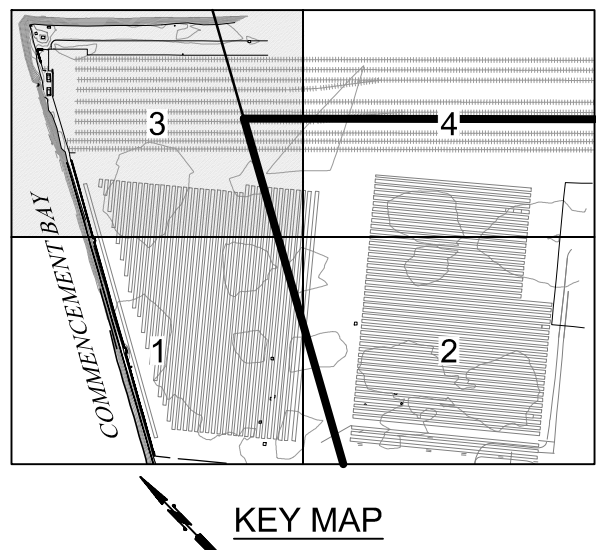




HORIZONTAL SCALE: 1"=30'

30 0 30 60

LEGEND

- (M) FOUND MONUMENT AS NOTED
 X SET REBAR W/ CONTROL CAP
 X SURVEY CONTROL POINT
 (S) SANITARY SEWER MANHOLE
 (U) UTILITY CLEAN OUT
 (D) STORM MANHOLE
 (B) STORM CATCH BASIN
 (B) STORM BRIDGE DRAIN
 (C) STORM CULVERT
 (W) WATER MANHOLE
 (V) WATER VALVE
 (M) WATER METER
 (F) FIRE HYDRANT
 (W) WATER VAULT
 (F) FIRE DEPARTMENT CONNECTION
 (P) POWER METER
 (P) POWER CABINET
 (J) JUNCTION BOX
 (P) POWER VAULT
 (P) POWER MANHOLE
 (L) LIGHT POLE
 (U) UTILITY VAULT
 (U) UTILITY MANHOLE
 (B) BOLLARD
 (P) PILE
 (L) SIGN
 (M) MONITORING WELL
 TPN TAX PARCEL NUMBER
 (T) TELECOM VAULT
 (T) TELECOM MANHOLE
 (T) TELECOM CABINET
 (S) SCHED. B EXCEPTION NUMBER



Port of
Tacoma
P.O. BOX 1837 TACOMA, WA 98401 (253)393-6841

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	<u>CHECKED BY</u> <u>DATE</u>
DIRECTOR ENG. DATE	PROJ. ENGR DATE
PRINTED BY: schillingd Jun 27, 2018	
PORT ADDRESS: ONE SITCOM PLAZA	
TACOMA WA 98401	
1837	

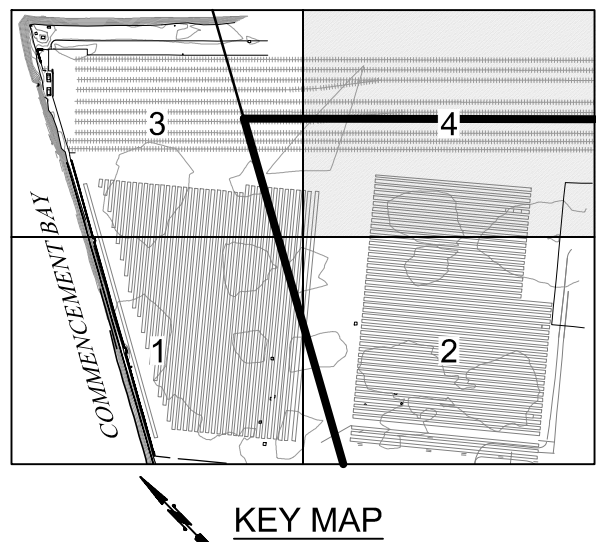
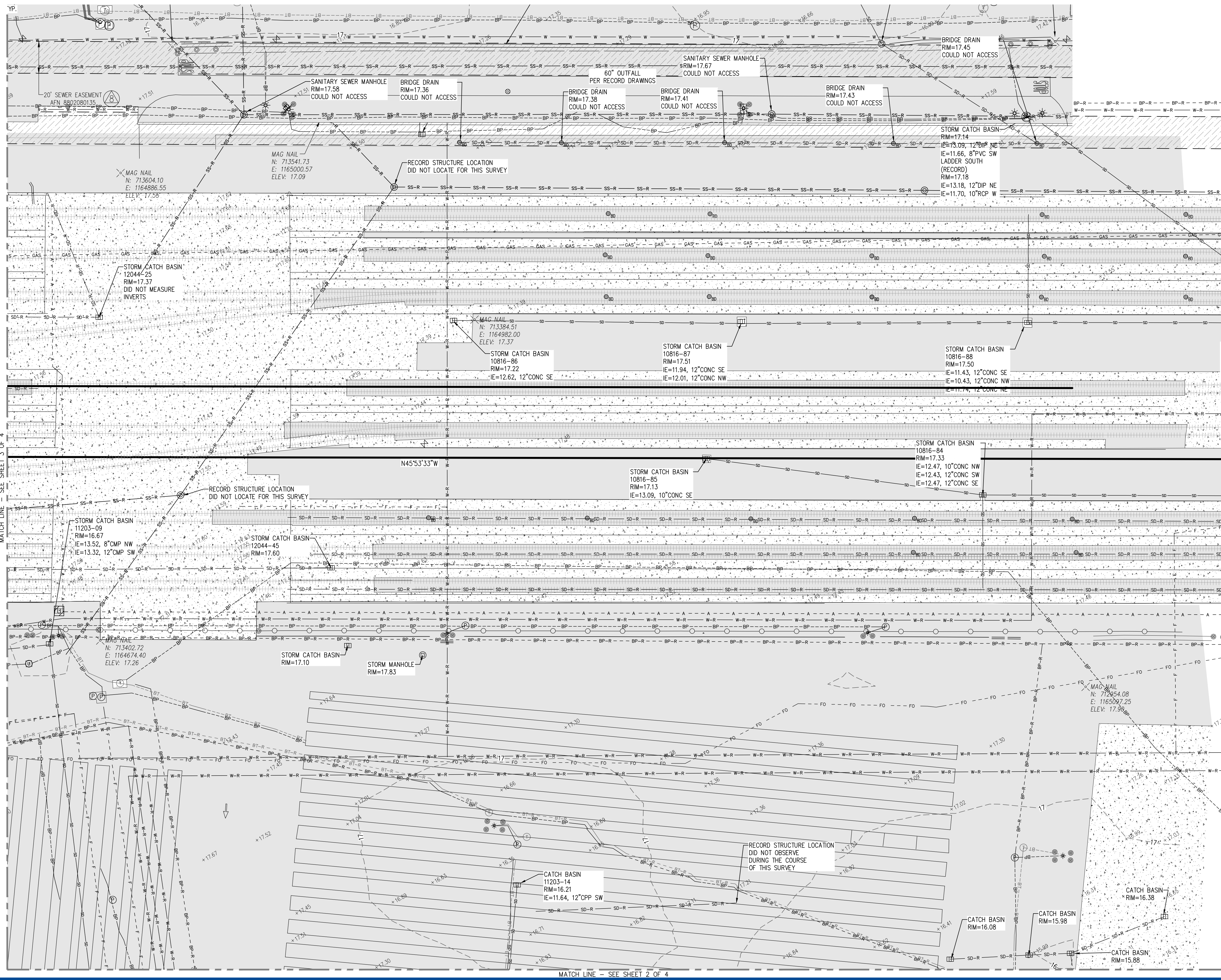
**BEST STORMWATER IMPROVEMENTS
& NIM STORMWATER TREATMENT
T SITCUM TERMINAL TOPOGRAPHIC SURVEY**

SHEET 3 OF 4

IP: 21 NORTH	RANGE: 3 EAST	SECTION: 27/28/34
ZP: WA83-SF	VERT: MLLW 19.39'	@ Tide 22 1933
N/A	DRAWING SCALE:	

V03.03 17 OF 22	CONT/CONS: 070819
	M. ID: 201054.01
	PHASE: RID

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HORIZONTAL SCALE: 1"=30'

30 0 30 60

LEGEND

- | | |
|--|----------------------------|
| | FOUND MONUMENT AS NOTED |
| | SET REBAR W/ CONTROL CAP |
| | SURVEY CONTROL POINT |
| | SANITARY SEWER MANHOLE |
| | UTILITY CLEAN OUT |
| | STORM MANHOLE |
| | STORM CATCH BASIN |
| | STORM BRIDGE DRAIN |
| | STORM CULVERT |
| | WATER MANHOLE |
| | WATER VALVE |
| | WATER METER |
| | FIRE HYDRANT |
| | WATER VAULT |
| | FIRE DEPARTMENT CONNECTION |
| | POWER METER |
| | POWER CABINET |
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| | PILE |
| | SIGN |
| | MONITORING WELL |
| | TAX PARCEL NUMBER |
| | TELECOM VAULT |
| | TELECOM MANHOLE |
| | TELECOM CABINET |
| | SCHED. B EXCEPTION NUMBER |
| | STORM DRAIN LINE |
| | RECORD STORM LINE |
| | SANITARY SEWER LINE |
| | RECORD SANITARY LINE |
| | BURIED WATER LINE |
| | RECORD WATER LINE |
| | BURIED POWER LINE |
| | RECORD BURIED POWER |
| | BURIED TELECOM LINE |
| | RECORD TELECOM LINE |
| | RAILROAD TRACKS |
| | CHAIN LINK FENCE |
| | ASPHALT SURFACE |
| | CONCRETE SURFACE |
| | RIP-RAP SURFACE |
| | GRAVEL SURFACE |



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	CHECKED BY DATE

EST STORMWATER IMPROVEMENTS & NIM STORMWATER TREATMENT EAST SITCUM TERMINAL TOPOGRAPHIC SURVEY

V03.04
18 OF 22

CON'T/CONS:	070819	TOWNSHIP:	21 NORTH	RANGE:	3 EAST	SECTION:	27/28/34	PRINTED BY:	schillingd Jun 27, 2018
M. ID:	201054.01	DAT-HRZ:	WA83-SF	VERT:	MLW 19.3' @ Tide	22 1933		PORT ADDRESS:	ONE SITCUM PLAZA
PHASE:	BID	PARCEL:	N/A	DRAWING SCALE:		TACOMA, WA 98401-1837			

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HORIZONTAL DATUM
WASHINGTON STATE PLANE COORDINATE SYSTEM,
SOUTH ZONE, NAD 83/2007
(PER PORT OF TACOMA 2007 SURVEY CONTROL MAP)

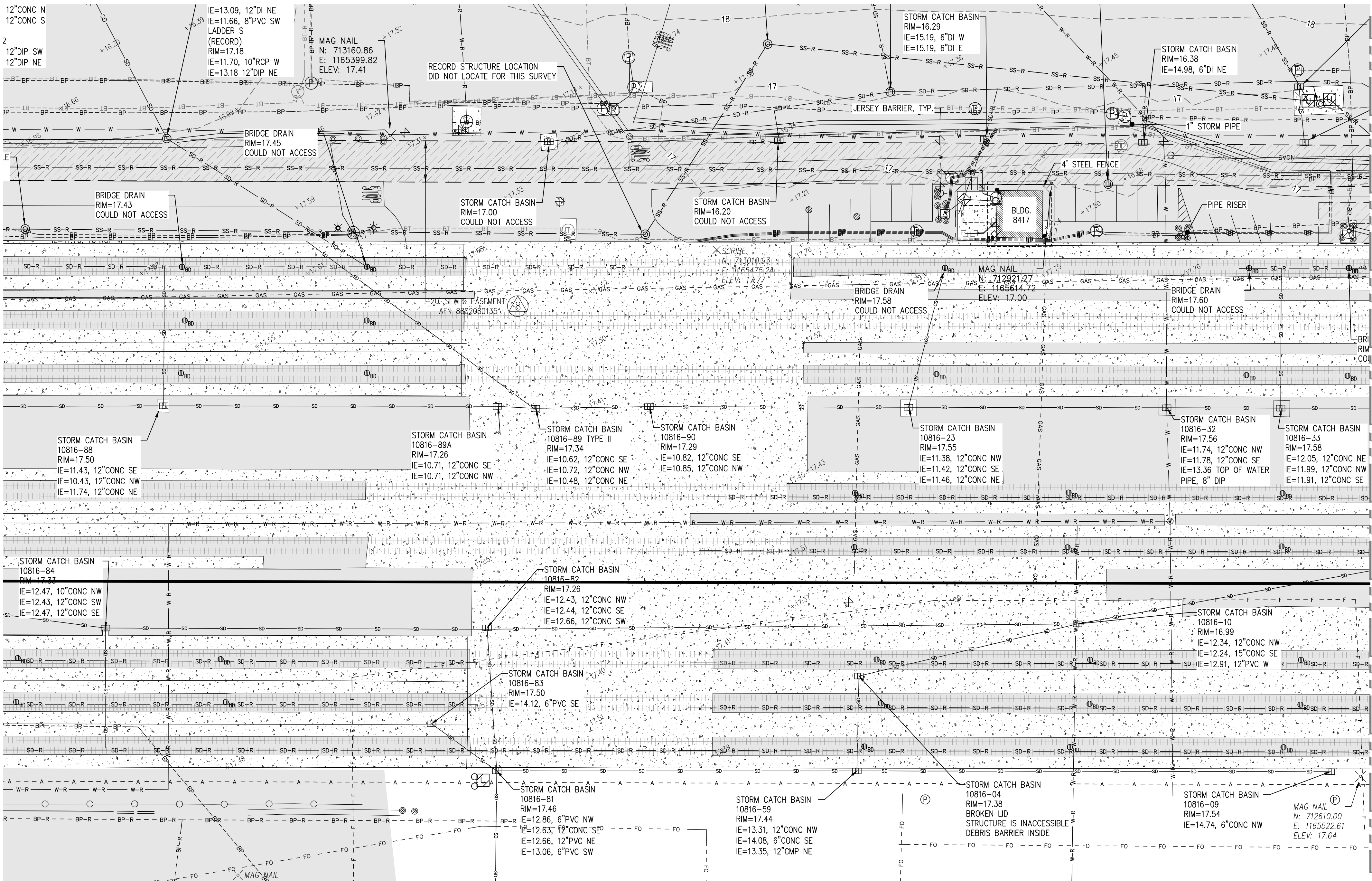
MEASURED SOUTH 31°00'47" EAST 3340.24 FEET
BETWEEN PORT OF TACOMA MONUMENTS 923 AND
903 LOCATED ALONG MILWAUKEE WAY

VERTICAL DATUM
MLLW
(PER PORT OF TACOMA 2007 SURVEY CONTROL MAP)

TIDE 22 1933 BENCHMARK: LOCATED AT NE CORNER OF
11TH ST. BRIDGE AT THE INTERSECTION OF E. 11TH ST.
AND MILWAUKEE WAY
ELEVATION = 19.39
(BASED ON 1960-1978 TIDAL EPOCH)

SITE DATA
TAX PARCEL NOS. 2275200633

- NOTES**
- EQUIPMENT USED: TOPCON QS & CARLSON CR2+ ROBOTIC TOTAL STATIONS
 - THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE WITH THE FINAL RESULTS MEETING OR EXCEEDING THE CURRENT TRAVERSE STANDARDS CONTAINED IN W.A.C. 332-130-090. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE EQUIPMENT MANUFACTURER'S SPECIFICATIONS.
 - IN ACCORDANCE WITH THE REVISED CODE OF WASHINGTON (R.C.W.) 58.09 AND THE WASHINGTON ADMINISTRATIVE CODE (W.A.C.) 332-130, THIS SURVEY MAY DEPICT OCCUPANCIAL INDICATORS THAT DIFFER FROM THE DEEDED LOT LINES. THESE INDICATORS, IF AT ALL PRESENT, MAY REPRESENT A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE. THIS SURVEY DOES NOT PURPORT TO RESOLVE SUCH ITEMS.
 - FIELD WORK PERFORMED IN OCTOBER THROUGH NOVEMBER 2017, UNDER SITTS & HILL PROJECT NUMBER 17310.
 - UTILITIES AS SHOWN HEREON ARE BASED ON FIELD SURVEY OBSERVATION OF UTILITY LOCATE SERVICES PERFORMED BY MOUNTAIN VIEW LOCATING SERVICES LLC. IN OCTOBER THROUGH NOVEMBER 2017 FOR THIS SURVEY. THIS HAS BEEN SUPPLEMENTED BY RECORD INFORMATION PROVIDED BY (PORT OF TACOMA). RECORD UTILITY LINES SHOWN HEREON ARE DEPICTED WITH THE STANDARD LINETYPE WITH A "R" AS SHOWN IN THE LEGEND. UTILITIES OTHER THAN SHOWN MAY EXIST ON THE SITE. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR DOES CERTIFY THAT THEY ARE SHOWN AS ACCURATELY AS POSSIBLE FROM FIELD SURVEY AND PAINTED UTILITY LOCATE LINES. COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA IS CONSISTENT WITH QUALITY LEVEL (B) OF THE ASCE STANDARD GUIDELINES 38-02.
 - SITTS & HILL ENGINEERS, INC. HAS RELIED UPON TITLE INFORMATION NOTED IN COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY OF WASHINGTON, COMMITMENT NUMBER 0112567-TC, DATED NOVEMBER 6TH 2017. IN PREPARATION OF THIS SURVEY, SITTS AND HILL ENGINEERS, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS SITTS AND HILL ENGINEERS, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND/OR DISCLOSED BY SAID TITLE COMPANY'S ORDER. SITTS & HILL ENGINEERS, INC. HAS RELIED WHOLLY ON SAID TITLE COMPANY'S REPORT AND THEREFORE QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
 - BOUNDARY NOTE: THE PORTIONS OF THE BOUNDARY, DESCRIBED IN THE LEGAL DESCRIPTIONS, THAT LIE BEYOND THE MAPPING LIMITS OF THIS SURVEY ARE NOT SHOWN HEREON.



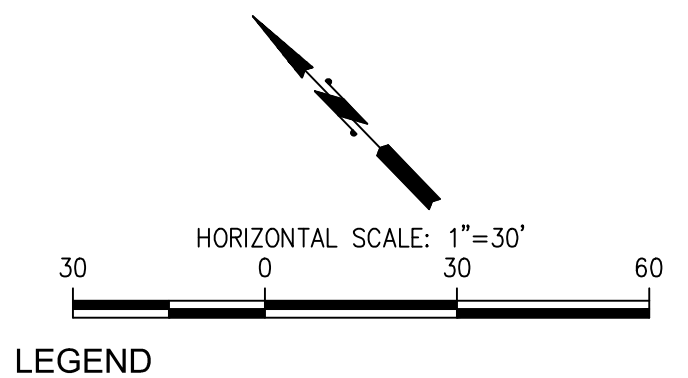
- REFERENCES**
- PORT OF TACOMA SURVEY CONTROL MAP; DATED 2007
 - PORT OF TACOMA "TERMINAL 3 & 4 REDEVELOPMENT CONTRACT NO. 998203" SHEETS - C1.08 - C1.11, C2.04 - C2.06, E1.01-E1.06, E2.01, E2.02, PH1.01 - PH1.03
 - 2005 ABL TOPOGRAPHIC SURVEY SUPPLIED TO SITTS & HILL FROM THE PORT OF TACOMA
 - PORT OF TACOMA CAD FILE TITLED "T3-4 STORM SYSTEM"
 - CHICAGO TITLE COMPANY COMMITMENT 0112567-TC; DATED 11/6/2017
 - CITY OF TACOMA HISTORIC QUARTER SECTION MAP
 - PIERCE COUNTY QUARTER SECTION MAP
 - CORRECTED PLAT OF PORT OF TACOMA INDUSTRIAL DEVELOPMENT DISTRICT FIRST ADDITION; VOL. 18, PG. 8 BOOK OF RECORDS
 - UNRECORDED U.S.A.C.E. SURVEY; MS27-004
 - RECORD OF SURVEY; AFN 200006295005
 - RECORD OF SURVEY; AFN 9706250296
 - HARBOR LEASE AREA EXHIBIT NO. 22-001418; DATED 1/9/1980
 - PROPOSED AQUATIC LAND LEASE HA2674; DATED 6/1986
 - P.O.T. "NORTH INTERMODAL YARD" CONTRACT NO. 998113 SHEETS 18-20
 - P.O.T. CAD FILES "1296008.02_RD_19MAR2015"

LEGAL DESCRIPTIONS
BLOCKS 16 AND 16A, TACOMA TIDELANDS, ACCORDING TO THE OFFICIAL MAP THEREOF FILED IN THE OFFICE OF THE COMMISSIONER OF PUBLIC LANDS AT OLYMPIA, SEPTEMBER 3, 1895, AND THOSE PORTIONS OF VACATED STREETS AND AVENUES ABUTTING THEREON AND ATTACHED THERETO BY OPERATION OF LAW, AS VACATED BY CITY OF TACOMA ORDINANCE NO. 7634 AND RECORDED UNDER RECORDING NUMBER 620706;

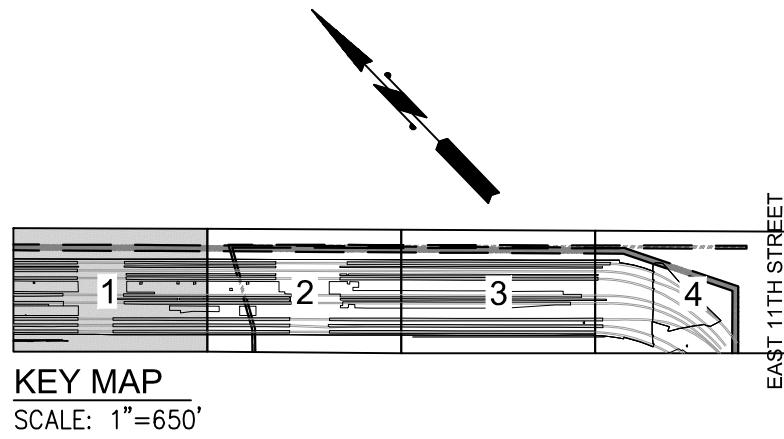
EXCEPT THAT PORTION THEREOF CONVEYED TO THE CHICAGO, MILWAUKEE & ST. PAUL RAILWAY COMPANY BY WARRANTY DEED RECORDED AUGUST 14, 1924 UNDER RECORDING NUMBER 721735;

ALSO EXCEPT ANY PORTION THEREOF CONVEYED BY WARRANTY DEED RECORDED JULY 30, 1974 UNDER RECORDING NUMBER 2564426.

- SCHEDULE B EXCEPTIONS**
PER CHICAGO TITLE COMPANY COMMITMENT 0112567-TC; DATED 11/6/2017
- | EXCEPTION NUMBER | AFN | DESCRIPTION |
|------------------|--------------|---|
| 1. | 640840 | EXCEPTIONS AND RESERVATIONS CONTAINED IN DEED WHEREBY THE GRANTOR EXCEPTS AND RESERVES ALL OIL, GASES, COAL, ORES, MINERALS, FOSSILS, ETC., AND THE RIGHT OF ENTRY FOR OPENING, DEVELOPING AND WORKING THE SAME AND PROVIDING THAT SUCH RIGHTS SHALL NOT BE EXERCISED UNTIL PROVISION HAS BEEN MADE FOR FULL PAYMENT OF ALL DAMAGES SUSTAINED BY REASON OF SUCH ENTRY |
| 2. | 1601962* | SEWER EASEMENT; NOT SHOWN HEREON |
| 3. | 1916251** | POWER POLES AND DISTRIBUTION EQUIPMENT EASEMENT; NOT SHOWN HEREON |
| 4. | 1961988** | POWER POLES AND DISTRIBUTION EQUIPMENT EASEMENT; NOT SHOWN HEREON |
| 5. | 2564426 | TERMS, CONDITIONS AND RESERVATIONS CONTAINED IN WARRANTY DEED RECORDED JULY 30, 1974 |
| 6. | 8802080135 | SEWER SYSTEM EASEMENT, SHOWN HEREON |
| 7. | 8508060307 | MEMORANDUM OF RIGHT OF ACCESS TO PROPERTY IMPOSED BY CONSENT DECREE |
| 8. | 201211290665 | STREET OCCUPANCY PERMIT |
| 9. | N/A | PROVISIONS AND CONDITIONS OF TITLE 53 RCW RELATING TO THE USE OF LAND WITHIN PORT DISTRICTS, CHAPTER 73 SESSION LAWS 1955, AS AMENDED, OR IF APPLICABLE, CHAPTER 45, SESSION LAWS 1939, AS AMENDED |
| 10. | N/A | ANY PROHIBITION OR LIMITATION OF USE, OCCUPANCY OR IMPROVEMENT OF THE LAND RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY PORTION WHICH IS NOW OR WAS FORMERLY COVERED BY WATER |
| 11. | 9701270101 | RIGHTS OF THE STATE OF WASHINGTON IN AND TO THAT PORTION, IF ANY, OF THE LAND WHICH LIES BELOW THE LINE OF ORDINARY HIGH WATER OF COMMENCEMENT BAY |
| 12. | N/A | PARAMOUNT RIGHTS AND EASEMENTS IN FAVOR OF THE UNITED STATES FOR COMMERCE, NAVIGATION, FISHERIES AND THE PRODUCTION OF POWER |
- * INDICATES TITLE EXCEPTION WHICH CANNOT BE SHOWN HEREON DUE TO INSUFFICIENT LEGAL DESCRIPTION OR LACK OF OBSERVABLE PHYSICAL EVIDENCE.
** INDICATES TITLE EXCEPTION THAT LIES OUTSIDE EXTENTS OF TOPOGRAPHIC MAPPING



- LEGEND**
- FOUND MONUMENT AS NOTED
 - SET REBAR W/ CONTROL CAP
 - SURVEY CONTROL POINT
 - SANITARY SEWER MANHOLE
 - UTILITY CLEAN OUT
 - STORM MANHOLE
 - STORM CATCH BASIN
 - STORM BRIDGE DRAIN
 - STORM CULVERT
 - WATER MANHOLE
 - WATER VALVE
 - WATER METER
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 - WATER VAULT
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 - UTILITY VAULT
 - UTILITY MANHOLE
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 - PILE
 - SIGN
 - MONITORING WELL
 - TPN TAX PARCEL NUMBER
 - TELECOM VAULT
 - TELECOM MANHOLE
 - TELECOM CABINET
 - SCHED. B EXCEPTION NUMBER
 - STORM DRAIN LINE
 - RECORD STORM LINE
 - SANITARY SEWER LINE
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 - RECORD WATER LINE
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 - RAILROAD TRACKS
 - CHAIN LINK FENCE
 - ASPHALT SURFACE
 - CONCRETE SURFACE
 - RIP-RAP SURFACE
 - GRAVEL SURFACE



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TACOMA, WA 98401-1837

**EST STORMWATER IMPROVEMENTS
& NIM STORMWATER TREATMENT
NIM TOPOGRAPHIC SURVEY**

V04.01
19 OF 22

CONT/CONS: 070819
M. ID: 201054.01
PHASE: BID

TOWNSHIP: 21 NORTH
RANGE: 3 EAST
SECTION: 27/28/34
SHEET 1 OF 4

DRAWING SCALE: _____
VERT: MLLW 19.39' @ Tide 22 1933
PARCEL: N/A

Port of Tacoma
P.O. BOX 1837 TACOMA, WA 98401 (203) 383-3441

DATE: _____
APPR: _____
BY: _____
REVISION: _____
MARK: _____

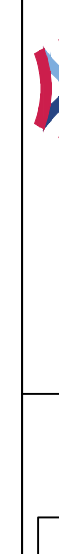


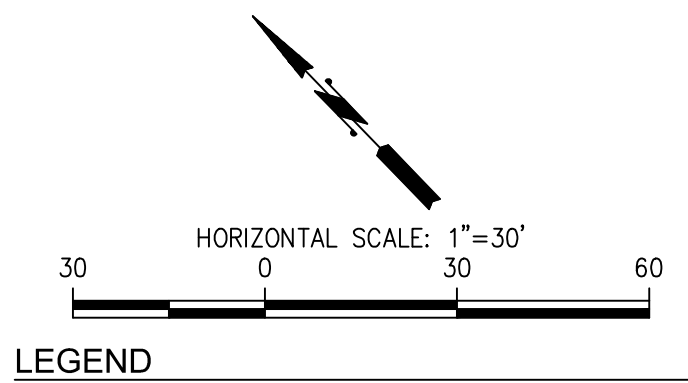
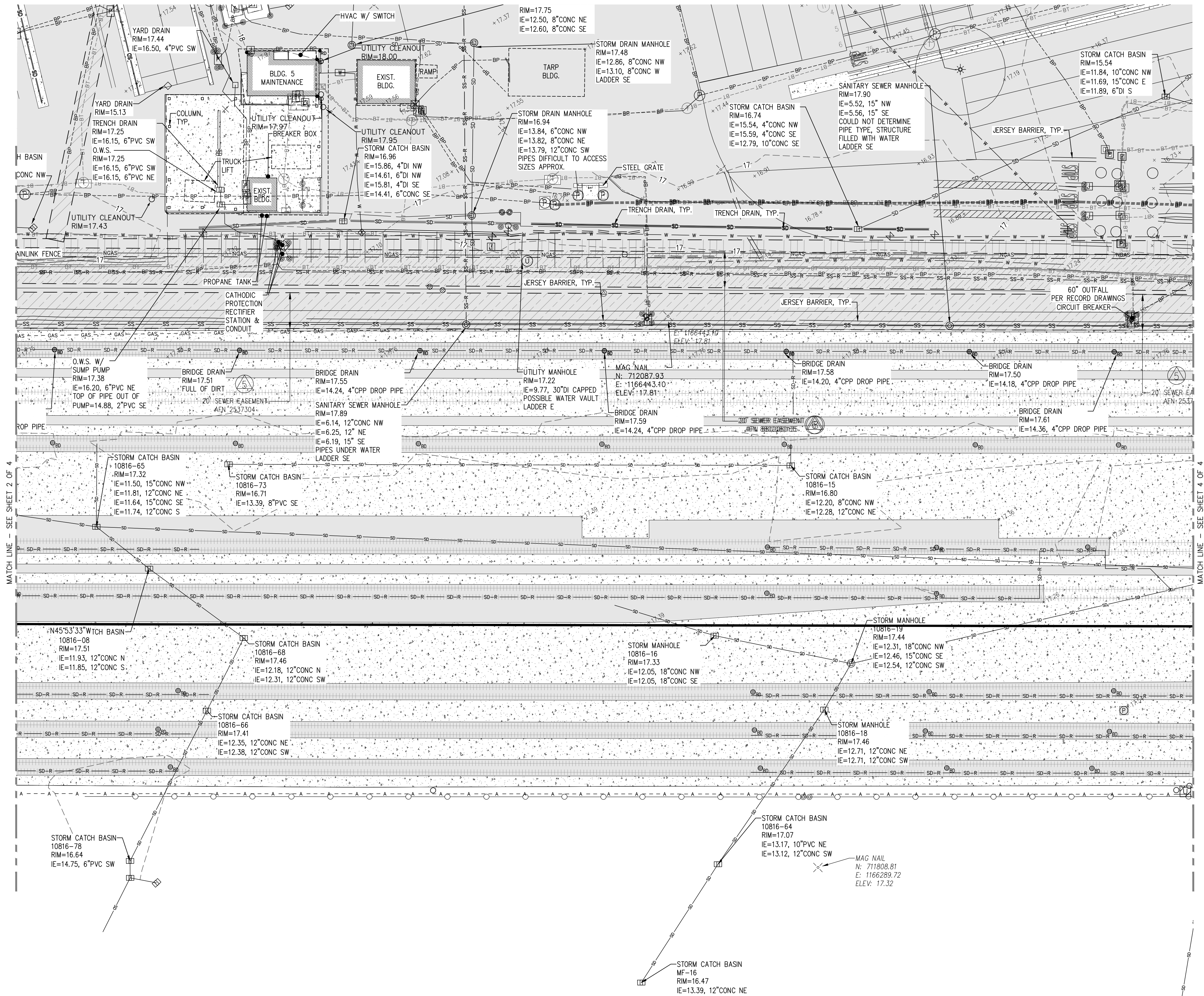
HORIZONTAL SCALE: 1"=30'



LEGEND

- ⊗ FOUND MONUMENT AS NOTED
- ⊗ SET REBAR W/ CONTROL CAP
- ⊗ SURVEY CONTROL POINT
- ⊗ SANITARY SEWER MANHOLE
 - UTILITY CLEAN OUT
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- ⊗ TELECOM MANHOLE
- ⊗ TELECOM CABINET
- ⊗ SCHED. B EXCEPTION NUMBER

V04.02 20 OF 22	EST STORMWATER IMPROVEMENTS & NIM STORMWATER TREATMENT NIM TOPOGRAPHIC SURVEY SHEET 2 OF 4			APPROVED:	D.M.S. 01/19/2018		
CONT/CONS: 070819 M. ID: 201054.01 PHASE: BID	TOWNSHIP: 21 NORTH RANGE: 3 EAST SECTION: 27/28/34 DAT-HRZ: WA83-SF PARCEL: N/A	VERT: MLLW 19.39' @ Tide DATE: 22 1933 DRAWING SCALE:	DIRECTOR ENG. DATE: _____ PRINTED BY: schillingd Jun 27, 2018 PORT ADDRESS: ONE SITCUM PLAZA TACOMA, WA 98401-1837	CHECKED BY DATE _____	PROJ. ENGR DATE _____	SITTs & HILL ENGINEERS, INC. CIVIL • STRUCTURAL • SURVEYING 1000 1st Avenue Tacoma, WA 98401 Phone: (253) 214-4444 Fax: (253) 214-4513 http://www.sittsandhillengineers.com/	P.O. BOX 1837 TACOMA, WA 98401 (253)214-4441
		MARK:	REVISION:	BY:	APPR:	DATE:	



- LEGEND**
- ⊙ FOUND MONUMENT AS NOTED
 - ⊙ SET REBAR W/ CONTROL CAP
 - × SURVEY CONTROL POINT
 - ⊙ SANITARY SEWER MANHOLE
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 - ⊙ TELECOM MANHOLE
 - ⊙ TELECOM CABINET
 - ⊙ SCHED. B EXCEPTION NUMBER
 - SD — STORM DRAIN LINE
 - SD-R — RECORD STORM LINE
 - SS — SANITARY SEWER LINE
 - SS-R — RECORD SANITARY LINE
 - W — BURIED WATER LINE
 - W-R — RECORD WATER LINE
 - BP — BURIED POWER LINE
 - BP-R — RECORD BURIED POWER
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**EST STORMWATER IMPROVEMENTS
& NIM STORMWATER TREATMENT**
NIM TOPOGRAPHIC SURVEY
SHEET 3 OF 4

V04.03
21 OF 22

APPROVED: _____

DATE: 01/19/2018

CHECKED BY: _____

DATE: _____

DIRECTOR: _____

DATE: _____

PRINTED BY: schilling

DATE: Jun 27, 2018

PORT ADDRESS: ONE SITCUM PLAZA

TACOMA, WA 98401-1837

CONTRACT/CONS: 070819

TOWNSHIP: 21 NORTH

RANGE: 3 EAST

SECTION: 34

DATE-HRZ: WA83-SF

VERT: MLLW 19.39' @ Tide 22 1933

PARCEL: N/A

PHASE: BID

DATE: _____

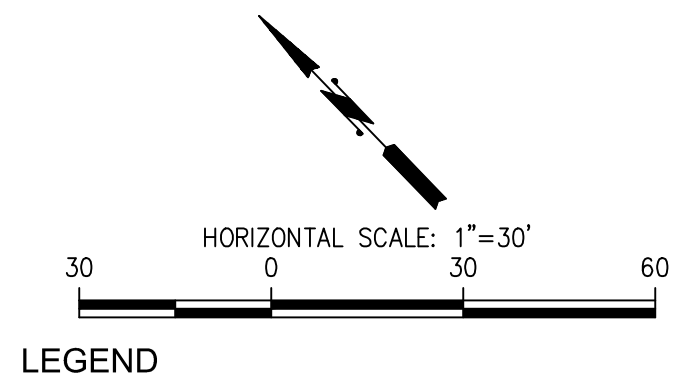
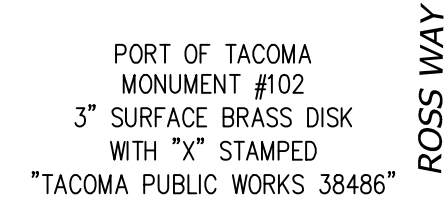
APPR: _____

BY: _____

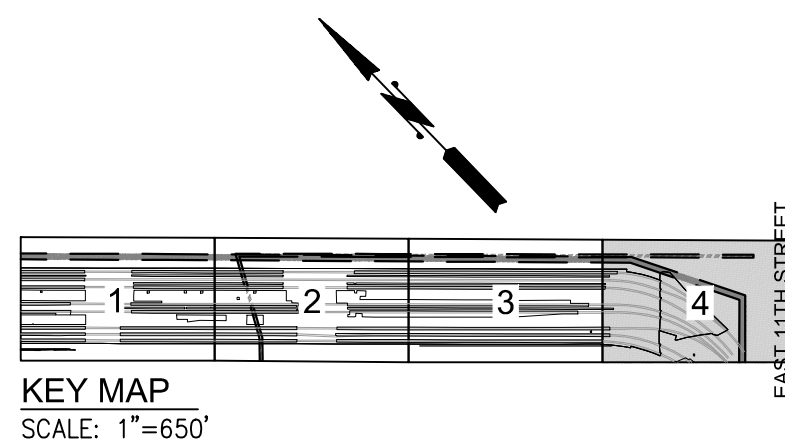
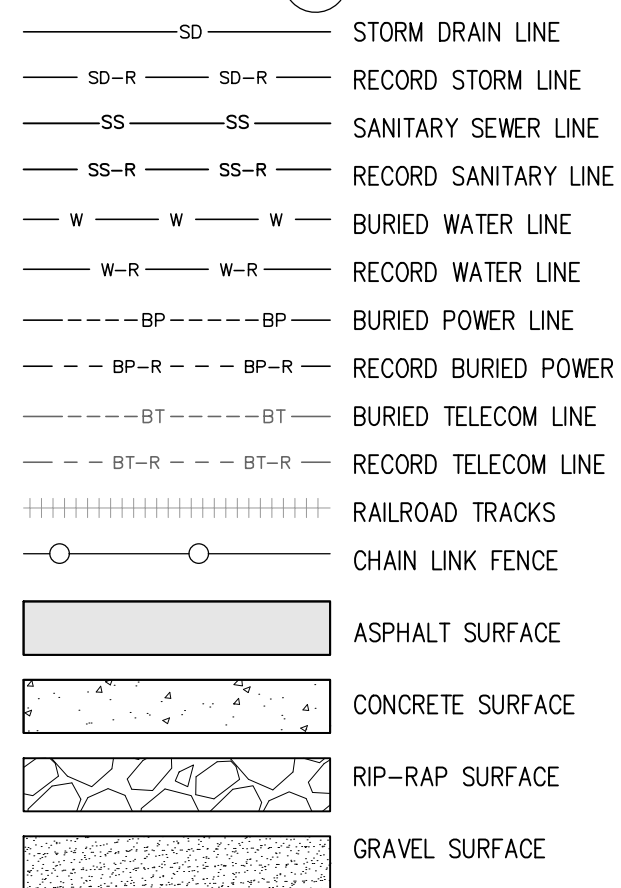
REVISION: _____

MARK: _____

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- Ⓐ FOUND MONUMENT AS NOTED
- Ⓐ SET REBAR W/ CONTROL CAP
- × / × SURVEY CONTROL POINT
- ⊗ SANITARY SEWER MANHOLE
 - UTILITY CLEAN OUT
- Ⓜ STORM MANHOLE
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THORNE ROAD
PORT OF TACOMA MONUMENT #925, J
SURFACE BRASS DISK W/ PUNCH

BEST STORMWATER IMPROVEMENTS & NIM STORMWATER TREATMENT NIM TOPOGRAPHIC SURVEY

22 OF 22		SHEET 4 OF 4	
CONT/CONS:	070819	TOWNSHIP:	21 NORTH
M. ID:	201054.01	DAT-HRZ:	WA83-SF
PHASE:	BID	PARCEL:	N/A
		RANGE:	3 EAST
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