

ESMT- 2022-0267 Sherman Williams
Water Main Easement No. 1

WATER MAIN EASEMENT

THIS Easement Agreement, made this 20th day of December, 20 22 between Yick Yee Family Company, LLP ("Grantor"), and the City of Meridian, an Idaho Municipal Corporation ("Grantee");

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

WHEREAS, the water main 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 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 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, it's 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.

THE GRANTOR covenants and agrees that Grantor will not place or allow to be placed any permanent structures, trees, brush, or perennial shrubs or flowers within the area described for this easement, which would interfere with the use of said easement, for the purposes stated herein.

THE GRANTOR covenants and agrees with the Grantee that should any part of the right-of-way and easement hereby granted shall become part of, or lie within the boundaries of any

GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor 12-20-2022

Attest by Chris Johnson, City Clerk 12-20-2022

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

This record was acknowledged before me on 12-20-2022 (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

December 2, 2022
Project No. 22-120
City of Meridian Water Easement
Legal Description

Exhibit A

A parcel of land for a City of Meridian Water Easement over a portion of Lot 8, Block 1 of McNelis Subdivision (Book 100 of Plats, Pages 13,802-13,804), situated in the Southeast 1/4 of the Southeast 1/4 of Section 34, Township 4 North, Range 1 West, B.M., City of Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at a found 5/8-inch rebar on the centerline of North Burley Avenue, which bears N00°52'40"E a distance of 361.84 feet from a found 5/8-inch rebar marking the intersection of the centerline of North Burley Avenue and the southerly boundary line of said McNelis Subdivision;

Thence S89°07'19"E a distance of 27.00 feet to a found aluminum cap on the easterly right-of-way line of said North Burley Avenue;

Thence following said easterly right-of-way line, 7.69 feet along the arc of a curve to the right, said curve having a radius of 373.00 feet, a delta angle of 01°10'51", a chord bearing of N01°28'06"E, and a chord distance of 7.69 feet to the **POINT OF BEGINNING**.

Thence following said easterly right-of-way line, 27.52 feet along the arc of a curve to the right, said curve having a radius of 373.00 feet, a delta angle of 04°13'41", a chord bearing of N04°10'23"E, and a chord distance of 27.52 feet to the southerly line of an existing City of Meridian easement as described per Instrument No. 108022167;

Thence leaving said easterly right-of-way line and following said southerly easement line, S89°07'20"E a distance of 20.59 feet;

Thence leaving said southerly easement line, S00°52'40"W a distance of 27.47 feet;

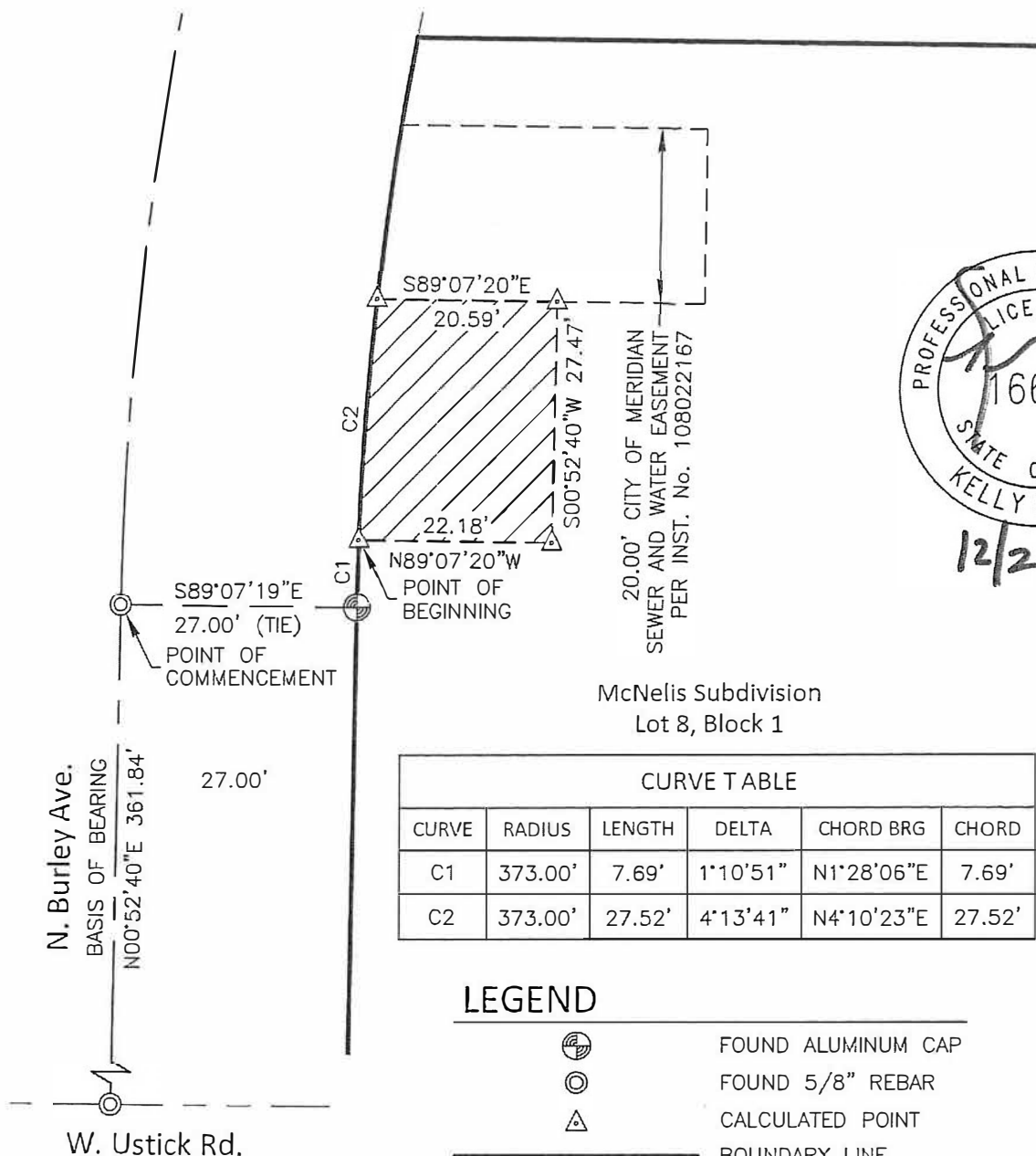
Thence N89°07'20"W a distance of 22.18 feet to the **POINT OF BEGINNING**.

Said parcel contains 592 square feet, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

All subdivisions, deeds, records or surveys, and other instruments of record referenced herein are recorded documents of the county in which these described lands are situated.

Attached hereto is **Exhibit B** and by this reference is made a part hereof.





CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	373.00'	7.69'	1°10'51"	N1°28'06"E	7.69'
C2	373.00'	27.52'	4°13'41"	N4°10'23"E	27.52'

LEGEND

	FOUND ALUMINUM CAP
	FOUND 5/8" REBAR
	CALCULATED POINT
	BOUNDARY LINE
	ROAD CENTERLINE
	ADJACENT BOUNDARY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT



KME ENGINEERING

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DATE: November 2022
PROJ ET: 22-120

SHEET:
1 OF 1

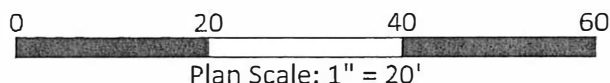
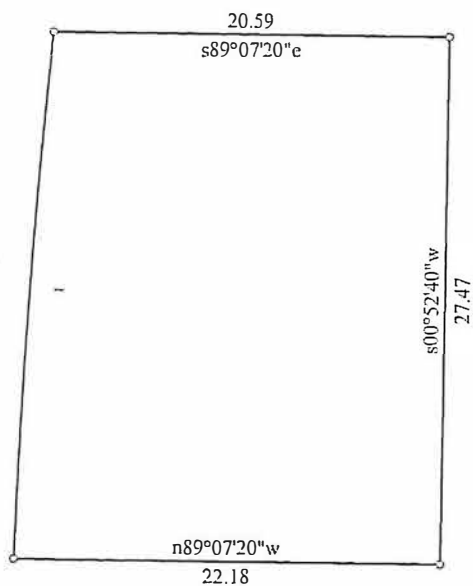


Exhibit B City of Meridian Water Easement

A portion of Lot 8, Block 1, McNelis Subdivision, situated in the SE 1/4 of the SE 1/4 of Section 34, T4N., R1W., B.M., City of Meridian, Ada County, Idaho



Title:		Date: 12-02-2022
Scale: 1 inch = 10 feet	File:	
Tract 1: 0.014 Acres: 592 Sq Feet: Closure = s67.3509e 0.01 Feet: Precision = 1/11123: Perimeter = 98 Feet		
001: Rt, R=373.00, Delta=04.1341 Bng=n04.1023e, Chd=27.52	003=s00.5240w 27.47	
002=s89.0720e 20.59	004=n89.0720w 22.18	