

**HIGHLINE WATER DISTRICT  
King County, Washington**

**RESOLUTION 13-9-18A**

**RESOLUTION ACCEPTING AN EXTENSION TO THE WATER DISTRICT SYSTEM  
AXCENT SERVICING SHORT PLAT – 1615 SOUTH 260TH STREET**

**WHEREAS**, the Board of Commissioners of Highline Water District has heretofore approved an application for the above-titled extension; and

**WHEREAS**, said extension has been found to have been constructed in accordance with the District's standards; and

**WHEREAS**, pressure, bacteriological and other tests have been made and the results have proven satisfactory. The General Manager agrees with the recommendation for acceptance of said extension.

**NOW, THEREFORE, BE IT RESOLVED:**

1. The above-entitled extension to the District's system is hereby accepted by the District, subject to the guarantee and other provisions of the Developer Extension Agreement on file at the District's office.
2. The Bill of Sale, notarized on May 31, 2013 and executed by Bennett Williams, Managing Member, is hereby accepted and attached as Exhibit A, along with system map.

**ADOPTED BY THE BOARD OF COMMISSIONERS** of Highline Water District, King County, Washington, at an open public meeting held this **18th** day of **September 2013**.

**BOARD OF COMMISSIONERS**



**Daniel Johnson**, President

**Kathleen Quong-Vermeire**, Secretary

  
**Gerald R. Guite**, Commissioner

  
**Vince Koester**, Commissioner

  
**George Landon**, Commissioner

# HIGHLINE WATER DISTRICT

## BILL OF SALE

Know all men by these presents that for and in consideration of the sum of One Dollar (\$1.00) and other good and sufficient consideration, receipt whereof is hereby acknowledged, the undersigned grantor,

J & J 260, LLC, does by the presents hereby convey, set over, assign, transfer and sell to **HIGHLINE WATER DISTRICT**, King County, Washington, a municipal corporation, the following described water mains and all appurtenances thereto, situated in King County, Washington.

LOCATION 1615 So. 260<sup>th</sup>

ALONG:		FROM:	<u>16<sup>th</sup> Ave S</u>	TO:	<u>Property</u>
ALONG:		FROM:		TO:	

### DESCRIBED WATER MAINS & APPURTENANCES

LF INSTALLED:	MAIN	<u>234</u>	SIZE/TYPE:	<u>8"</u>	# VALVES:	<u>2</u>	SIZE:	<u>8"</u>
LF INSTALLED:	MAIN		SIZE/TYPE:		# VALVES:		SIZE:	
# HYDRANT(S):		<u>1</u>	#SERVICES	<u>10</u>	MISC:	<u>One 3/4" DCVA</u>		

The said Grantor hereby certifies that it is the sole owner of all of the property above described; that it has full power to convey the same and that it will defend the said title of said water district against any and all persons lawfully making claim thereto. The total cost of installing the above described extension to the present water district system, including labor and materials, is

Thirty Five Thousand Five hundred (\$35,500.00).

The Developer's Maintenance Bond will be for 50% of this amount.

IN WITNESS WHEREOF, the Grantor(s) has (have) executed these presents this

31<sup>st</sup> day of May, 2013.

J & J 260, LLC by  
Bennett Williams Managing Member  
 Title Title

**INDIVIDUAL ACKNOWLEDGEMENT**

STATE OF WASHINGTON )  
 )  
 )SS  
COUNTY OF KING )

On this 31st day of May, 2013, before me the undersigned, A Notary Public, personally appeared Bennett Williams, to me known to be the individual or individuals described in and who executed the within and foregoing instrument, and acknowledged that it was signed as a free and voluntary act and deed for the uses and purposes therein mentioned.

**IN WITNESS WHEREOF** I have hereunto set my hand and official seal the day and year first above written.



Kristen Linse

Signature of Notary

Print or stamp name of Notary

Notary Public for the State of Washington, residing at Mercer Island

My appointment expires 4-3-14

**CORPORATION ACKNOWLEDGEMENT**

STATE OF WASHINGTON )  
 )  
 )SS  
COUNTY OF KING )

On this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me the undersigned, a Notary Public, personally appeared \_\_\_\_\_, to me known to be the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he (she or they) was (were) authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

**IN WITNESS WHEREOF** I have hereunto set my hand and official seal the day and year first above written.

Signature of Notary

Print or stamp name of Notary

Notary Public for the State of Washington, residing at \_\_\_\_\_

My appointment expires \_\_\_\_\_

**Return Address:**

HIGHLINE WATER DISTRICT

P.O. BOX 3867

23828 30<sup>TH</sup> 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. **Utility Easement**
- 2.

Reference Numbers (s) of Documents assigned or released: **2822049113**

Additional reference #'s on **Exhibit A** of legal description

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

1. **J & J 260, LLC**
- 2.

Additional names on **page 2 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 **NW SEC28-TWN22-RNG04**

Additional legal is on pages **Exhibits A & B** of Utility Easement Legal Description.

Assessor's Property Tax Parcel/Account Number: **2822049113**

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.

**HIGHLINE WATER DISTRICT  
UTILITY EASEMENT**

The Grantor, J & J 260, LLC, does hereby grant to Highline Water District, King County, Washington, a municipal corporation, Grantee, its successors and assigns, an easement and right-of-way over, through, under, across, upon and in the following-described property & situated in the City of Des Moines, King County, Washington, to-wit:

1615 S 260<sup>TH</sup>, Des Moines, WA 98198

for the construction, operation, maintenance, repair and/or replacement of a water pipeline and appurtenances thereto, together with all rights of ingress and egress to and from said easement for all purposes necessary and related thereto;

Grantee and its agents, designees or assigns shall have the right, without prior institution of any suit or proceeding at law, and without prior notice to Grantor, at such time as Grantee deems necessary to enter upon said property, by foot or vehicle, for the installation, repair, reconstruction or maintenance of water facilities and appurtenances without incurring any legal obligation or liability therefore, provided that such shall be accomplished in a manner that existing private improvements shall not be disturbed or destroyed, or in the event that they are disturbed or destroyed they will be replaced or repaired, as nearly as is practicable, to as good a condition as they were immediately before the property was entered upon by the Grantee.

Grantor hereby agrees that no building, wall rockery, trees or structure of any kind shall be erected or planted, nor shall any fill material be placed within the boundaries of said easement area. No excavation shall be made within three feet of said water service facilities, and the surface level of the ground within the easement area shall be maintained at the elevation as currently existing. In the event that this provision is violated, the Grantee shall have the right to require removal of any such structure and same shall be accomplished within a reasonable period of time and at Grantor's expense. Failure of Grantee to so exercise its right to require removal shall not constitute waiver of this right.

Grantor additionally grants to the Grantee, its agents, designees or assigns the use of such additional area immediately adjacent to said easement area as shall be required for the construction, re-construction, maintenance and operation of said water service facilities. The use of such additional area shall be held to a reasonable minimum and be returned to its condition existing immediately before the property was entered upon by Grantee or its agents.

IN WITNESS WHEREOF, the Grantor(s) has (have) executed these presents this 31<sup>st</sup> day of May.

J & J 260, LLC  
by Bennett Williams  
Managing Member

Individual Acknowledgement

STATE OF WASHINGTON )  
 )SS  
COUNTY OF KING )

On this 31st day of May, 2013, before me the undersigned, a Notary Public, personally appeared Bonnet Williams, to me known to be the individual or individuals described in and who executed the within and foregoing instrument, and acknowledged that it was signed as a free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.

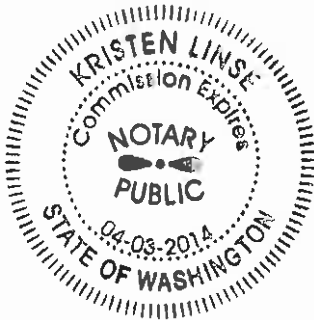
Kristen Linsie

Signature of Notary

Print or stamp name of Notary

Notary Public for the State of  
residing at Meruak Island

My appointment expires: 4-3-14



**Corporate Acknowledgement**

STATE OF WASHINGTON )  
  )SS  
COUNTY OF KING      )

On this 31st day of May, 2013, before me the undersigned, a Notary Public, personally appeared Bennett Williams, to me known to be the Authorized signor of J & J 260, LLC, the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation.

IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.

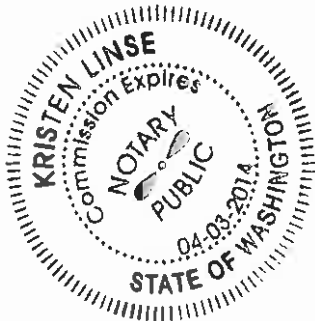
Kristen Linse

Signature of Notary

Print or stamp name of Notary

Notary Public for the State of  
residing at Mercur Island

My appointment expires: 4-3-13



# Exhibit A

## LEGAL DESCRIPTION

The Westerly 10 feet of Lots 1, 2 and 3;

TOGETHER WITH the Northwesterly 10 feet of Lots 4 and 5;

TOGETHER WITH the Northeasterly 10 feet of Lots 6 and 7;

TOGETHER WITH the Easterly 10 feet of Lots 8, 9 and Tract A;

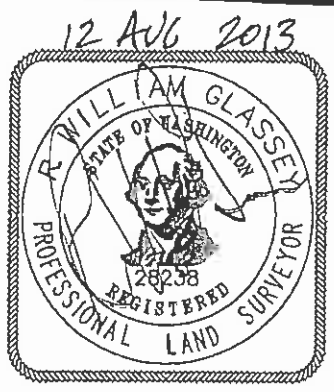
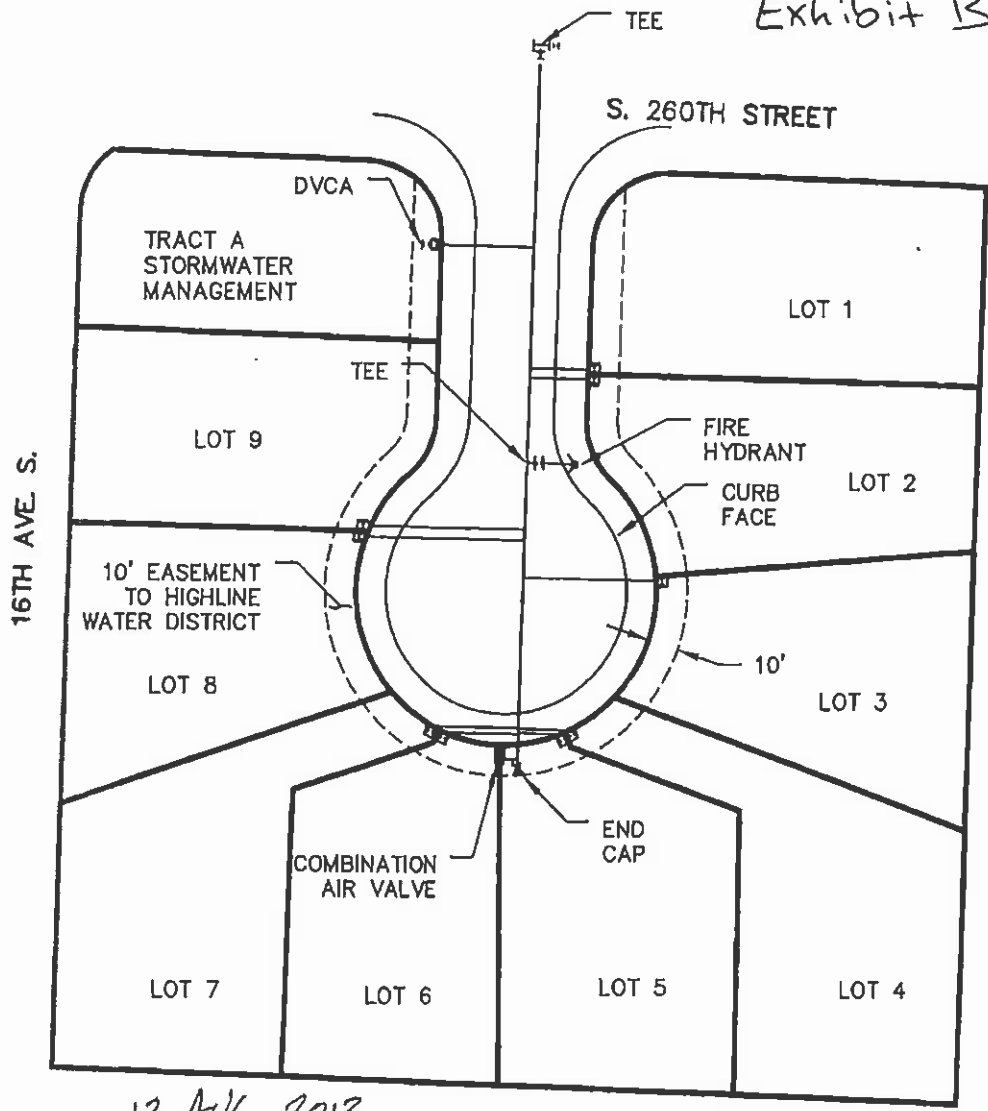
All Said Lots and Tract A being a part of City of Des Moines Short Plat Number LUA07-059

NW 28-22-4





Exhibit B



355 NW Gilman Boulevard, #201  
 Issaquah, Washington 98027  
 (425) 313-9378 (fax) 313-9379

ER PROPERTIES  
 DES MOINES SHORT PLAT  
 WATER EASEMENT  
 EXHIBIT MAP

JOB NO.	13030
DATE	AUG. 8, 2013
SHEET	1 OF 1



**Agenda Item No.:** 3.1  
**Agenda Date:** 09/18/2013  
**Reviewed By:** M.E.

**Subject:** Developer Extension – Axcent Servicing LLC - Accept Project as Complete  
Axcent Servicing Short Plat

**ATTACHMENTS:**

- 1. Resolution
- 2. Map
- 3. Bill of sale
- 4. Utility Easement

**BACKGROUND:**

**Name of DE:** Axcent Servicing Short Plat  
**Name of Developer:** J & J 260, LLC  
**Plat or Subdivision:** Axcent Servicing Short Plat  
**Scope of Work:** Provide and install approx. 234 lf 8" DI water main, 1 fire hydrant, nine 1" domestic water services, one 3/4" irrigation meter, and related appurtenances necessary to provide domestic water service, irrigation and fire suppression to nine new single family residents.  
**Resolution # Authorize DE:** 13-6-5A

**GENERAL LOCATION OF DE:** 1615 So 260th St  
**Bill of Sale Dated:** 05/31/2013

**Signed by:** Bennett Williams, Managing Member

**Requesting Latecomers Payback Agreement?:** Yes  No  N/A

**Deposit Paid?:** Yes  No  N/A

**Amt. of Deposit:** \$6,000.00  
**Explanation:** This is the final step in the developer extension process. This resolution authorizes acceptance of the developer extension, and staff has verified that it is complete in accordance with the District's standards.