

ESMT-2022-0210 TM Creek Subdivision No. 1
Sanitary Sewer and Water Main Easement No. 1

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement, made this 16th day of August 20 22 between Brighton Corporation (“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 8-16-2022

Attest by Chris Johnson, City Clerk 8-16-2022

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

This record was acknowledged before me on 8-16-2022 (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: _____

July 26, 2022
Project No.: 21-172
TM Creek Subdivision No. 1
City of Meridian Water/Sewer Easement
Legal Description

Exhibit A

A parcel of land being a portion of Lot 1, Block 1 of TM Creek Subdivision (Book 110 of Plats, Pages 15663-15666, records of Ada County, Idaho) and the Northwest 1/4 of the Northwest 1/4 of Section 14, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at a brass cap marking the Northwest corner of said Section 14, which bears N00°33'33"E a distance of 2,658.39 feet from an aluminum cap marking the West 1/4 corner of said Section 14, thence following the westerly line of the Northwest 1/4 of said Section 14, S00°33'33"W a distance of 1,225.61 feet;

Thence leaving said westerly line, S89°26'27"E a distance of 348.53 feet to the southerly line of Lot 1, Block 1 of TM Creek Subdivision No. 1 and being the **POINT OF BEGINNING**.

Thence leaving said southerly line, N10°13'14"E a distance of 20.53 feet to the southerly right-of-way line of West Cobalt Drive;

Thence following said southerly right-of-way line the following two (2) courses:

1. 25.08 feet along the arc of a curve to the right, said curve having a radius of 473.50 feet, a delta angle of 03°02'06", a chord bearing of S84°17'27"E and a chord distance of 25.08 feet;
2. S10°13'14"W a distance of 19.48 feet to said southerly line of Lot 1, Block 1;

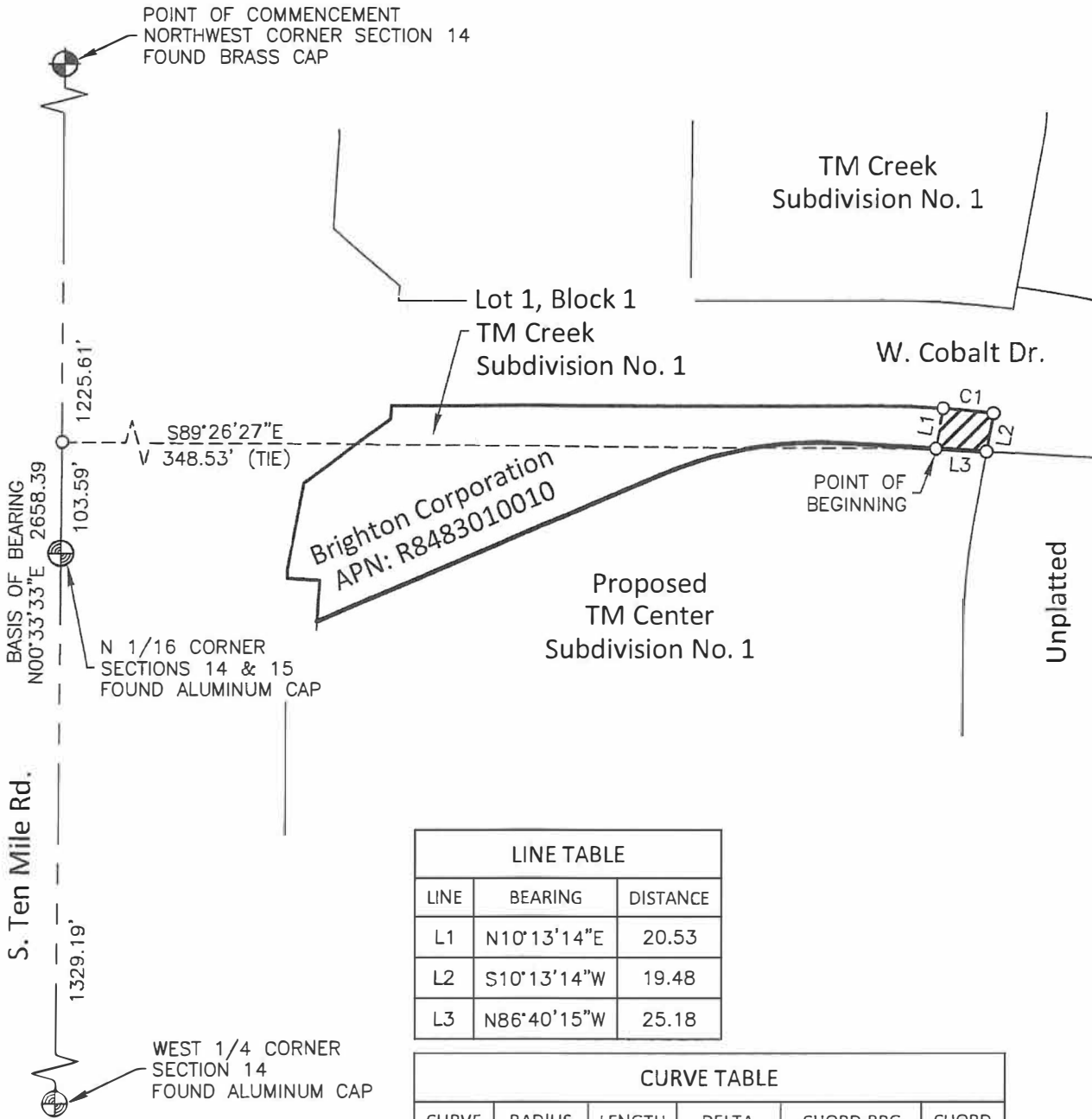
Thence leaving said southerly right-of-way line and following said southerly line, N86°40'15"W a distance of 25.18 feet to the **POINT OF BEGINNING**.

Said parcel contains a total of 503 square feet, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

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



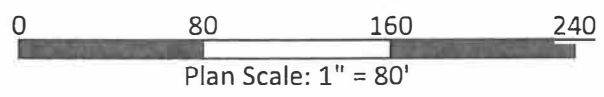
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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N10°13'14"E	20.53
L2	S10°13'14"W	19.48
L3	N86°40'15"W	25.18

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	473.50'	25.08'	3°02'06"	S84°17'27"E	25.08'

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



**Exhibit B - City of Meridian Water/Sewer Easement
 Lot 1, Block 1, TM Creek Subdivision No. 1**

DATE: July 2022
 PROJECT: 21-172
 SHEET:
 1 OF 1

A Portion of the Northwest 1/4 of the Northwest 1/4 of Section 14,
 T3N., R1W., B.M., City of Meridian, Ada County, Idaho