

Advance Notice  
March 25, 2021

Recommendation to Approve Request for Storm Water Drainage Easement at Discovery Elementary – Kuper/Mullins

**Action to be taken: I recommend the Board approve the Request for a Storm Water Drainage Easement at Discovery Elementary School.**

An existing City of Sammamish stormwater easement and pipe runs east from 228<sup>th</sup> Avenue along the northern portion of Discovery Elementary School property and turns south just past the existing portable classroom buildings and conveys storm water into the wetlands to the southeast of the school.

The proposed Request for Storm Water Drainage Easement would allow the property owner directly to the north to tie into this existing City of Sammamish storm water drainage system. The proposed Drainage Easement will allow the City of Sammamish to maintain, operate, inspect and repair the new stormwater facility (i.e. pipe) once constructed.

Jake Kuper and Tom Mullins will be present to answer any questions the Board may have regarding this recommendation.

*Please scroll down to view documentation related to this recommendation (5 pages).*



WHEN RECORDED MAIL TO:

Issaquah School District, Capital Projects\_  
5150 220<sup>th</sup> Ave SE  
Issaquah, Washington 98029

AND TO:

City of Sammamish  
801 228<sup>th</sup> Ave SE  
Sammamish, Washington 98075

## **DRAINAGE EASEMENT**

Grantor: Issaquah School district #411\_\_\_\_\_

Grantee: City of Sammamish

Legal Description: Exhibit A

Assessor's Tax Parcel ID#: 0324069051

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the Grantor, the owner in fee of that certain parcel of land, described above, hereby grants and conveys an exclusive easement described in Exhibit A and depicted in Exhibit B to Grantee, City of Sammamish, a political subdivision of the State of Washington, for the purpose of conveying, managing, and facilitating surface and storm water per an engineering plan approved by the City of Sammamish for the project known as "Pike Commons Short Plat", together with the right for the City of Sammamish to enter said drainage easement at reasonable times for the purpose of inspecting, operating, maintaining, repairing, and improving the drainage facilities contained herein. Note that except for facilities which have been formally accepted for maintenance by the City of Sammamish, maintenance and repair of drainage facilities on private property is the responsibility of the property owner.

The Grantor of said parcel is required to obtain prior written approval from the City of Sammamish prior to filling, piping, cutting or removing vegetation (except for routine landscape maintenance such as lawn mowing) in open vegetated drainage facilities (such as swales, channels, ditches, ponds, etc.) or performing any alterations or modifications to the drainage facilities, contained within said drainage easement.

This easement is intended to facilitate reasonable access to the drainage facilities. It is binding upon the Grantor, its heirs, successors, and assigns.

DATED this \_\_\_ day of \_\_\_\_\_, 2021.

GRANTOR

By \_\_\_\_\_

STATE OF WASHINGTON )  
   ) ss.  
 COUNTY OF KING                 )

I certify that I know or have satisfactory evidence that \_\_\_\_\_  
 is the person who appeared before me, and on oath acknowledged that he/she is the  
 \_\_\_\_\_ and is authorized to execute this instrument on  
 behalf of \_\_\_\_\_,  
 and acknowledged it to be the free and voluntary act and deed of said  
 \_\_\_\_\_ for the uses and purposes mentioned in this  
 instrument.

WITNESS my hand and official seal hereto affixed this \_\_\_\_ day of \_\_\_\_\_,  
 2021.

(Notary Signature)

\_\_\_\_\_

\_\_\_\_\_  
 (Printed Name of Notary)  
 NOTARY PUBLIC in and for the  
 State of Washington.  
 My commission expires: \_\_\_\_\_

**EXHIBIT A  
LEGAL DESCRIPTION OF REAL PROPERTY  
AND DRAINAGE EASEMENT**

REAL PROPERTY:

TAX PARCEL #032406-9051

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON,

EXCEPT COUNTY ROADS

DRAINAGE EASEMENT:

A 10.00 FOOT EASEMENT FOR A PUBLIC STORM DRAIN HAVING 5.0 FEET OF SUCH WIDTH ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED REAL PROPERTY; THENCE SOUTH 88° 10' 39" EAST ALONG NORTH LINE THEREOF A DISTANCE OF 577.01 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE; THENCE SOUTH 20°10'39" EAST A DISTANCE OF 22.3 FEET MORE OR LESS TO THE NORTH EDGE OF THE EXISTING STORM DRAIN EASEMENT AND THE TERMINUS OF SAID CENTERLINE.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

EASEMENT AREA: 223.04 SQUARE FEET

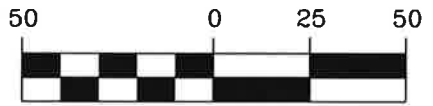
T.P.O.B. S  
S  
S 20°10'39"E, 22.3'±  
10' PERMANENT DRAINAGE EASEMENT

NORTH LINE OF SCHOOL DISTRICT PROPERTY

EXST STORM DRAIN EASEMENT

S88°10'39"E  
577.01'

EXHIBIT B  
DEPICTION OF  
EASEMENT



1 inch = 50 ft.

228TH AVE SE

