

**HIGHLINE WATER DISTRICT
King County, Washington**

RESOLUTION 22-1-5C

**RESOLUTION AUTHORIZING PARTIAL RELEASE OF EASEMENT
KING COUNTY RECORDING #4624497**

WHEREAS, an easement for water services and appurtenances exists upon a portion of the following described real property:

Tax Parcel No. 3422049043

See Exhibit A, attached hereto and by this reference made a part hereof, and

WHEREAS, Oscar K. Christof and Viola J. Christof (Grantors) granted Highline Water District (Grantee) an easement for water pipeline, recorded in the records of King County, Washington under Recording No.4624497, as described in Attachment incorporated herein by this reference, and

WHEREAS, the Christof's. granted said easement for water appurtenances for the benefit of Highline Water District, and

WHEREAS, portions of the property for easement No. 4624497 have been found to be no longer needed and will be replaced by a new easement granted by KBHPNW, LLC; and

WHEREAS, KBHPNW, LLC (Developer) granted a new utility easement to Highline Water District duly recorded under recording number 20211207001076 for the new water services and appurtenances constructed as a condition of the Developer Extension Agreement for Stafford Meadows,

NOW, THEREFORE, BE IT RESOLVED:

1. For valuable consideration, receipt of which is hereby acknowledged, Highline Water District (Grantee) hereby relinquishes, vacates, and quit claims to KBHPNW, LLC, or its successor partial interest, if any, in the said easement being legally described as follows: See Exhibit A for legal description, attached hereto and by this reference made a part hereof with the intention of permanently abandoning a portion of said easement for water.
2. The General Manager or designee is authorized to execute the Partial Release of said Easement #4624497 as described and incorporated herein.


ADOPTED BY THE BOARD OF COMMISSIONERS of Highline Water District, King County, Washington, at an open public meeting held this **5th** day of **January 2022**.

BOARD OF COMMISSIONERS

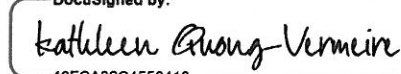
DocuSigned by:

8728D379E2E446D

Todd Fultz, Commissioner

DocuSigned by:

8E7D4CD7088E4C7

Daniel Johnson, Commissioner

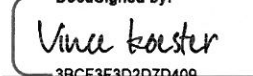
DocuSigned by:

48FCA32C4566410

Kathleen Quong-Vermeire, Commissioner

DocuSigned by:

7BDC86DD748D4ED

Polly Daigle, Commissioner

DocuSigned by:

3BCF3F3D2D7D400

Vince Koester, Commissioner

Return Address:

HIGHLINE WATER DISTRICT

23828 30TH AVE. S.

KENT, WA 98032

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)**

Document Title(s) (or transactions contained therein): (all areas applicable to your document must be filled in)

1. Partial Release of Easement

Reference Numbers (s) of Documents assigned or released: 4624497

Additional reference #'s on page _____ of legal description

Grantor(s) (Last name first, then first name and initials)

1. **KBHPNW, LLC**

2.

Additional names on 1st page of Utility Easement

Grantee(s) (Last name first, then first name and initials)

1. **Highline Water District**

2.

Additional names on page _____ of document.

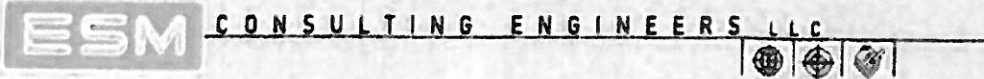
Legal description (abbreviated: i.e. lot, block, plat or section, township, range SW-34-22-04

Additional legal is on pages 3 of Utility Easement Legal Description.

Assessor's Property Tax Parcel/Account Number: 3422049043

Assessor Tax # not yet assigned.

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.



Stafford Meadows
ESM Job No. 1274-010-017-0005
July 13, 2021

EXHIBIT A

EASEMENT TO BE RELEASED

The west 15 feet of the following described property:

The west half of the northeast quarter of the northeast quarter of the southwest quarter of Section 34, Township 22 North, Range 4 East, W.M., King County, Washington;
EXCEPT the west 15 feet thereof;

EXCEPT the south 15 feet thereof.

EASEMENT TO BE RETAINED

The south 15 feet of the west 15 feet of the following described property:

The west half of the northeast quarter of the northeast quarter of the southwest quarter of Section 34, Township 22 North, Range 4 East, W.M., King County, Washington;
EXCEPT the west 15 feet thereof.



07/13/2021

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33480 6th Ave S Ste 205 Tel (253) 838 6113 Everett (425) 297 9900
Federal Way, WA 98003 Fax (253) 838 7104 www.esmcivil.com

Professional Engineer
Zachary T. Lennon
License No. 12500
State of Washington

EXHIBIT B DEPICTION OF EASEMENT AREA

A PORTION OF THE NE 1/4 OF THE SW 1/4 OF SECTION 34,
T. 22 N., R. 4 E., W.M., KING COUNTY, WASHINGTON



SCALE : 1"=100'

TAX PARCEL NO. 3422049242
WEST 15' OF THE NE 1/4
OF THE NE 1/4 OF THE
SW 1/4 OF SECTION 34

PORTION OF 15' WATER EASEMENT
AUDITOR'S FILE NO. 4624497
RELEASED

*PLAT OF
STAR LAKE GLEN*

*PROPOSED PLAT OF
STAFFORD MEADOWS*

NE 1/4 OF THE NE 1/4 OF
THE SW 1/4 OF SECTION 34
EXCEPT THE WEST 15'

PORTION OF 15' WATER EASEMENT
AUDITOR'S FILE NO. 4624497
RETAINED
15' X 15'
225 S.F.

ESM	CONSULTING ENGINEERS LLC	
	33400 8th Ave S, Suite 205 Federal Way, WA 98003	
www.esmcivil.com		FEDERAL WAY (206) 638-6113 EVERETT (425) 287-9900
Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture

JOB NO. 1274-010-017
 DRAWING NAME : SR-02
 DATE : 2021-01-28
 DRAWN : C.A.F.
 SHEET 1 OF 1

Agenda Item No.: 5.3
 Agenda Date: 01/05/22
 Reviewed By: ABD

Subject: Partial Release of Easement #4624497
KBHPNW, LLC (Stafford Meadows Developer Extension)

CATEGORY	
<i>Executive</i>	<input type="checkbox"/>
<i>Administrative</i>	<input type="checkbox"/>
<i>Engineering/Operations</i>	<input checked="" type="checkbox"/>

FINANCIAL					
<i>Expenditures?</i>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
<i>Budgeted?</i>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
Amount: \$ _____					

ATTACHMENTS:

1. Resolution 22-01-5C w/Exhibits A and B

COMMENTS:

Portions of the property for easement #4624497 have been found to be no longer needed and will be replaced by a new easement granted by KBHPNW, LLC.

The District desires to relinquish a portion of said easement for water pipeline.

KBHPNW, LLC (Developer) granted a new utility easement to Highline Water District duly recorded under recording number 20211207001076 for the new water services and appurtenances constructed as a condition of the Developer Extension Agreement for Stafford Meadows.

Staff recommends approval of this resolution.