

ESMT-2022-0269 Ledges Business Center No. 1

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement, made this 3rd day of January 20 23 between
Rama Group, 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, 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.

GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor 1-3-2023

Attest by Chris Johnson, City Clerk 1-3-2023

STATE OF IDAHO,)

ss.

County of Ada)

This record was acknowledged before me on 1-3-2023 (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

EXHIBIT A
Description for
Sanitary Sewer and Water Main Easement
Ledges Business Center Subdivision
December 2, 2022

A portion of the Southwest 1/4 of the Northwest 1/4 of Section 36, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho more particularly described as follows:

Commencing at West 1/4 corner of said Section 36 from which the Northwest corner of said Section 36 bears North 00°14'37" East, 2634.72 feet; thence on the east-west centerline of said Section 36, South 89°09'39" East, 48.00 feet to the east right-of-way line of N. Linder Road; thence on said east right-of-way line North 00°14'37" East, 161.22 feet to the **POINT OF BEGINNING**;

thence continuing on said east right-of-way line North 00°14'37" East, 86.73 feet;

thence leaving said east right-of-way line South 89°46'37" East, 17.14 feet;

thence South 00°12'51" West, 12.99 feet;

thence South 89°46'37" East, 16.36 feet;

thence South 00°13'23" West, 30.87 feet;

thence South 85°58'18" East, 57.11 feet;

thence South 04°01'42" West, 20.00 feet;

thence North 85°58'18" West, 12.99 feet;

thence South 00°14'37" West, 99.29 feet;

thence North 89°45'23" West, 35.71 feet;

thence North 00°14'37" East, 89.25 feet;

thence North 89°46'37" West, 28.03 feet;

thence South 00°14'37" West, 9.97 feet;



thence North 89°45'23" West, 12.47 feet to the **POINT OF BEGINNING**.

Containing 7,289 square feet or 0.17 acres, more or less.

End of Description.

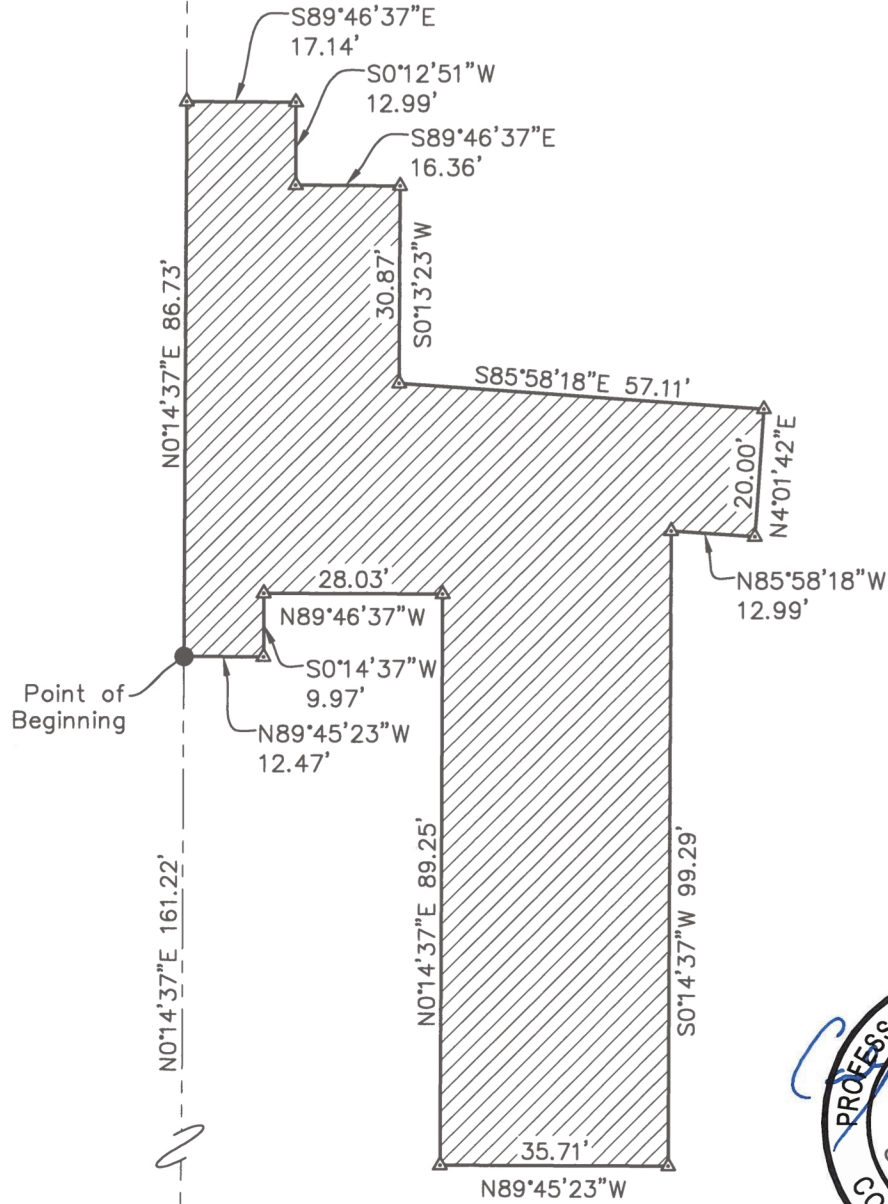


EXHIBIT B

S.26 S.25
S.35 S.36

Basis of Bearings
N00°14'37"E 2634.72'

N. Linder Rd.



Scale: 1"=30'



P:\Ledges Business Center (4120 Linder) 20-058\dwg\4120 Linder Rd Sewer and Water EASE.dwg 12/2/2022 12:29:58 PM

ISG IDAHO SURVEY GROUP, LLC
9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

Exhibit Drawing for
Sanitary Sewer and Water Main Easement
Ledges Business Center Subdivision

A portion of the SW1/4 of the NW1/4 of Section 36,
T.4N., R.1W., B.M., City of Meridian, Ada County, Idaho.

Job No.
20-058

Sheet No.
1

Dwg. Date
12/2/2022