



**FILED BY:**  
Spokane County Public Works Department  
1026 West Broadway Avenue  
Spokane, WA 99260  
509-477-3600  
ATTENTION: Development Services

County Road File: 347  
Document Title: *Termination of Drainage Easement*  
Grantor(s): *Government, County of Spokane; Jesse's Bluff Homeowners Association*  
Grantee(s): *Copper Basin Construction, Incorporated; an Idaho Corporation*  
Abbreviated Legal Description: *A portion of NW¼ of Section 13, Township 26 N, Range 42 E W M.*  
Assessor's Tax Parcel Number: *A portion of 26132.9119 within the NW¼ of S13T26NR42EWM*

SPOKANE COUNTY PUBLIC WORKS  
Spokane County, Washington

**TERMINATION OF DRAINAGE EASEMENT**

This Termination of Drainage Easement is executed this 20th day of June, 2017 by Spokane County, a political subdivision of the State of Washington; Jesse's Bluff Homeowners Association, a Washington non-profit corporation; and Copper Basin Construction, Incorporated, an Idaho Corporation, and together may be collectively referred to as the Parties.

**RECITALS**

- A. The document entitled "Replacement Drainage Easement" was executed and recorded under Spokane County Auditor No. 5296745 on October 27, 2005 ("Easement").
- B. The Easement was intended to serve a residential development located in Spokane County known as Jesse's Bluff; in particular Jesse's Bluff 1<sup>st</sup> Addition.
- C. The Easement was required by Spokane County as part of the subdivision approval process and was intended to be temporary in nature and terminated when permanent drainage facilities were constructed in conjunction with the entire subdivision completion.
- D. A portion of the Easement was previously terminated with development of Jesse's Bluff 3<sup>rd</sup> Addition. That "Partial Termination of Easement" document was recorded under Spokane County Auditor No. 5874132 on February 9, 2010.
- E. The remainder of the Easement is located within the area being platted as Jesse's Bluff 4<sup>th</sup> Addition and is no longer necessary for development and the Parties desire to extinguish and terminate the Easement forever.
- F. Copper Basin Construction, Incorporated, owns fee simple title to the burdened property and both Spokane County and Jesse's Bluff Homeowners Association are beneficiaries of the Easement. All Parties desire to extinguish and terminate the Easement forever.

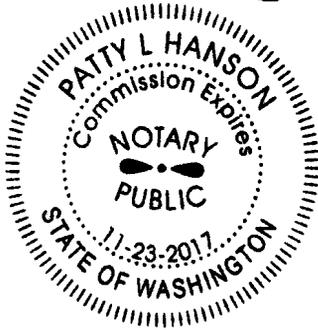
R. E. Excise Tax Exempt  
Date 6/29 2017  
Spokane County Treas.  
By MWC



State of Washington )  
 ) ss.  
County of Spokane )

I certify that I know or have satisfactory evidence that Steven G. Silkworth signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it, as the Authorized Representative of JESSE'S BLUFF HOMEOWNERS ASSOCIATION, a Washington non-profit corporation, to be a free and voluntary act of such entity, for the uses and purposes mentioned in the instrument.

Dated this 4th day of May, 2017.



Patty L. Hanson  
NOTARY PUBLIC in and for the State of Washington, residing at Spokane County  
My Commission Expires: 11-23-2017  
Printed Name: Patty L. Hanson

COPPER BASIN CONSTRUCTION, INCORPORATED

Signature: \_\_\_\_\_

Printed Name/Title: Steve White, President

Date: 5-11-17

State of Idaho )  
 ) ss.  
County of Kootenai )

I certify that I know or have satisfactory evidence that Steve White signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it, as the Authorized Representative of COPPER BASIN CONSTRUCTION, INCORPORATED, an Idaho Corporation, to be a free and voluntary act of such company, for the uses and purposes mentioned in the instrument.

Dated this 11th day of May, 2017.



Lisa Brodie Dunham  
NOTARY PUBLIC in and for the State of Idaho  
~~Washington~~, residing at Hiddenlake  
My Commission Expires: February 18 2023  
Printed Name: Lisa Brodie Dunham



RESOLUTION NO. 17 - 0 5 6 9

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
OF SPOKANE COUNTY, WASHINGTON

IN THE MATTER OF EXECUTING THE )  
TERMINATION OF DRAINAGE EASEMENT )  
WITHIN THE FUTURE JESSE'S BLUFF 4TH )  
ADDITION )

**RESOLUTION**

**WHEREAS**, pursuant to the provisions of the Revised Code of Washington, Section 36.32.120(6), the Board of County Commissioners of Spokane County (Board) has the care of County property and the management of County funds and business; and

**WHEREAS**, the document entitled "Replacement Drainage Easement" was recorded October 27, 2005 under Spokane County Auditor No. 5296745 in favor of Spokane County and the Jesse's Bluff Homeowners Association as a temporary drainage easement in conjunction with the subdivision approval process for Jesse's Bluff 1<sup>st</sup> Addition and it was never intended to be a permanent easement; and

**WHEREAS**, a portion of said "Replacement Drainage Easement," that was within Jesse's Bluff 3<sup>rd</sup> Addition recorded January 5, 2010 under Spokane County Auditor No. 5865114, was terminated by mutual action of the Jesse's Bluff Homeowners Association and the Board (Resolution #2010-0067) and the "Partial Termination of Easement" document was recorded February 9, 2010 under Spokane County Auditor No. 5874132; and

**WHEREAS**, Jesse's Bluff 4th Addition will be filed in the future and will therein preclude the need for the remainder of said "Replacement Drainage Easement" recorded under Spokane County Auditor No. 5296745 as amended by Spokane County Auditor No. 5874132; and

**WHEREAS**, the Jesse's Bluff Homeowners Association has agreed to termination of the remainder of said "Replacement Drainage Easement" document recorded under Spokane County Auditor No. 5296745 as amended by Spokane County Auditor No. 5874132; and

**WHEREAS**, the County Engineer recommends to the Board that the remainder of said "Replacement Drainage Easement" document recorded under Spokane County Auditor No. 5296745 as amended by Spokane County Auditor No. 5874132 be terminated at the time that the final plat of Jesse's Bluff 4th Addition is approved by the Board.

**NOW, THEREFORE, BE IT RESOLVED** that the Board concurs with the County Engineer's recommendation cited above; and

**BE IT FURTHER RESOLVED** by the Board, that the Chair of the Board is authorized, at the time that the final plat of Jesse's Bluff 4<sup>th</sup> Addition is approved by the Board, to execute the document entitled "TERMINATION OF DRAINAGE EASEMENT" regarding termination of the remainder of said "Replacement Drainage Easement" document recorded under Spokane County Auditor No. 5296745 as amended by Spokane County Auditor No. 5874132.

**PASSED AND ADOPTED** this 20<sup>th</sup> day of June, 2017.

BOARD OF COUNTY COMMISSIONERS  
OF SPOKANE COUNTY, WASHINGTON



**ABSENT**

AL FRENCH, CHAIR

ATTEST:

  
JOSH KERNS, VICE-CHAIR

  
Ginna Vasquez, Clerk of the Board

  
SHELLY O'QUINN, COMMISSIONER

Unofficial Document