

Project Name (Subdivision):

Bordeaux Subdivision

Sanitary Sewer & Water Main Easement Number:

Identify this Easement by sequential number if Project contains more than one easement of this type.
(See Instructions for additional information).

ESMT -2024-0052

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement, made this 22 day of October 2024 between
2 North Homes, LLC ("Grantor") and the City of Meridian, an Idaho
Municipal Corporation ("Grantee");

WHEREAS, the Grantor desires to provide a sanitary sewer and water main right-of-way across the premises and property hereinafter particularly bounded and described; and

WHEREAS, the sanitary sewer and water is to be provided for through underground pipelines to be constructed by others; and

WHEREAS, it will be necessary to maintain and service said pipelines from time to time by the Grantee;

NOW, THEREFORE, in consideration of the benefits to be received by the Grantor, and other good and valuable consideration, the Grantor does hereby give, grant and convey unto the Grantee the right-of-way for an easement for the operation and maintenance of sanitary sewer and water mains over and across the following described property:

(SEE ATTACHED EXHIBITS A and B)

The easement hereby granted is for the purpose of construction and operation of sanitary sewer and water mains and their allied facilities, together with their maintenance, repair and replacement at the convenience of the Grantee, with the free right of access to such facilities at any and all times.

TO HAVE AND TO HOLD, the said easement and right-of-way unto the said Grantee, its successors and assigns forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED, by and between the parties hereto, that after making repairs or performing other maintenance, Grantee shall restore the area of the easement and adjacent property to that existent prior to undertaking such repairs and maintenance. However, Grantee shall not be responsible for repairing, replacing or restoring anything placed within the area described in this easement that was placed there in violation of this easement.

GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor 10-22-2024

Attest by Chris Johnson, City Clerk 10-22-2024

STATE OF IDAHO,)
 : ss.
County of Ada)

This record was acknowledged before me on _____(date) by Robert E. Simison and Chris Johnson on behalf of the City of Meridian, in their capacities as Mayor and City Clerk, respectively.

(stamp)

Notary Signature _____ 3-28-2028
My Commission Expires: _____

EXHIBIT A
BORDEAUX ESTATES SUBDIVISION
WATER AND SEWER EASEMENT

A water and sewer easement located in the parcel of land lying in the South 1/2 of the Northeast 1/4 of Section 25 together with Lot 5, Block 49 of Paramount Subdivision No. 21 filed in Book 105 of plats, pages 14238 through 14240, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, said parcel being more particularly described as follows:

Commencing at a 5/8" iron pin being the southwest corner of said Lot 5, Block 49; thence S.89°28'20"E. a distance of 115.11 feet along the north line of said Lot 5 to a point, said point also being the POINT OF BEGINNING;

Thence N.00°24'56"E. a distance of 73.72 feet to a point;

Thence along a tangent curve to the left a distance of 23.43 feet, said curve having a radius of 25.00 feet, a delta of 53°41'36", and a chord bearing N.26°25'52"W. a distance of 22.58 feet to a point;

Thence along a tangent curve to the right a distance of 38.85 feet, said curve having a radius of 51.00 feet, a delta of 43°38'29", and a chord bearing N.31°27'26"W. a distance of 37.91 feet to a point;

Thence N.89°28'20"W. a distance of 11.66 feet to a point;

Thence N.00°31'40"E. a distance of 10.00 feet to a point;

Thence S.89°28'20"E. a distance of 10.87 feet to a point;

Thence along a non-tangent curve to the right a distance of 67.13 feet, said curve having a radius of 51.00 feet, a delta of 75°25'03", and a chord bearing N.39°21'36"E. a distance of 62.39 feet to a point;

Thence N.00°27'33"E. a distance of 4.42 feet to a point;

Thence S.89°32'27"E. a distance of 10.00 feet to a point;

Thence S.00°27'33"W. a distance of 3.06 feet to a point;

Thence along a non-tangent curve to the right a distance of 80.31 feet, said curve having a radius of 51.00 feet, a delta of 90°13'17", and a chord bearing S.46°27'54"E. a distance of 72.26 feet to a point;

Thence N.74°11'32"E. a distance of 11.43 feet to a point;

Thence S.00°18'12"W. a distance of 10.41 feet to a point;

Thence S.74°11'32"W. a distance of 12.28 feet to a point;

Thence along a non-tangent curve to the right a distance of 38.68 feet, said curve having a radius of 51.00 feet, a delta of 43°27'01", and a chord bearing S.32°23'02"W. a distance of 37.76 feet to a point;

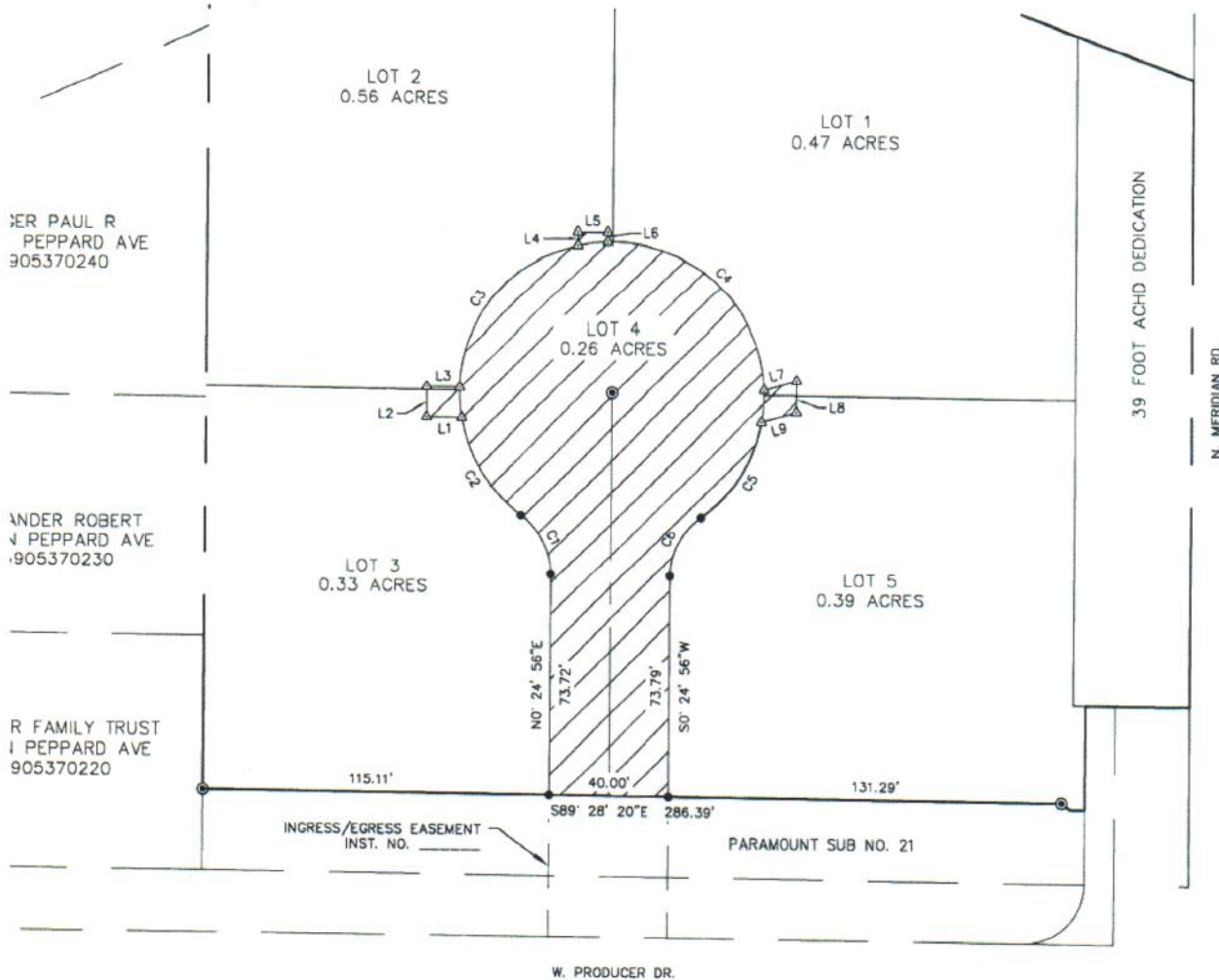
Thence along a tangent curve to the left a distance of 23.43 feet, said curve having a radius of 25.00 feet, a delta of 53°41'36", and a chord bearing S.27°15'44"W. a distance of 22.58 feet to a point;

Thence S.00°24'56"W. a distance of 73.79 feet to a point;

Thence N.89°28'20"W. a distance of 40.00 feet to a point also being the POINT OF BEGINNING.

Said parcel contains 0.27 acres, more or less, and is subject to all existing easements and right-of-ways of record or implied.





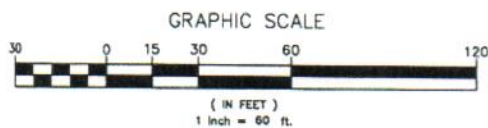
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	23.43'	25.00'	53°41'36"	N26° 25' 52"W	22.58'
C2	38.85'	51.00'	43°38'29"	N31° 27' 26"W	37.91'
C3	67.13'	51.00'	75°29'03"	N39° 21' 36"E	62.39'
C4	80.31'	51.00'	90°13'17"	S46° 27' 54"E	72.26'
C5	38.68'	51.00'	43°27'01"	S32° 23' 02"W	37.76'
C6	23.43'	25.00'	53°41'36"	S27° 15' 44"W	22.58'

Parcel Line Table		
Line #	Length	Direction
L1	11.66'	N89° 28' 20"W
L2	10.00'	N0° 31' 40"E
L3	10.87'	S89° 28' 20"E
L4	4.42'	N0° 27' 33"E
L5	10.00'	S89° 32' 27"E
L6	3.08'	S0° 27' 33"W
L7	11.43'	N74° 11' 32"E
L8	10.41'	S0° 18' 12"W
L9	12.28'	S74° 11' 32"W



LEGEND

- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- LOT LINE
- EASEMENT LINE
- EASEMENT AREA
- SET 5/8" IRON PIN
- SET 1/2" IRON PIN
- CALCULATED POINT, NOT SET



J.J. HOWARD

MAPPING / SURVEYING

5005 N. SPIKE ST., STE. 2 / BOULDER, IDAHO 83802 (208) 840-0857

DATE:
12/8/23

DESIGN BY:
CLS

SCALE:
1" = 60'

DRAWN BY:

SHEET: OF
1 1

DRAWING NO.
220111

BORDEAUX ESTATES SUBDIVISION

WATER & SEWER EASEMENT - EXHIBIT B