

**HIGHLINE WATER DISTRICT
King County, Washington**

RESOLUTION 19-5-28A

**RELEASE OF EASEMENT
G & B HOLDINGS, LLC (GRANTOR)
KING COUNTY RECORDING #20170720000810**

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

Tax Parcel #2122049150

WHEREAS, on 7/17/17, G & B Holdings, LLC (Grantor) granted Highline Water District (Grantee) an easement for water pipeline, recorded in the records of King County, Washington under Recording No. 20170720000810; and

WHEREAS, G & B Holdings, LLC granted said easement for water pipeline for the benefit of Highline Water District; and

WHEREAS, this easement #20170720000810 is being released because a new easement has been provided by the developer and recorded in the records of King County, Washington under Recording No. 20190501001028 with corrected language and location, and

WHEREAS, Highline Water District (Grantee), desires to relinquish said easement.

NOW, THEREFORE, BE IT RESOLVED:

1. For valuable consideration, receipt of which is hereby acknowledged, Highline Water District (formerly King County Water District No. 75) (Grantee) hereby relinquishes, vacates, and quit claims all interest in said easement Recording No. 20170720000810 for water pipeline.
2. The General Manager or designee is authorized to execute the Release of said Easement Recording No. 20170720000810 (Attachment-1) 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 **28th** day of **May 2019**.

BOARD OF COMMISSIONERS



Kathleen Quong-Vermeire, President



Todd Fultz, Commissioner



George Landon, Commissioner

Vince Koester, Secretary



Daniel Johnson, Commissioner

Return Address:

HIGHLINE WATER DISTRICT
P.O. BOX 3867
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. Release of Easement
- 2.
- 3.

Reference Numbers (s) of Documents assigned or released: 2122049150

Additional reference #'s on page

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

1. G & B HOLDINGS 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) **SE-21-22-04**

Additional legal is on pages **EXHIBITS A & B** of Legal Description.

Assessor's Property Tax Parcel/Account Number 2122049150

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.

When Recorded Return To:

HIGHLINE WATER DISTRICT
23828 30TH AVE S
KENT WA 98032



20170720000810

EASEMENT Rec: \$77.00
7/20/2017 4:16 PM
KING COUNTY, WA

OLD REPUBLIC TITLE

11-024801 5/77

INDEXING COVER SHEET

Title of Document:

HIGHLINE WATER DISTRICT UTILITY
EASEMENT

Reference:

Old Republic Title, Ltd. has placed this document of record as a customer courtesy and accepts no liability for the accuracy or validity of the document.

Grantor:

G & B HOLDINGS LLC

Grantee:

HIGHLINE WATER DISTRICT

Abb. Legal:

PTN LOT 2 CITY OF KENT SHORT PLAT
SP-90-13, REC NO. 9010160102, 9010160103 &
See full page 4 9010160104

Tax ID No(s):

212204-9150

EXCISE TAX NOT REQUIRED

King Co. Records Division

By Lisa L. Ohlen Deputy

Lisa L. Ohlen

**HIGHLINE WATER
DISTRICT UTILITY
EASEMENT**

The Grantor, G & B HOLDINGS 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 Kent, King County, Washington, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION
SEE ATTACHED EXHIBIT "B" FOR GRAPHICAL DEPICTION

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 17th day of July, 2017.

**EXHIBIT A
(LEGAL DESCRIPTION)**

15 foot wide strips over, under and across a portion of Lot 2 of City of Kent Short Plat No. SP-90-13, recorded under recording nos. 9010160102, 9010160103 and 9010160104, Records of King County, Washington, being a portion of the Southwest Quarter of the Southeast Quarter of Section 21, Township 22 North, Range 4 East, W.M., in King County, Washington, the centerline of said 15 foot wide strips having 7.50 feet on each side described as follows:

COMMENCING at an existing cased concrete monument in with a 3" brass disk with punch on the west line of the Southeast Quarter of said Section 21 and the centerline of South 252nd Street;

THENCE South 01°03'00" West, along said west line for a distance of 184.89 feet to the POINT OF BEGINNING;

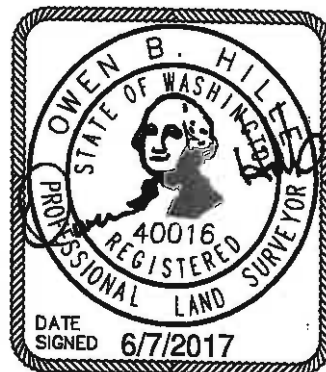
THENCE South 87°41'03" East, a distance of 20.22 feet;

THENCE South 02°18'57" West, a distance of 30.01 feet to a POINT "A" on the south line of said Lot 2 and the terminus of said centerline;

ALSO, COMMENCING at the aforementioned POINT "A";

THENCE South 87°39'07" East, along the south line of said Lot A for a distance of 174.25 feet to the POINT OF BEGINNING;

THENCE North 02°11'44" East, 27.96 feet to the terminus of said centerline.

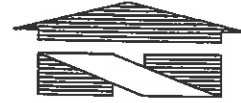


Project: Kent Self Storage
Job No. 18113
June 7, 2017

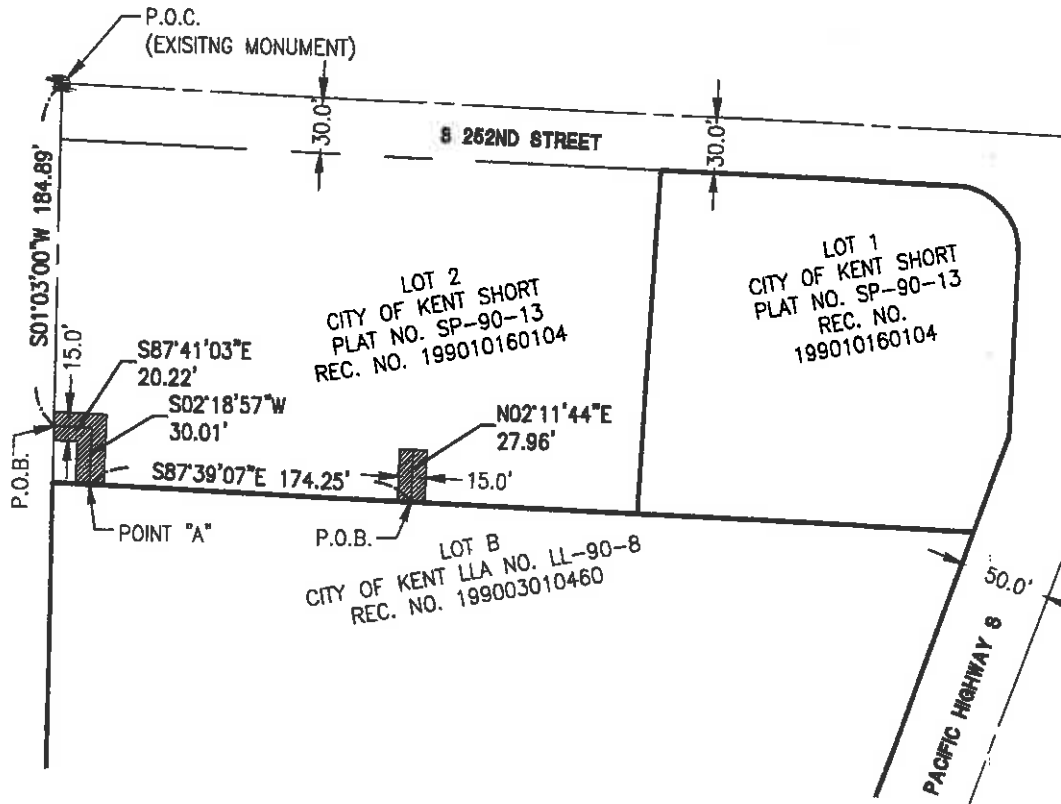
OBH
18113L.007.doc
18113exh04-wtr ease.dwg

EXHIBIT MAP

EXHIBIT B




1"=100'

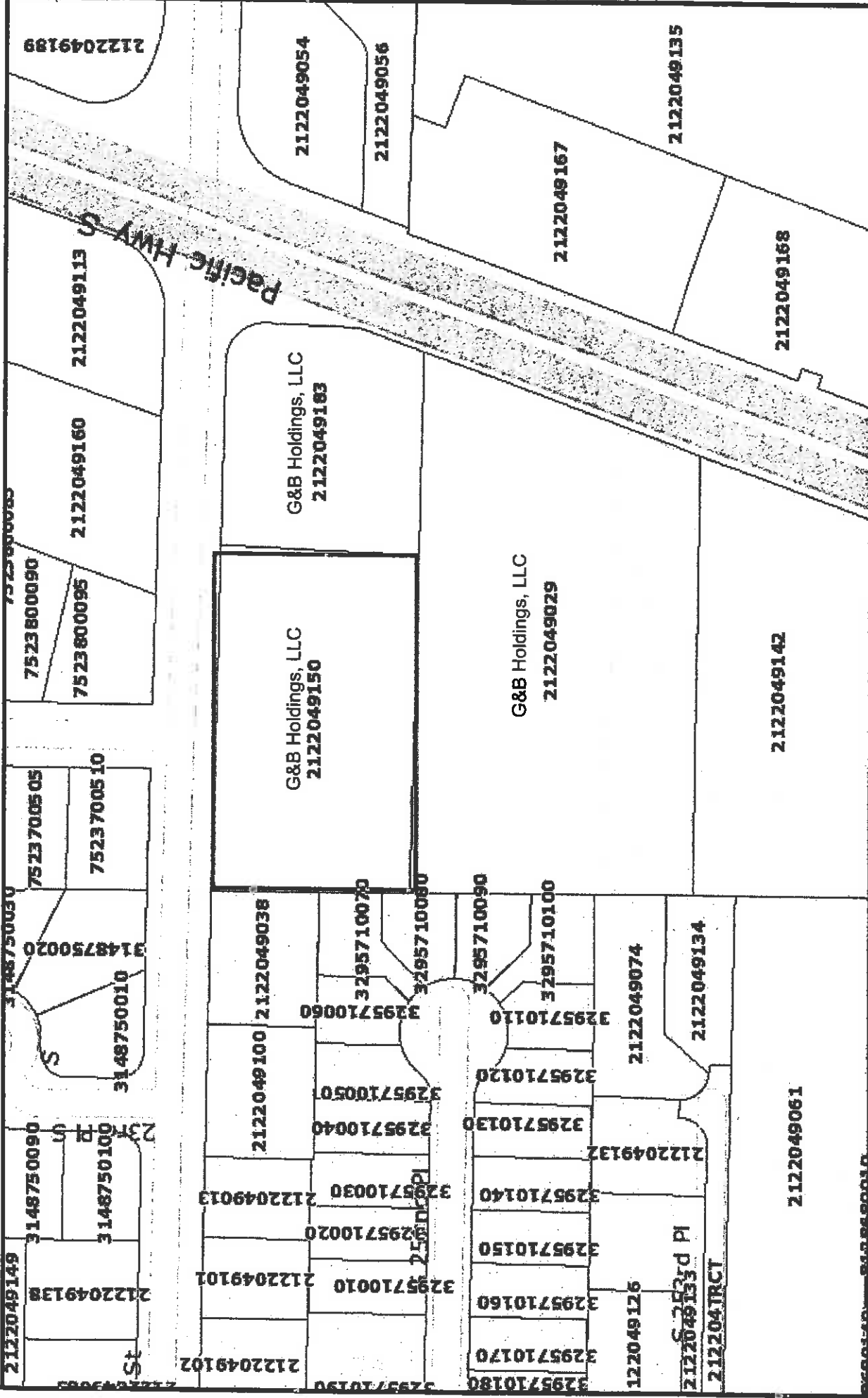


File:P:\18000s\18113\survey\18113exh04-wtr ease.dwg Date/Time:6/7/2017 11:15 AM OWEN HILLE

PTN: SW1/4, SE1/4 SECTION 21-T22N-R4E, W.M.

SCALE: HORIZONTAL 1"=100' VERTICAL N/A		For: CPSG SELF STORAGE FACILITY XI, LLC	JOB NUMBER 18113
 18215 72ND AVENUE SOUTH KENT, WA 98032 (425)251-6222 (425)251-8782 FAX CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES	Title: WATERLINE EASEMENT		18113L.007.DOC SHEET 1 of 1
	DRAWN <u>OBH</u> CHECKED <u>OBH</u> APPROVED <u>OBH</u> DATE <u>6/7/2017</u>		

King County iMap



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Notes:
Date: 9/26/2017



Agenda Item No.: 5.1
Agenda Date: 05/28/19
Reviewed By: [Signature]

Subject: Release of Easement - King County Recording #20170720000810
G & B Holdings, LLC (Grantor)

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 19-5-28A with Attachment-1

COMMENTS:

This easement #20170720000810 is being released because a new easement has been provided by the developer and recorded in the records of King County, Washington under Recording No. 20190501001028 with corrected language and location.

The District desires to relinquish said easement.

Staff recommends approval of this resolution.