



JUN 16 2008

City of Tacoma  
Public Works Department

June 10, 2008

Charles Hawkins  
PO Box 64550  
University Place, WA 98464

Subject: Street Vacation No.124.1255  
Location: South 10<sup>th</sup>, South 11<sup>th</sup>, South Woodlawn

Mr. Hawkins,

The above referenced street vacation action is now closed. Ordinance Number 27650 was recorded on June 5, 2008 with the Pierce County Auditor's Office under recording number 200806050564.

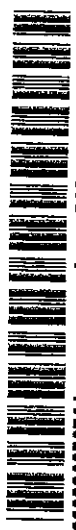
Enclosed is the fully executed Ordinance for vacation of portions of South 10<sup>th</sup>, South 11<sup>th</sup> and South Woodlawn Streets, and the alleyway between South 10<sup>th</sup> and South 11<sup>th</sup>, to combine the vacated area with the abutting property for the construction of a four-story, 129,000 square foot self-storage facility consisting of 1,380 storage units. Please retain this copy for your records.

If I can answer any additional questions, please contact me at (253) 591-5515.

Sincerely,

Richard Price  
Sr. Real Estate Specialist  
Real Property Services

Enclosure



200806050564 6 PGS  
 06/05/2008 3:04pm \$47.00  
 PIERCE COUNTY, WASHINGTON

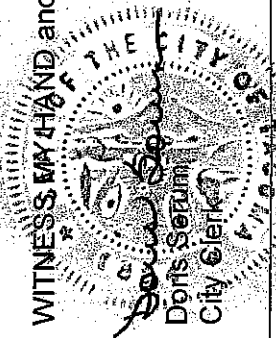
When Recorded, Return To:

City of Tacoma City Clerk's Office  
 Legal Department  
 747 Market Street, Room 220  
 Tacoma WA 98402-3769

DUPLICATE  
 ORIGINAL

**DOCUMENT TITLE: ORDINANCE NO. 27650**

I, DORIS SORUM, City Clerk of the City of Tacoma, Pierce County, Washington, do hereby certify that the attached is a full, true and correct copy of Ordinance No. 27650.



WITNESS MY HAND and the Seal of said City this 3<sup>rd</sup> day of June 2008.

**Grantor:** City of Tacoma, a Municipal Corporation

**Grantee:** Charles Hawkins

**Legal Description:**

Vacating portions of South 10<sup>th</sup>, South 11<sup>th</sup>, and South Woodlawn Streets, and the alleyway between South 10<sup>th</sup> and South 11<sup>th</sup> Streets, to combine the vacated area with the abutting property for the construction of a four-story, 129,000 square foot self-storage facility consisting of 1,380 storage units.  
 (Charles Hawkins; File No. 124.1255)

**Reference Number:**

**Assessor's Parcel Number:**



## ORDINANCE NO. 27650

1 AN ORDINANCE related to the vacation of City property; vacating a  
2 portion of South 10th and South 11th Streets, and adopting the  
3 Hearing Examiner's Findings, Conclusions, and  
4 Recommendations related thereto.

5 WHEREAS all steps and proceedings required by law and by  
6 resolution of the City Council to vacate the portion of the streets  
7 hereinafter named have been duly taken and performed; Now,  
8 Therefore,

9 BE IT ORDAINED BY THE CITY OF TACOMA:

10 Section 1. That the City Council hereby adopts the Hearing  
11 Examiner's Findings, Conclusions, and Recommendations as contained  
12 in the Hearing Examiner's Report and Recommendation to the City  
13 Council bearing File No. 124.1255, and dated August 1, 2007, which  
14 Report is on file in the office of the City Clerk.  
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19 Ord11569vac.doc-SG/mds

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Req. #11569a



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Section 2. That a portion of South 10th and South 11th Streets, and more particularly described as follows:

That portion of Woodlawn Street lying between Lots 13-15, Block 22, and Lots 10-12, Block 21, as contained within the plat of WOODLAWN ADDITION TO TACOMA, W.T., as recorded in Volume 2 of plats at page 91, records of Pierce County Auditor. LESS: That portion of the existing cul-de-sac having a radius of 60 feet, the center point being the existing monument located at South 11th Street and Woodlawn Street.

Together with that portion of South 11th Street lying between Blocks 22 and 27, in said plat. LESS: That portion of the existing cul-de-sac having a radius of 60 feet, the center point being the existing monument located at South 11th Street and Woodlawn Street.

Together with that portion of the alleyway contained within Block 22, of said plat, lying southwesterly of State Route 16 right-of-way line.

Together with that portion of South 10th Street lying between Lot 24, Block 22 inclusive of City of Tacoma vacation Ordinance No. 17055 and Lot 13, Block 19, inclusive of City of Tacoma vacation Ordinance No. 16087, contained within said plat, lying southwesterly of State Route 16 right-of-way line.

All lands situate in the Northeast Quarter of Section 2, Township 20 North, Range 2 East, W.M.



1 is hereby vacated, and the land so vacated is hereby surrendered and  
2 attached to the property bordering thereon, respectively, as a part  
3 thereof, and all right or title of the City in and to the portion of the streets  
4 so vacated does hereby vest in the owners of the property abutting  
5 thereon, all in the manner provided by law; provided, however, that there  
6 are hereby retained and reserved, pursuant to statutes of the state of  
7 Washington, the following easements, to wit:  
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11 1. Public Works/ Environmental Services. A 30-foot public  
12 utility easement shall be retained centered over the sanitary and  
13 storm mains that run east and west along South 11th Street between  
14 Woodlawn Street alley and Highland Street, and a 20-foot utility  
15 easement in South 11th Street centered on the storm main shall be  
16 retained from the Woodlawn Street alley west to the east edge of  
17 Woodlawn Street. Also, a 20-foot public utility easement is required  
18 centered over the sanitary sewer main in the alignment of Woodlawn  
19 Street alley extending south from the South 11th Street easement to  
20 the edge of the right-of-way. The easements shall include the  
21 easement language set forth in Public Works memo dated  
22 June 4, 2007.

19 No permanent structures shall be erected within the public easement  
20 area unless specifically approved in writing by the City of Tacoma  
21 Director of Public Works. Permanent structures shall mean any  
22 concrete foundation, concrete slab, wall, rockery, building, deck,  
23 overhanging structures, fill material, recreational sports courts,  
24 carpools, portable sheds, private utilities, fences, or other site  
25 improvement that will unreasonably interfere with the need to access



1 or construct sanitary or storm sewer utilities in said easements.  
2 Permanent structures shall not mean improvements such as normal  
3 landscaping, asphalt paving, gravel, or other similar site  
4 improvements that do not prevent the access of men, materials, and  
5 machinery across, along, and within the said easement area. Land  
6 restoration by the City within the said easement area due to the  
7 construction, operation, inspection, replacement, repair, or  
8 maintenance of sanitary or storm sewer utilities will be strictly limited  
9 to grass seed, grass sod, and/or asphalt replacement unless  
10 otherwise determined by the City of Tacoma.

11 2. Public Works/Solid Waste Management. Solid Waste  
12 Management must retain access to Parcel Nos. 979500-1083 and  
13 979500-1082 via the cul-de-sac on South Woodlawn Street and the  
14 access road off of the cul-de-sac. The solid waste/recycle  
15 containers are located just inside the fenced area on both properties.  
16 Solid Waste Management collection crews shall continue to be  
17 allowed to use the unimproved South 11th Street as an egress after  
18 servicing Parcel No. 979500-1397.

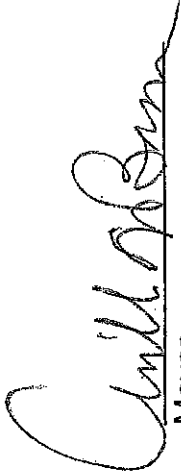
19 3. Tacoma Power. There are existing Tacoma Power poles,  
20 overhead wires, padmount transformer and underground cables in  
21 portions of the areas to be vacated.



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4. Easements shall be reserved for the City of Tacoma, Department of Public Utilities, Light Division (dba Tacoma Power) and its successors. If any of Tacoma Power's existing power poles and associated facilities must be adjusted, including but not limited to, removal, relocation, or conversion to underground, all costs associated with the adjustment shall be at the expense of the developer.

Passed MAY 20 2008


  
Mayor

Attest:


  
City Clerk

Location: South 10th and 11th Streets, and Woodlawn Street,  
and the alleyway between South 10th and South 11th Streets  
Petitioners: Charles F. Hawkins  
Vacation Request File No. 124.1255

Approved as to form:

  
Assistant City Attorney

Property description approved:

  
Chief Surveyor  
Public Works Department