

Project Name or Subdivision Name:

Sessions Parkway Subdivision /

Sanitary Sewer & Water Main Easement Number: 1

Identify this Easement by sequential number if the project contains more than one easement of this type. See instructions/checklist for additional information.

For Internal Use Only **ESMT-2024-0109**

Record Number: \_\_\_\_\_

### **SANITARY SEWER AND WATER MAIN EASEMENT**

THIS Easement Agreement made this \_\_\_\_ day of \_\_\_\_\_ 20\_\_ between  
GFI - Meridian Investments, 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.





August 6, 2024  
Project No. 23-021  
City of Meridian Sewer and Water Easement  
Legal Description

**Exhibit A**

A parcel of land for a City of Meridian Sewer and Water Easement situated in a portion of the Southwest 1/4 of the Northwest 1/4 of Section 4, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at a found brass cap marking the Northwest corner of said Section 4, which bears N00°36'00"E a distance of 2,611.39 feet from a found brass cap marking the West 1/4 corner of said Section 4, thence following the westerly line of said Northwest 1/4, S00°36'00"W a distance of 1,384.57 feet;  
Thence leaving said westerly line, S89°24'00"E a distance of 70.00 feet to the Southwest corner of Southeast Corner Marketplace Subdivision No. 1 (Book 101 of Plats, Pages 13253-13255);  
Thence following the southerly boundary of said Southeast Corner Marketplace Subdivision No. 1, S89°51'36"E a distance of 212.07 feet;  
Thence leaving said southerly subdivision boundary, S00°00'00"E a distance of 134.55 feet to an existing City of Meridian Sewer and Water Easement as described per Instrument No. 2023-056725 and being **POINT OF BEGINNING 1**.

Thence following said existing easement, S00°00'00"E a distance of 30.00 feet to a point hereinafter referred to as POINT "A";  
Thence leaving said existing easement, N90°00'00"W a distance of 5.00 feet;  
Thence N00°00'00"E a distance of 30.00 feet;  
Thence N90°00'00"E a distance of 5.00 feet to **POINT OF BEGINNING 1**.

Said parcel contains 150 square feet, more or less.

**TOGETHER WITH:**

Commencing at a point previously referred to as POINT "A", thence S27°34'39"E a distance of 122.69 feet to said existing easement and being **POINT OF BEGINNING 2**.

Thence N90°00'00"E a distance of 6.00 feet;  
Thence S00°00'00"E a distance of 20.00 feet;  
Thence N90°00'00"W a distance of 6.00 feet to said existing easement;  
Thence following said existing easement, N00°00'00"E a distance of 20.00 feet to **POINT OF BEGINNING 2**.

Said parcel contains 120 square feet, more or less.

**TOGETHER WITH:**

Commencing at **POINT OF BEGINNING 2**, thence S86°49'23"W a distance of 59.87 feet to said existing easement and being **POINT OF BEGINNING 3**.

Thence following said existing easement, S00°00'00"E a distance of 20.00 feet to a point hereinafter referred to as POINT "B";

Thence N90°00'00"W a distance of 9.00 feet;  
Thence N00°00'00"E a distance of 20.00 feet;  
Thence N90°00'00"E a distance of 9.00 feet to **POINT OF BEGINNING 3.**

Said parcel contains 180 square feet, more or less.

**TOGETHER WITH:**

Commencing at a point referred to as POINT "B", thence S65°30'04"E a distance of 65.70 feet to said existing easement and being **POINT OF BEGINNING 4.**

Thence N90°00'00"E a distance of 11.92 feet;  
Thence S00°00'00"E a distance of 20.97 feet to said existing easement;  
Thence following said existing easement the following two (2) courses:  
1. N90°00'00"W a distance of 11.92 feet to a point hereinafter referred to as POINT "C";  
2. N00°00'00"E a distance of 20.97 feet to **POINT OF BEGINNING 4.**

Said parcel contains 250 square feet, more or less.

**TOGETHER WITH:**

Commencing at a point previously referred to as POINT "C", thence S32°23'06"W a distance of 77.82 feet to said existing easement and being **POINT OF BEGINNING 5.**

Thence following said existing easement, 14.88 feet along the arc of a curve to the right, said curve having a radius of 27.50 feet, a delta angle of 31°00'34", a chord bearing of S23°57'17"W and a chord distance of 14.70 feet to an existing City of Meridian Sewer and Water Easement as described per Instrument No. 104048418;  
Thence leaving said existing easement per Instrument No. 2023-056725 and following said existing easement per Instrument No. 104048418, N62°08'43"W a distance of 1.00 feet;  
Thence leaving said existing easement, N27°51'17"E a distance of 14.67 feet to **POINT OF BEGINNING 5.**

Said parcel contains 17 square feet, more or less.

Said description contains a total of 717 square feet, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

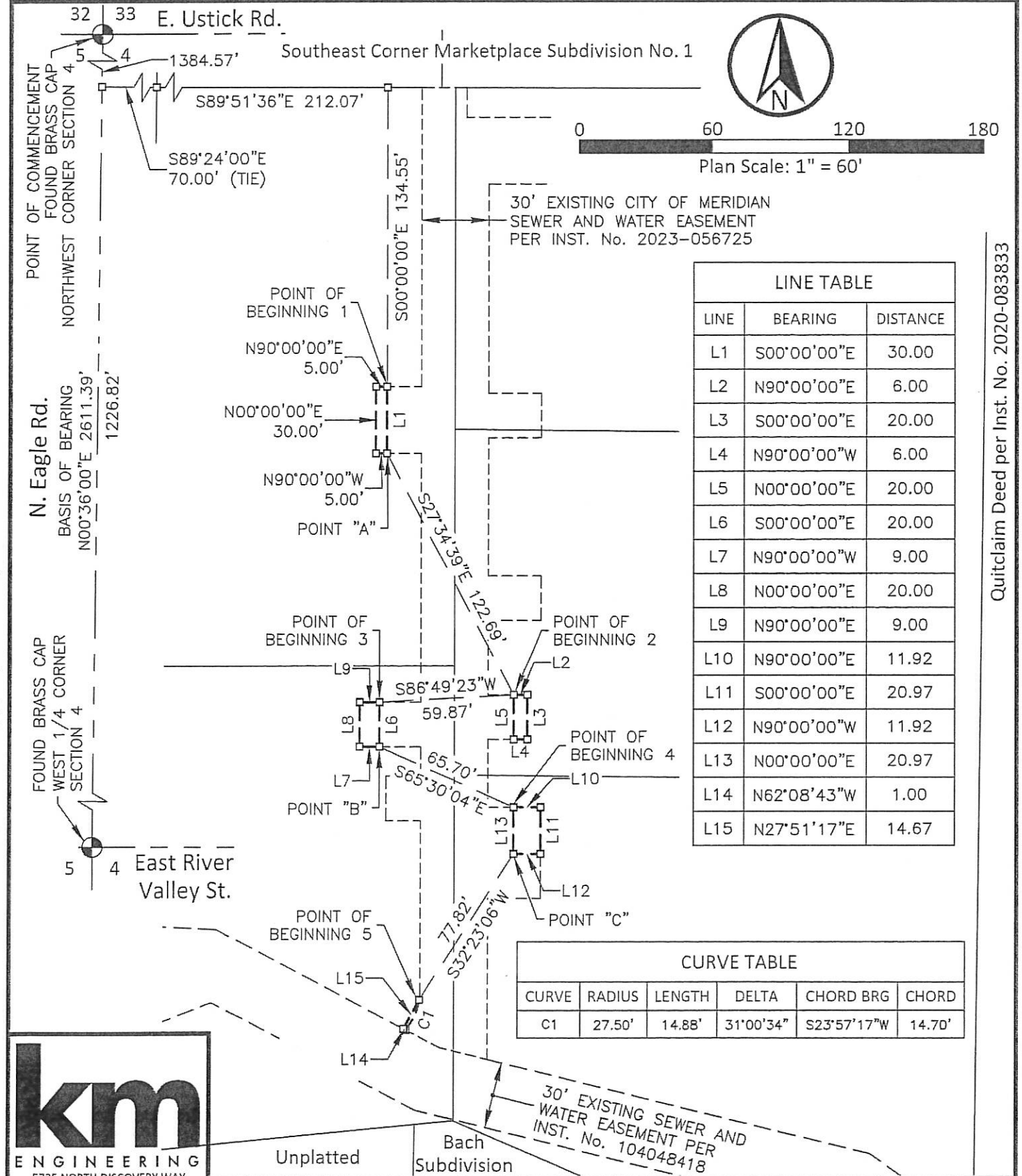
All subdivisions, deeds, records of surveys, and other instruments of record referenced herein are recorded documents of the county in which these described lands are situated.

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



8/6/2024

P:\23-021\CAD\SURVEY\EXHIBITS\23-021\_ADD'L SEWER AND WATER EASEMENT 08.05.2024.DWG, KOBE ZIMMERMAN, 8/5/2024, DWG TO PDF.PC3, ....



Quitclaim Deed per Inst. No. 2020-083833

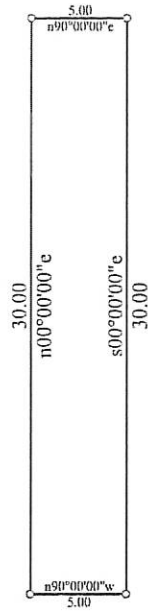
**km**  
**ENGINEERING**  
 5725 NORTH DISCOVERY WAY  
 BOISE, IDAHO 83713  
 PHONE (208) 639-6939  
 kmengllp.com

DATE: August, 2024  
 PROJECT: 23-021  
 SHEET: 1 OF 1

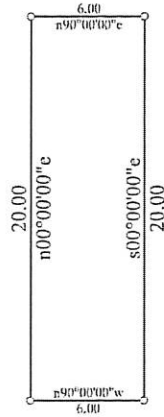
Unplatted  
 Bach Subdivision

**Exhibit B**  
**City of Meridian Sewer and Water Easement**

A portion of the SW 1/4 of the NW 1/4 of Section 4,  
 T3N., R1E., B.M., City of Meridian, Ada County, Idaho

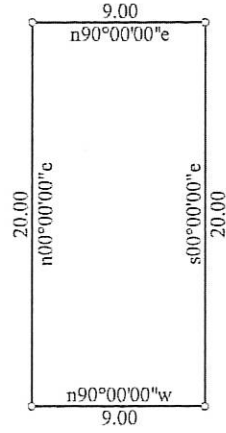


Title:		Date: 08-06-2024
Scale: 1 inch = 10 feet	File: Deed Plotter.des	
Tract 1: 0.003 Acres: 150 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 70 Feet		
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002=n90.0000w 5.00	004=n90.0000e 5.00	

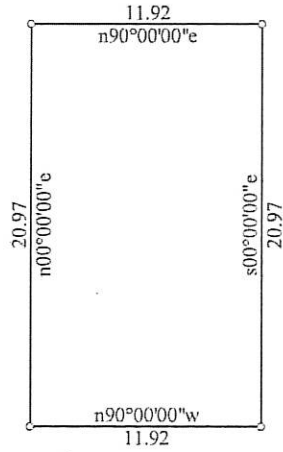


Title:		Date: 08-06-2024
Scale: 1 inch = 10 feet	File: Deed Plotter.des	
Tract 1: 0.003 Acres: 120 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 52 Feet		
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002=s00.0000e 20.00	004=n00.0000e 20.00	

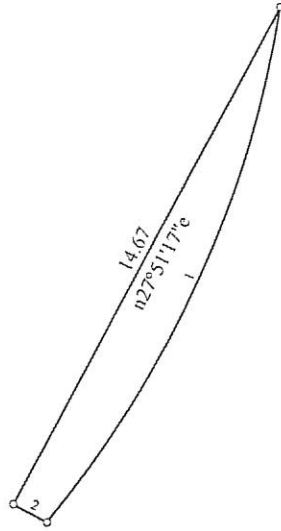




Title:		Date: 08-06-2024
Scale: 1 inch = 10 feet	File: Deed Plotter.des	
Tract 1: 0.004 Acres: 180 Sq Feet; Closure = n00.0000e 0.00 Feet; Precision >1/999999; Perimeter = 58 Feet		
001=s00.0000e 20.00	003=n00.0000e 20.00	
002=n90.0000w 9.00	004=n90.0000e 9.00	



Title:		Date: 08-06-2024
Scale: 1 inch = 10 feet	File: Deed Plotter.des	
Tract 1: 0.006 Acres: 250 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 66 Feet		
001=n90.0000e 11.92	003=n90.0000w 11.92	
002=s00.0000e 20.97	004=n00.0000e 20.97	



Title:

Date: 08-06-2024

Scale: 1 inch = 5 feet

File: Deed Plotter.des

Tract 1: 0.000 Acres: 17 Sq Feet: Closure = s27.3645w 0.00 Feet: Precision = 1/19485: Perimeter = 31 Feet

001: Rt, R=27.50, Delta=31.0034  
Bng=s23.5717w, Chd=14.70

003=n27.5117e 14.67

002=n62.0843w 1.00