

## **HIGHLINE SCHOOL DISTRICT NO. 401**

### **RESOLUTION NO. 05-25**

A Resolution of the Board of Directors (the “Board”) of Highline School District No. 401 (the “District”) declaring certain real property “surplus” for purposes of conveying the same as public right-of-way.

**WHEREAS**, the District is the owner of record of three parcels of real property generally located at 17640 46th Ave S, SeaTac, WA 98188, more particularly described in Exhibit A to the form of deed attached as Exhibit 1 (collectively, the “Property”); and

**WHEREAS**, the District is in the permitting phase of a construction project at Valley View Early Learning Center (the “Project”);

**WHEREAS**, in connection with the Project, the City of SeaTac (the “City”) has imposed permit conditions requiring the dedication (“Dedication”) of a certain strip of the Property, as legally described on Exhibit B and depicted on Exhibit C to the form of deed attached as Exhibit 1 (the “Required Dedication Area”) to accommodate a public right-of-way; and

**WHEREAS**, the Required Dedication Area is not subject to an authorized school use and is not required for school purposes, and the Board has determined that the Required Dedication Area is therefore surplus; and

**WHEREAS**, the District estimates the value of the Required Dedication Area to be less than \$50,000; and

**WHEREAS**, the Dedication, being necessary for the development of the Project and road improvements adjacent to the Project, will benefit the School and the facilities and programs of the District; and

**WHEREAS**, the Board has further determined that the surplusing of the Required Dedication Area and consummation of the Dedication are in the current best interests of the District and do not interfere with the District’s current educational program and related activities; and

**WHEREAS**, pursuant to the Intergovernmental Disposition of Property Act, Chapter 39.33 RCW, the District has authority to transfer real property to the City on such terms and conditions as may be mutually agreed upon by the proper authorities of the District and the City; and

**WHEREAS**, pursuant to RCW 28A.335.090, the District has authority to exclusively control all real property owned by the District, including the authority to develop schools on the real property owned by the District and to take such actions as may be necessary to fulfill the conditions of the permits issued for such development activities and as may be otherwise necessary or desirable in connection with such development activities;

**NOW, THEREFORE, IT IS HEREBY RESOLVED** by the Board of Directors, pursuant to the District’s authority under Chapter 39.33 RCW and the District’s authority under RCW 28A.335.090, that:

(a) the Board of Directors declare, and the Board hereby does declare, that (i) the Required Dedication Area is not subject to an authorized school use and is no longer needed for school purposes, (ii) the Required Dedication Area is surplus, (iii) the dedication of the Required Dedication Area are in the best interests of the District, and (iv) any conflicting internal District policies (including any requirement for a public hearing that is not otherwise required by applicable law) shall be, and are hereby, waived for purposes of approving the Dedication; and

(b) the Superintendent of the District (or the Superintendent’s designee) is authorized and directed to execute, acknowledge and deliver the Deed in substantially the form attached as **Exhibit 1** and to do all other things necessary and advisable to be done to accomplish the dedications of the Required Dedication Area in accordance with the above statutory authorizations and applicable law.

**ADOPTED** at a regular meeting of the Board of Directors of Highline School District No. 401, this 4th day of June, 2025.

**HIGHLINE SCHOOL DISTRICT NO. 401**

**Board of Directors**

President Joe Van voted no JV

[Signature]  
Stephanie Tidholm (Jun 11, 2025 11:42 PDT)

[Signature]  
Damian [Name] (Jun 9, 2025 14:35 PDT)

[Signature]  
[Name] (Jun 12, 2025 17:04 PDT)

ATTEST: Ivan Duran  
Ivan Duran (Jun 13, 2025 07:51 PDT)

Name: Ivan Duran

Title: Superintendent

**EXHIBIT 1**

**Deed of Dedication**

[Attached]

When Recorded Return to:

CITY OF SEATAC  
CITY CLERK'S OFFICE  
4800 S. 188TH ST.  
SEATAC, WASHINGTON 98188-8605

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RIGHT-OF-WAY  
DEDICATION DEED

**Grantor:** Highline Public Schools

**Grantee:** City of SeaTac, a municipal corporation

**Abbreviated Legal Description:** NW 1/4 AND THE NE 1/4 OF THE NE 1/4 OF SEC. 34, TWP.  
23N, RGE. 04E, W.M.

Full Legal Description: See attached **Exhibit A**

**Assessor's Tax Parcel Number(s):** 3423049221

**Project/Permit File No.:** 2503-1094-BLD, 2503-1132-STE and 2503-1134-ROW

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The Grantor(s) Highline Public Schools, for and in consideration of the transfer for public purpose, conveys and quit claims to the Grantee, CITY OF SEATAC, a municipal corporation of the State of Washington, for any and all municipal purposes, including right-of-way purposes, all its interest, including any after acquired title, in the following described real estate, situated in the County of King, State of Washington:

See Attached Exhibit "B" and depicted on Exhibit "C" Attached hereto.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**Insert Grantor Name (corp, llc, ect)**

**Insert Grantor Name (corp, llc, ect.)**

Sign: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

Sign: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

**OR**

**Insert Grantor below, if owner is as an Individual**

Insert Grantor

Date: \_\_\_\_\_

Insert Grantor

Date: \_\_\_\_\_

**CHOOSE WHICH NOTARY OPTION APPLIES, BELOW**

*[corporate/llc acknowledgment]*

[illegible]

On this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, before me personally appeared \_\_\_\_\_ and \_\_\_\_\_ to me known to be the \_\_\_\_\_ (President, Secretary, Manager) \_\_\_\_\_ of the corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that (he/she is) (they are) authorized to execute said instrument.

GIVEN under my hand and official seal the day and year last above written.

Printed Name: \_\_\_\_\_  
Notary Public in and for the State of Washington,  
residing at \_\_\_\_\_

My commission expires \_\_\_\_\_

## EXHIBIT A

### PROPERTY DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;

THENCE EAST ALONG THE NORTH LINE OF SAID SUBDIVISION TO THE WEST LINE OF MILITARY ROAD ESTABLISHED BY RESOLUTION RECORDED IN VOLUME 29 OF COMMISSIONERS' RECORDS, PAGE 344;

THENCE SOUTHERLY ALONG THE WEST LINE OF ROAD TO ITS INTERSECTION WITH THE NORTH LINE OF THE SOUTH 15 ACRES OF SAID NORTHEASTQUARTER OF THE NORTHEAST QUARTER;

THENCE WEST ALONG SAID NORTH LINE TO THE WEST LINE OF SAID SUBDIVISION;

THENCE NORTH ALONG THE WEST LINE, 825 FEET MORE OR LESS TO THE POINT OF BEGINNING. EXCEPT THE NORTH 30 FEET CONVEYED TO KING COUNTY FOR ROAD (SOUTH 176TH STREET) BY DEED RECORDED UNDER RECORDING NO. 3566429.

ALSO EXCEPT THAT PORTION CONVEYED TO COUNTY OF KING BY WARRANTY DEED RECORDED OCTOBER 24, 1979 UNDER RECORDING NO. 7910240726.

TOGETHER WITH THE SOUTH HALF OF THE SOUTH HALF OF THE NORTH HALF OF THAT PORTION OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING SOUTH OF THE NORTH 30 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 34, AND NORTH OF THE SOUTH 20 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 34.

ALSO TOGETHER WITH THE NORTH HALF OF THE SOUTH HALF OF THE NORTH HALF OF THAT PORTION OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING SOUTHERLY OF THE SOUTHERLY LINE OF SOUTH 17TH STREET AND NORTHERLY OF THE NORTHERLY LINE OF THE SOUTH 20 FEET OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER. EXCEPT THAT PORTION, IF ANY, WITHIN 46TH AVENUE SOUTH.

ALSO TOGETHER WITH AN EASEMENT FOR ROADWAY OVER THE EAST 20 FEET OF THAT PORTION OF THE NORTHEASTQUARTER OF SAID SECTION 34, LYING NORTH OF THE NORTH LINE OF THE ABOVE DESCRIBED MAIN TRACT AND SOUTH OF THE NORTH 30 FEET OF SAID NORTHEAST QUARTER OF SECTION 34.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

## **EXHIBIT B**

PARCEL 3423049221

### **RIGHT OF WAY DEDICATION**

ALL THAT PORTION OF THE BELOW DESCRIBED PROPERTY LYING EASTERLY OF A LINE WHICH IS PARALLEL WITH, AND 35.00 FEET WESTERLY OF THE MONUMENTED CENTERLINE OF MILITARY ROAD SOUTH (ALSO BEING THE EASTERLY 5.00 FEET OF BELOW DESCRIBED PROPERTY).

CONTAINING 4,212 SQUARE FEET +/-.

### **PROPERTY DESCRIPTION**

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;

THENCE EAST ALONG THE NORTH LINE OF SAID SUBDIVISION TO THE WEST LINE OF MILITARY ROAD ESTABLISHED BY RESOLUTION RECORDED IN VOLUME 29 OF COMMISSIONERS' RECORDS, PAGE 344;

THENCE SOUTHERLY ALONG THE WEST LINE OF ROAD TO ITS INTERSECTION WITH THE NORTH LINE OF THE SOUTH 15 ACRES OF SAID NORTHEASTQUARTER OF THE NORTHEAST QUARTER;

THENCE WEST ALONG SAID NORTH LINE TO THE WEST LINE OF SAID SUBDIVISION;

THENCE NORTH ALONG THE WEST LINE, 825 FEET MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPT THE NORTH 30 FEET CONVEYED TO KING COUNTY FOR ROAD (SOUTH 176TH STREET) BY DEED RECORDED UNDER RECORDING NO. 3566429.

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SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

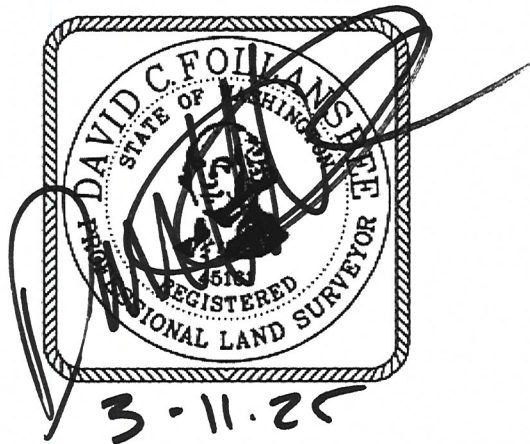




EXHIBIT "C"

**S 176TH ST**  
(PUBLIC RIGHT-OF-WAY)

FOUND MON IN CASE  
Q MILITARY RD S.

DEDICATION  
AREA

APN 3423049221

**MILITARY RD S**  
(PUBLIC RIGHT-OF-WAY)

S14° 25' 26"E 485.62'  
N14° 25' 26"W 458.90'

R=2899.93' L=387.60'  
R=2864.74' L=392.28'  
S14° 25' 26"E 485.62'  
N14° 25' 26"W 458.90'

FOUND MON  
IN CASE  
Q MILITARY  
RD S.

N88° 35' 46"W  
38.21'



1"=100'

JOB NO. 2230708.50  
3/11/2025

R/W DEDICATION

LEGAL BY: DF EXHIBIT BY: GD

NE 1/4, S34, T23N, R4E

w:\sdekpro\2023\2230708\2230708 dedication exhibit.dwg



3-11-25

**AHBL**

5804 Road 90,  
Suite H,  
Pasco, WA 99301  
509.380.5883 TEL  
509.380.5885 FAX

THIS EXHIBIT HAS BEEN PREPARED TO ASSIST IN THE INTERPRETATION  
OF THE ACCOMPANYING LEGAL DESCRIPTION. IF THERE IS A CONFLICT  
BETWEEN THE WRITTEN LEGAL DESCRIPTION AND THIS SKETCH, THE  
LEGAL DESCRIPTION SHALL PREVAIL.