

**HIGHLINE WATER DISTRICT  
King County, Washington**

**RESOLUTION 22-1-19B**

**RESOLUTION AUTHORIZING DEVELOPER EXTENSION AGREEMENT  
STAR LAKE CROSSING – 26809 MILITARY ROAD S, KENT, WASHINGTON**


**Be It Resolved by the Board of Commissioners of Highline Water District:**

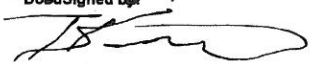
1. The District has received the application, plans and specifications for an extension to the Water District's system, subject to compliance with the District's standards and procedures for developer extensions.
2. The extension hereinafter described is an addition and betterment to the water system of the District and is hereby authorized.

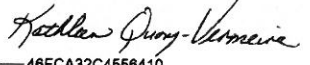
Name of Extension: **STAR LAKE CROSSING**  
Name of Developer: **COPPER RIDGE, LLC**


**ADOPTED BY THE BOARD OF COMMISSIONERS** of Highline Water District, King County, Washington, at an open public meeting held this **19th** day of **January 2022**.

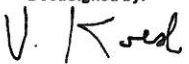
**BOARD OF COMMISSIONERS**

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**Polly Daigle, President**

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**Todd Fultz, Commissioner**

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**Kathleen Quong-Vermeire, Commissioner**

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**Daniel Johnson, Secretary**

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**Vince Koester, Commissioner**

## LEGAL DESCRIPTION

### PARCEL A (282204-9035-08):

THE SOUTH 7.50 ACRES OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 22 NORTH, RANGE 4 EAST, W.M., RECORDS OF KING COUNTY, WASHINGTON, LYING SOUTHERLY OF THE SOUTH LINE OF A 50 FOOT STRIP OF LAND CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER RECORDING NUMBER 7611030089 (NOW KNOWN AS SOUTH 271ST STREET);

AND EXCEPT THE WEST 110 FEET;

AND EXCEPT THE SOUTH 30 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD PURPOSES BY RECORDING NO. 2754381, RECORDS OF SAID COUNTY;

EXCEPT THAT PORTION DEEDED TO THE STATE OF WASHINGTON UNDER KING COUNTY RECORDING NO. 7404150311.

### PARCEL B (282204-9039-04):

THE NORTH 2.5 ACRES OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 22 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE NORTH 180 FEET (AS MEASURED ALONG THE EAST LINE) OF THE EAST 200 FEET THEREOF;

TOGETHER WITH THAT PORTION OF THE WEST 110 FEET OF THE NORTH 335 FEET OF SAID WEST HALF OF THE EAST HALF LYING SOUTH OF SAID NORTH 2.5 ACRES;

TOGETHER WITH AN EASEMENT FOR ROADWAY OVER AND ACROSS THE EAST 15 FEET OF SAID WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER;

EXCEPT THE NORTH 2.5 ACRES THEREOF;

ALSO TOGETHER WITH THE NORTH 180 FEET OF THE EAST 165 FEET OF THE WEST HALF OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER;

EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON FOR PRIMARY STATE HIGHWAY NO. 1 BY INSTRUMENT RECORDED JANUARY 16, 1959 UNDER AUDITOR'S FILE NO. 4986694, IN KING COUNTY, WASHINGTON.

### PARCEL C (282204-9145-05):

THE NORTH 180 FEET (AS MEASURED ALONG THE EAST LINE) OF THE EAST 200 FEET OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 22 NORTH, RANGE 4 EAST, W. M., IN KING COUNTY, WASHINGTON.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE NORTH 15 FEET OF THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 30 FEET WEST AND 924 FEET NORTH OF THE SOUTHEAST OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND RUNNING THENCE WEST 300 FEET; THENCE NORTH 396 FEET; THENCE EAST 300 FEET; THENCE SOUTH 396 FEET TO THE POINT OF BEGINNING;

AND TOGETHER WITH AN EASEMENT FOR ROADWAY OVER AND ACROSS A STRIP OF LAND 15 FEET WIDE ALONG THE EAST SIDE OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28;

EXCEPT THE NORTH 180 FEET THEREOF.

### PARCEL D (252204-9248-01):

THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 22 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE NORTH 2 1/2 ACRES THEREOF;

AND EXCEPT THE WEST 110 FEET;

AND EXCEPT THE SOUTH 30 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD PURPOSES BY RECORDING NO. 2754381, RECORDS OF SAID COUNTY;

AND EXCEPT THAT PORTION LYING SOUTH OF THAT PORTION DEEDED TO THE STATE OF WASHINGTON UNDER RECORDING NO. 7404150311.

### PARCEL E (282204-9257-09):

THE NORTH 50 FEET OF THE EAST 180 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 22 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON;

TOGETHER WITH THE SOUTH 15 FEET OF THE EAST 376 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28;

EXCEPT THE EAST 30 FEET THEREOF, CONVEYED TO KING COUNTY FOR ROAD BY DEEDS RECORDED UNDER RECORDING NUMBERS 2435974 AND 2668735;

(ALSO KNOWN AS LOT "D", CITY OF KENT LOT LINE ADJUSTMENT NUMBER LL-2006-16, KIVA # 2064287, RECORDED UNDER RECORDING NUMBER 20070628001644).

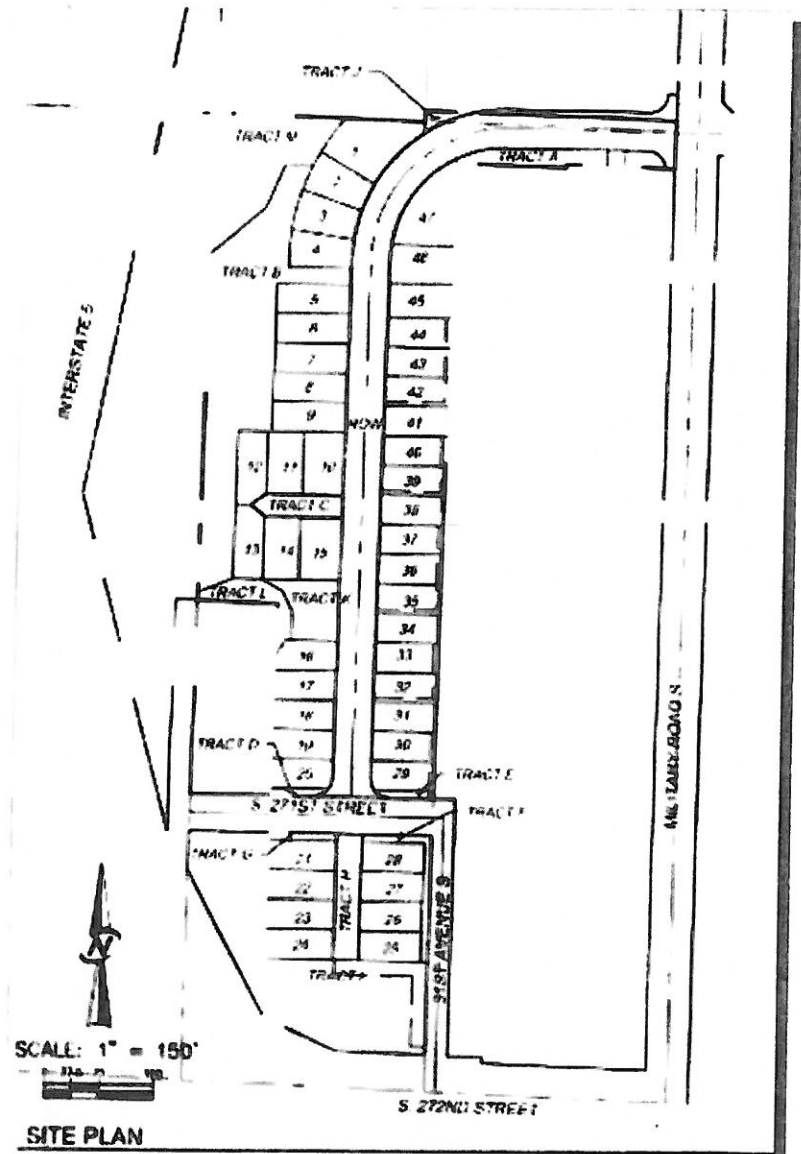
TOGETHER WITH THE NORTH 55.00 FEET OF THE FOLLOWING DESCRIBED PARCEL:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 22 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;  
THENCE NORTH 87°53'18" WEST ALONG THE NORTH LINE THEREOF, 180.03 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING NORTH 87°53'18" WEST, ALONG SAID LINE, A DISTANCE OF 150.3 FEET TO THE WEST LINE OF THE EAST 330 FEET OF SAID SUBDIVISION;  
THENCE SOUTH 1°00'03" WEST, ALONG SAID WEST LINE A DISTANCE OF 210 FEET;  
THENCE SOUTH 87°53'18" EAST A DISTANCE OF 125.03 FEET;  
THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25 FEET, THE RADIAL CENTER OF WHICH BEARS  
SOUTH 87°53'18" EAST 25 FEET FROM THE LAST MENTIONED POINT. AN ARC DISTANCE OF 38.79 FEET;  
THENCE NORTH 01°00'03" EAST, A DISTANCE OF 185 FEET TO THE TRUE POINT OF BEGINNING.

(ALSO KNOWN AS NEW PARCEL B OF CITY OF KENT LOT LINE ADJUSTMENT NO. LL-2008-2, RECORDED UNDER KING COUNTY RECORDING NUMBER 20080318002080.)

ALL SITUATE IN THE CITY OF KENT, COUNTY OF KING, STATE OF WASHINGTON.



Agenda Item No.: 5.2  
Agenda Date: 01/19/22  
Reviewed By: JSP

Subject: Developer Extension – Authorize Developer Extension Agreement  
Star Lake Crossing

**ATTACHMENTS:**

- 1. Resolution 22-1-19B
- 2. Contract
- 3. Legal Description
- 4. Map

**BACKGROUND:**

**Name of DE:** Star Lake Crossing  
**Name of Developer:** Copper Ridge, LLC  
**Plat or Subdivision:**  
**Scope of Work:** Provide and install approximately 1038 LF 8", 295 LF 4" DI, Forty-Seven 3/4" domestic meter, Five 6" fire hydrant and related appurtenances necessary to provide domestic water service, and fire suppression to new mixed used commercial buildings.

**GENERAL LOCATION OF DE:** 26809 Military Road S, Kent, WA 98032

**Bill of Sale Dated:**

**Signed by:**

**Requesting Latecomers**

**Payback Agreement:**

Yes  No  N/A

**Deposit Paid:**

Yes  No  N/A

**Amt. of Deposit:** \$10,000