



TO: Transportation & Infrastructure Services Committee

FROM: Hari Ponnekanti, PW Director

BY: Cherie Du, Development Review Engineer

CC: Mayor McLeod

DATE: February 21, 2024

SUBJECT: Turnover of Infrastructure and Dedication of Right-of-Way
Tukwila SSP, LLC (Brixx Storage)

ISSUE

Accept turnover of sidewalks and storm drainage improvements; and dedication of right-of-way from Tukwila SSP, LLC (Brixx Storage)

BACKGROUND

The Tukwila SSP, LLC project for the Brixx Storage Facility is complete. As conditions of the Public Works permit, Tukwila SSP, LLC has constructed required sidewalk and storm drainage infrastructure and is dedicating right-of-way as part of their required frontage improvements. This has been filed under three separate documents: 1) Perpetual Stormwater Easement and Bill of Sale, 2) Perpetual Sidewalk and Stormwater Easement and Bill of Sale and 3) Right of Way Dedication Deed.

DISCUSSION

The proposed public improvements have been constructed to City standards and inspected by Public Works staff and are ready for turnover. Dedication of right-of-way is necessary for the half-street improvements that were constructed along S 143rd Pl.

FISCAL IMPACT

The value of the transferred improvements from Tukwila SSP, LLC to the City totals \$86,215: \$33,745 for the stormwater infrastructure constructed across the neighbor's frontage and \$52,470 for the sidewalks and stormwater infrastructure constructed across Tukwila SSP, LLC's frontage. There will be no expense to the City for accepting the 1) Perpetual Stormwater Easement and Bill of Sale, 2) Perpetual Sidewalk and Stormwater Easement and Bill of Sale and 3) Right of Way Dedication Deed.

RECOMMENDATION

Council is being asked to authorize the Mayor to sign the turnover documents and consider this item on the Consent Agenda at the March 4, 2024 Regular Meeting.

ATTACHMENTS

Perpetual Stormwater Easement and Bill of Sale Packet
Perpetual Stormwater and Sidewalk Easement and Bill of Sale Packet
Right of Way Dedication Deed

INFRASTRUCTURE

Neighbor's Frontage

- 12" PVC Storm Pipe – 423 LF
- CB Type II x 3
- 8" Ductile Iron Pipe (DI) – 16 LF
- CB Type I x 1

Subtotal: \$33,745

Tukwila SSP, LCC Frontage

- Curb, Gutter, Sidewalks – 617 LF
- CB Type I x 3
- CB Type II x 2
- 12" PVC Storm Pipe – 414 LF

Subtotal: \$52,470

Total Value: \$86,215

NOTE: All Brix Storage Development Files are available at the Department of Community Development Permit Center.

Return Address:

City Clerk
City of Tukwila
6200 Southcenter Boulevard
Tukwila, WA 98188

RIGHT OF WAY DEDICATION DEED

Reference Number(s) of Related Documents: n/a

Grantor(s):

Tukwila SSP LLC, a Delaware limited liability company

Grantee(s):

City of Tukwila, a Washington municipal corporation

Legal Description (abbreviated: *i.e.*, lot, block, plat or section, township, range):

PTN SW 1/4 SE 1/4 SEC 14, TWP 23 N, RGE 4E

Full legal description on Exhibit B

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

336590-1690

THE GRANTOR, Tukwila SSP LLC, a Delaware limited liability company, the owner of the real property described on Exhibit A hereto, does hereby dedicate, convey, and warrant, to the City of Tukwila, a municipal corporation of the State of Washington, its successors and assigns, for the use of the public, the real property described in Exhibit B hereto and illustrated in the attached Exhibit C hereto, which property is situated in the City of Tukwila, in King County, Washington, subject to the matters set forth in Exhibit D hereto.

Grantor requests the Assessor and Treasurer of said County to set over to the remainder of Tax Parcel No. 336590-1690, the lien of all unpaid taxes, if any, affecting the real estate herein conveyed, as provided by RCW 84.60.070.

IN WITNESS WHEREOF, said persons have caused this instrument to be executed this 25th, day of JANUARY, 2024.

OWNER:

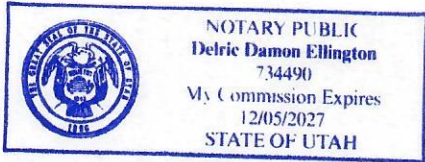
:

Tukwila SSP LLC, a Delaware limited liability company

By: [Signature]
Brett McDonough, Authorized Agent

STATE OF UTAH)
COUNTY OF SALT LAKE) ss.

This record was acknowledged before me on JANUARY 25, 2024 (date) by Brett McDonough as Authorized Agent of Tukwila SSP LLC.



Notarial Stamp/Seal

[Signature]
Name: DELRIC DAMON ELLINGTON
NOTARY PUBLIC, State of UTAH
My appointment expires 12/05/2027

Exhibit A

Legal Description of Grantor Property

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 23 NORTH, RANGE 4 EAST W.M., DESCRIBED AS FOLLOWS

BEGINNING AT THE SOUTHEAST CORNER OF LOT 7 BLOCK 17, HILLMAN'S SEATTLE GARDEN TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 24, IN KING COUNTY, WASHINGTON;

THENCE N08° 36'31"E, ALONG THE EAST LINE OF SAID LOT, 250.00 FEET TO THE NORTHEAST CORNER OF SAID LOT AND THE SOUTHERLY MARGIN OF SOUTH 143RD STREET;

THENCE N81°23'38"W, ALONG SAID SOUTHERLY MARGIN AND THE NORTH LINE OF SAID BLOCK 17, A DISTANCE OF 384.27 FEET TO THE NORTHWEST CORNER OF SAID BLOCK AND THE MOST EASTERLY CORNER OF RIGHT OF WAY #5 AS DESCRIBED IN QUIT CLAIM DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 6557639;

THENCE S49°35'08"W, ALONG THE SOUTHEAST MARGIN OF SAID RIGHT OF WAY, 60.32 FEET TO THE EASTERLY MARGIN OF INTERURBAN AVENUE SOUTH AND A POINT OF NON-RADIAL INTERSECTION WITH A 2924.79-FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS S49°35'08"W;

THENCE SOUTHEASTERLY, ALONG SAID CURVE AND MARGIN, THROUGH A CENTRAL ANGLE OF 01°55'54", A DISTANCE OF 98.61 FEET TO A POINT OF TANGENCY;

THENCE S38°28'57"E, CONTINUING ALONG SAID MARGIN, 183.95 FEET TO A POINT OF TANGENCY WITH A 1060.00-FOOT RADIUS CURVE TO THE RIGHT;

THENCE SOUTHERLY, ALONG SAID CURVE AND CONTINUING ALONG SAID MARGIN, THROUGH A CENTRAL ANGLE OF 01°20'02", A DISTANCE OF 24.68 FEET TO A POINT ON THE NORTHWEST LINE OF RIGHT-OF-WAY #4 AS DESCRIBED IN SAID QUIT CLAIM DEED;

THENCE N55°26'02"E, ALONG SAID MARGIN, 54.26 FEET TO A POINT OF RADIAL INTERSECTION WITH A 2936.33-FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST AND THE MOST NORTHERLY CORNER OF SAID RIGHT OF WAY #4;

THENCE SOUTHERLY, ALONG SAID CURVE AND THE NORTHEASTERLY MARGIN OF SAID RIGHT-OF-WAY, THROUGH A CENTRAL ANGLE OF 00°53'15", A DISTANCE OF 45.48 FEET TO THE NORTH MARGIN OF SOUTH 143RD PLACE AND THE SOUTH LINE OF SAID BLOCK 17;

THENCE S81°23'38"E, ALONG SAID MARGIN AND LINE 127.44 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

CORE DESIGN, INC.
Bothell WA 98011

Core Project No: 19173
12/15/2023

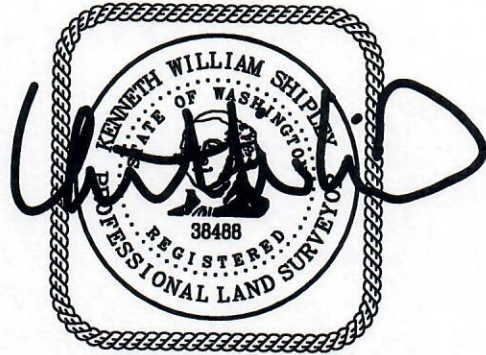
Exhibit "B"

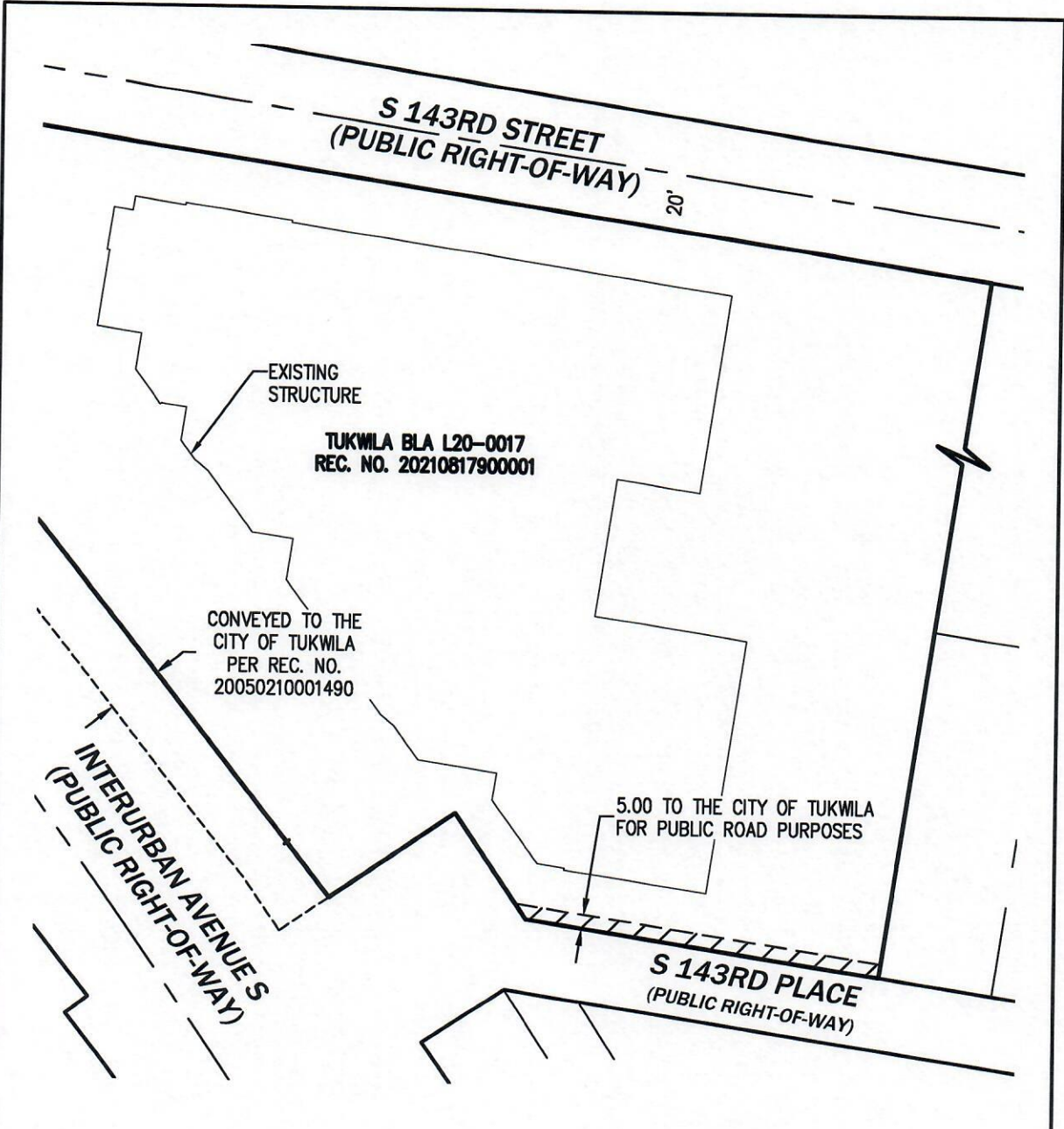
Legal Description – South 143rd Place Right-of-Way Dedication

The southerly 5.00 feet of City of Tukwila Boundary Line Adjustment Number L20-0017, recorded under Recording Number 20210817900001, parallel and contiguous with the northerly margin of the 12-foot public alley within Block 17, Hillman's Seattle Garden Tracts, according to the plat thereof recorded in Volume 11 of Plats, Page 24, records of King County, Washington.

Contains 649± Square Feet (0.0149± Acres)

12/15/23





12/15/23

TUKWILA SELF STORAGE
 S 143RD PLACE R-O-W DEDICATION
 EXHIBIT C

PAGE
 1 OF 1

CORE
 DESIGN
 ENGINEERING - PLANNING - SURVEYING - L.A.

12100 NE 195th St., Suite 300
 Bothell, Washington 98011
 425.885.7877 Fax 425.885.7963

JOB NO. 19173

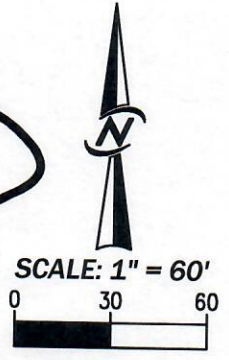
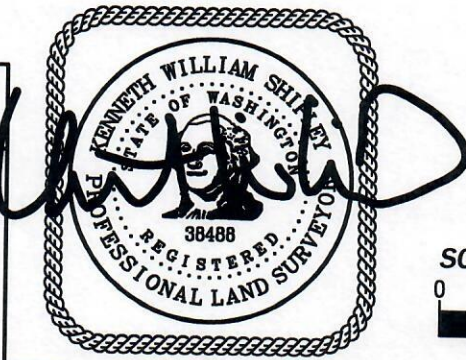


Exhibit D

Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
In favor of: Puget Sound Power & Light Company
Purpose: Distribution of electricity
Recording Date: June 25, 1924
Recording No.: 1885693
Affects: Portion of said premises

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Granted to: Puget Sound Energy, Inc.
Purpose: Transmission and distribution of electricity
Recording Date: August 3, 2023
Recording No.: 20230803000524
Affects: Portion of said premises

CITY OF TUKWILA CAPITAL ASSET ACQUISITION FORM

INSTRUCTIONS. The Owner or Owner's Representative completes this form for transfer of a capital item to the City. The City Clerk processes the form.

TRANSACTION.

1. **DEVELOPER'S AGREEMENT**

Name: _____

Council Action Dated: _____

2. **BILL OF SALE**

Total Construction Cost of Capital Asset: \$ _____

Grantor: _____ Grantee: _____

3. **OTHER**

Description: _____

ASSET DESCRIPTION. Water Sewer Storm Curb/Gutter/Sidewalk Other

I certify that to the best of my knowledge the above information is true and accurate.

Signature – Department Head Date

I hereby approve the acceptance of the named asset(s) on behalf of the City.

Mayor Date

Note: Assets over \$40,000 in value require Council action and approval.

By council action at a council meeting dated _____ 20 ____, the above assets were accepted.

Council President Date

ATTEST: City Clerk Date

DOCUMENTATION ATTACHED:			
<input type="checkbox"/> Turnover Request Letter	<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Easements	<input type="checkbox"/> Material List
<input type="checkbox"/> Title Report	<input type="checkbox"/> Record Drawings	<input type="checkbox"/> ROW dedication	<input type="checkbox"/> Other: _____
DISTRIBUTION LIST: <input type="checkbox"/> City Clerk <input type="checkbox"/> Utility Asset Acctg. <input type="checkbox"/> Maint. Div I Utility			

Return Address:

City Clerk
City of Tukwila
6200 Southcenter Boulevard
Tukwila, WA 98188

PERPETUAL STORMWATER EASEMENT AND BILL OF SALE

Reference Number(s) of Related Documents: 20230221000820

Grantor(s):

- 1) Magellan Creek Partners, LLC, a Washington limited liability company
- 2) Methow Cutthroat, LLC, a Washington limited liability company
- 3) Tukwila SSP LLC, a Delaware limited liability company

Grantee(s):

City of Tukwila, a Washington municipal corporation

Legal Description (abbreviated: *i.e.*, lot, block, plat or section, township, range):

Ptn of Puget Sound Electric Railroad ROW in NE 1/4 Sec 32 and SE 1/4 Sec 14,
T23N, R4E

Full legal description on Exhibits B

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

000280-0013

Reference Number(s): 20230221000820

Perpetual Stormwater Easement

For and in consideration of sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, receipt whereof is hereby acknowledged, the undersigned, Magellan Creek Partners, LLC, a Washington limited liability company ("Magellan"), and Methow Cutthroat, LLC, a Washington limited liability company ("Methow") (collectively "Property Owner"), the owners of the real property legally described on the attached and incorporated **Exhibit A** (the "Property"), hereby convey and grant to the City of Tukwila, a Washington municipal corporation, ("Grantee") a perpetual, non-exclusive easement in, along, upon, over, under, and across a ten-foot wide portion of the Property (the "Stormwater Easement Area"), the centerline of which is the centerline of a 12-inch PVC and an 8-inch DI stormwater line connecting catch basins located within the public right of way known as S. 143rd Place to an existing catch basin located within the public right of way known as S. 144th Street (said stormwater line and appurtenances, the "Improvements"). Said easement alignment follows from CB 3A to CB 3 to CB 1 to the existing CB, as shown in **Exhibit B**. Said easement is granted for the use, maintenance, repair, inspection, expansion, testing, and replacement, of the Improvements, together with all connections and appurtenances thereto, as well as reasonable rights of ingress and egress. Tukwila SSP LLC, a Delaware limited liability company ("Improvement Owner") and Property Owner shall have the right to drain surface water to and through the Improvements as necessary to facilitate the collection and flow of stormwater in accordance with applicable law, and Property Owner shall have the right to use the Stormwater Easement Area for all purposes to the extent consistent with the foregoing easement. The Improvements are depicted on the attached and incorporated **Exhibit B**.

The easements and maintenance obligations set forth in that certain Stormwater Management and Temporary Construction Easement Agreement between Property Owner and Improvement Owner recorded under recording number 20230221000820 in the records of King County, Washington, are hereby superseded and replaced entirely with those set forth in this Stormwater Easement.

Bill of Sale

Improvement Owner hereby does by these presents hereby dedicate, convey, setover, assign, transfer and warrant to the City of Tukwila, a Washington municipal corporation ("Grantee"), the Improvements, to have and to hold the same for the said Grantee, its successors and assigns forever. The Improvements shall include Stormwater utilities constructed within the above described easement along with those constructed within the South 143rd Place and South 144th Street rights-of-way, as shown on **Exhibit B**.

Improvement Owner hereby covenants that it is the lawful owner of said Improvements; that the same is free from all encumbrances; that all bills for labor and material associated with the same have been paid; that it has the right to sell the same as aforesaid; that it will warrant and defend the same against the claims and demands of all persons and will pay any costs, including reasonable attorneys incurred by Grantee, arising out of any such claim or demand.

The Improvements and related easement are hereby conveyed in consideration of the agreement of Grantee, for itself, its successors and assigns, to accept ownership of the Improvements and to maintain the same as provided for in applicable city ordinances.

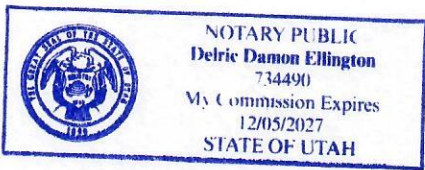
[Remainder of page intentionally left blank; signatures on following pages]

IMPROVEMENT OWNER:
Tukwila SSP LLC, a Delaware limited liability
company

By: [Signature]
Brett McDonough, Authorized Agent

STATE OF UTAH)
COUNTY OF SALT LAKE) ss.

This record was acknowledged before me on JANUARY 25, 2024 (date) by Brett McDonough as Authorized Agent of Tukwila SSP LLC.



Notarial Stamp/Seal

[Signature]
Name: DELRIC DAMON ELLINGTON
NOTARY PUBLIC, State of UTAH

My appointment expires 12/05/2027

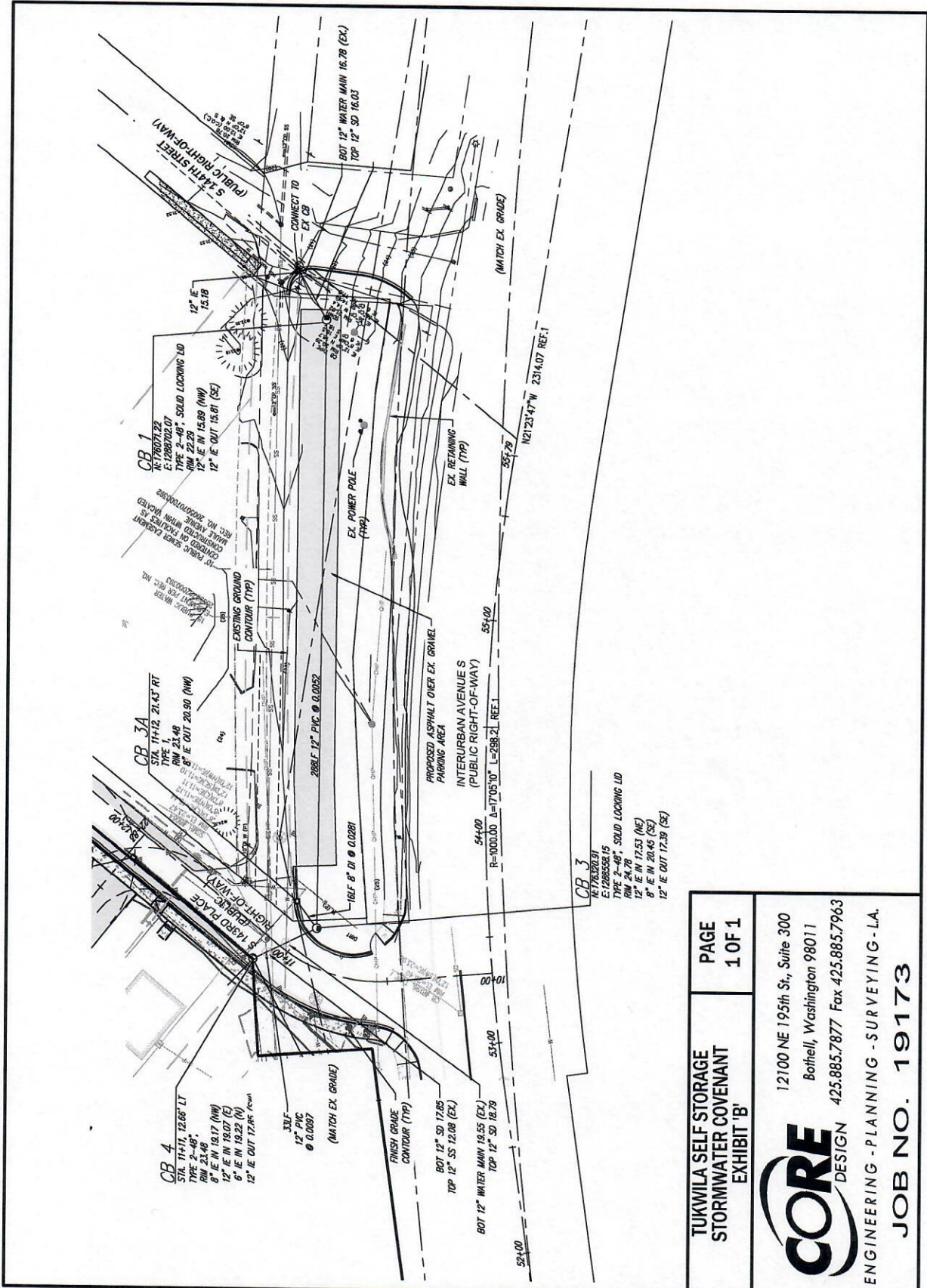
Exhibit A

Legal Description of Property

THAT PORTION OF THE PUGET SOUND ELECTRIC RAILROAD RIGHT-OF-WAY IN THE NORTHEAST QUARTER OF SECTION 23 AND THE SOUTHEAST QUARTER OF SECTION 14, BOTH IN TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M. IN KING COUNTY, WASHINGTON, BOUNDED ON THE NORTHEAST BY MAULE AVENUE, ON THE SOUTHWEST BY SR 181, ON THE SOUTHEAST BY RIGHT-OF-WAY NO. 3 AND ON THE NORTHWEST BY RIGHT-OF-WAY NO. 4, BOTH RIGHTS-OF-WAY AS DESCRIBED IN KING COUNTY RECORDING NO. 6557639;

EXCEPT THAT PORTION CONVEYED TO THE CITY OF TUKWILA BY DEED RECORDED MAY 08, 2007 UNDER RECORDING NO. 20070508000863, IN KING COUNTY, WASHINGTON.

Exhibit B
Depiction of Improvements



TUKWILA SELF STORAGE STORMWATER COVENANT EXHIBIT 'B'	PAGE 1 OF 1
	<p> CORE DESIGN 425.885.7877 Fax 425.885.7963 12100 NE 195th St., Suite 300 Bothell, Washington 98011 ENGINEERING - PLANNING - SURVEYING - L.A. JOB NO. 19173 </p>

MATERIAL LIST

PROJECT NAME: _____

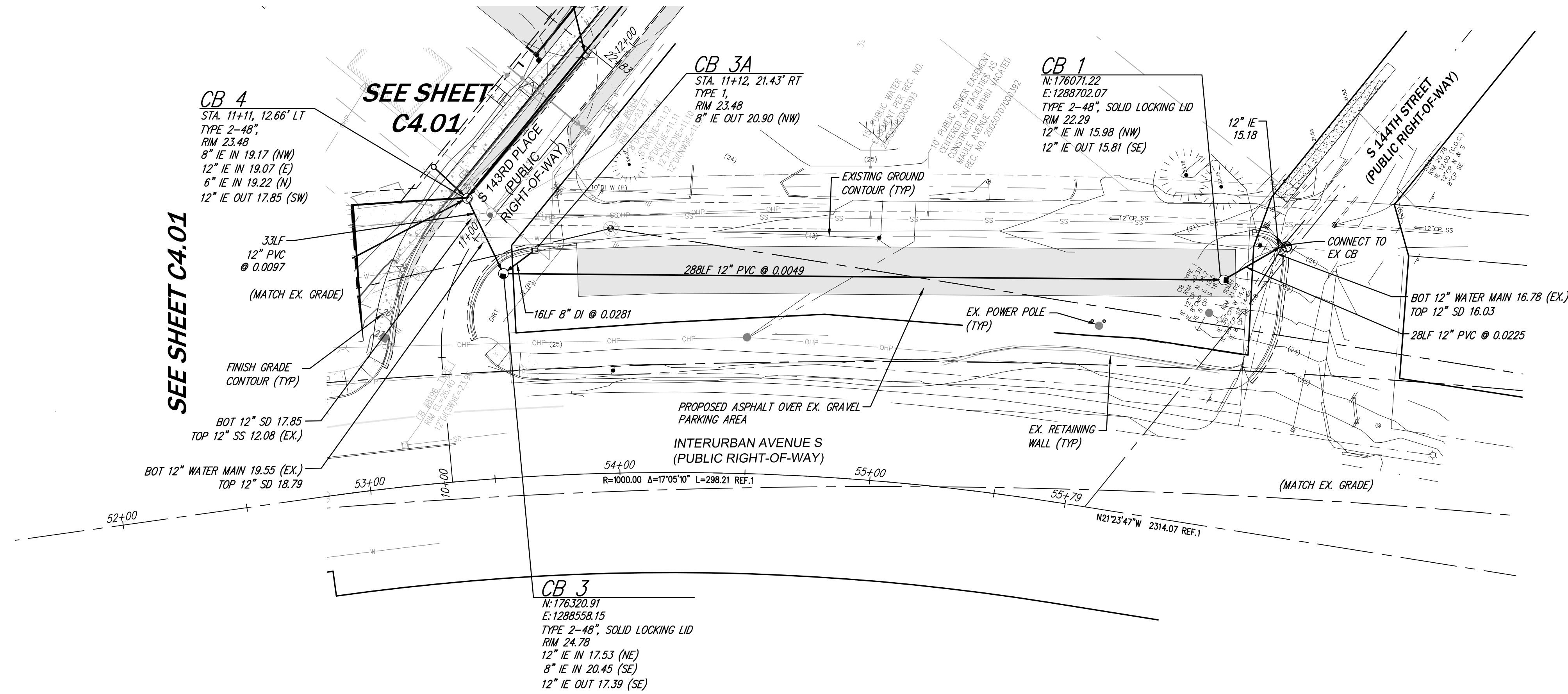
PERMIT NO: _____

DESCRIPTION (length, size, material & type)	QUANTITY	AVERAGE UNIT COST	DATE INSTALLED	SERVICE LIFE TOTAL (YRS)	ORIGINAL COST TOTAL	DEPRECIATION PER YEAR	ACCUMLATED DEPRECIATION

TOTAL COSTS: _____

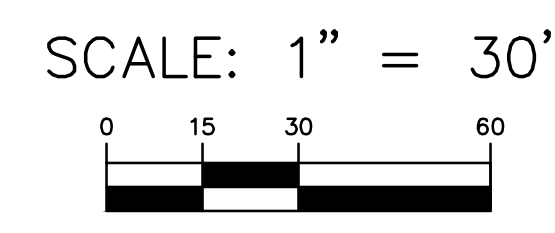
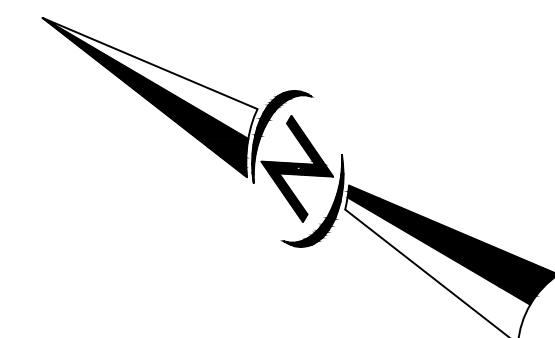
SIGNED: _____

DATED: _____



SEE SHEET C4.01

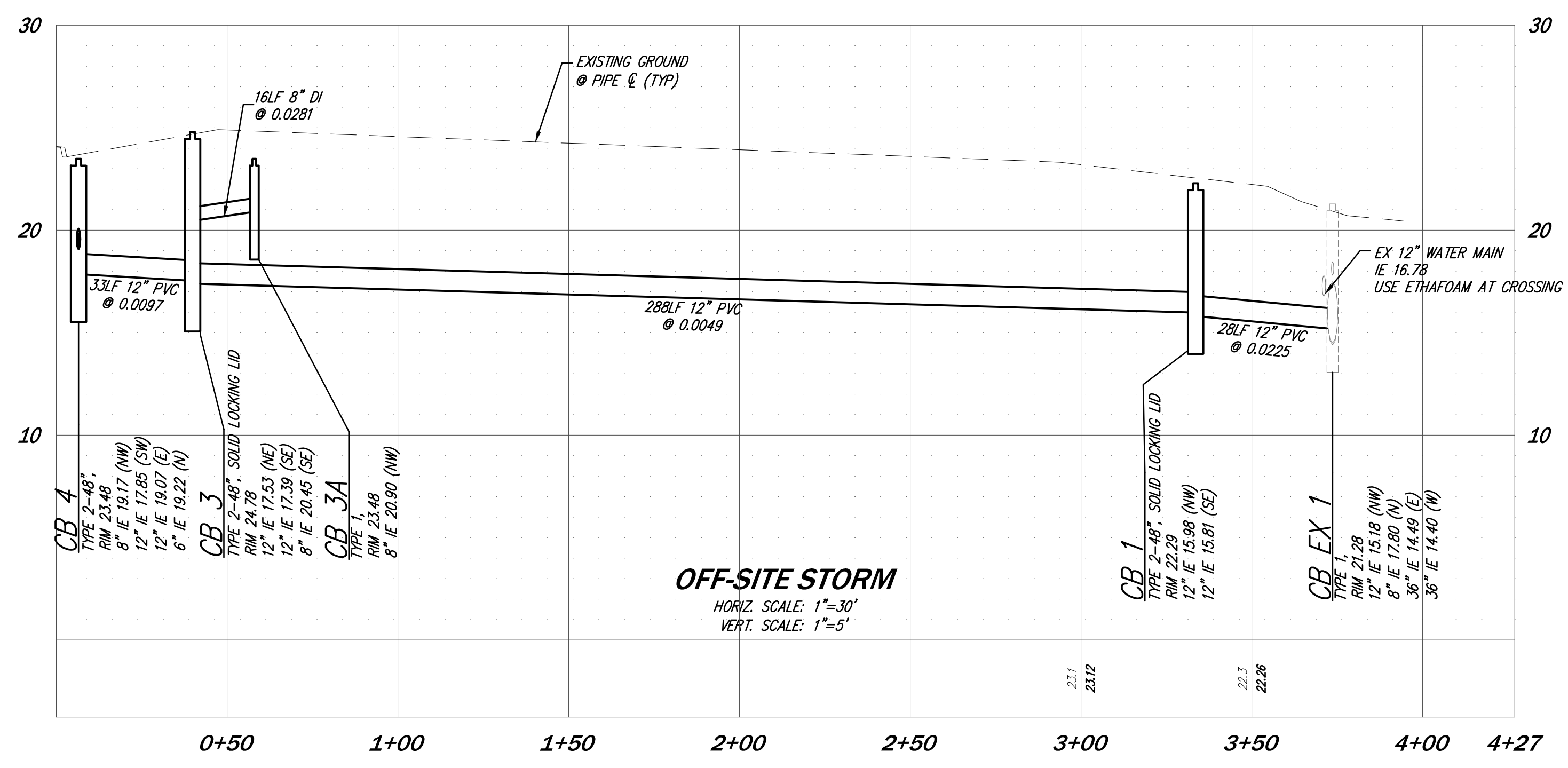
SEE SHEET C4.01



CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING



12100 NE 195th St, Suite 300, Bonnell, Washington 98011, 425.885.7877



OFF-SITE STORM
HORIZ. SCALE: 1"=30'
VERT. SCALE: 1"=5'

RECORD DRAWINGS

OFFSITE STORM DRAINAGE PLAN & PROFILE
TUKWILA SELF STORAGE

BRIX DEVELOPMENT
7084 E 2300 STREET
COTTONWOOD, UT 84121

DATE	SEE STAMP	DATE
DESIGNED	PRESTON J. LONGONI, P.E.	10/28/23
DRAWN	MARY MOORE	1/12/23
APPROVED	PRESTON J. LONGONI, P.E.	1/19/23
	GARY SHARBROICH, P.E.	2/16/23
	PROJECT MANAGER	3/2/23
		4/29/23
		4/29/23
		7/28/23

RECORD DRAWINGS
UNDERGROUND LOCATOR SERVICE
CALL BEFORE YOU DIG!
1-800-424-5555 (811)

SHEET	
C4.02	
#	OF
12	25
PROJECT NUMBER	
19173	

9/22/2023 1:02 PM J:\2019\19173\ENGINEERING\AS-BUILT\Sheets\19173 C4.02.DWG

CITY OF TUKWILA CAPITAL ASSET ACQUISITION FORM

INSTRUCTIONS. The Owner or Owner’s Representative completes this form for transfer of a capital item to the City. The City Clerk processes the form.

TRANSACTION.

1. [] DEVELOPER’S AGREEMENT

Name: _____

Council Action Dated: _____

2. [] BILL OF SALE

Total Construction Cost of Capital Asset: \$ _____

Grantor: _____ Grantee: _____

3. [] OTHER

Description: _____

ASSET DESCRIPTION. [] Water [] Sewer [] Storm [] Curb/Gutter/Sidewalk [] Other

I certify that to the best of my knowledge the above information is true and accurate.

Signature – Department Head _____ Date _____

I hereby approve the acceptance of the named asset(s) on behalf of the City.

Mayor _____ Date _____

Note: Assets over \$40,000 in value require Council action and approval.

By council action at a council meeting dated _____ 20 ____, the above assets were accepted.

Council President _____ Date _____

ATTEST: City Clerk _____ Date _____

DOCUMENTATION ATTACHED:
[] Turnover Request Letter [] Bill of Sale [] Easements [] Material List
[] Title Report [] Record Drawings [] ROW dedication [] Other: _____
DISTRIBUTION LIST: [] City Clerk [] Utility Asset Acctg. [] Maint. Div I Utility

Return Address:

City Clerk
City of Tukwila
6200 Southcenter Boulevard
Tukwila, WA 98188

PERPETUAL SIDEWALK EASEMENT AND BILL OF SALE

Reference Number(s) of Related Documents: n/a

Grantor(s): Tukwila SSP LLC, a Delaware limited liability company

Grantee(s):

City of Tukwila, a Washington municipal corporation

Legal Description (abbreviated: *i.e.*, lot, block, plat or section, township, range):

PTN SW 1/4 SE 1/4 SEC 14, TWP 23 N, RGE 4E

Full legal description on Exhibit A

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

336590-1690

Perpetual Sidewalk Easement

For and in consideration of sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, receipt whereof is hereby acknowledged, the undersigned, Tukwila SSP LLC, a Delaware limited liability company ("Owner"), the owner of the real property legally described on the attached and incorporated **Exhibit A** (the "Property"), hereby conveys and grants to the City of Tukwila, a Washington municipal corporation, ("Grantee") a perpetual, non-exclusive easement in, along, upon, over, under, and across the subject property, as shown and/or described on the attached and incorporated **Exhibit B** (the "Easement Area"). The public has the right of ingress and egress over, along, across and upon on the Easement Area for the purpose of making use of the sidewalks (the "Improvements"), which are depicted on the attached and incorporated **Exhibit B**. Grantee, or designee, has the right of ingress and egress over, under, in along, across and upon the Easement Area for the purposes of construction, operation, maintenance, repair and replacement of certain improvements including without limitation utilities, street lights and poles, related foundation structures and electrical lines and connections servicing the street lights and poles, sidewalks, related foundations and landscaping in respect of the Improvements on the Easement Area or adjacent right-of-way. Neither Grantor nor any other owner of Grantor's Property shall (a) erect any structure on, under, or over the Easement Area without the prior written approval of Grantee, which Grantee shall not withhold unreasonably, or (b) take or permit any other action, or omit to take any action, any of which has or would have the effect of interfering with access or use of Easement Area, including but not limited to, Grantee's right of ingress and egress and the public's right to use the sidewalk.

Bill of Sale

Owner hereby does by these presents hereby dedicate, convey, setover, assign, transfer and warrant to the City of Tukwila, a Washington municipal corporation ("Grantee"), the Improvements, to have and to hold the same for the said Grantee, its successors and assigns forever.

Owner hereby covenants that it is the lawful owner of said Improvements; that the same is free from all encumbrances; that all bills for labor and material associated with the same have been paid; that it has the right to sell the same as aforesaid; that it will warrant and defend the same against the claims and demands of all persons and will pay any costs, including reasonable attorneys incurred by Grantee, arising out of any such claim or demand.

The Improvements and related easement are hereby conveyed in consideration of the agreement of Grantee, for itself, its successors and assigns, to accept ownership of the Improvements and to maintain the same as provided for in applicable city ordinances.

[Remainder of page intentionally left blank; signatures on following pages]

IN WITNESS WHEREOF, said persons have caused this instrument to be executed this 25th, day of JANUARY, 2024.

OWNER:

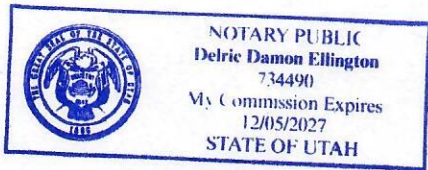
:

Tukwila SSP LLC, a Delaware limited liability company

By: [Signature]
Brett McDonough, Authorized Agent

STATE OF UTAH)
COUNTY OF SALT LAKE) ss.

This record was acknowledged before me on JANUARY 25th 2024 (date) by Brett McDonough as Authorized Agent of Tukwila SSP LLC.



Notarial Stamp/Seal

[Signature]
Name: DELIC DAMON ELLINGTON
NOTARY PUBLIC, State of UTAH

My appointment expires 12/05/2027

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THENCE S81°23'38"E, ALONG SAID MARGIN AND LINE 127.44 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

Exhibit B

Depiction/Description Easement Area and Improvements

CORE DESIGN, INC.
Bothell WA 98011

Core Project No: 19173
12/15/2023

Exhibit "B"

Legal Description – Sidewalk & Utility Easement

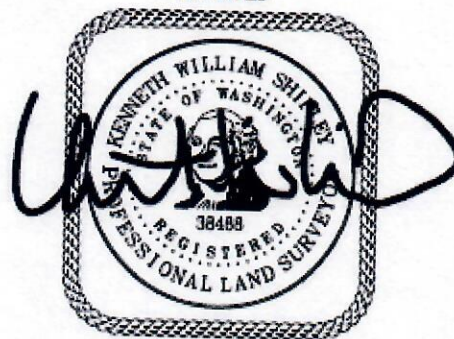
The northerly 7.00 feet of the southerly 12.00 feet of the easterly 150.00 feet of City of Tukwila Boundary Line Adjustment Number L20-0017, recorded under Recording Number 20210817900001, records of King County, Washington;

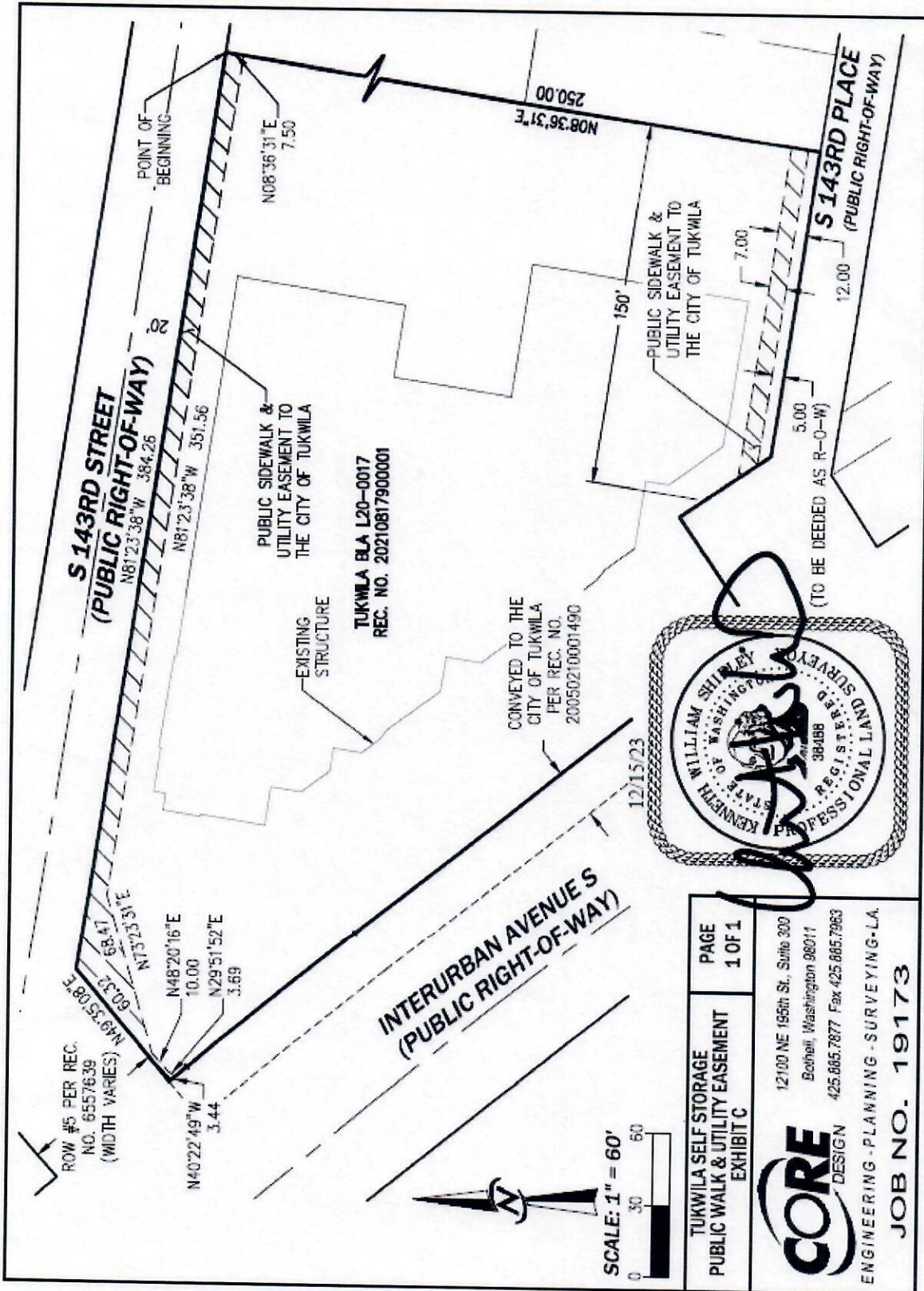
TOGETHER WITH that portion of said Boundary Line Adjustment Parcel described as follows:

BEGINNING at the northeasterly corner of said Parcel and a point on the southerly right-of-way margin of South 143rd Street;
thence S08°36'31"W, along the easterly line of said Parcel, 7.50 feet to the southerly line of the northerly 7.50 feet of said Parcel;
thence N81°23'38"W, along said southerly line, 351.56 feet;
thence S73°23'31"W 68.47 feet;
thence S48°20'16"W 10.00 feet;
thence S29°51'52"W 3.69 feet to the northeasterly margin of Interurban Avenue South as conveyed to the City of Tukwila by deed, King County Recording Number 20050210001490, and a point on the southwesterly line of said Parcel;
thence the following three courses and distances along the southwesterly and northerly lines of said Parcel;
thence N40°22'49"W, along said margin, 3.44 feet to the southeasterly margin of public right-of-way conveyed to the City of Tukwila by deed, King County Recording Number 6557639;
thence N49°35'08"E, along said southeasterly margin, 60.32 feet to the southerly margin of said South 143rd Street;
thence S81°23'38"E, along said margin, 384.26 feet to the POINT OF BEGINNING.

Contains 4,493± Square Feet (0.1031± Acres)

12/15/23





TUKWILA SELF STORAGE PUBLIC WALK & UTILITY EASEMENT EXHIBIT C	PAGE 1 OF 1
CORE DESIGN 12100 NE 195th St., Suite 300 Bothell, Washington 98011 425.865.7877 Fax 425.865.7963 ENGINEERING - PLANNING - SURVEYING - L.A. JOB NO. 19173	

MATERIAL LIST

PROJECT NAME: _____

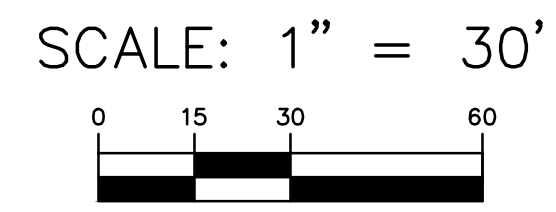
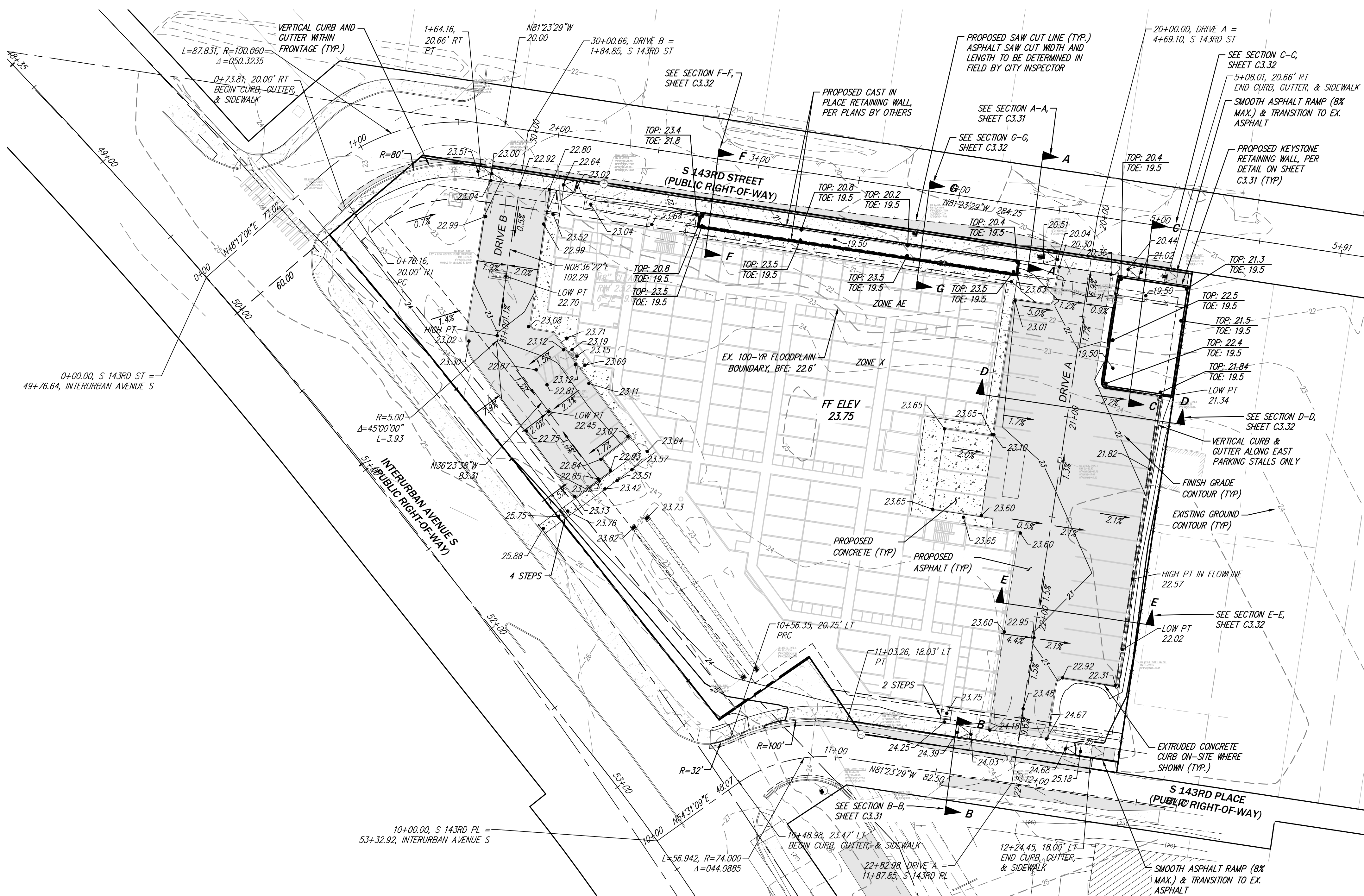
PERMIT NO: _____

DESCRIPTION (length, size, material & type)	QUANTITY	AVERAGE UNIT COST	DATE INSTALLED	SERVICE LIFE TOTAL (YRS)	ORIGINAL COST TOTAL	DEPRECIATION PER YEAR	ACCUMULATED DEPRECIATION

TOTAL COSTS: _____

SIGNED: _____

DATED: _____



SURFACE LEGEND

- 20- EXISTING GROUND CONTOUR MAJR
- 21- EXISTING GROUND CONTOUR MINR
- 20- FINISH GRADE CONTOUR MAJR
- 21- FINISH GRADE CONTOUR MINR

EARTHWORK QUANTITIES

OVERALL SITE
 CUT: 1,970 CY
 FILL: 730 CY

WITHIN FLOODPLAIN
 FILL: 132 CY
 COMPENSATORY STORAGE: 141 CY

NOTES

1. ROUND METAL DRAINAGE MARKERS ARE REQUIRED AT EACH CB "NO DUMPING/DRAINS TO RIVER"

RECORD DRAWINGS

ON-SITE ROAD & GRADING PLAN
TUKWILA SELF STORAGE

BRIX DEVELOPMENT
 7084 E 2300 STREET
 COTTONWOOD, UT 84121

DATE	SEE STAMP DATE
DESIGNED	PRESTON J. LONGONI, P.E.
DRAWN	MARY MOORE
APPROVED	PRESTON J. LONGONI, P.E.
	GARY SHARINBROICH, P.E.
	PROJECT MANAGER

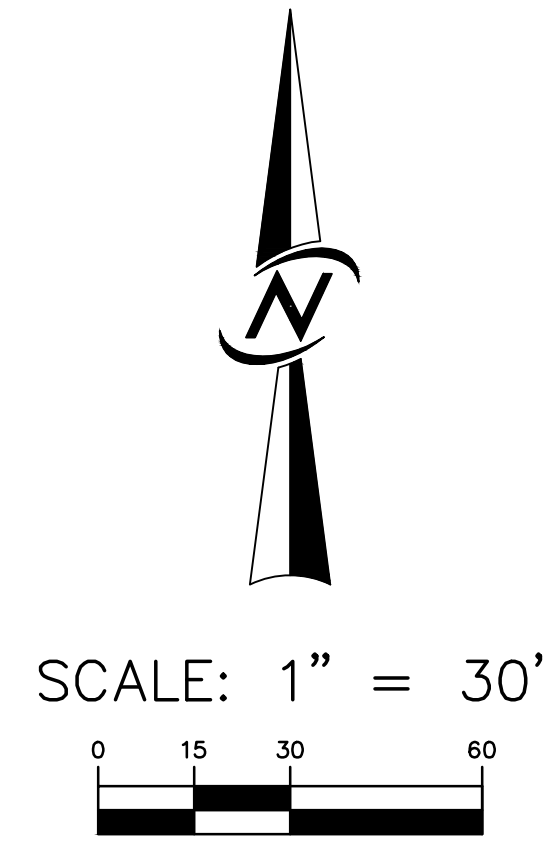
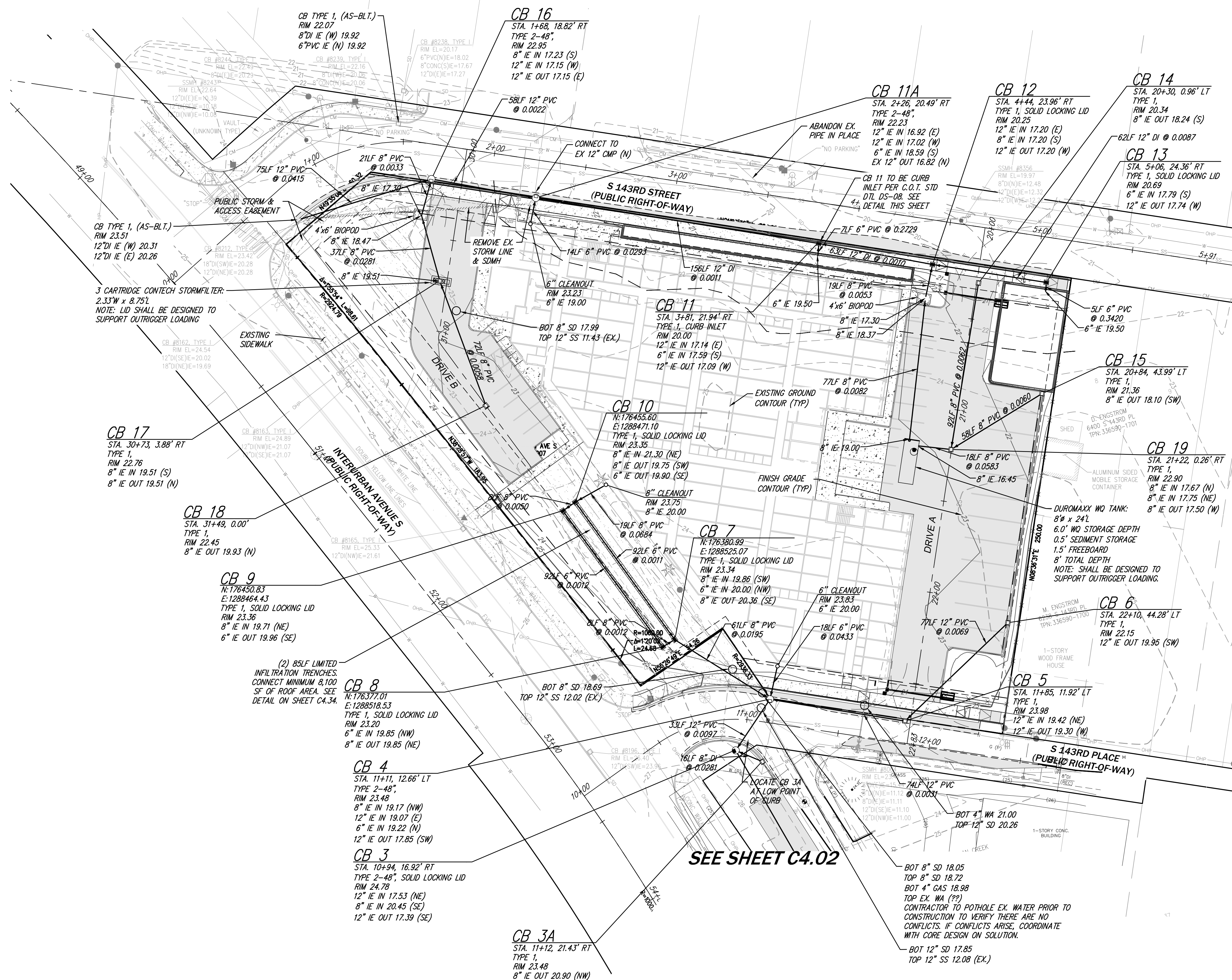
SHEET	
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#	OF
6	25
PROJECT NUMBER	
19173	

RECORD DRAWINGS
UNDERGROUND LOCATOR SERVICE
 CALL BEFORE YOU DIG!
 1-800-424-5555 (811)

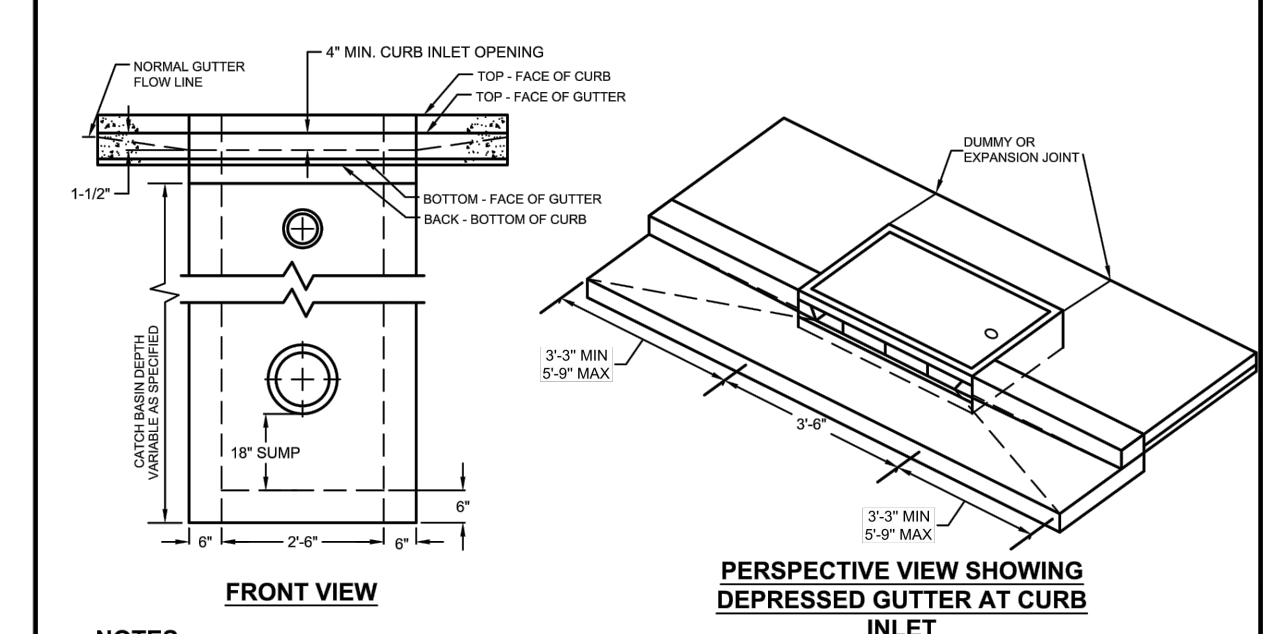
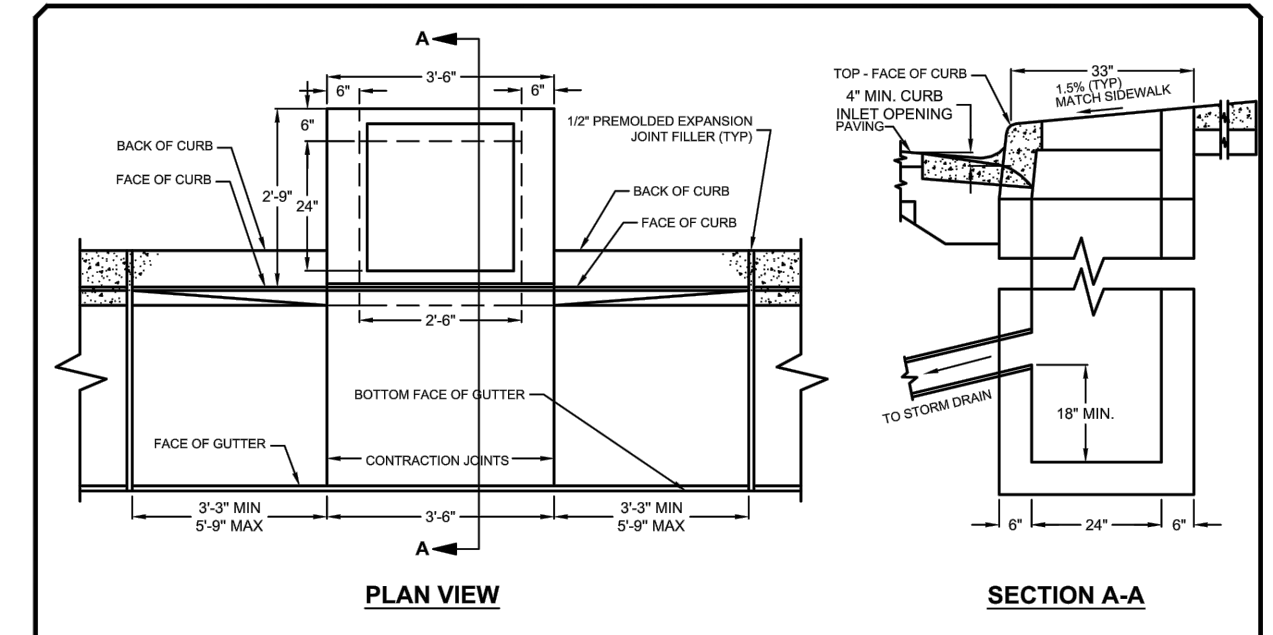
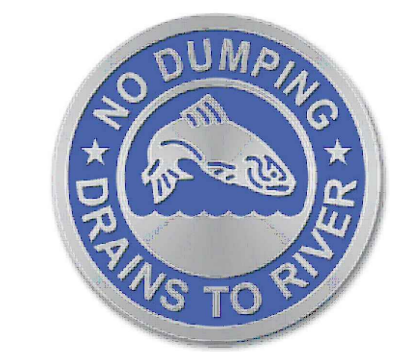
11/30/2023 3:14 PM 4 (2019)19173(ENGINEERING)AS-BUILT(SHEETS)19173_C3.01.DWG

5/21/2023

CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 PLANNING
 SURVEYING
CORE DESIGN
 12100 NE 195th St, Suite 300, Bothell, Washington 98011 425.885.7877



GENERAL NOTE:
ALL OPEN-GRATE CATCH BASINS SHALL HAVE A METAL "NO DUMPING/DRAINS TO RIVER" MARKER INSTALLED NEXT TO THE LID. SEE BELOW FOR EXAMPLE MARKER.



- NOTES:**
- USE FOR GRADES GREATER THAN 10% WITH PREAPPROVAL BY THE DIRECTOR.
 - ALL FABRICATED METAL PARTS SHALL BE HOT-DIPPED GALVANIZED AFTER FABRICATION.
 - CONCRETE SHALL ATTAIN A MIN. COMPRESSIVE STRENGTH OF 4000 PSI IN 28 DAYS.
 - INSTALL STEPS WHEN DISTANCE FROM TOP OF GRATE TO FLOWLINE OF PIPE IS GREATER THAN 3.5 FEET.
 - PRECAST CURB INLET IS PATTERNED AFTER WALTS' CONCRETE SPRINGFIELD, OR CONCRETE CURB INLET PAT. NO. 4000953.

		CURB INLET	
		SHEET:	DS-08
DATE:	DESIGNED:	APPROVED:	PROJECT MANAGER:
11/30/2023	PRESTON J. LONGONI, P.E.	GARY SHARINBROICH, P.E.	
DRAWN:	APPROVED:	PROJECT MANAGER:	
MARY MOORE	PRESTON J. LONGONI, P.E.		
SHEET C4.01		PROJECT NUMBER 19173	

RECORD DRAWINGS
UNDERGROUND LOCATOR SERVICE
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CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
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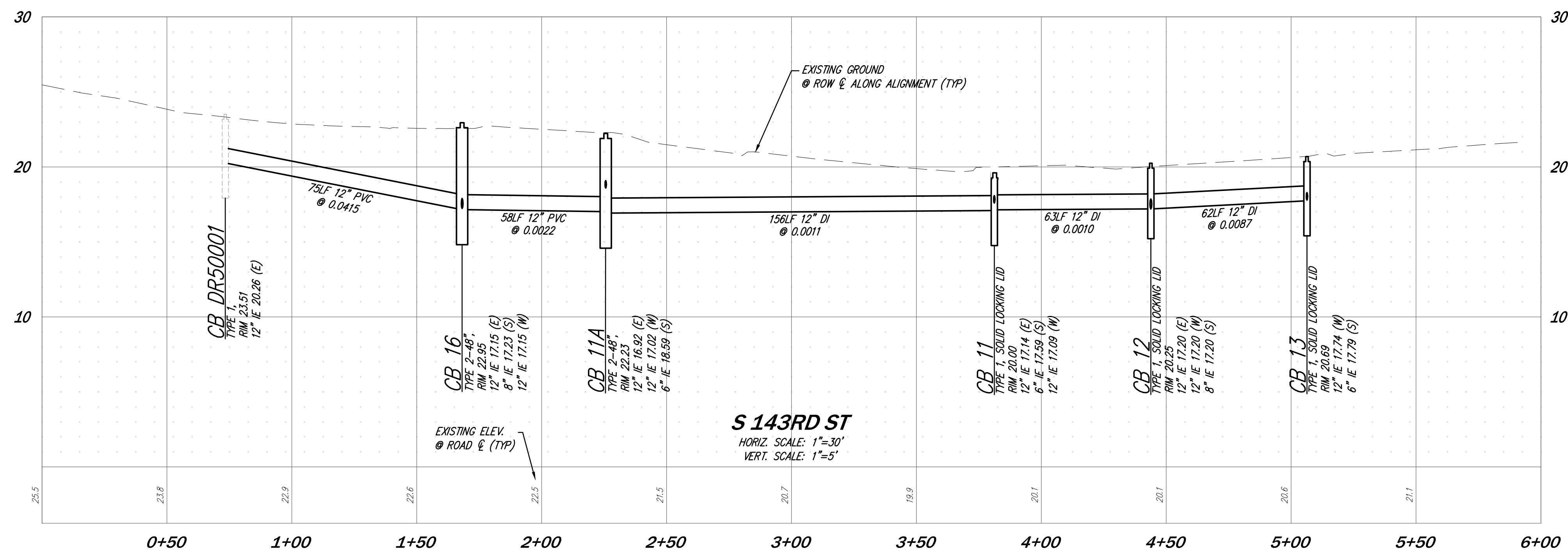
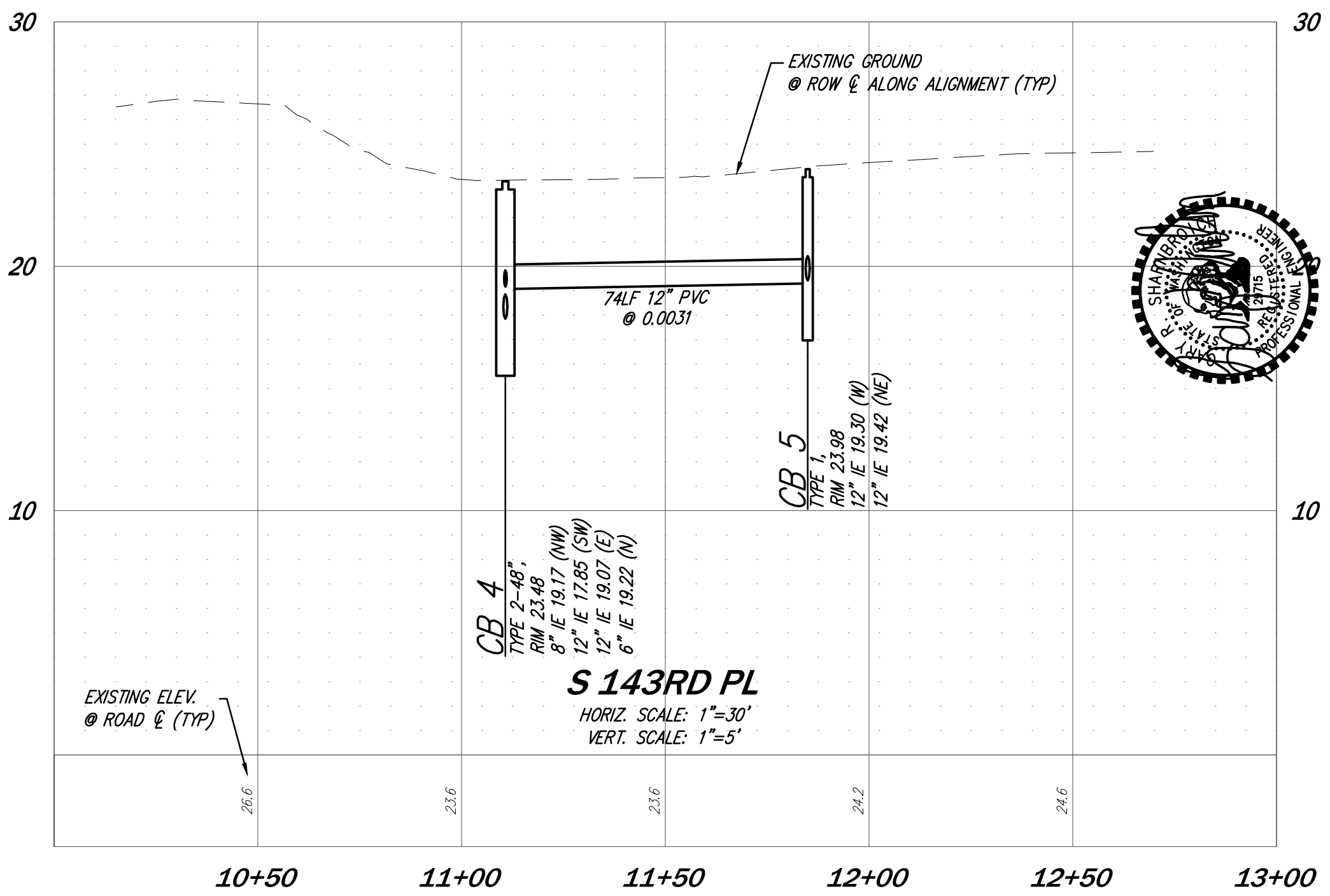
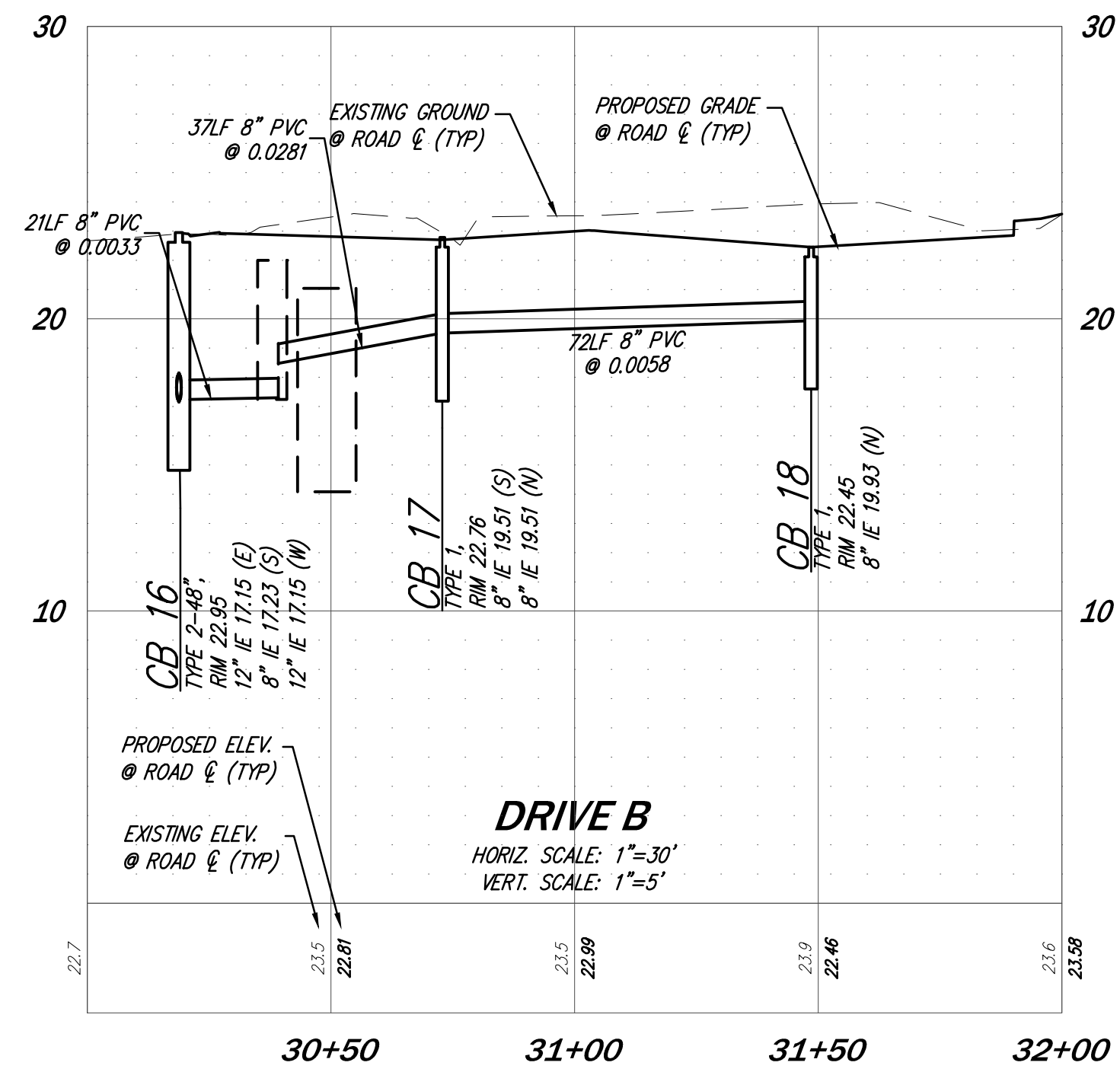
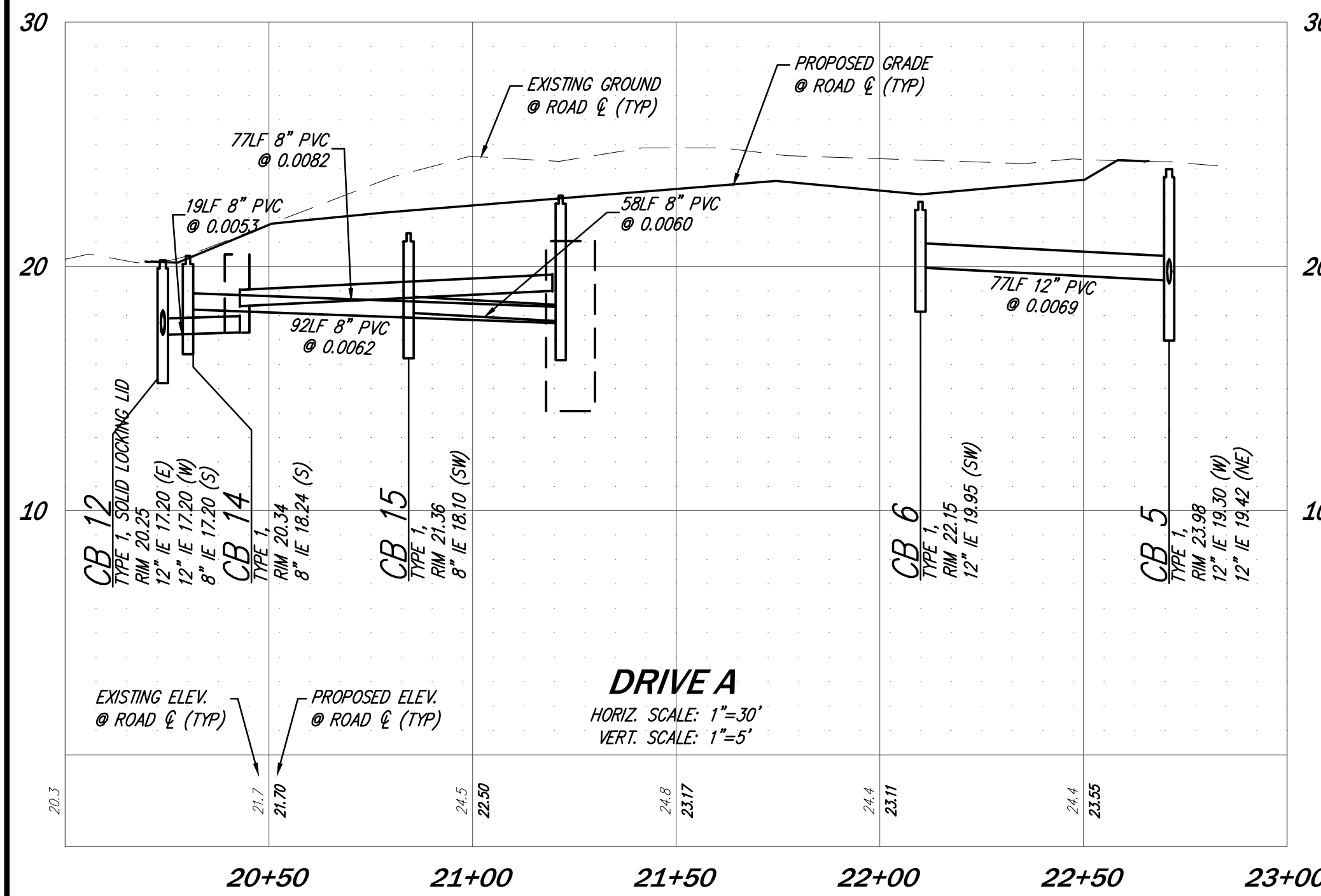


RECORD DRAWINGS
STORM DRAINAGE PLAN
TUKWILA SELF STORAGE
BRIX DEVELOPMENT
7084 E 2300 STREET
COTTONWOOD, UT 54121

DATE:	SEE STAMP DATE
DESIGNED:	PRESTON J. LONGONI, P.E.
DRAWN:	MARY MOORE
APPROVED:	PRESTON J. LONGONI, P.E.
PROJECT MANAGER:	GARY SHARINBROICH, P.E.

SHEET	
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#	OF
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PROJECT NUMBER	
19173	

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CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING



12100 NE 195th St, Suite 300, Bothell, Washington 98011, 425.885.7877

RECORD DRAWINGS

STORM DRAINAGE PROFILES
TUKWILA SELF STORAGE
BRIXX DEVELOPMENT
7084 E 2300 STREET
COTTONWOOD, UT 84121

DATE	SEE STAMP DATE
DESIGNED	PRESTON J. LONGONI, P.E.
DRAWN	MARY MOORE
APPROVED	PRESTON J. LONGONI, P.E.
	GARY SHARABROICH, P.E.
	PROJECT MANAGER

RECORD DRAWINGS
UNDERGROUND LOCATOR SERVICE
CALL BEFORE YOU DIG!
1-800-424-5555 (811)

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#	OF
13	25
PROJECT NUMBER	
19173	

5/12/2023

11/28/2023 3:00 PM A:\2019\19173\ENGINEERING\AS-BUILT\SHEETS\19173_C4.21.DWG