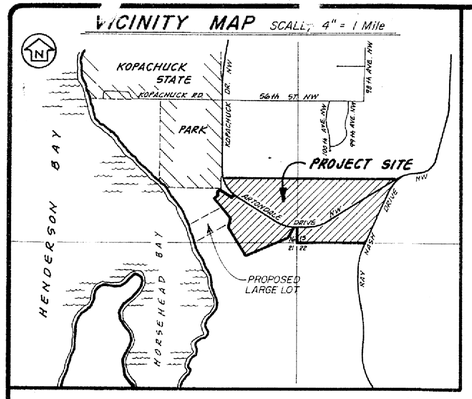
BUSCH ADDITION (DIV. 1&2)

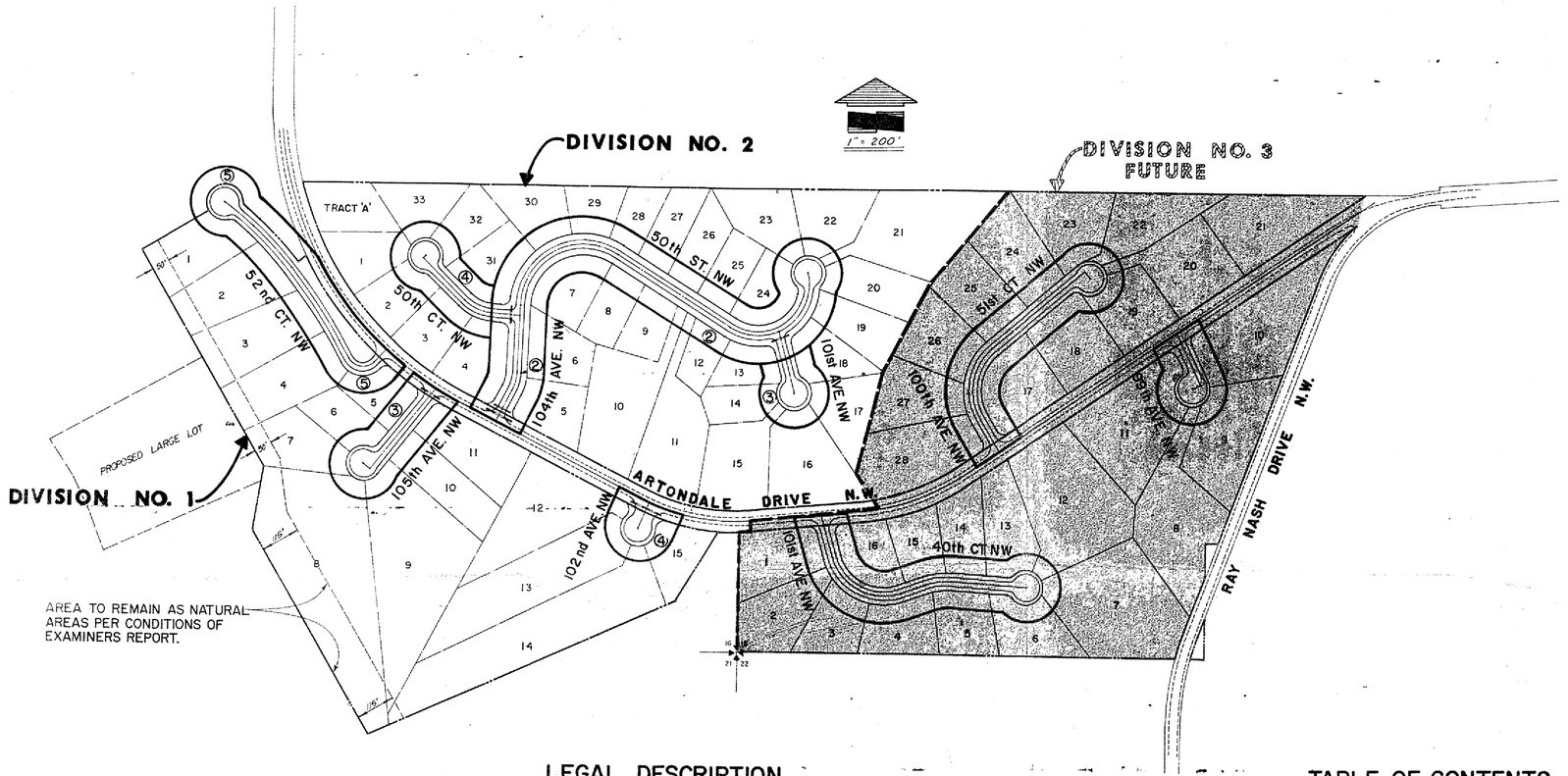
PORTIONS OF THE SW 1/4 OF SEC. 15 AND THE SE 1/4 OF SEC. 16
AND THE NE 1/4 OF SEC. 21 OF TWP. 21 N., RGE. 1 E., W.M.

APPROVED: FOR PRIVATE STORM DRAINAGE AND ACCESS ONLY
Ira Loyd Anderson 9-12-84
PUBLIC WORKS DIRECTOR DATE

APPROVED: FOR REVISED PRIVATE STORM DRAINAGE
Ira Loyd Anderson 3-29-85
PUBLIC WORKS DIRECTOR DATE

VICINITY MAP SCALE: 4" = 1 Mile





LEGEND

- EXISTING EDGE OF PAVEMENT
- BOUNDARY LINE
- LOT LINE
- FUTURE DIVISION NO. 3
- SECTION CORNER (16, 15, 21, 22)

DATUM

PIERCE COUNTY – TOP OF PAVEMENT AT INTERSECTION OF RAY NASH DRIVE NW AND SCOUT CAMP ROAD (ARTONDALE DRIVE NW) AT INTERSECTION OF DRIVEWAY TO EAST. ELEV. = 85.5

LEGAL DESCRIPTION

A PORTION OF GOVERNMENT LOT 4 AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, A PORTION OF GOVERNMENT LOT 1 OF THE NORTHEAST QUARTER OF SECTION 21 AND A PORTION OF THE SOUTHWEST AND SOUTHEAST QUARTERS OF THE SOUTHWEST QUARTER OF SECTION 15, ALL BEING IN TOWNSHIP 21 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN PIERCE COUNTY, WASHINGTON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 16; THENCE NORTH 00°08'30" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16 A DISTANCE OF 351.13 FEET MORE OR LESS, TO THE SOUTHERLY MARGIN OF COUNTY ROAD (ARTONDALE DRIVE NORTHWEST); THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID COUNTY ROAD A DISTANCE OF 51.52 FEET MORE OR LESS; THENCE SOUTH 30°33'00" WEST A DISTANCE OF 243 FEET; THENCE SOUTH 65°30'30" WEST A DISTANCE OF 345.59 FEET, TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16 AND SAID POINT BEING 490.40 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER AS DESCRIBED IN THE DEED RECORDED UNDER A.F. #2182077 OF THE PIERCE COUNTY AUDITOR'S OFFICE; THENCE CONTINUING SOUTH 65°30'30" WEST A DISTANCE OF 603.21 FEET; THENCE NORTH 30°40'00" WEST PARALLEL WITH AND 150.00 FEET PERPENDICULARLY DISTANCE NORTHEASTERLY OF THE SAME BEARING LINE AS DESCRIBED IN SAID A.F. #2182077 AS RECORDED IN THE PIERCE COUNTY AUDITOR'S OFFICE A DISTANCE OF 662.80 FEET; THENCE NORTH 08°49'59" EAST A DISTANCE OF 182.68 FEET; THENCE NORTH 30°34'38" WEST A DISTANCE OF 702.00 FEET; THENCE NORTH 59°09'38" EAST A DISTANCE OF 220.00 FEET; THENCE ALONG A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 170.72 FEET, A CENTRAL ANGLE OF 195°37'27" AND A CHORD BEARING NORTH 71°53'57" EAST A DISTANCE OF 97.54 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 20.20 FEET, A CENTRAL ANGLE OF 46°18'20" AND A CHORD BEARING SOUTH 28°30'55" EAST A DISTANCE OF 19.66 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 837.86 FEET, AN ARC DISTANCE OF 52.73 FEET, A CENTRAL ANGLE OF 3°36'21" AND A CHORD BEARING SOUTH 49°31'54" EAST A DISTANCE OF 52.72 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1,062.17 FEET, AN ARC DISTANCE OF 161.70 FEET, A CENTRAL ANGLE OF 8°43'21" AND A CHORD BEARING SOUTH 43°42'03" EAST A DISTANCE OF 161.54 FEET; THENCE NORTH 50°39'37" EAST RADIAL TO PREVIOUSLY MENTIONED CURVE A DISTANCE OF 27.55 FEET, TO THE SOUTHWESTERLY MARGIN OF SAID ARTONDALE DRIVE NORTHWEST; THENCE NORTHWESTERLY ALONG SAID MARGIN AND A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 985.00 FEET, AN ARC DISTANCE OF 221.50 FEET, A CENTRAL ANGLE OF 12°53'04" AND A CHORD BEARING NORTH 20°31'21" WEST A DISTANCE OF 221.04 FEET, TO THE NORTH LINE OF GOVERNMENT LOT 4 OF SAID SECTION 16; THENCE NORTH 89°35'37" EAST ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 4 AND THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER IN SAID SECTION 16 A DISTANCE OF 1,316.51 FEET, TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 16; THENCE NORTH 89°52'30" EAST ALONG THE NORTH LINE OF THE SOUTHWEST AND SOUTHEAST QUARTERS OF THE SOUTHWEST QUARTER OF SAID SECTION 15 A DISTANCE OF 1,730 FEET MORE OR LESS, TO THE INTERSECTION WITH THE TANGENTAL PROLONGATION TO THE NORTHEAST OF THE CENTERLINE OF COUNTY ROAD (RAY NASH DRIVE NORTHWEST); THENCE SOUTH 19°52'27" WEST ALONG THE SAID TANGENTAL CENTERLINE AND ITS PROLONGATION A DISTANCE OF 1,050 FEET MORE OR LESS, TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE WESTERLY ALONG SAID NORTH LINE 50 FEET MORE OR LESS, TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE SOUTHERLY ALONG SAID WEST LINE 330 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE NORTH 89°58'12" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 16 A DISTANCE OF 1,320 FEET MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT THE RIGHT-OF-WAY OF COUNTY ROADS (ARTONDALE DRIVE NORTHWEST AND RAY NASH DRIVE NORTHWEST).

TOGETHER WITH AN EASEMENT FOR INSTALLATION AND MAINTENANCE OF A STORM SEWER PIPELINE DESCRIBED AS FOLLOWS:

A PORTION OF GOVERNMENT LOT 4 AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, ALL BEING IN TOWNSHIP 21 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN PIERCE COUNTY, WASHINGTON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 16; THENCE NORTH 00°08'30" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16 A DISTANCE OF 351.13 FEET MORE OR LESS, TO THE SOUTHERLY MARGIN OF COUNTY ROAD (ARTONDALE DRIVE NORTHWEST); THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID COUNTY ROAD A DISTANCE OF 51.52 FEET MORE OR LESS; THENCE SOUTH 30°33'00" WEST A DISTANCE OF 243 FEET; THENCE SOUTH 65°30'30" WEST A DISTANCE OF 345.59 FEET, TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16 AND SAID POINT BEING 490.40 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER AS DESCRIBED IN THE DEED RECORDED UNDER A.F. #2182077 OF THE PIERCE COUNTY AUDITOR'S OFFICE; THENCE CONTINUING SOUTH 65°30'30" WEST A DISTANCE OF 603.21 FEET; THENCE NORTH 30°40'00" WEST; PARALLEL WITH A SAME BEARING LINE AS DESCRIBED IN SAID A.F. #2182077 AND 150.00 FEET PERPENDICULAR DISTANCE NORTHEASTERLY THEREOF, FOR A DISTANCE OF 662.80 FEET, TO THE SOUTHEASTERLY LINE OF SAID STORM SEWER PIPELINE EASEMENT, WITH SAID EASEMENT LYING NORTHWESTERLY OF AND 15 FEET TO WIDTH FROM SAID SOUTHEASTERLY LINE; THENCE SOUTH 65°31'30" WEST A DISTANCE OF 430 FEET MORE OR LESS TO THE GOVERNMENT MEANDER LINE AND THE TERMINUS OF SAID EASEMENT, THE NORTHEASTERLY LINE OF SAID 15 FOOT EASEMENT IS EXTENDED NORTHEASTERLY TO THE BOUNDARY LINE OF THE SUBDIVISION BOUNDARY AS DESCRIBED ABOVE.

TABLE OF CONTENTS

SHEET NO.	TITLE
1	INDEX SHEET
2 - 5	PAVING & DRAINAGE PLANS & PROFILES
⚠ 5A	DRAINAGE & OUTFALL PLAN & PROFILE
6	STANDARD DETAILS

REVISIONS
⚠ Revised Lot Nos. Div. II + III 10-16-84
⚠ Added Sheet 5A 10-9-84
DESIGN: CHECKED: DATE: 4-84
DRAWN: SCALE: 1" = 200'

GLENN G. McHENRY 12-31-85 REGISTERED PROFESSIONAL ENGINEER

BUSCH ADDITION
INDEX SHEET
CITIZENS SERVICE CORP.
BOTHELL, WASHINGTON

STEPAN & ASSOCIATES, Inc.
Engineering · Planning · Surveying
930 So. 336th Street, Suite A, Federal Way, Washington 98003
Telephone: Tacoma 927-7850 Seattle 682-4771

SHEET 1 of 6
JOB NO. 46021.00