

Agenda Item No.: 5.1
 Agenda Date: 08/27/24
 Reviewed By: [Signature]

Subject: Resolution authorizing the partial termination of easement,
King County Recording #20170530000685

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"/>
<i>Amount: \$</i>			<i>Not-to Exceed</i> 0.00

ATTACHMENTS:

1. Resolution 24-8-27A w/Exhibits A, B, and C

COMMENTS:

The District owns and maintains an easement for a fire hydrant upon a portion of the following described real property: Tax Parcel No. 0422049287; Recording No. 20170530000685.

Mercy Family Housing entered into a Developer Extension agreement with the District that required relocation of the existing hydrant from tax parcel no. 0422049287 to tax parcel no. 0422049179. The Central Puget Sound Regional Transit Authority granted the District a new easement for the relocated hydrant, recorded in the records of King County, Washington under Recording No. 20200629900043.

The property for easement under Recording No. 20170530000685, "Point D", has been found to be no longer needed. The General Manager or designee is authorized to execute necessary documents for partial termination of the easement under Recording No. 20170530000685.

Staff recommends approval of this resolution.

**HIGHLINE WATER DISTRICT
King County, Washington**

RESOLUTION 24-8-27A

**RESOLUTION AUTHORIZING PARTIAL TERMINATION OF EASEMENT, KING COUNTY
RECORDING #20170530000685**

WHEREAS, the District owns and maintains an easement for a fire hydrant upon a portion of the following described real property:

Tax Parcel No. 0422049287

Recording No. 20170530000685

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

WHEREAS, Mercy Family Housing entered into a Developer Extension agreement with the District that required relocation of the existing hydrant from tax parcel no. 0422049287 to tax parcel no. 0422049179, see Exhibit B, attached hereto and by this reference made a part hereof; and,

WHEREAS, the Central Puget Sound Regional Transit Authority granted the District a new easement for the relocated hydrant, recorded in the records of King County, Washington under Recording No. 20200629900043; and,

WHEREAS, the property for easement under Recording No. 20170530000685, "Point D", has been found to be no longer needed.

NOW, THEREFORE, BE IT RESOLVED:

The General Manager or designee is authorized to execute necessary documents for partial termination of the easement under Recording No. 20170530000685, see Exhibit C, attached hereto and by this reference made a part hereof.

ADOPTED BY THE BOARD OF COMMISSIONERS of Highline Water District, King County, Washington, at an open public meeting held this **27th** day of **August 2024**.

BOARD OF COMMISSIONERS

Signed by:
Kathleen Quong-Vermeire
46FCA32C4556410...
Kathleen Quong-vermeire, President

DocuSigned by:
Vince Koester
382D4CB9A38F421...
Vince Koester, Secretary

DocuSigned by:
Polly Daigle
7BD0B8DD748D4ED...
Polly Daigle, Commissioner

Signed by:
Todd Fultz
8728D379F2E446D...
Todd Fultz, Commissioner

Signed by:
Daniel Johnson
6E7D4CD7088F4C7...
Daniel Johnson, Commissioner



20170530000685

HIGHLINE WATER EAS 80.00
PAGE-001 OF 008
05/30/2017 12:08
KING COUNTY, WA

Return Address:

HIGHLINE WATER DISTRICT
P.O. BOX 3867
23828 30TH AVE. S.
KENT, WA 98032

Unofficial Copy

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 – Central Puget Sound Regional Transit Authority (Parking Garage)
- 2.

Reference Numbers (s) of Documents assigned or released: 04220479148, 0422049253
0422049179, 0422049291, 0422049287, 0422049238
Additional reference #'s on page Exhibit A of legal description

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

1. Central Puget Sound Regional Transit Authority
- 2.

Additional names on page 2 of document.

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 NE-4-22-4

Additional legal is on Exhibit A, and Exhibit B of Utility Easement document.

Assessor's Property Tax Parcel/Account Number: 04220479148, 0422049253

0422049179, 0422049291, 0422049287, 0422049238

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.

EXCISE TAX NOT REQUIRED

King Co. Records Division

By *[Signature]* Deputy

HIGHLINE WATER DISTRICT UTILITY EASEMENT

The Grantor, Central Puget Sound Regional Transit Authority ("Sound Transit"), does hereby grant to Highline Water District, King County, Washington, a municipal corporation, Grantee, its successors and assigns, a non-exclusive easement and right-of-way over, through, under, across, upon and in the following-described property & situated in the City of SeaTac, King County, Washington, to-wit:

See Exhibit "A", attached and incorporated by this reference

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; the location of the easement areas are as described in Exhibit "B" and depicted in Exhibit "C", attached and incorporated by this reference.

Grantee acknowledges that Grantor intends to convey a portion or portions of Grantor's property encumbered by this easement to the City of SeaTac for right of way purposes. This easement will terminate as to any easement areas so conveyed to the City of SeaTac in the future. Grantee agrees to execute documents reasonably requested by Grantor to acknowledge such termination and such documents may be recorded in the real property records of King County.

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 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 areas. No excavation shall be made within three feet of said water service facilities, and the surface level of the ground within the easement areas 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 areas immediately adjacent to said easement areas as shall be required for the construction, re-construction, maintenance and operation of said water service facilities. The

use of such additional areas 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 21st day of Sept 2016

For Grantor:

SOUND TRANSIT

CENTRAL PUGET SOUND

REGIONAL TRANSIT AUTHORITY

By:

Ahmad Fazel

Print Name:

Ahmad Fazel

Title:

DECM, Executive Dir.

Approved as to Form for Grantor:

By:

Jennifer Belk for

Jennifer Belk

Legal Counsel

Unofficial Copy

(ACKNOWLEDGEMENT FOR GRANTOR)

STATE OF WASHINGTON)

) ss.

County of King)

On this 21st day of September, 2016 before me, the undersigned notary public in and for the State of Washington, duly commissioned and sworn, personally appeared Ahmad Fazel to me known to be the Executive Director of CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY, a regional transit authority, the authority that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said authority, for the uses and purposes therein mentioned, and on oath stated that he/she was duly authorized to execute the same.

WITNESS my hand and official seal hereto the day and year in this Certificate first above written.



Candance M. Campbell Notary Public
in and for the State of Washington, residing at
Renton.

My appointment expires 08-09-18
Candance M. Campbell

EXHIBIT "A"

Grantor's Entire Parcel:

Legal Description of Sound Transit Property:

ALL THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 22 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING WESTERLY OF 28TH AVENUE SOUTH, AND LYING EASTERLY OF 26TH AVENUE SOUTH AS CONVEYED TO THE CITY OF SEACAC BY DEEDS RECORDED UNDER RECORDING NUMBERS 20000223000485 AND 20001020000308, AND LYING NORTH OF SOUTH 200TH STREET AS CONVEYED FOR STREET RIGHT OF WAY BY DEEDS RECORDED UNDER RECORDING NUMBERS 4842071, 4899145, 7110190507, 20000807001121, 20001020000308 AND 200106280000120, RECORDS OF KING COUNTY, WASHINGTON.

EXCEPT THE NORTH 150 FEET IN WIDTH OF THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF 28TH AVENUE SOUTH WITH THE NORTHERLY LINE OF SOUTH 200TH STREET, SAID POINT OF INTERSECTION BEING 20.00 FEET NORTH AND 53.96 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION SUBDIVISION; THENCE NORTH ALONG SAID WESTERLY LINE 80 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH ALONG SAID WESTERLY LINE 270.6 FEET; THENCE NORTH 89° 45' 20" WEST 240.05 FEET; THENCE SOUTH 2° 46' 30" EAST 271.63 FEET, MORE OR LESS, TO A POINT WEST OF THE TRUE POINT OF BEGINNING; THENCE EAST 239.44 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

AND TOGETHER WITH THAT TRACT OF LAND CONVEYED TO THE CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY BY DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 20141107000539.

EXHIBIT "B"

Water Utility Easement Area Acquired by Grantee:

THOSE PORTIONS OF GRANTOR'S PARCEL (SAID PARCEL BEING DESCRIBED IN EXHIBIT "A"), BEING IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 22 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS.

A 15' STRIP OF LAND LYING 7.5' ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE: COMMENCING AT THE INTERSECTION OF THE WESTERLY LINE OF 28TH AVENUE SOUTH WITH THE ORIGINAL NORTHERLY LINE OF SOUTH 200TH STREET, SAID POINT OF INTERSECTION BEING 20.00 FEET NORTH AND 53.960 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION SUBDIVISION; THENCE N01°08'08"W ALONG SAID WESTERLY LINE A DISTANCE OF 172.88 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING HEREINAFTER REFERRED TO AS POINT "A"; THENCE N89°37'10"W A DISTANCE OF 20.54 FEET TO THE TERMINUS OF SAID CENTER LINE.

CONTAINING 308 SQUARE FEET, MORE OR LESS.

TOGETHER WITH A 15' STRIP OF LAND LYING 7.5' ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

COMMENCING AT ABOVE-DESCRIBED POINT "A"; THENCE N01°08'08"W ALONG SAID WESTERLY LINE OF 28TH AVENUE SOUTH A DISTANCE OF 296.83 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING HEREINAFTER REFERRED TO AS POINT "B"; THENCE S87°47'38"W A DISTANCE OF 7.06 FEET TO THE TERMINUS OF SAID CENTER LINE.

CONTAINING 436 SQUARE FEET, MORE OR LESS.

TOGETHER WITH A 15' STRIP OF LAND LYING 7.5' ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

COMMENCING AT ABOVE-DESCRIBED POINT "B"; THENCE N01°08'08"W ALONG SAID WESTERLY LINE OF 28TH AVENUE SOUTH A DISTANCE OF 61.80 FEET TO THE TRUE POINT OF BEGINNING; THENCE S87°47'35"W A DISTANCE OF 13.89 FEET TO THE TERMINUS OF SAID CENTER LINE.

CONTAINING 208 SQUARE FEET, MORE OR LESS.

TOGETHER WITH A 15' STRIP OF LAND LYING 7.5' ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

COMMENCING AT THE INTERSECTION OF THE WESTERLY LINE OF 28TH AVENUE SOUTH WITH THE ORIGINAL NORTHERLY LINE OF SOUTH 200TH STREET, SAID POINT OF INTERSECTION BEING 20.00 FEET NORTH AND 53.960 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION SUBDIVISION; THENCE N88°26'18"W ALONG SAID ORIGINAL NORTHERLY LINE A DISTANCE OF 212.20 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "C"; THENCE N01°38'35"E A DISTANCE OF 20.00 FEET TO THE CURRENT NORTH LINE OF SOUTH 200TH STREET AND THE TRUE POINT OF BEGINNING; THENCE N01°38'35"E A DISTANCE OF 23.39 FEET TO THE TERMINUS OF SAID CENTER LINE.

CONTAINING 651 SQUARE FEET, MORE OR LESS.

TOGETHER WITH A 15' STRIP OF LAND LYING 7.5' ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

COMMENCING AT ABOVE-DESCRIBED POINT "C"; THENCE N88°26'18"W ALONG SAID ORIGINAL NORTHERLY LINE OF SOUTH 200TH STREET A DISTANCE OF 137.65 FEET TO A POINT; THENCE N01°22'15"E A DISTANCE OF 20.00 FEET TO THE CURRENT NORTH LINE OF SOUTH 200TH STREET AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING N01°22'15"E A DISTANCE OF 18.38 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "D"; THENCE CONTINUING N01°22'15"E A DISTANCE OF 10.57 FEET TO THE TERMINUS OF SAID CENTER LINE.

TOGETHER WITH A 15' STRIP OF LAND LYING 7.5' ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

BEGINNING AT ABOVE-DESCRIBED POINT "D"; THENCE N88°43'56"W A DISTANCE OF 19.01 FEET TO THE TERMINUS OF SAID CENTER LINE.

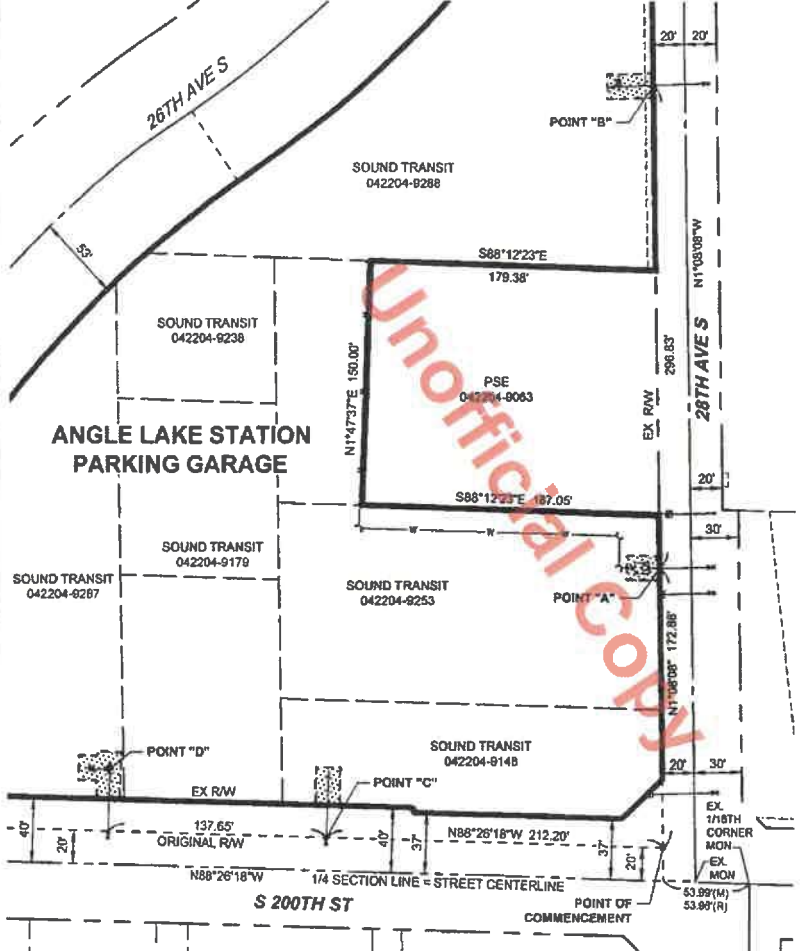
CONTAINING 607 SQUARE FEET, MORE OR LESS.

Earl J. Bone 8/17/16

EXHIBIT "C" (SHEET 1 OF 2) HIGHLINE WATER EASEMENT

SW1/4 NE1/4 SEC 4, T 22 N, R 4 E; W.M.

SEE SHEET 2 OF 2



LEGEND	
	STREET RIGHT-OF-WAY LINE
	STREET CENTER LINE
	PLATTED LOT LINE
	PROPERTY LINE
	PARENT PARCEL
	EASEMENT LINE PERMANENT
	ORIGINAL RIGHT OF WAY LINE

SCALE IN FEET

NAD 83 (91)

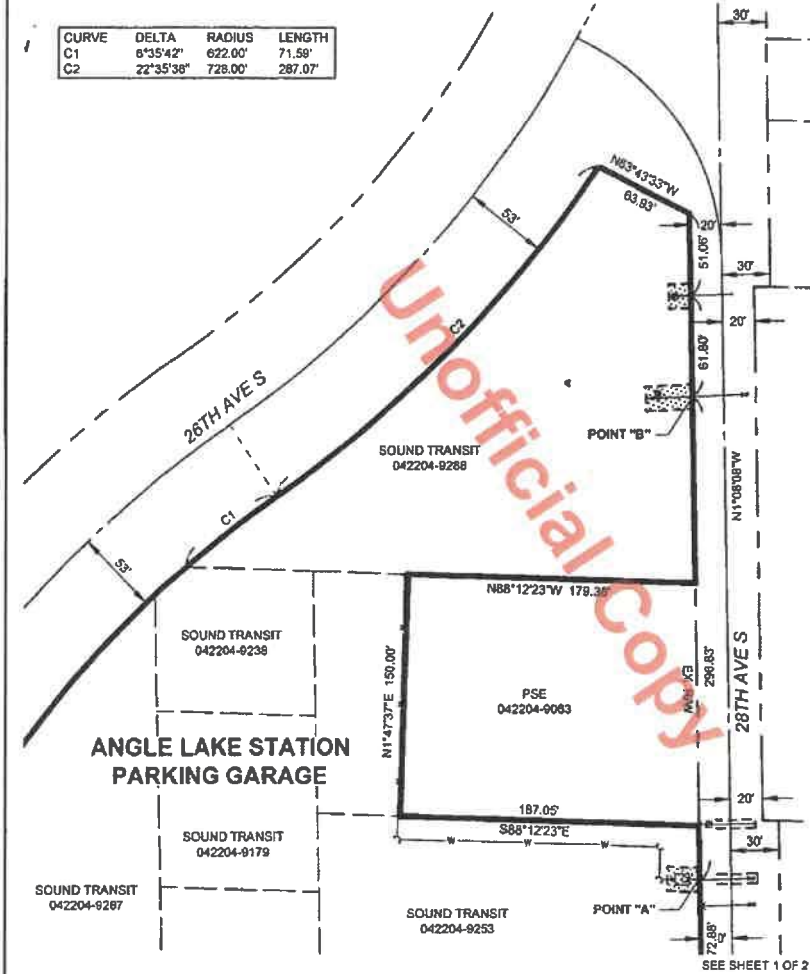
<p>SOUNDTRANSIT</p>		PARCEL AREA: _____ 185,934 SF PERMANENT ESMT: _____ 1910 SF
EXHIBIT "C"		
ASSESSOR NO.: 0422049063 DATE: 5/22/17		
OWNER: SOUND TRANSIT		
BLOCK NO.: N/A LOT NO.: N/A		
CITY OF SEACAT		KING COUNTY, WA

L & A LIN & ASSOCIATES
LINK LIGHT RAIL TRANSIT SYSTEM

EXHIBIT "C" (SHEET 2 OF 2) HIGHLINE WATER EASEMENT

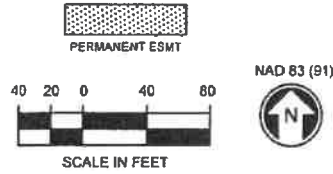
SW1/4 NE1/4 SEC 4, T 22 N, R 4 E; W.M.

CURVE	DELTA	RADIUS	LENGTH
C1	8°35'42"	622.00'	71.58'
C2	22°35'38"	728.00'	287.07'



**ANGLE LAKE STATION
PARKING GARAGE**

LEGEND	
	STREET RIGHT-OF-WAY LINE
	STREET CENTER LINE
	PLATTED LOT LINE
	PROPERTY LINE
	PARENT PARCEL
	EASEMENT LINE PERMANENT
	ORIGINAL RIGHT OF WAY LINE



SOUNDTRANSIT

HUITT-ZOLLARS

L & A LIN & ASSOCIATES

LINK LIGHT RAIL TRANSIT SYSTEM



PARCEL AREA: SEE SHEET 1 OF 2
PERMANENT ESMT: SEE SHEET 1 OF 2

EXHIBIT "C"

ASSESSOR NO.: 0422049083 DATE: 5/22/18
OWNER: SOUND TRANSIT
BLOCK NO.: N/A LOT NO.: N/A
CITY OF SEACAC KING COUNTY, WA

Record Date: 11/14/2023 8:33 AM
Electronically Recorded King County, WA

After recording return to:
Highline Water District
23828 30th Avenue South
Kent, WA 98032

First Am NCS-1087120

**HIGHLINE WATER DISTRICT
UTILITY EASEMENT (Hydrant)**

GRANTOR: Central Puget Sound Regional Transit Authority

GRANTEE: Highline Water District

Abbreviated Legal Description: Lot C, LLA No. SUB 19-0005, Rec. 20200629900043

Assessor's Property Tax Parcel Account Number(s): 0422049179

Reference number(s) of Related Document(s): N/A

The Grantor, CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY, a Washington regional transit authority ("Sound Transit") does hereby grant to HIGHLINE WATER DISTRICT, King County, Washington, a municipal corporation, Grantee, its successors and assigns, an easement (the "Easement") over, through, under, across, upon and in the following-described property situated in the City of SeaTac, King County, Washington, to-wit:

See Exhibit "A," attached and incorporated by this reference

for the construction, operation, maintenance, repair and/or replacement of a water hydrant and appurtenances thereto together with all rights of ingress and egress to and from said easement for all purposes necessary and related thereto; the location of the easement area is as described in Exhibit "B" and depicted in Exhibit "C", attached and incorporated by this reference.

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 the then existing 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

After recording return to:
Highline Water District
23828 30th Avenue South
Kent, WA 98032

RECORDED ELECTRONICALLY
ID: 20231114000148 County: King
Date: 11-14-2023 Time: 8:33am
simplifile.com 800.460.5657

**HIGHLINE WATER DISTRICT
UTILITY EASEMENT (Hydrant)**

GRANTOR: Central Puget Sound Regional Transit Authority

GRANTEE: Highline Water District

Abbreviated Legal Description: Lot C, LLA No, SUB 19-0005, Rec. 20200629900043

Assessor's Property Tax Parcel Account Number(s): 0422049179

Reference number(s) of Related Document(s): N/A

The Grantor, CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY, a Washington regional transit authority ("Sound Transit") does hereby grant to HIGHLINE WATER DISTRICT, King County, Washington, a municipal corporation, Grantee, its successors and assigns, an easement (the "Easement") over, through, under, across, upon and in the following-described property situated in the City of SeaTac, King County, Washington, to-wit:

See Exhibit "A," attached and incorporated by this reference

for the construction, operation, maintenance, repair and/or replacement of a water hydrant and appurtenances thereto together with all rights of ingress and egress to and from said easement for all purposes necessary and related thereto; the location of the easement area is as described in Exhibit "B" and depicted in Exhibit "C", attached and incorporated by this reference.

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 the then existing 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 help to be 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 has executed these presents this 13th day of November, 2023.

[SIGNATURE PAGE FOLLOWS]

SOUND TRANSIT:
Central Puget Sound Regional Transit Authority

By: [Signature]
Name: Thatcher Imboden
Its: Director, Community Development Office

Approved as to form:
[Signature]

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Thatcher Imboden is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Director, Community Development Office of Central Puget Sound Regional Transit Authority, a Washington regional transit authority, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: Oct. 27, 2023



[Signature]
(Signature of Notary)
Sarah Kaufmann
(Legibly Print or Stamp Name of Notary)
Notary public in and for the state of Washington,
residing at 163 23rd Ave, Seattle, WA 98122
My appointment expires 4/30/2027

EXHIBIT "A"

ANGLE LAKE TOD PARCEL
PIN: 0422049179
CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY, A REGIONAL TRANSIT AUTHORITY OF
THE STATE OF WASHINGTON

Grantor's Parcel:

LOT C OF CITY OF SEATAC LOT LINE ADJUSTMENT NO. SUB 19-0005, RECORDED UNDER
RECORDING NUMBER 20200629900043, RECORDS OF KING COUNTY, WASHINGTON.



EXHIBIT "B"

ANGLE LAKE TOD PARCEL
PIN: 0422049179
CENTRAL PUGET SOUND REGIONAL TRANSIT AUTHORITY, A REGIONAL TRANSIT AUTHORITY OF
THE STATE OF WASHINGTON

Hydrant Easement Area Acquired by Grantee:

ALL THAT PORTION OF GRANTOR'S PARCEL (SAID PARCEL BEING DESCRIBED IN EXHIBIT "A")
DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID GRANTOR'S PARCEL;
THENCE ALONG THE SOUTH LINE THEREOF, SOUTH 87°22'37" EAST A DISTANCE OF 9.02 FEET
TO THE EAST LINE OF AN EXISTING WATER/UTILITY EASEMENT RECORDED UNDER KING
COUNTY RECORDING NO. 20170530000685 AND THE **POINT OF BEGINNING**;
THENCE LEAVING SAID SOUTH LINE ALONG THE EAST LINE OF SAID EXISTING WATER/
UTILITY EASEMENT, NORTH 01°33'42" EAST A DISTANCE OF 16.06 FEET;
THENCE SOUTH 88°20'09" EAST A DISTANCE OF 25.24 FEET;
THENCE SOUTH 00°13'06" EAST A DISTANCE OF 7.95 FEET;
THENCE SOUTH 41°10'22" WEST A DISTANCE OF 10.92 FEET TO THE SOUTH LINE OF SAID
GRANTOR'S PARCEL;
THENCE ALONG SAID SOUTH LINE, NORTH 87°22'37" WEST A DISTANCE OF 18.53 FEET TO THE
POINT OF BEGINNING.

CONTAINING 384 SQUARE FEET, MORE OR LESS.

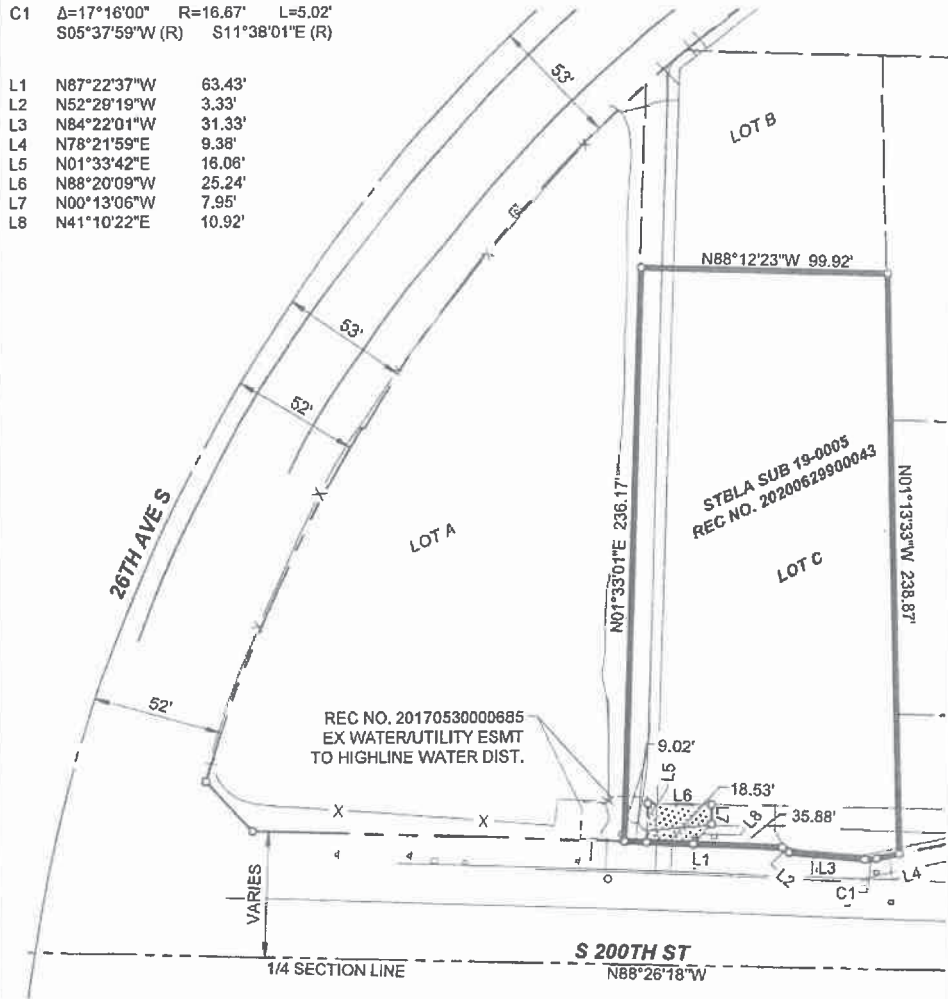


HYDRANT EASEMENT

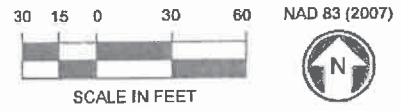
SW 1/4 NE 1/4 SEC 4, T 22 N, R 4 E, W.M.

C1 $\Delta=17^{\circ}16'00''$ R=16.67' L=5.02'
 S05°37'59"W (R) S11°38'01"E (R)

- L1 N87°22'37"W 63.43'
- L2 N52°29'19"W 3.33'
- L3 N84°22'01"W 31.33'
- L4 N78°21'59"E 9.38'
- L5 N01°33'42"E 16.06'
- L6 N88°20'09"W 25.24'
- L7 N00°13'06"W 7.95'
- L8 N41°10'22"E 10.92'



LEGEND	
	EASEMENT LINE PERMANENT
	EXISTING RIGHT-OF-WAY LINE
	STREET CENTER LINE
	PLATTED LOT LINE
	PROPERTY LINE
	PARENT PARCEL



PERMANENT ESMT

NOTE:
 PARCEL AREA IS FROM THE COUNTY ASSESSOR RECORDS



PARCEL AREA: 25.163 SF
 HYDRANT ESMT: 384 SF

EXHIBIT "C"
 ANGLE LAKE TOD PARCEL MAP

ASSESSOR NO.: 0422049179 DATE: 10/27/2023
 OWNER: SOUND TRANSIT
 BLOCK NO.: N/A LOT NO.: C
 CITY OF SEATAC KING COUNTY, WA

F & A FURTADO & ASSOCIATES

LINK LIGHT RAIL TRANSIT SYSTEM

AFTER RECORDING, RETURN TO:

Mercy Housing Northwest
6930 Martin Luther King Jr. Way S
Seattle, WA 98118

PARTIAL TERMINATION OF UTILITY EASEMENT

GRANTOR: Highline Water District

GRANTEE: MHNW 21 Angle Lake Family LLLP

ABBREVIATED LEGAL: Lot A, LLA No. SUB 19-0005, Rec. 20200629900043
(completed legal description on Exhibit A)

TAX PARCEL: 042204-9287-01

RELATED DOCUMENTS: 20170530000685

PARTIAL TERMINATION OF UTILITY EASEMENT

This Partial Termination of Utility Easement (“**Partial Termination**”) is made this _____ day of _____, 2024, by HIGHLINE WATER DISTRICT, King County, Washington, a municipal corporation (“**Highline**”), and releases that certain Utility Easement dated September 21, 2016, and recorded on May 30, 2017, in the Official Records of King County, Washington (the “**Records**”) under Instrument No. 20170530000685 (the “**Easement**”), from the Property (defined below).

RECITALS

- A. Central Puget Sound Regional Transit Authority (“**Sound Transit**”), as owner of those certain lands set forth in Exhibit A of the Easement (collectively, the “**Sound Transit Lands**”), granted the Easement to Highline for purposes of construction, operation, maintenance, repair and/or replacement of a water pipeline and appurtenances thereto, over multiple easement areas as described and depicted in Easement.
- B. Subsequent to the grant of the Easement, a portion of the Sound Transit Lands were subjected to certain subdivisions including that certain Angle Lake Station TOD Lot Line Adjustment File No.: SUB 19-0005 which was recorded in the Records under Instrument No. 20200629900043, creating, among others, those certain lands legally described in Exhibit A attached hereto and forming a part hereof (the “**Property**”);
- C. MHNW 21 Angle Lake Family LLLP, a Washington limited liability limited partnership (the “**Partnership**”) is the owner of the Property;
- D. The Partnership is developing the Property and constructing a mixed-use development comprising of a multi-family affordable housing apartment building with commercial/office space thereon (the “**Project**”).
- E. The Easement encumbers the Property with respect to that certain easement area known as “Point D” as described in Exhibit B and depicted in Exhibit C of the Easement (the “**Point D Easement Area**”), and upon which a certain fire hydrant and related works were installed by Highline;
- F. As part of the development approval for the Project, the Partnership completed its relocation of the fire hydrant and related waterworks from the Point D Easement Area on the Property to an adjacent property owned by Sound Transit, all as acknowledged and approved by Highline;

G. Highline has determined that the Easement is no longer necessary or required for its intended purposes with respect to the Point D Easement Area on the Property; and

H. Highline now desires to terminate the Easement as to the Property only.

PARTIAL TERMINATION

NOW, THEREFORE, from and after the date of recording of this Partial Termination in the Records (the “**Effective Date**”), Highline hereby abandons, conveys, releases and relinquishes its rights, title and interest in the Easement as to the Property only and the Property shall no longer be subject to any terms, conditions, and obligations set forth therein. Highline acknowledges and agrees that the Easement is hereby terminated and of no further force or effect as to the Property as of the Effective Date.

For greater certainty and avoidance of doubt, the Easement continues to encumber and burden the remainder of the Sound Transit Lands for the benefit of Highline, save and except for the Property, and remains in full force and effect.

[BALANCE OF PAGE LEFT INTENTIONALLY BLANK]
[SIGNATURE PAGES FOLLOW]

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

The Land referred to herein below is situated in the County of King, State of Washington, and is described as follows:

LOT A OF ANGLE LAKE STATION TOD LOT LINE ADJUSTMENT FILE NO. SUB 19-0005, RECORDED UNDER RECORDING NO. 20200629900043, IN KING COUNTY, WASHINGTON.

Termination of Utility Easement