SPOKANE COUNTY PUBLIC WORKS  
Spokane County, Washington

TERMINATION OF DRAINAGE EASEMENT

This Termination of Drainage Easement is executed this ___ day of _____, 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 1st 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 3rd 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 4th 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.
NOW, THEREFORE, this “Termination of Drainage Easement” document is intended to extinguish and terminate, and does hereby extinguish and terminate forever, the document entitled “Replacement Drainage Easement” recorded under Spokane County Auditor No. 5296745 on October 27, 2005 as amended under Spokane County Auditor No. 5874132 on February 9, 2010.

Dated this 27th day of June 2017.

ATTEST:

Ginna Vasquez
Clerk of the Board

AI French, Chair
Board of County Commissioners of Spokane County

State of Washington )
) ss.
County of Spokane )

I certify that I know or have satisfactory evidence that Al French 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 Chair of the Board of County Commissioners of Spokane County to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this 27th day of June 2017.

Ginna Vasquez
NOTARY PUBLIC in and for the State of Washington, residing at Spokane My Commission Expires: 7-30-20
Printed Name: Ginna Y. Vasquez

IN WITNESS, WHEREOF, the undersigned have set their hands as of the date first set forth above.

JESSE'S BLUFF HOMEOWNERS ASSOCIATION

Signature: [Signature]
Printed Name/Title: Steven G. Silbernagel
Date: 5/4/17
State of Washington )
County of Spokane ) ss.

I certify that I know or have satisfactory evidence that Steven G. S. Kwech 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.

[Signature]

Printed Name/Title: Steven G. S. Kwech, President
Date: 5-11-17

State of Washington )
County of Spokane ) ss.

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.

[Signature]

Printed Name/Title: Steve White, President
Date: 5-11-17
CONSENTED TO:
WASHINGTON TRUST BANK, a Washington Banking Corporation

Signature: [Signature]
Printed Name/Title: Bradley R Stevens / V.P.
Date: 5/12/17

State of Washington )
) ss.
County of Spokane )

I certify that I know or have satisfactory evidence that Bradley Stevens signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it, as the Authorized Representative of WASHINGTON TRUST BANK, a Washington Banking Corporation, to be a free and voluntary act of such company, for the uses and purposes mentioned in the instrument.

Dated this 12th day of May, 2017.

Sheryl Maat

NOTARY PUBLIC in and for the State of Washington, residing at Spokane
My Commission Expires: 5/1-18
Printed Name: Sheryl Maat
RESOLUTION NO. 17-0569

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

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 1st 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 3rd 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 4th 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 20th day of June, 2017.

BOARD OF COUNTY COMMISSIONERS
OF SPOKANE COUNTY, WASHINGTON

ABSENT
AL FRENCH, CHAIR

JOSH KERNS, VICE-CHAIR

SHELLEY O'QUINN, COMMISSIONER

ATTEST:
Ginna Vasquez, Clerk of the Board