

<p>Project Name (Subdivision): Artemisia</p> <p>Sanitary Sewer & Water Main Easement Number: _____</p> <p>Identify this Easement by sequential number if Project contains more than one easement of this type. (See Instructions for additional information).</p>
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ESMT-2023-0116

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement, made this ___ day of _____ 20____ between
 IDAHO AUTO MALL 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.

GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor

Attest by Chris Johnson, City Clerk

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

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

(stamp)

Notary Signature

My Commission Expires: _____



Legal Description
City of Meridian Water Easement "A"
Artemisia Subdivision

An easement being over a portion of Lot 1, Block 1, Artemisia Subdivision as shown in Book 125 of Plats on Pages 20144 through 20146, records of Ada County, Idaho, located in the SE ¼ of the SE ¼ of Section 14, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

EASEMENT A

Commencing at a Brass Cap monument marking the southeast corner of said Section 14, from which an Aluminum Cap monument marking the southwest corner of the SE ¼ of said Section 14 bears N 89°19'41" W a distance of 2661.68 feet;

Thence along the southerly boundary of said SE ¼ of the SE ¼ N 89°19'41" W a distance of 923.89 feet to a point on the extension of the westerly boundary of said Artemisia Subdivision;

Thence leaving said southerly boundary and along said westerly boundary and extension thereof N 0°40'19" E a distance of 490.00 feet to a point marking the southwesterly corner of said Lot 1;

Thence along the southerly boundary of said Lot 1 S 89°19'41" E a distance of 7.84 feet to the **POINT OF BEGINNING**;

Thence leaving said southerly boundary N 0°40'19" E a distance of 26.40 feet to a point;

Thence S 89°19'41" E a distance of 20.00 feet to a point;

Thence S 0°40'19" W a distance of 26.40 feet to a point on said southerly boundary;

Thence along said southerly boundary N 89°19'41" W a distance of 20.00 feet to the **POINT OF BEGINNING**.

Said easement contains 528 square feet and is subject to any other easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
June 14, 2023



Legal Description
City of Meridian Water and Sewer Easement "B"
Artemisia Subdivision

An easement being over a portion of Lot 1, Block 1, Artemisia Subdivision as shown in Book 125 of Plats on Pages 20144 through 20146, records of Ada County, Idaho, located in the SE ¼ of the SE ¼ of Section 14, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at a Brass Cap monument marking the southeast corner of said Section 14, from which an Aluminum Cap monument marking the southwest corner of the SE ¼ of said Section 14 bears N 89°19'41" W a distance of 2661.68 feet;

Thence along the easterly boundary of said SE ¼ of the SE ¼ N 0°32'59" E a distance of 490.00 feet to a point;

Thence leaving said boundary N 89°19'41" W a distance of 635.26 feet to a point on the southerly boundary of said Lot 1 and the **POINT OF BEGINNING**;

Thence along said boundary N 89°19'41" W a distance of 20.00 feet to a point;

Thence leaving said boundary N 0°40'19" E a distance of 42.21 feet to a point;

Thence S 89°19'41" E a distance of 20.00 feet to a point;

Thence S 0°40'19" W a distance of 42.21 feet to the **POINT OF BEGINNING**.

Said easement contains 844 square feet and is subject to any other easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
June 15, 2023



Legal Description
City of Meridian Water Easement "C"
Artemisia Subdivision

An easement being over a portion of Lot 1, Block 1, Artemisia Subdivision as shown in Book 125 of Plats on Pages 20144 through 20146, records of Ada County, Idaho, located in the SE ¼ of the SE ¼ of Section 14, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at a Brass Cap monument marking the southeast corner of said Section 14, from which an Aluminum Cap monument marking the southwest corner of the SE ¼ of said Section 14 bears N 89°19'41" W a distance of 2661.68 feet;

Thence along the easterly boundary of said SE ¼ of the SE ¼ N 0°32'59" E a distance of 338.50 feet to a point;

Thence leaving said boundary and being partially along the southerly boundary of said Lot 1 N 89°19'41" W a distance of 326.09 feet to the **POINT OF BEGINNING**;

Thence along said southerly boundary N 89°19'41" W a distance of 20.00 feet to a point;

Thence leaving said boundary N 0°40'19" E a distance of 11.77 feet to a point;

Thence S 89°19'41" E a distance of 20.00 feet to a point;

Thence S 0°40'19" W a distance of 11.77 feet to the **POINT OF BEGINNING**.

Said easement contains 235 square feet and is subject to any other easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
June 14, 2023



Legal Description
City of Meridian Water Easement "D"
Artemisia Subdivision

An easement being over a portion of Lot 2, Block 1, Artemisia Subdivision as shown in Book 125 of Plats on Pages 20144 through 20146, records of Ada County, Idaho, located in the SE ¼ of the SE ¼ of Section 14, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at a Brass Cap monument marking the southeast corner of said Section 14, from which an Aluminum Cap monument marking the southwest corner of the SE ¼ of said Section 14 bears N 89°19'41" W a distance of 2661.68 feet;

Thence along the easterly boundary of said SE ¼ of the SE ¼ N 0°32'59" E a distance of 297.50 feet to a point;

Thence leaving said boundary and being partially along the southerly boundary of an existing City of Meridian Sanitary Sewer and Water Easement recorded as Instrument No. 2022-026377, records of Ada County, Idaho, N 89°19'41" W a distance of 133.80 feet to the **POINT OF BEGINNING**;

Thence leaving said boundary S 0°40'19" W a distance of 27.55 feet to a point;

Thence N 89°19'41" W a distance of 20.00 feet to a point;

Thence N 0°40'19" E a distance of 27.55 feet to a point on said existing southerly easement boundary;

Thence along said boundary S 89°19'41" E a distance of 20.00 feet to the **POINT OF BEGINNING**.

Said easement contains 551 square feet and is subject to any other easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
June 14, 2023



Legal Description
City of Meridian Water Easement "E"
Artemisia Subdivision

An easement being over a portion of Lot 3, Block 1, Artemisia Subdivision as shown in Book 125 of Plats on Pages 20144 through 20146, records of Ada County, Idaho, located in the SE ¼ of the SE ¼ of Section 14, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at a Brass Cap monument marking the southeast corner of said Section 14, from which an Aluminum Cap monument marking the southwest corner of the SE ¼ of said Section 14 bears N 89°19'41" W a distance of 2661.68 feet;

Thence along the easterly boundary of said SE ¼ of the SE ¼ N 0°32'59" E a distance of 297.50 feet to a point;

Thence leaving said boundary and being partially along the southerly boundary of an existing City of Meridian Sanitary Sewer and Water Easement recorded as Instrument No. 2022-026377, records of Ada County, Idaho, N 89°19'41" W a distance of 314.21 feet to the **POINT OF BEGINNING**;

Thence leaving said boundary S 0°40'19" W a distance of 26.12 feet to a point;

Thence N 89°19'41" W a distance of 20.00 feet to a point;

Thence N 0°40'19" E a distance of 26.12 feet to a point on said existing southerly easement boundary;

Thence along said boundary S 89°19'41" E a distance of 20.00 feet to the **POINT OF BEGINNING**.

Said easement contains 522 square feet and is subject to any other easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
June 14, 2023



Legal Description
City of Meridian Water Easement "F"
Artemisia Subdivision

An easement being over a portion of Lot 4, Block 1, Artemisia Subdivision as shown in Book 125 of Plats on Pages 20144 through 20146, records of Ada County, Idaho, located in the SE ¼ of the SE ¼ of Section 14, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at a Brass Cap monument marking the southeast corner of said Section 14, from which an Aluminum Cap monument marking the southwest corner of the SE ¼ of said Section 14 bears N 89°19'41" W a distance of 2661.68 feet;

Thence along the easterly boundary of said SE ¼ of the SE ¼ N 0°32'59" E a distance of 297.50 feet to a point;

Thence leaving said boundary and being partially along the southerly boundary of an existing City of Meridian Sanitary Sewer and Water Easement recorded as Instrument No. 2022-026377, records of Ada County, Idaho, N 89°19'41" W a distance of 502.04 feet to the **POINT OF BEGINNING**;

Thence leaving said boundary S 0°40'19" W a distance of 27.49 feet to a point;

Thence N 89°19'41" W a distance of 20.00 feet to a point;

Thence N 0°40'19" E a distance of 27.49 feet to a point on said existing southerly easement boundary;

Thence along said boundary S 89°19'41" E a distance of 20.00 feet to the **POINT OF BEGINNING**.

Said easement contains 550 square feet and is subject to any other easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
June 14, 2023



Legal Description
City of Meridian Water Easement "G"
Artemisia Subdivision

An easement being over a portion of Lot 3, Block 2, Artemisia Subdivision as shown in Book 125 of Plats on Pages 20144 through 20146, records of Ada County, Idaho, located in the SE ¼ of the SE ¼ of Section 14, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at a Brass Cap monument marking the southeast corner of said Section 14, from which an Aluminum Cap monument marking the southwest corner of the SE ¼ of said Section 14 bears N 89°19'41" W a distance of 2661.68 feet;

Thence along the southerly boundary of said SE ¼ of the SE ¼ N 89°19'41" W a distance of 681.35 feet to a point;

Thence leaving said southerly boundary N 0°40'19" E a distance of 350.65 feet to a point on the easterly boundary of said Lot 3 being the **POINT OF BEGINNING**;

Thence leaving said boundary N 89°19'41" W a distance of 21.00 feet to a point;

Thence N 0°40'19" E a distance of 20.00 feet to a point;

Thence S 89°19'41" E a distance of 21.00 feet to a point on said easterly boundary of Lot 3;

Thence along said boundary S 0°40'19" W a distance of 20.00 feet to the **POINT OF BEGINNING**.

Said easement contains 420 square feet and is subject to any other easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
June 14, 2023



Legal Description
City of Meridian Water Easement "H"
Artemisia Subdivision

An easement being over a portion of Lot 2, Block 2, Artemisia Subdivision as shown in Book 125 of Plats on Pages 20144 through 20146, records of Ada County, Idaho, located in the SE ¼ of the SE ¼ of Section 14, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at a Brass Cap monument marking the southeast corner of said Section 14, from which an Aluminum Cap monument marking the southwest corner of the SE ¼ of said Section 14 bears N 89°19'41" W a distance of 2661.68 feet;

Thence along the southerly boundary of said SE ¼ of the SE ¼ N 89°19'41" W a distance of 710.74 feet to a point;

Thence leaving said southerly boundary N 0°40'19" E a distance of 230.75 feet to a point on the easterly boundary of said Lot 2 being the **POINT OF BEGINNING**;

Thence leaving said boundary N 89°20'16" W a distance of 22.85 feet to a point;

Thence N 0°39'44" E a distance of 20.00 feet to a point;

Thence S 89°20'16" E a distance of 28.13 feet to a point;

Thence S 57°51'02" E a distance of 5.95 feet to a point on said easterly boundary of Lot 2;

Thence along said boundary S 32°08'58" W a distance of 19.81 feet to the **POINT OF BEGINNING**.

Said easement contains 567 square feet and is subject to any other easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
June 14, 2023



Legal Description
City of Meridian Water Easement "I"
Artemisia Subdivision

An easement being over a portion of Lot 1, Block 2, Artemisia Subdivision as shown in Book 125 of Plats on Pages 20144 through 20146, records of Ada County, Idaho, located in the SE ¼ of the SE ¼ of Section 14, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at a Brass Cap monument marking the southeast corner of said Section 14, from which an Aluminum Cap monument marking the southwest corner of the SE ¼ of said Section 14 bears N 89°19'41" W a distance of 2661.68 feet;

Thence along the southerly boundary of said SE ¼ of the SE ¼ N 89°19'41" W a distance of 736.89 feet to a point;

Thence leaving said southerly boundary N 0°40'19" E a distance of 111.95 feet to a point on the easterly boundary of said Lot 1 being the **POINT OF BEGINNING**;

Thence leaving said boundary N 89°19'41" W a distance of 26.53 feet to a point;

Thence N 0°40'19" E a distance of 20.00 feet to a point;

Thence S 89°19'41" E a distance of 26.53 feet to a point on said easterly boundary of Lot 1;

Thence along said boundary S 0°40'19" W a distance of 20.00 feet to the **POINT OF BEGINNING**.

Said easement contains 531 square feet and is subject to any other easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
June 14, 2023

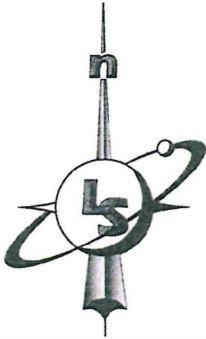


CITY OF MERIDIAN WATER AND SEWER EASEMENTS

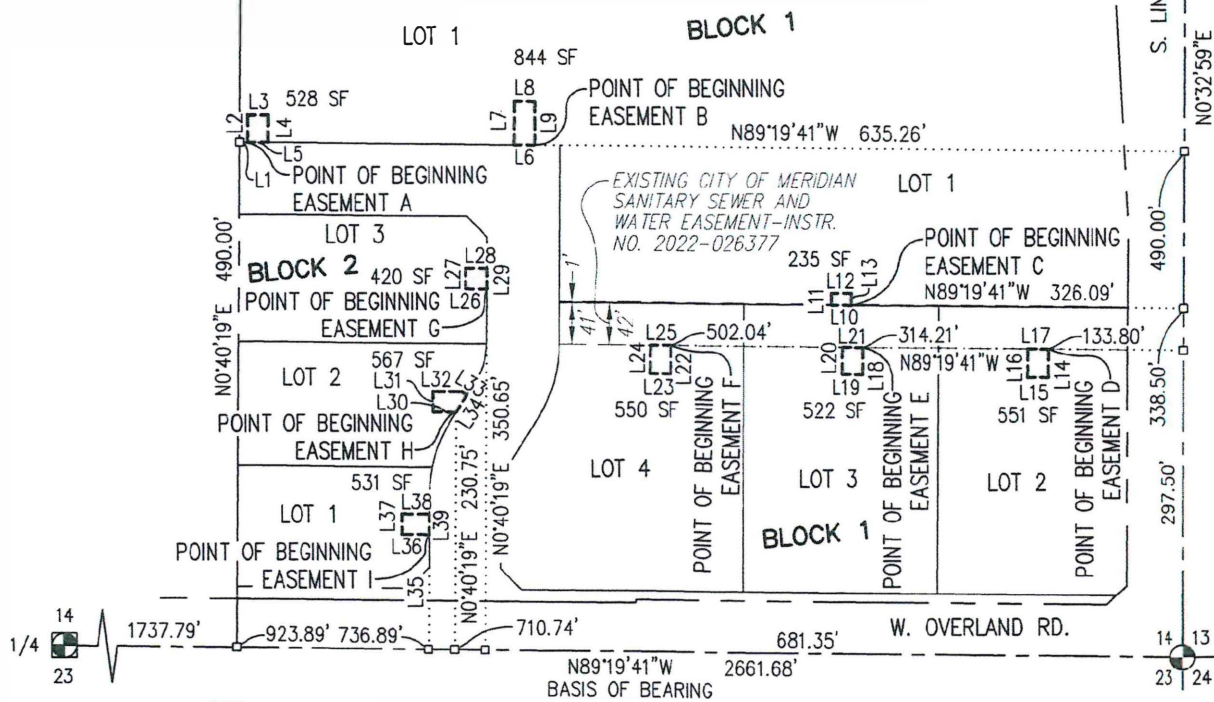
LOTS 1, 2, 3 AND 4, BLOCK 1 AND LOTS 1, 2 AND 3, BLOCK 2, ARTEMISIA SUBDIVISION
 LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 14, T.3N., R.1W., B.M.
 CITY OF MERIDIAN, ADA COUNTY, IDAHO



INTERSTATE 84



SEE SHEET 2 OF 2 FOR LINE DATA



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 Land Surveying and Consulting

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 (206) 288-2040 (208) 288-2557 fax
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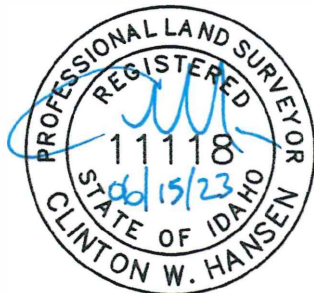
SHEET 1 OF 2
 JOB NO. 19-72

CITY OF MERIDIAN WATER AND SEWER EASEMENTS

LOTS 1, 2, 3 AND 4, BLOCK 1 AND LOTS 1, 2 AND 3, BLOCK 2, ARTEMISIA SUBDIVISION
 LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 14, T.3N., R.1W., B.M.
 CITY OF MERIDIAN, ADA COUNTY, IDAHO

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	7.84'	S89°19'41"E
L2	26.40'	N0°40'19"E
L3	20.00'	S89°19'41"E
L4	26.40'	S0°40'19"W
L5	20.00'	N89°19'41"W
L6	20.00'	N89°19'41"W
L7	42.21'	N0°40'19"E
L8	20.00'	S89°19'41"E
L9	42.21'	S0°40'19"W
L10	20.00'	N89°19'41"W
L11	11.77'	N0°40'19"E
L12	20.00'	S89°19'41"E
L13	11.77'	S0°40'19"W
L14	27.55'	S0°40'19"W
L15	20.00'	N89°19'41"W
L16	27.55'	N0°40'19"E
L17	20.00'	S89°19'41"E
L18	26.12'	S0°40'19"W
L19	20.00'	N89°19'41"W
L20	26.12'	N0°40'19"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	20.00'	S89°19'41"E
L22	27.49'	S0°40'19"W
L23	20.00'	N89°19'41"W
L24	27.49'	N0°40'19"E
L25	20.00'	S89°19'41"E
L26	21.00'	N89°19'41"W
L27	20.00'	N0°40'19"E
L28	21.00'	S89°19'41"E
L29	20.00'	S0°40'19"W
L30	22.85'	N89°20'16"W
L31	20.00'	N0°39'44"E
L32	28.13'	S89°20'16"E
L33	5.95'	S57°51'02"E
L34	19.81'	S32°08'58"W
L35	111.95'	N0°40'19"E
L36	26.53'	N89°19'41"W
L37	20.00'	N0°40'19"E
L38	26.53'	S89°19'41"E
L39	20.00'	S0°40'19"W



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