SOUTH 20TH STREET ADJOINING VACATED BY ORDINANCE NO. 3068 OF THE CITY OF TACOMA.

TOGETHER WITH THAT PORTION OF VACATED ALLEY ADJOINING ON THE WEST VACATED BY ORDINANCE NO. 1880 OF THE CITY OF TACOMA.

EXCEPT THAT PORTION LYING WITHIN THE FOLLOWING DESCRIBED TRACT OF LAND:

BEGINNING ON THE WEST BOUNDARY OF SOUTH K STREET IN THE CITY OF TACOMA, WASHINGTON, AT A POINT 25.04 SOUTH OF THE SOUTHEAST CORNER OF BLOCK 1922, MAP OF NEW TACOMA, WASHINGTON TERRITORY, ACCORDING TO THE PLAT FILED FOR RECORD FEBRUARY 3, 1875 IN THE OFFICE OF THE COUNTY AUDITOR;
THENCE RUNNING WESTERLY ON A LINE PARALLEL WITH THE SOUTH BOUNDARY LINE OF SAID BLOCK 1922, 130 FEET;
THENCE SOUTHERLY ON A LINE PARALLEL WITH THE SAID WEST LINE OF SAID K STREET TO THE SOUTHWEST CORNER OF LOT 14 IN BLOCK 5, SMITH & FIFE'S ADDITION TO NEW TACOMA, ACCORDING TO THE PLAT RECORDED IN BOOK 1 OF PLATS AT PAGE 63.
THENCE EAST ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 14 TO THE SOUTHEAST CORNER THEREOF, BEING ON THE WEST LINE OF SOUTH K STREET;
THENCE NORTHERLY ALONG SAID WEST LINE OF SOUTH K STREET TO THE POINT OF BEGINNING.

SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON.

SURVEYOR'S NOTES

1. THIS SURVEY WAS MADE BY FIELD TRAVERSE USING A LEICA 1203 3" ROBOTIC TOTAL STATION AND GS14RTK GPS WITH RESULTING CLOSURES EXCEEDING THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY WAC 332–130.
2. THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP REPRESENT DEED LINES ONLY. THEY DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
3. THE TITLE REPORT WAS PROVIDED BY FIDELITY NATIONAL TITLE, GUARANTEE/CERTIFICATE NO. 611197360, DATED OCTOBER 18, 2018.
4. ANY UTILITIES SHOWN TO BE FIELD VERIFIED BEFORE PLANNING OR CONSTRUCTION.
5. FIELD WORK FOR THIS PROJECT WAS PERFORMED ON MAY 11, 2017 AND IS THEREFORE A REFLECTION OF THE CONDITIONS AT THAT TIME. ALL MONUMENTS WERE VISITED OR SET ON MAY 11, 2017. THIS SITE CONTAINS IMPROVEMENTS NOT LOCATED OR SHOWN AS A PART OF THIS SURVEY.
6. THIS SURVEY COMPLIES WITH ALL STANDARDS AND GUIDELINES OF THE "SURVEY RECORDING ACT," CHAPTER 58.09 RCW AND 332–130 WAC.

DATUM

THE HORIZONTAL DATUM FOR THIS SURVEY IS NAD83/91 WSPC SOUTH ZONE, PER TIES TO CITY OF TACOMA MONUMENT #413 FOUND AT THE INTERSECTIONS OF S. 19th STREET AND S. L ST. AND CITY OF TACOMA MONUMENT #414 FOUND AT THE INTERSECTIONS OF S. 21ST STREET AND S. L ST.

THE VERTICAL DATUM FOR THIS SURVEY IS NGVD29, PER TIES TO CITY OF TACOMA BENCHMARK #297 ELEVATION 366.156 FEET AT S. 19TH STREET AND S. L STREET. UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

REFERENCE SURVEYS

R1) MAP OF NEW TACOMA, WASHINGTON TERRITORY
R2) MAP OF SMITH & FIFE'S ADDITION TO NEW TACOMA W.T., VOL. 1, PG. 63
R3) CITY OF TACOMA SECTION MAP, SECTION 5, TWP.20N, R.3E.
R4) RECORD OF SURVEY RECORDING NO. 199508020556
R5) RECORD OF SURVEY RECORDING NO. 199604260439
R6) RECORD OF SURVEY RECORDING NO. 199607300257
R7) RECORD OF SURVEY RECORDING NO. 199609030307
R8) RECORD OF SURVEY RECORDING NO. 200303075004

RECORDS OF PIERE COUNTY AUDITOR'S OFFICE

DIRECTOR

APPROVED IN COMPLIANCE WITH CHAPTER 13.04 OF THE OFFICIAL CODE OF THE CITY OF TACOMA

_____
DIRECTOR PLANNING & DEVELOPMENT SERVICES

APPROVED FOR RECORDING

_____
CHIEF SURVEYOR, PUBLIC WORKS

CITY TREASURER

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

_____
CITY TREASURER

ASSESSOR/TREASURER

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

_____
ASSESSOR/TREASURER

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS __ DAY OF _____

20__ AT _____M. IN BOOK_____ OF_____AT PAGE_____

AT THE REQUEST OF_____

_____
RECORDING NUMBER

_____
COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF ERIC FRANK

IN October, 2018

10/25/2018 PLS 44651

EVAN M. WAHLSTROM EXP 10/4/20

EVAN M. WAHLSTROM STATE OF WASHINGTON 44651 REGISTERED PROFESSIONAL LAND SURVEYOR 10/25/2018

informed land survey

PO Box 5137
Tacoma, WA 98415-0137

Phone: 253-627-2070
Fax: 253-627-9175
www.i-landsurvey.com

LAND SURVEYING, MAPPING, & GIS

ORIGINAL TRACT OWNER

1924 MLK 10 LLC
3808 N WATERVIEW ST
TACOMA, WA 98407
SITE ADDRESS
1924 MARTIN LUTHER KINK JR WAY
TACOMA, WA 98405
EXISTING ZONING: RCX–STGPD
SOURCE OF WATER: CITY OF TACOMA
TYPE OF ACCESS: PUBLIC RIGHT OF WAY
SEWER SYSTEM: CITY OF TACOMA SEWER

CHECKED:EMW
DRAFTED: JR
FIELD CREW: JR

JOB NO.: FRANE–161007
NO. OF PARCELS: 8
DATE: 10/25/2018
SHEET 1 OF 2

CITY OF TACOMA
SHORT PLAT

A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 5, T20N, R3E, W.M.

ORIGINAL TRACT:
ASSESSOR'S PARCEL NO(S) 2019220073

STORM STRUCTURE TABLE

① STORM DRAIN CATCH BASIN
RIM EL=361.74'
(N) 8" PVC I.E.=358.00'
(SE) 4" CPP I.E.=358.98'

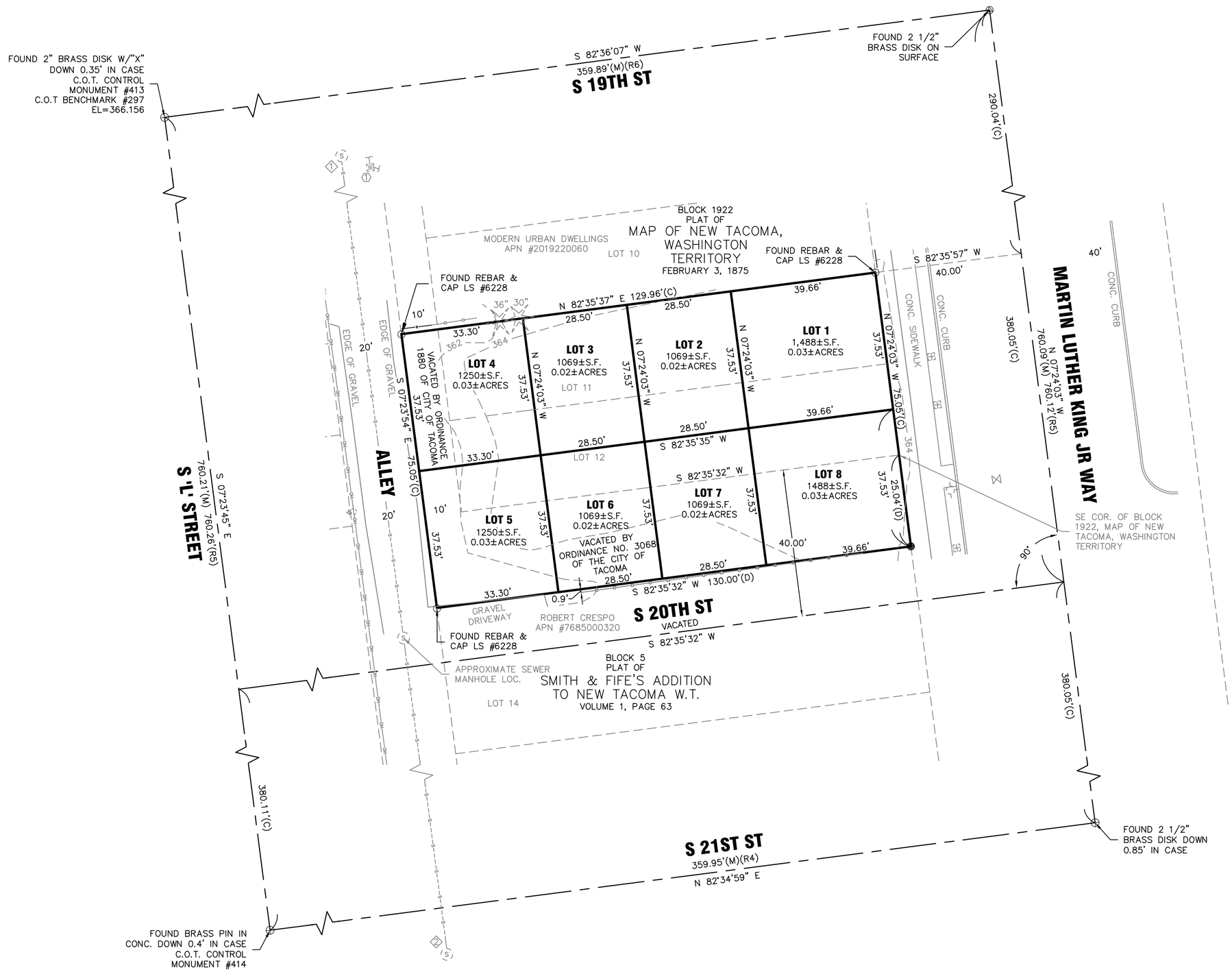
SEWER STRUCTURE TABLE

① SEWER MANHOLE
RIM EL=362.14'
(N) 8" PVC I.E.=357.62'
(S) 8" PVC I.E.=357.52'

② SEWER MANHOLE
RIM EL=363.86'
(N) 8" PVC I.E.=354.98'
(S) 8" PVC I.E.=354.88'

LEGEND

- FOUND CASED MONUMENT
- FOUND BRASS SURFACE DISK
- FOUND REBAR & CAP
- SET REBAR & CAP, EMW LS#44651
- SEWER MANHOLE
- STORM DRAIN CATCH BASIN
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- EVERGREEN TREE
- OVERHEAD POWER LINES
- SEWER LINE
- WOOD FENCE
- (M) DISTANCE AS MEASURED
- (D) DISTANCE PER DEED
- (R) DISTANCE PER REFERENCE
- (C) DISTANCE AS CALCULATED



GRAPHIC SCALE

0 10 20 40
1" = 20 FEET

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF ERIC FRANK

IN October, 2018

DATE 10/25/2018 PLS 44651

EVAN M. WAHLSTROM EXP 10/4/20

EVAN M. WAHLSTROM
STATE OF WASHINGTON
44651
REGISTERED
PROFESSIONAL LAND SURVEYOR
10/25/18

informed land survey

PO Box 5137
Tacoma, WA 98415-0137

Phone: 253-627-2070
Fax: 253-627-9175
www.i-landsurvey.com

LAND SURVEYING, MAPPING, & GIS

CHECKED: EMW
SCALE: 1"=20'
DRAFTED: JR
FIELD CREW: JR

JOB NO.: FRANE-161007
NO. OF PARCELS: 8
DATE: 10/25/2018
SHEET 2 OF 2

SUBDIVISION

Issued By:

Fidelity National Title®
Insurance Company

Guarantee/Certificate Number:

611197360

FIDELITY NATIONAL TITLE INSURANCE COMPANY

a corporation, herein called the Company

GUARANTEES

Informed MLK 10 LLC

herein called the Assured, against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

Fidelity National Title Insurance Company

By:

President

Attest:

Secretary

Fidelity National Title Company of Washington, Inc.
5006 Center Street, Suite J
Tacoma, WA 98409

Countersigned By:

Authorized Officer or Agent

FIDELITY NATIONAL TITLE INSURANCE COMPANY
CORPORATE
SEAL

ISSUING OFFICE:

Title Officer: Terry Sarver
Fidelity National Title Company of Washington, Inc.
5006 Center Street, Suite J
Tacoma, WA 98409
Phone: 425-608-6502 Fax: 425-771-7910
Main Phone: (253)272-4070
Email: Terry.Sarver@fnf.com

SCHEDULE A

Liability	Premium	Tax
$1,000.00	$350.00	$35.35

Effective Date: October 18, 2018 at 12:00 AM

The assurances referred to on the face page are:

That, according to those public records which, under the recording laws, impart constructive notice of matter relative to the following described property:

For APN/Parcel ID(s): 2019220073

Lots 11 and 12 in Block 1922 of Map of New Tacoma, Washington Territory, as per plat filed for record February 3, 1875, records of Pierce County Auditor;

TOGETHER WITH that portion of South 20th Street adjoining vacated by Ordinance No. 3068 of the City of Tacoma TOGETHER WITH that portion of vacated alley adjoining on the west vacated by Ordinance No. 1880 of the City of Tacoma;

EXCEPT that portion lying within the following described tract of land:

Beginning on the west boundary of South K Street in the City of Tacoma, Washington, at a point 25.04 south of the southeast corner of block 1922, map of New Tacoma, Washington Territory, according to the plat filed for record February 3, 1875 in the office of the County Auditor;

Thence running westerly on a line parallel with the south boundary line of said Block 1922, 130 feet;

Thence southerly on a line parallel with the said west line of said K Street to the southwest corner of Lot 14 in Block 5, Smith & Fife's Addition to New Tacoma, according to the plat recorded in Book 1 of Plats at page 63;

Thence east along the south boundary line of said Lot 14 to the southeast corner thereof, being on the west line of South K Street;

Thence northerly along said west line of South K Street to the point of beginning.

Situate in the City of Tacoma, County of Pierce, State of Washington.

Title to said real property is vested in:

1924 MLK 10 LLC, a Washington limited liability company

subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

SCHEDULE A
(continued)

END OF SCHEDULE A

SCHEDULE B

GENERAL EXCEPTIONS

H. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.

SCHEDULE B
(continued)

SPECIAL EXCEPTIONS

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on survey:

   Recording No: 201611295017

2. Any irregularities, reservations or other matters in the proceedings occasioning the abandonment or vacation of the street/road named below:

   Name: South 20th Street and adjoining alley

3. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year:	2018
Tax Account No.:	2019220073
Levy Code:	005
Assessed Value-Land:	$91,600.00
Assessed Value-Improvements:	$0.00

   General and Special Taxes:

Billed:	$1,451.88
Paid:	$725.94
Unpaid:	$725.94

4. A deed of trust to secure an indebtedness in the amount shown below,

Amount:	$131,750.00
Dated:	July 22, 2016
Trustor/Grantor:	Modern Urban Dwellings, LLC, a Washington Limited Liability Company
Trustee:	CW Title Company
Beneficiary:	Julie Minns as to and undivided 77% and Suzanne Thomsen as to an undivided 23%
Recording Date:	July 22, 2016
Recording No.:	201607220602

5. A deed of trust to secure an indebtedness in the amount shown below,

Amount:	$90,000.00
Dated:	March 20, 2018
Trustor/Grantor:	1924 MLK 10 LLC, a Washington Limited Liability Company
Trustee:	Reconveyance Professionals Inc.
Beneficiary:	WADOT Capital, Inc., a Washington corporation
Recording Date:	March 27, 2018
Recording No.:	201803270864

   Said Deed of Trust is a re-record of Deed of Trust recorded under recording no. 201803230453.

SCHEDULE B
(continued)

An assignment of the beneficial interest under said deed of trust which names:

Assignee: KC Capital, LLC
Recording Date: March 23, 2018
Recording No.: 201803230454

6. A deed of trust to secure an indebtedness in the amount shown below,

Amount: $309,000.00
Dated: April 20, 2018
Trustor/Grantor: 1924 MLK 10 LLC, a Washington Limited Liability Company
Trustee: Fidelity National Title Company of Washington
Beneficiary: KS&JJ Properties LLC and Ouroborus LLC
Recording Date: April 27, 2018
Recording No.: 201804270804

Note: FOR INFORMATIONAL PURPOSES ONLY:

The following may be used as an abbreviated legal description on the documents to be recorded, per Amended RCW 65.04.045. Said abbreviated legal description is not a substitute for a complete legal description within the body of the document:

Lots: 11-12 Block: 1922 MAP OF NEW TACOMA
Tax Account No.: 2019220073

The legal description in this certificate is based on information provided with the application and the Public Records. All parties must notify the Title Insurance Company if the description does not conform to their expectations

END OF SCHEDULE B