

ESMT-2022-0251 Records Apartments

Sanitary Sewer and Water Main Easement No. 1

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement, made this 15th day of November, 2022 between CarMax Auto Superstores, Inc. (“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 11-15-2022

Attest by Chris Johnson, City Clerk 11-15-2022

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

This record was acknowledged before me on 11-15-2022 (date) by
Robert E. Simison and Chris Johnson on behalf of the City of Meridian, in
their capacities as Mayor and City Clerk, respectively.

Notary Signature
My Commission Expires: 3-28-2028



September 14, 2022

Project No. 115064

Exhibit "A"

**CARMAX AUTO
UTILITY EASEMENT DESCRIPTION**

An easement located in the Southeast One Quarter of Section 4, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the South One Quarter Corner of Section 4 of said Township 3 North, Range 1 East, (from which point the Southwest Corner of said Section 4 bears North 89°46'17" West, 2659.51 feet distant);
Thence North 00°09'04" East, a distance of 55.26 feet on the north-south mid-section line of said Section 4 to a point on the Northerly Right-of-Way line of East Fairview Avenue;
Thence continuing North 00°09'04" East, a distance of 250.71 feet on the north-south mid-section line of said Section 4 to the POINT OF BEGINNING;

Thence North 00°09'04" East, a distance of 486.26 feet on the said north-south mid-section line to a point on the southerly right of way line of East Elden Gary Street;
Thence South 89°59'29" East, a distance of 14.51 feet on the right of way line of East Elden Gary Street;
Thence South 00°10'03" West, a distance of 46.18 feet;
Thence North 90°00'00" East, a distance of 10.97 feet;
Thence South 00°00'00" East, a distance of 20.00 feet;
Thence North 90°00'00" West, a distance of 11.03 feet;
Thence South 00°09'04" West, a distance of 357.35 feet;
Thence South 89°51'24" East, a distance of 169.43 feet;
Thence North 67°30'00" East, a distance of 12.28 feet;
Thence North 22°30'00" West, a distance of 47.43 feet;
Thence North 67°30'00" East, a distance of 20.00 feet;
Thence South 22°30'00" East, a distance of 67.43 feet;
Thence South 67°30'00" West, a distance of 36.28 feet;
Thence North 89°51'24" West, a distance of 173.44 feet;
Thence South 00°09'04" West, a distance of 42.77 feet;
Thence North 89°50'56" West, a distance of 14.50 feet to the POINT OF BEGINNING.

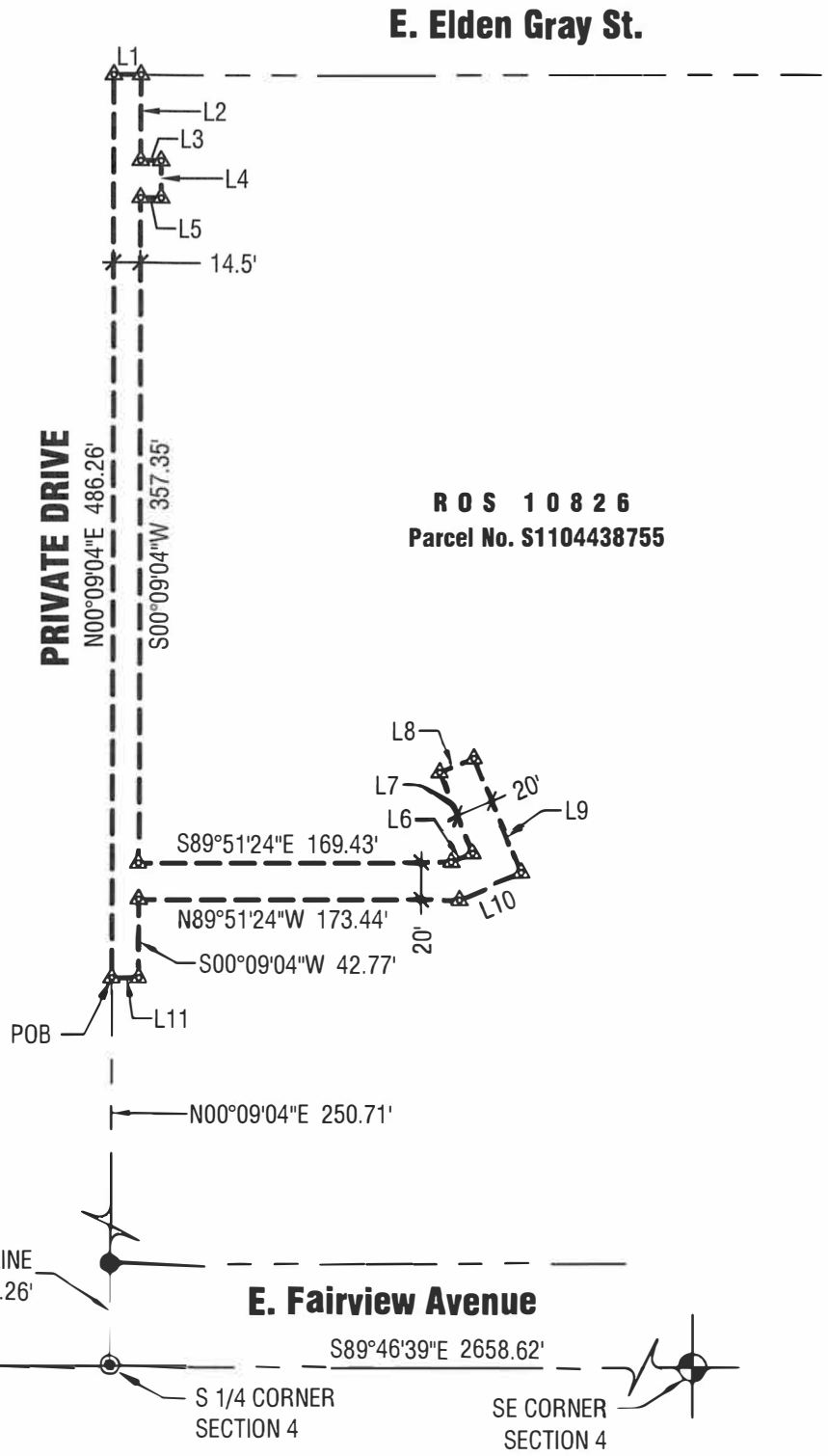
PREPARED BY:
THE LAND GROUP, INC.

James R. Washburn





Line Table		
LINE	BEARING	LENGTH
L1	S89°59'29"E	14.51'
L2	S00°10'03"W	46.18'
L3	N90°00'00"E	10.97'
L4	S00°00'00"E	20.00'
L5	N90°00'00"W	11.03'
L6	N67°30'00"E	12.28'
L7	N22°30'00"W	47.43'
L8	N67°30'00"E	20.00'
L9	S22°30'00"E	67.43'
L10	S67°30'00"W	36.28'
L11	N89°50'56"W	14.50'



Utility Easement

Horizontal Scale: 1" = 100'



Project No.: 115064
Date of Issuance: 09-14-2022



City of Meridian Utility Easement
CarMax Auto Superstores, Inc.

Exh B