

**HIGHLINE WATER DISTRICT
King County, Washington**

RESOLUTION 19-9-4A

**RESOLUTION ACCEPTING AN EXTENSION TO THE WATER DISTRICT SYSTEM
DES MOINES ELEMENTARY SCHOOL – 23801 16TH AVE S, DES MOINES, WA**

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

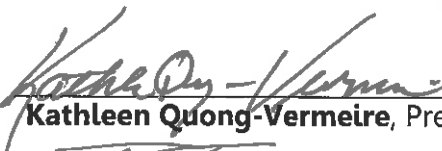
WHEREAS, pressure, bacteriological and other tests have been made and the results have proven satisfactory. The General Manager agrees with the recommendation for acceptance of said extension.

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 7/08/19 and executed by Rod Sheffer, Executive Director, Capital Planning, is hereby accepted and attached as Exhibit A.

ADOPTED BY THE BOARD OF COMMISSIONERS of Highline Water District, King County, Washington, at an open public meeting held this **4th** day of **September 2019**.

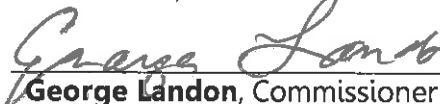
BOARD OF COMMISSIONERS



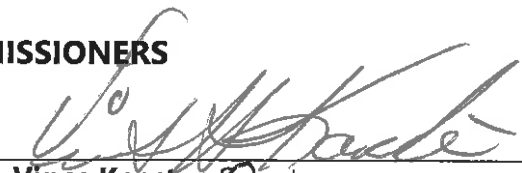
Kathleen Quong-Vermeire, President



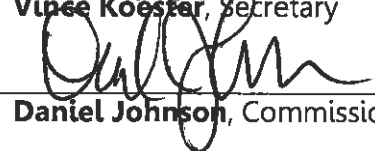
Todd Fultz, Commissioner



George Landon, Commissioner



Vince Koester, Secretary



Daniel Johnson, Commissioner

Return Address:

HIGHLINE WATER DISTRICT
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. **Easement**

Reference Numbers (s) of Documents assigned or released: 1722049100, 1622049020

Additional reference #'s on page _____ of legal description

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

1. **Highline School District No. 401**

2.

Additional names on _____

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)

Additional legal is on pages **EXHIBIT A** of Utility Easement Legal Description.

Assessor's Property Tax Parcel/Account Number: 1722049100, 1622049020

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, Highline School District 401, 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:

Exhibit A


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 23rd day of July 2019



Rod Sheffer, Exec. Dir. Capital Planning

Individual Acknowledgement

STATE OF WASHINGTON)
)SS
COUNTY OF KING)

On this 9th day of July 2019, before me the undersigned, a Notary Public, personally appeared Bob Shaffer, 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.



Katherine D. Kitts
Signature of Notary
Katherine D. Kitts
Print or stamp name of Notary
Notary Public for the State of
residing at Des Moines, WA
My appointment expires: July 19, 2022

Corporate 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 _____ of _____, 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.

Signature of Notary

Print or stamp name of Notary
Notary Public for the State of
residing at _____
My appointment expires: _____

EXHIBIT A

LEGAL DESCRIPTION FOR DES MOINES ELEMENTARY SCHOOL-HIGHLINE WATER DISTRICT EASEMENT.

A 15' WIDE EASEMENT LYING 7.5' ON EACH SIDE OF THE FOLLOWING DESCRIBED LINES.

COMMENCING AT THE MONUMENT MARKING THE CENTERLINE INTERSECTION OF 16TH AVENUE SOUTH AND SOUTH 240TH STREET; THENCE NORTH 88°27'15" WEST, A DISTANCE OF 372.40 FEET; THENCE NORTH 01°02'50" EAST, A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING;

CENTERLINE 1.
COMMENCING AT THE TRUE POINT OF BEGINNING; THENCE NORTH 01°02'50" EAST, A DISTANCE OF 290.59 FEET; THENCE NORTH 44°46'44" EAST, A DISTANCE OF 7.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE NORTH 44°46'44" EAST, A DISTANCE OF 187.70 FEET; THENCE NORTH 01°03'19" EAST, A DISTANCE OF 72.99 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B"; THENCE NORTH 01°03'19" EAST, A DISTANCE OF 5.66 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "C"; THENCE NORTH 01°04'07" EAST, A DISTANCE OF 54.20 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "D"; THENCE NORTH 00°12'53" EAST, A DISTANCE OF 0.88 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "E"; THENCE NORTH 01°03'19" EAST, A DISTANCE OF 190.06 FEET; THENCE NORTH 43°55'17" WEST, A DISTANCE OF 72.02 FEET; THENCE NORTH 01°02'26" EAST, A DISTANCE OF 50.87 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "F"; THENCE NORTH 01°35'24" EAST, A DISTANCE OF 6.47 FEET; THENCE NORTH 45°30'45" EAST, A DISTANCE OF 29.04 FEET; THENCE SOUTH 79°33'22" EAST, A DISTANCE OF 258.60 FEET; THENCE SOUTH 36°50'41" EAST, A DISTANCE OF 36.80 FEET; THENCE SOUTH 10°10'25" WEST, A DISTANCE OF 9.48 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "G"; THENCE SOUTH 10°10'25" WEST, A DISTANCE OF 211.99 FEET; THENCE SOUTH 00°51'55" WEST, A DISTANCE OF 31.63 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "H"; THENCE SOUTH 00°51'55" WEST, A DISTANCE OF 295.60 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "I"; THENCE SOUTH 00°51'55" WEST, A DISTANCE OF 35.00 FEET; THENCE SOUTH 23°35'41" EAST, A DISTANCE OF 8.00 FEET; THENCE SOUTH 68°35'41" EAST, A DISTANCE OF 2.70 FEET TO TO THE TERMINUS OF SAID CENTERLINE 1.

CENTERLINE 2;
BEGINNING AT THE DESCRIBED ABOVE POINT "A"; THENCE SOUTH 45°10'07" EAST, A DISTANCE OF 21.40 FEET TO THE TERMINUS OF SAID CENTERLINE 2.

CENTERLINE 3;
BEGINNING AT THE DESCRIBED ABOVE POINT "B"; THENCE SOUTH 88°57'26" EAST, A DISTANCE OF 31.66 FEET TO THE TERMINUS OF SAID CENTERLINE 3.

CENTERLINE 4;
BEGINNING AT THE DESCRIBED ABOVE POINT "C"; THENCE SOUTH 88°57'26" EAST, A DISTANCE OF 31.66 FEET TO THE TERMINUS OF SAID CENTERLINE 4.

CENTERLINE 5;
BEGINNING AT THE DESCRIBED ABOVE POINT "D"; THENCE NORTH 89°47'07" WEST, A DISTANCE OF 35.54 FEET TO THE TERMINUS OF SAID CENTERLINE 5.

CENTERLINE 6;
BEGINNING AT THE DESCRIBED ABOVE POINT "E"; THENCE SOUTH 89°00'10" EAST, A DISTANCE OF 42.35 FEET TO THE TERMINUS OF SAID CENTERLINE 6.

CENTERLINE 7;
BEGINNING AT THE DESCRIBED ABOVE POINT "F"; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 27.68 FEET TO THE TERMINUS OF SAID CENTERLINE 7.

EXHIBIT A

CENTERLINE 8;
BEGINNING AT THE DESCRIBED ABOVE POINT "G"; THENCE NORTH 79°49'35" WEST, A
DISTANCE OF 17.41 FEET TO THE TERMINUS OF SAID CENTERLINE 8.

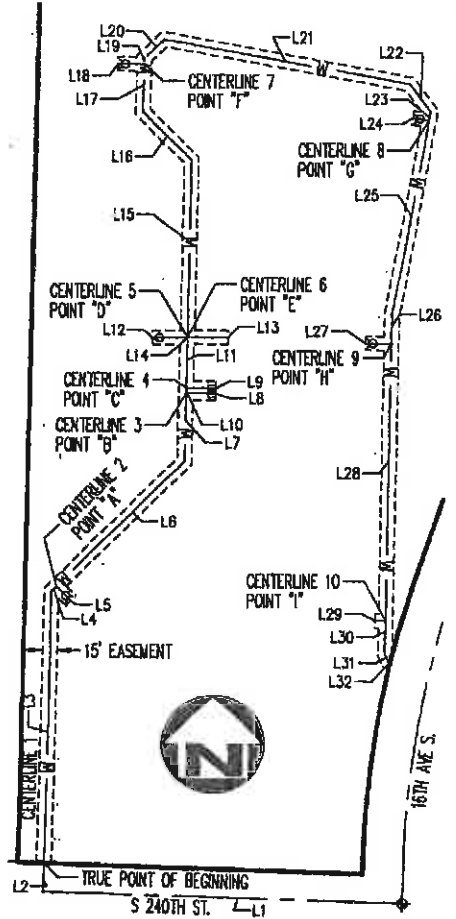
CENTERLINE 9;
BEGINNING AT THE DESCRIBED ABOVE POINT "H"; THENCE NORTH 89°32'03" WEST, A
DISTANCE OF 27.38 FEET TO THE TERMINUS OF SAID CENTERLINE 9.

CENTERLINE 10;
BEGINNING AT THE DESCRIBED ABOVE POINT "I"; THENCE NORTH 89°50'06" WEST, A
DISTANCE OF 11.51 FEET TO THE TERMINUS OF SAID CENTERLINE 10.

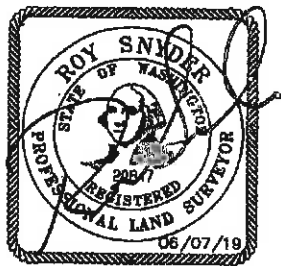
Exhibit 'A'

LINE	BEARING	DISTANCE
L1	N88°27'15"W	372.40'
L2	N01°02'50"E	30.00'
L3	N01°02'50"E	290.59'
L4	N44°46'44"E	7.00'
L5	S45°10'07"E	21.40'
L6	N44°46'44"E	187.70'
L7	N01°03'19"E	72.99'
L8	S88°57'26"E	31.66'
L9	S88°57'26"E	31.66'
L10	N01°03'19"E	5.66'
L11	N01°04'07"E	54.20'
L12	N89°47'07"W	35.54'
L13	S89°00'10"E	42.35'
L14	N00°12'53"E	0.88'
L15	N01°03'19"E	190.06'
L16	N43°55'17"W	72.02'
L17	N01°02'26"E	50.87'
L18	N90°00'00"W	27.68'
L19	N01°35'24"E	8.47'
L20	N45°30'45"E	29.04'
L21	S79°33'22"E	258.60'
L22	S36°50'41"E	36.80'
L23	S10°10'25"W	9.48'
L24	N79°49'35"W	17.41'
L25	S10°10'25"W	211.99'
L26	S00°51'55"W	31.63'
L27	N89°32'03"W	27.38'
L28	S00°51'55"W	295.60'
L29	N89°50'06"W	11.51'
L30	S00°51'55"W	35.00'
L31	S23°35'41"E	8.00'
L32	S68°35'41"E	2.70'

LEGEND
 ⊙ FIRE HYDRANT



SCALE: 1"=140'



TRUE POINT SURVEYING, LLP
 PO BOX 731909 - PUYALLUP, WA 98374 - 253-380-8538

DES MOINES ELEMENTARY SCHOOL WATER LINE EASEMENT AND LEGAL DESCRIPTION

23801 16TH AVENUE SOUTH
 DES MOINES, WA 98198

DRAWN:	DS	SCALE:	140'
CHECKED:	RS	APPROVED:	RS
DATE:	MAY 2018	JOB NO:	4216-181

Copy

HIGHLINE WATER DISTRICT

BILL OF SALE

EXHIBIT A

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,

Highline School District No. 401, 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: 23801 16th Avenue South, Des Moines, WA 98198

ALONG:	On Site	FROM:		TO:	
ALONG:		FROM:		TO:	

DESCRIBED WATER MAINS & APPURTENANCES

Appurtenance	Size/Type	Amount Installed	Unit Cost	Total Cost
DI Water Main	12"	1879 LF	\$ 91.00	\$170,989.00
Fire Hydrant Assembly		5 EA	\$ 6,100.00	\$ 30,500.00
Air Vac Assembly	2"	1 EA	\$ 5,480.00	\$ 5,480.00
Irrigation Meter	1.5"	1 EA	\$ 3,268.00	\$ 3,268.00
Gate Valve	4"	2 EA	\$ 1,600.00	\$ 3,200.00
Gate Valve	12"	8 EA	\$ 3,100.00	\$ 24,800.00
Domestic Service	3"	1 EA	\$19,300.00	\$ 19,300.00
DI Water Main	6"	102 LF	\$ 52.00	\$ 5,304.00
Total Cost of Water Improvements				\$ 262,841.00

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:

Two hundred sixty two thousand eight hundred forty one Dollars (\$ 262,841.00).

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

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

8th Day Of July, 2019

Rod Sheffer

Title:

Rod Sheffer, Exec. Dir. Capital Planning

Title:

CORPORATION ACKNOWLEDGEMENT

STATE OF WASHINGTON)
)SS
COUNTY OF KING)

On this 8th day of July 2019, before me the undersigned, a Notary Public, personally appeared Rod Sheffer, 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 _____

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF WASHINGTON)

COUNTY OF KING) SS

On this 8th day of July 2019, before me the undersigned, A Notary Public, personally appeared Rod Sheffer, 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.



Katherine D. Kitts
Signature of Notary

Katherine D. Kitts
Print or stamp name of Notary

Notary Public for the State of Washington,
residing at Des Moines, WA

My appointment expires July 19, 2022

Agenda Item No.: 3.1
Agenda Date: 9/4/19
Reviewed By: 

Subject: Developer Extension – Accept Project as Complete
Des Moines Elementary School

ATTACHMENTS:

1. Resolution
2. Easement
3. Bill of Sale
4. ~~Maintenance Bond~~ N/A – Government Agency

BACKGROUND:

Name of DE: Des Moines Elementary School
Name of Developer: Highline School District #401
Plat or Subdivision:
Scope of Work: Provide and install approximately 1,916 LF of 12" DI water main, 295 LF 6" DI water main, 5 fire hydrants, one 3" domestic meter, one 6" fire device, one 2" irrigation meter, and related appurtenances necessary to provide domestic, irrigation, and fire protection water to the new Des Moines Elementary School.

Resolution # Authorize DE:

GENERAL LOCATION OF DE: Original address: 1500 S 240th St, Des Moines, WA 98198
Revised address: 23801 16th Ave S, Des Moines, WA 98198

Bill of Sale Dated: July 8, 2019

Signed by: Rod Sheffer, Executive Director Capital Planning

Requesting Latecomers

Payback Agreement?: Yes No N/A

Deposit Paid?: Yes No N/A

Amt. of Deposit: \$10,000.00

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.