

PARTIAL RELEASE OF EASEMENT

TYPE OF EASEMENT BEING PARTIALLY RELEASED: SANITARY SEWER + WATER MAIN EASEMENT

GRANTEE: CITY OF MERIDIAN

GRANTORS: UNA MAS, LLC +, INCLUDING SUCCESSORS AND ASSIGNS

SFP-C LIMITED PARTNERSHIP AND ENVISION 360, INC.

WHEREAS, by easement dated September 7th, 2011 and recorded as **Instrument Number** 111072105 in the land records of **Ada County, State of Idaho**, an easement of the type and nature set forth in the above-captioned title was granted to the City of Meridian, an Idaho Municipal Corporation ("the Easement"), upon the real property legally described therein.

WHEREAS, the continuance of a certain portion of the Easement is no longer necessary or desirable.

NOW, THEREFORE, in consideration of the premises, the City of Meridian does hereby release, vacate, and abandon that certain portion of the Easement on the lands more particularly described on Exhibit A, and depicted on Exhibit B, attached hereto and incorporated herein.

All rights and privileges under the under the above-described document in and to the remaining lands covered by the Easement shall remain and continue in the Grantee and shall not be affected in any way hereby.

IN WITNESS WHEREOF, THE CITY OF MERIDIAN has caused these presents to be executed by its proper officers thereunto duly authorized this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

CITY OF MERIDIAN

\_\_\_\_\_  
Robert E. Simison, Mayor

\_\_\_\_\_  
Attest by Chris Johnson, City Clerk

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  
My Commission Expires: \_\_\_\_\_



Client: Chad Olsen  
Date: 10/06/20  
Job No.:10318

**EXHIBIT "A"**  
**CITY OF MERIDIAN PARTIAL EASEMENT RELEASE**  
**DESCRIPTION**

The following Describes a Parcel Land for the Purpose of Releasing a portion of a Certain City of Meridian Sanitary Sewer and Water Main Easement Recorded as Instrument No. 111072105, Records of Ada County being a portion of Lot Consolidation Record of Survey No. 11659 filed as Instrument No. 2018-120239. Records of Ada County, Idaho and Lying in a portion of Government Lot 4 of Section 4, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County Idaho, and more particularly described as follows:

**COMMENCING** at the Northwest Corner of Section 4 Township 3 North, Range 1 East, Boise Meridian which is being Monumented with a found Brass Cap "PLS 6111"; From which, a found Aluminum Cap "PLS 5082" which is Monumenting the North1/4 Corner of said Section 4 bears, South 89°49'44" East, 2,659.29 feet; Thence along the Northerly Boundary Line of said Government Lot 4, South 89°49'44" East, 831.02 feet to a point being on the Prolongation of the Westerly Line of Una Mas Subdivision; Thence leaving said Northerly Boundary Line, and along the Westerly Line of said Una Mas Subdivision, and its Prolongation, South 00°34'44" West, 361.05 feet to a found 1/2" Iron Pin with Illegible Plastic Cap being on the Centerline of East Tecate Lane, and also being the Northwest Corner of said Record of Survey, the **POINT OF BEGINNING**:

Thence leaving said Westerly Boundary Line, and its Prolongation, and along the Centerline of East Tecate Lane, and also being the Northerly Boundary Line of said Record of Survey, South 89°25'19" East, 202.68 feet to a found 1/2" Iron Pin with Illegible Plastic Cap;

Thence continuing Northeasterly 37.63 feet along the arc of a curve to the left having a radius of 100.00 feet, a Central angle of 21°33'37", and a long chord which bears, North 79°47'53" East, 37.41 feet to a found 1/2" Iron Pin with Plastic Cap "Koerner PLS 8251" Marking a point of Reverse Curvature;

Thence continuing, Northeasterly 37.63 feet along the arc of a curve to the right having a radius of 100.00 feet, a Central angle of 21°33'37", and a long chord which bears, North 79°47'53" East, 37.41 feet to a found 1/2" Iron Pin with Plastic Cap "Koerner PLS 8251" Marking a point of Tangency;

Thence continuing, South 89°25'19" East, 166.57 feet to a found 1/2" Iron Pin with Plastic Cap "Koerner PLS 8251" Marking the Northeast Corner of said Record of Survey;

Thence leaving said Centerline and Northerly Boundary Line, and along the Easterly Boundary Line of said Record of Survey, and said Easement Line, South 00°34'44" West, 14.89 feet to a point;

Thence leaving said Easterly Boundary Lines, and along the Boundary Lines of said Easement the following Courses and Distances:

North 89°13'30" West, 92.79 feet to a point;

South 00°34'44" West, 35.44 feet to a point;

North 89°25'19" West, 31.00 feet to a point;

North 00°34'44" East, 11.95 feet to a point;

North 89°25'15" West, 22.63 feet to a point;

North 00°34'45" East, 20.62 feet to a point;  
South 85°31'21" West, 17.50 feet to a point;  
South 00°34'44" West, 13.03 feet to a point;  
North 89°25'16" West, 20.00 feet to a point;  
North 00°34'44" East, 11.26 feet to a point;  
South 85°32'23" West, 52.55 feet to a point;  
South 00°34'44" West, 20.63 feet to a point;  
North 89°25'16" West, 20.00 feet to a point;  
North 00°34'44" East. 20.27 feet to a point;  
North 89°25'16" West, 67.38 feet to a point;  
South 00°34'44" West, 38.27 feet to a point;  
North 89°25'19" West, 31.00 feet to a point;  
North 00°34'44" East, 49.27 feet to a point;  
North 89°25'16" West, 88.17 feet to a point on the Westerly Boundary Line of said Easement and Record of Survey;  
Thence along the Westerly Boundary Line of said Easement and Record of Survey, North 00°34'32" East, 0.73 feet to the **POINT OF BEGINNING**:

The above Described Parcel of Land contains 0.19 Acres (8,528 Sq. Ft.), more or less.



**PARTIAL EASEMENT RELEASE EXHIBIT "B"**  
 LOCATED IN GOVERNMENT LOT 4 OF SECTION 4, T. 3 N., R. 1 E., B.M.,  
 CITY OF MERIDIAN, ADA COUNTY, IDAHO  
 2020

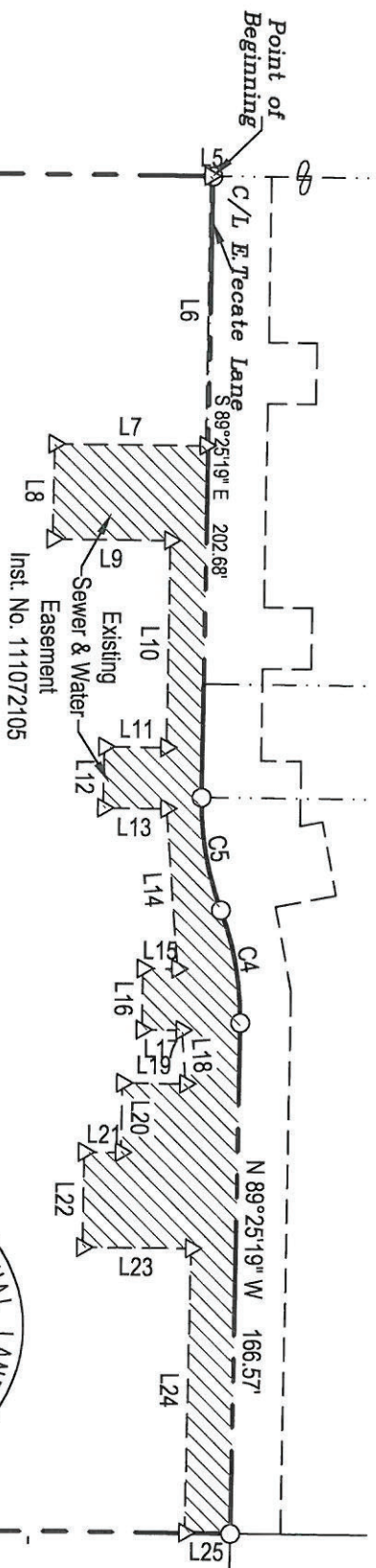
32 33E Ustick Rd  
 4" PLS 831.02'  
 6111"

S 00°34'44" W 361.05'

BASIS OF BEARING:  
 S 89°49'44" E 2659.29'

1828.27'

33  
 4" PLS  
 5082"



Lot Consolidation  
 Record of Survey No. 11659  
 Inst. No. 2018-120239

Inst. No. 111072105

BLOCK "A" UNA MAS SUBDIVISION



JN 10318

COMPASS LAND SURVEYING, PLLC  
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