

Project Name or Subdivision Name:

Village Apartments Phase 1

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
Record Number: ESMT-2024-0048

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement made this ___ day of _____ 20__ between
GFI Rock Village Apartments, 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.

Notary Stamp Below

Notary Signature

My Commission Expires: _____

March 15, 2024
Project No. 17-169
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 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 $N00^{\circ}36'00''E$ 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, $S00^{\circ}36'00''W$ a distance of 1,391.58 feet; Thence leaving said westerly line, $S89^{\circ}24'00''E$ a distance of 549.47 feet to the boundary of a parcel of land as described in Quitclaim Deed per Instrument No. 2020-083833 and being **POINT OF BEGINNING 1**.

Thence $S89^{\circ}51'07''E$ a distance of 230.06 feet;
Thence $N00^{\circ}36'27''E$ a distance of 75.19 feet;
Thence $S89^{\circ}35'09''E$ a distance of 188.67 feet;
Thence $N00^{\circ}24'51''E$ a distance of 19.66 feet;
Thence $S89^{\circ}35'09''E$ a distance of 20.00 feet;
Thence $S00^{\circ}24'51''W$ a distance of 39.66 feet;
Thence $N89^{\circ}35'09''W$ a distance of 187.24 feet;
Thence $S00^{\circ}36'27''W$ a distance of 75.09 feet;
Thence $N89^{\circ}51'07''W$ a distance of 27.72 feet;
Thence $S00^{\circ}37'59''W$ a distance of 72.46 feet to a point hereinafter referred to as "POINT A";
Thence $S89^{\circ}25'01''E$ a distance of 159.90 feet;
Thence $N00^{\circ}34'59''E$ a distance of 19.99 feet;
Thence $S89^{\circ}25'01''E$ a distance of 20.00 feet;
Thence $S00^{\circ}34'59''W$ a distance of 19.99 feet;
Thence $S89^{\circ}25'01''E$ a distance of 113.42 feet;
Thence $S00^{\circ}34'59''W$ a distance of 2.81 feet;
Thence $S89^{\circ}25'01''E$ a distance of 36.33 feet;
Thence $S00^{\circ}34'59''W$ a distance of 20.00 feet;
Thence $N89^{\circ}25'01''W$ a distance of 36.33 feet;
Thence $S00^{\circ}34'59''W$ a distance of 74.89 feet;
Thence $S44^{\circ}25'01''E$ a distance of 62.51 feet;
Thence $S89^{\circ}25'01''E$ a distance of 119.03 feet to a point hereinafter referred to as "POINT B";
Thence $S00^{\circ}34'59''W$ a distance of 276.86 feet;
Thence $S89^{\circ}17'42''E$ a distance of 44.26 feet to said Quitclaim Deed boundary;
Thence following said Quitclaim Deed boundary, $S00^{\circ}40'39''W$ a distance of 20.00 feet;
Thence leaving said Quitclaim Deed boundary, $N89^{\circ}17'42''W$ a distance of 44.22 feet;
Thence $S00^{\circ}34'59''W$ a distance of 39.02 feet;
Thence $N89^{\circ}22'03''W$ a distance of 3.30 feet;
Thence $S00^{\circ}37'57''W$ a distance of 25.37 feet;
Thence $N89^{\circ}22'03''W$ a distance of 20.00 feet;

Thence N00°37'57"E a distance of 25.37 feet;
Thence N89°22'03"W a distance of 433.67 feet;
Thence S00°37'59"W a distance of 11.00 feet;
Thence N89°21'38"W a distance of 94.35 feet;
Thence S49°32'47"W a distance of 26.92 feet to an existing Sewer and Water Easement as described per Instrument No. 104048418;
Thence following said existing Sewer and Water Easement the following two (2) courses:
1. N39°52'16"W a distance of 62.73 feet;
2. N54°35'26"W a distance of 47.43 feet to a point hereinafter referred to as "POINT C";

Thence leaving said existing Sewer and Water Easement, N00°37'57"E a distance of 502.13 feet;
Thence N89°51'07"W a distance of 29.50 feet to said Quitclaim Deed boundary;
Thence following said Quitclaim Deed boundary, N00°37'57"E a distance of 20.00 feet to **POINT OF BEGINNING 1.**

Said parcel contains 7.262 acres, more or less.

LESS AND EXCEPTING THEREFROM:

Commencing at a point previously referred to as "POINT A", thence S00°37'59"W a distance of 20.00 feet to **POINT OF BEGINNING 2.**

Thence S89°25'01"E a distance of 237.82 feet;
Thence S00°34'59"W a distance of 13.23 feet;
Thence S89°25'01"E a distance of 20.00 feet;
Thence N00°34'59"E a distance of 13.23 feet;
Thence S89°25'01"E a distance of 15.52 feet;
Thence S00°34'59"W a distance of 85.99 feet;
Thence S44°25'01"E a distance of 64.93 feet;
Thence S45°34'59"W a distance of 71.63 feet;
Thence S00°34'59"W a distance of 87.78 feet;
Thence N89°22'03"W a distance of 4.76 feet;
Thence N00°37'57"E a distance of 16.81 feet;
Thence N89°22'03"W a distance of 20.00 feet;
Thence S00°37'57"W a distance of 16.81 feet;
Thence N89°22'03"W a distance of 90.29 feet;
Thence N00°37'57"E a distance of 14.50 feet;
Thence N89°22'03"W a distance of 20.00 feet;
Thence S00°37'57"W a distance of 14.50 feet;
Thence N89°22'03"W a distance of 133.79 feet;
Thence N00°37'59"E a distance of 121.83 feet;
Thence S89°22'01"E a distance of 2.00 feet;
Thence N00°37'59"E a distance of 20.00 feet;
Thence N89°22'01"W a distance of 2.00 feet;
Thence N00°37'59"E a distance of 128.26 feet to **POINT OF BEGINNING 2.**

Said parcel contains 1.714 acres, more or less.

ALSO LESS AND EXCEPTING THEREFROM:

Commencing at a point previously referred to as "POINT B", thence S45°34'59"W a distance of 28.28 feet to **POINT OF BEGINNING 3.**

Thence S00°34'59"W a distance of 147.38 feet;
Thence N89°25'01"W a distance of 13.06 feet;
Thence S00°34'59"W a distance of 23.28 feet;
Thence S89°25'01"E a distance of 13.06 feet;
Thence S00°34'59"W a distance of 125.21 feet
Thence N89°22'03"W a distance of 298.65 feet;
Thence N00°37'57"E a distance of 14.00 feet;
Thence N89°22'03"W a distance of 26.81 feet;
Thence S00°37'57"W a distance of 14.00 feet;
Thence N89°22'03"W a distance of 111.49 feet;
Thence N00°37'59"E a distance of 147.29 feet;
Thence S89°22'03"E a distance of 288.86 feet;
Thence N00°34'59"E a distance of 99.51 feet;
Thence N45°34'59"E a distance of 69.20 feet;
Thence S89°25'01"E a distance of 99.03 feet to **POINT OF BEGINNING 3.**

Said parcel contains 1.939 acres, more or less.

ALSO LESS AND EXCEPTING THEREFROM:

Commencing at a point previously referred to as "POINT C", thence following said existing Sewer and Water Easement as described per Instrument No. 104048418, S54°35'26"E a distance of 24.35 feet to **POINT OF BEGINNING 4.**

Thence leaving said existing Sewer and Water Easement, N00°37'57"E a distance of 103.55 feet;
Thence S89°22'03"E a distance of 13.40 feet;
Thence N00°37'57"E a distance of 26.00 feet;
Thence N89°22'03"W a distance of 13.40 feet;
Thence N00°37'57"E a distance of 211.21 feet;
Thence S89°22'03"E a distance of 13.69 feet;
Thence N00°37'57"E a distance of 30.00 feet;
Thence N89°22'03"W a distance of 13.69 feet;
Thence N00°37'57"E a distance of 145.43 feet;
Thence S89°51'07"E a distance of 10.61 feet;
Thence S00°08'53"W a distance of 24.86 feet;
Thence S89°51'07"E a distance of 20.00 feet;
Thence N00°08'53"E a distance of 24.86 feet;
Thence S89°51'07"E a distance of 123.74 feet;
Thence S00°37'59"W a distance of 49.69 feet;
Thence N89°22'02"W a distance of 11.50 feet;
Thence S00°37'59"W a distance of 480.96 feet;

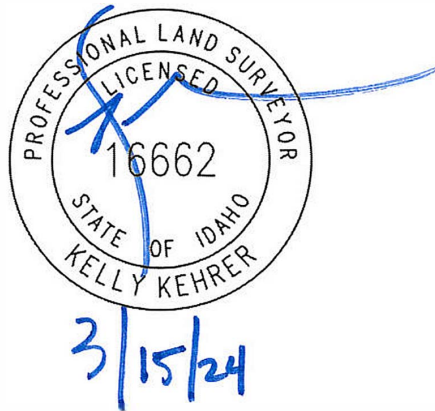
Thence N88°08'43"W a distance of 112.71 feet;
Thence S68°48'36"W a distance of 10.64 feet to said existing Sewer and Water Easement;
Thence following said existing Sewer and Water Easement the following two (2) courses:
1. N39°52'16"W a distance of 2.03 feet;
2. N54°35'26"W a distance of 23.08 feet to **POINT OF BEGINNING 4.**

Said parcel contains 1.716 acres, more or less.

Said description contains a total of 1.893 acres, 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.



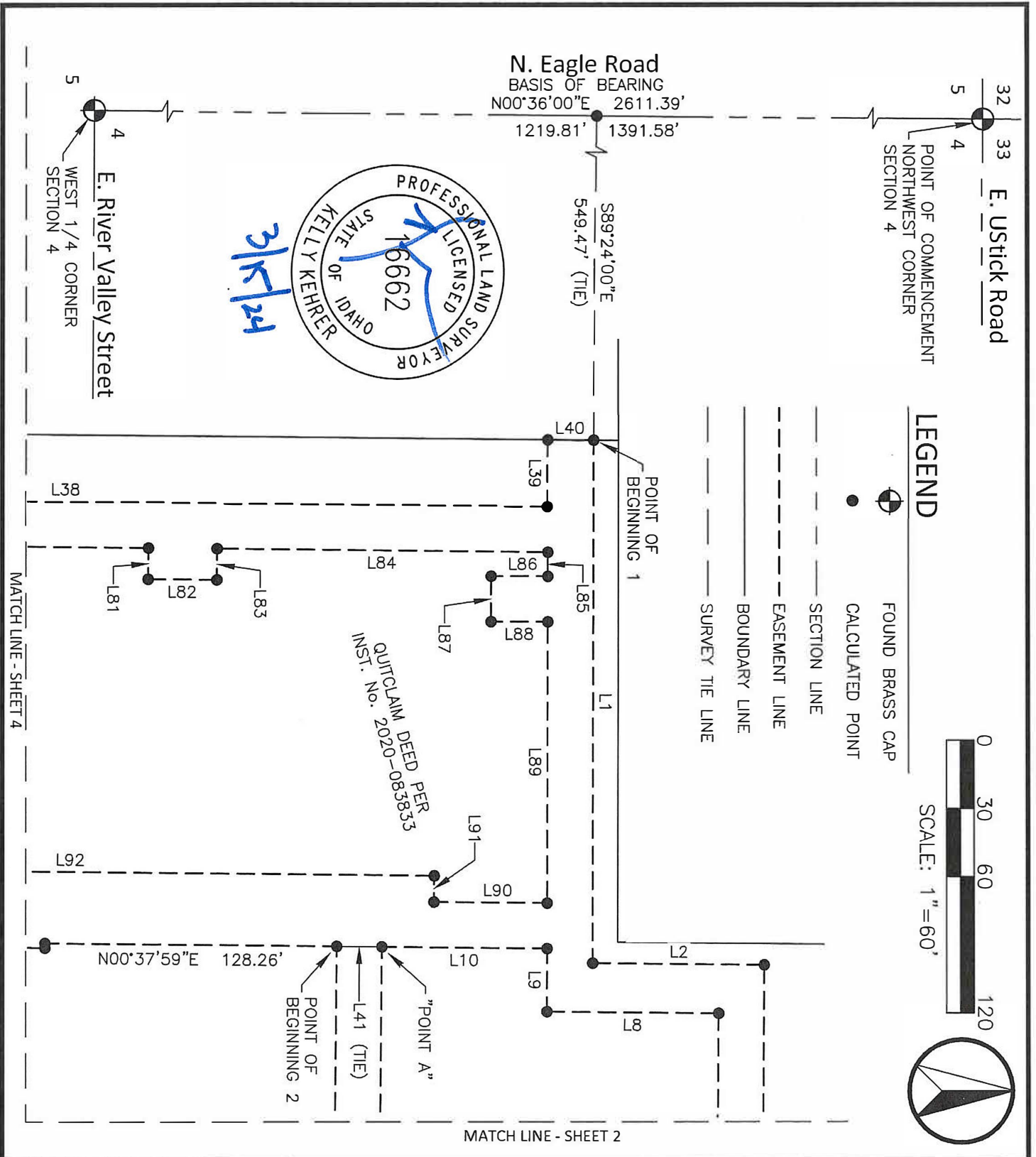


Exhibit B City of Meridian Sewer and Water Easement

A parcel of land situated in the Southwest 1/4 of the Northwest 1/4 of Section 4, T.3N., R.1E., B.M., City of Meridian, Ada County, Idaho

DATE: March, 2024
 PROJECT: 17-169
 SHEET: 1 OF 5

K M
 ENGINEERING
 5725 NORTH DISCOVERY WAY
 BOISE, IDAHO 83713
 PHONE (208) 639-6939
 kmeng@ip.com

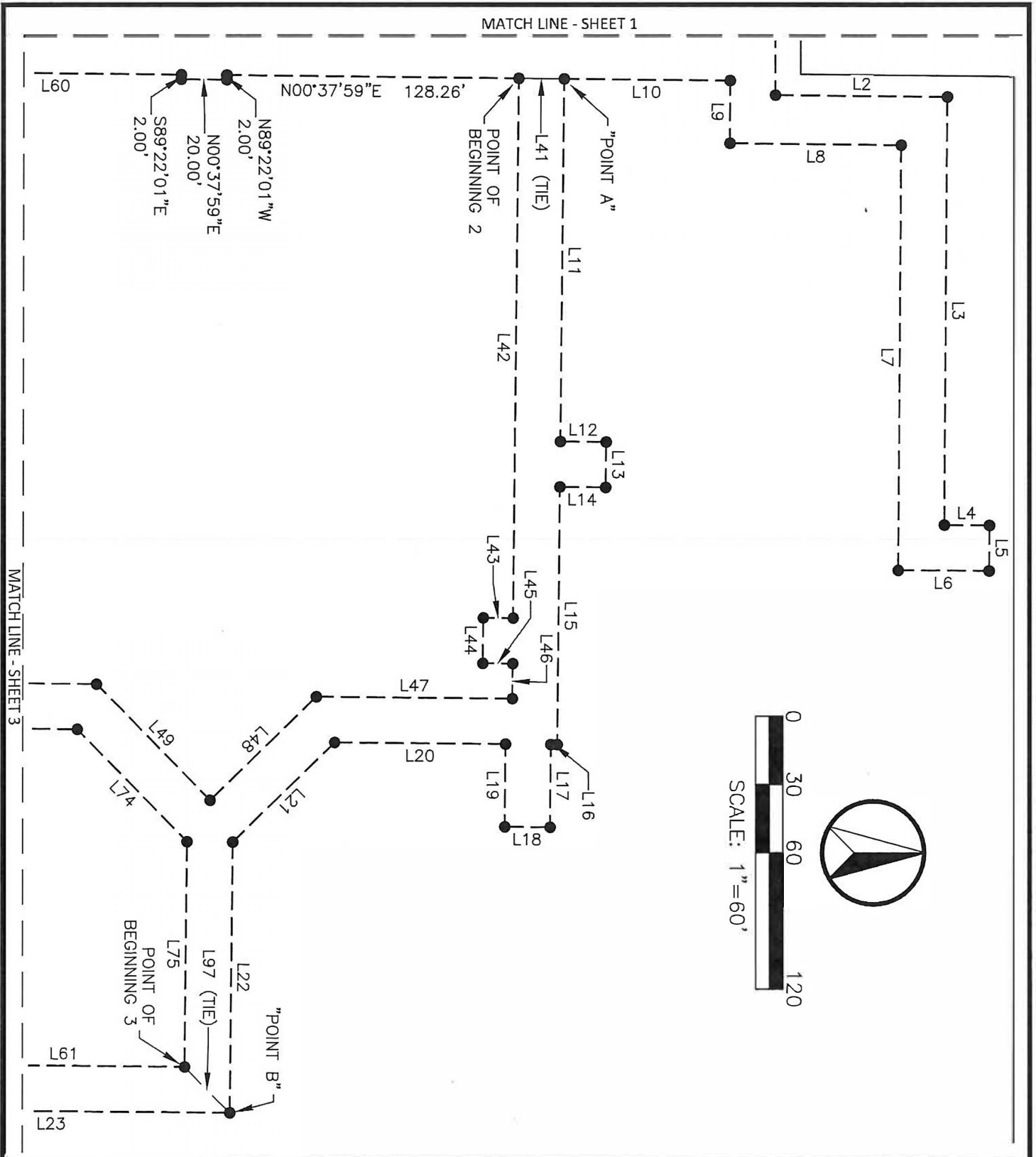


Exhibit B City of Meridian Sewer and Water Easement

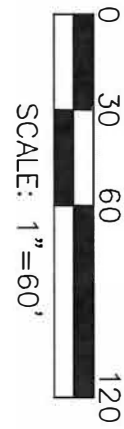
A parcel of land situated in the Southwest 1/4 of the Northwest 1/4 of Section 4, T.3N., R.1E., B.M., City of Meridian, Ada County, Idaho

K M
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmen@ip.com

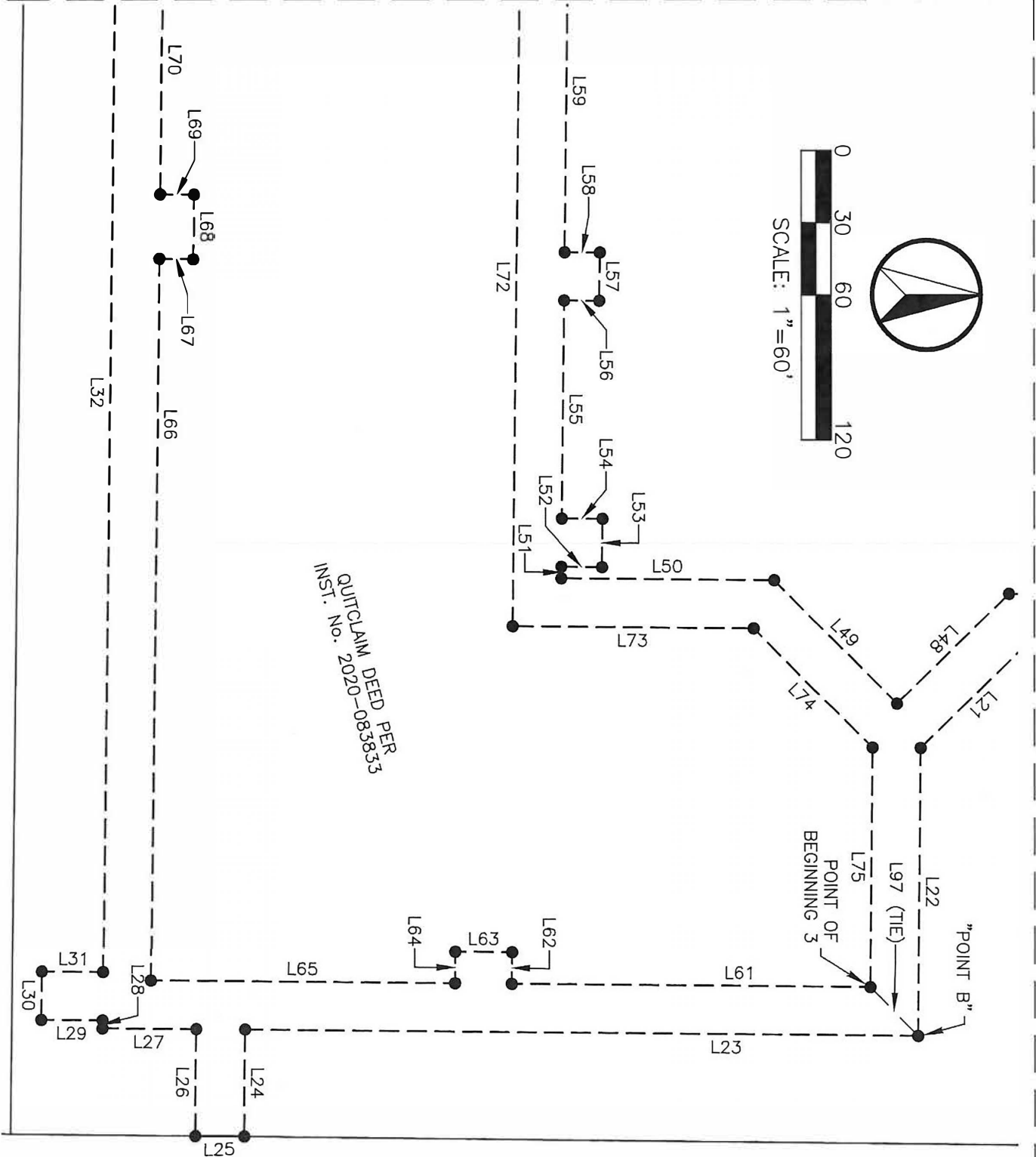
DATE: March, 2024
PROJECT: 17-169
SHEET: 2 OF 5

MATCH LINE - SHEET 4

MATCH LINE - SHEET 2



QUITCLAIM DEED PER
INST. No. 2020-083833



Records Avenue

Exhibit B City of Meridian Sewer and Water Easement

A parcel of land situated in the Southwest 1/4 of the Northwest 1/4 of
Section 4, T.3N., R.1E., B.M., City of Meridian, Ada County, Idaho

KME ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kme@kjp.com

DATE: March, 2024
PROJECT: 17-169
SHEET: 3 OF 5

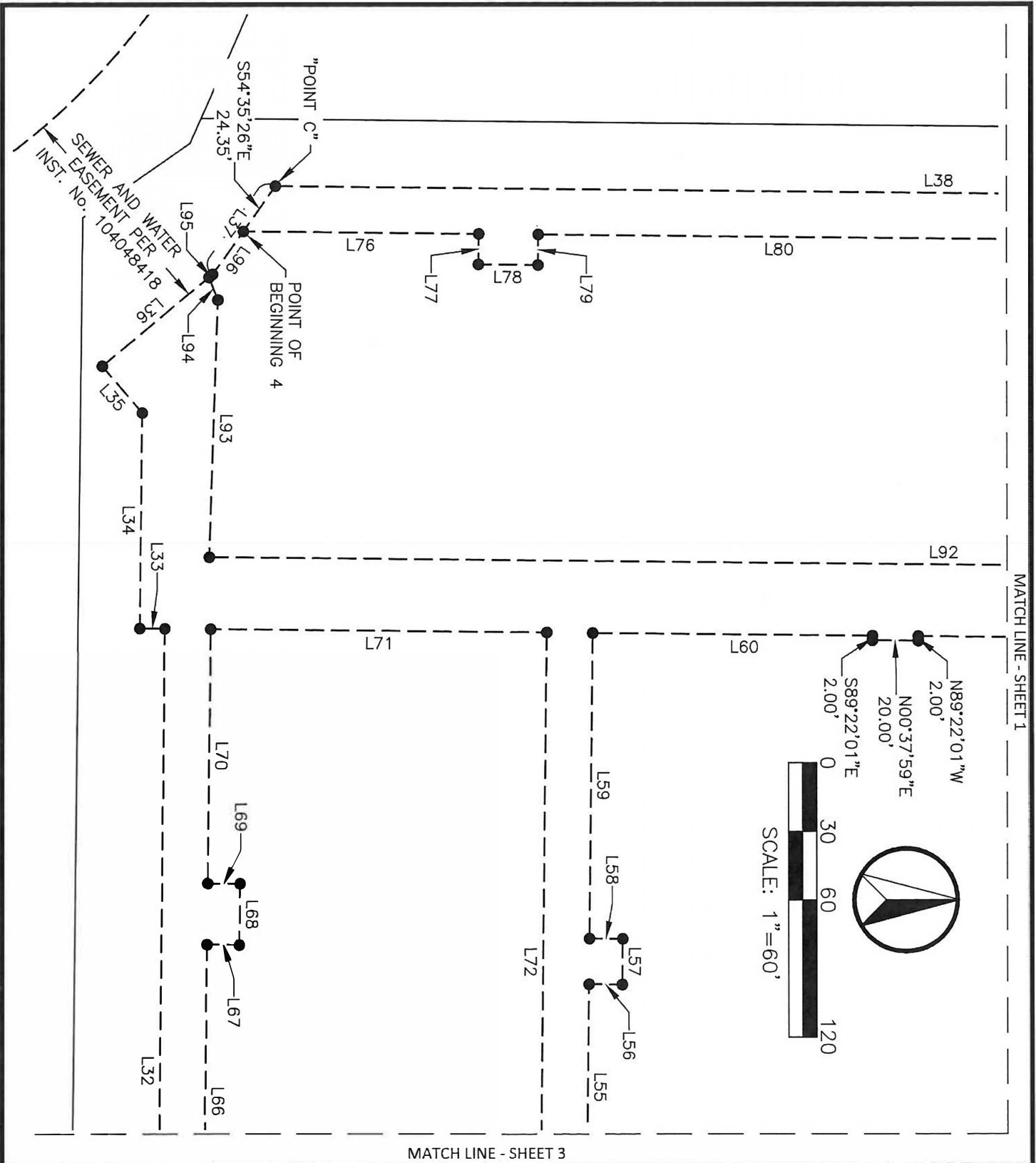


Exhibit B City of Meridian Sewer and Water Easement

A parcel of land situated in the Southwest 1/4 of the Northwest 1/4 of Section 4, T.3N., R.1E., B.M., City of Meridian, Ada County, Idaho

<p style="font-size: small; margin: 0;">ENGINEERING 5725 NORTH DISCOVERY WAY BOISE, IDAHO 83713 PHONE (208) 639-6939 kmen@kmp.com</p>	DATE:	March, 2024
	PROJECT:	17-169
	SHEET:	4 OF 5

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°51'07"E	230.06
L2	N00°36'27"E	75.19
L3	S89°35'09"E	188.67
L4	N00°24'51"E	19.66
L5	S89°35'09"E	20.00
L6	S00°24'51"W	39.66
L7	N89°35'09"W	187.24
L8	S00°36'27"W	75.09
L9	N89°51'07"W	27.72
L10	S00°37'59"W	72.46
L11	S89°25'01"E	159.90
L12	N00°34'59"E	19.99
L13	S89°25'01"E	20.00
L14	S00°34'59"W	19.99
L15	S89°25'01"E	113.42
L16	S00°34'59"W	2.81
L17	S89°25'01"E	36.33
L18	S00°34'59"W	20.00
L19	N89°25'01"W	36.33
L20	S00°34'59"W	74.89
L21	S44°25'01"E	62.51
L22	S89°25'01"E	119.03
L23	S00°34'59"W	276.86
L24	S89°17'42"E	44.26
L25	S00°40'39"W	20.00

LINE TABLE		
LINE	BEARING	DISTANCE
L26	N89°17'42"W	44.22
L27	S00°34'59"W	39.02
L28	N89°22'03"W	3.30
L29	S00°37'57"W	25.37
L30	N89°22'03"W	20.00
L31	N00°37'57"E	25.37
L32	N89°22'03"W	433.67
L33	S00°37'59"W	11.00
L34	N89°21'38"W	94.35
L35	S49°32'47"W	26.92
L36	N39°52'16"W	62.73
L37	N54°35'26"W	47.43
L38	N00°37'57"E	502.13
L39	N89°51'07"W	29.50
L40	N00°37'57"E	20.00
L41	S00°37'59"W	20.00
L42	S89°25'01"E	237.82
L43	S00°34'59"W	13.23
L44	S89°25'01"E	20.00
L45	N00°34'59"E	13.23
L46	S89°25'01"E	15.52
L47	S00°34'59"W	85.99
L48	S44°25'01"E	64.93
L49	S45°34'59"W	71.63
L50	S00°34'59"W	87.78

LINE TABLE		
LINE	BEARING	DISTANCE
L51	N89°22'03"W	4.76
L52	N00°37'57"E	16.81
L53	N89°22'03"W	20.00
L54	S00°37'57"W	16.81
L55	N89°22'03"W	90.29
L56	N00°37'57"E	14.50
L57	N89°22'03"W	20.00
L58	S00°37'57"W	14.50
L59	N89°22'03"W	133.79
L60	N00°37'59"E	121.83
L61	S00°34'59"W	147.38
L62	N89°25'01"W	13.06
L63	S00°34'59"W	23.28
L64	S89°25'01"E	13.06
L65	S00°34'59"W	125.21
L66	N89°22'03"W	298.65
L67	N00°37'57"E	14.00
L68	N89°22'03"W	26.81
L69	S00°37'57"W	14.00
L70	N89°22'03"W	111.49
L71	N00°37'59"E	147.29
L72	S89°22'03"E	288.86
L73	N00°34'59"E	99.51
L74	N45°34'59"E	69.20
L75	S89°25'01"E	99.03

LINE TABLE		
LINE	BEARING	DISTANCE
L76	N00°37'57"E	103.55
L77	S89°22'03"E	13.40
L78	N00°37'57"E	26.00
L79	N89°22'03"W	13.40
L80	N00°37'57"E	211.21
L81	S89°22'03"E	13.69
L82	N00°37'57"E	30.00
L83	N89°22'03"W	13.69
L84	N00°37'57"E	145.43
L85	S89°51'07"E	10.61
L86	S00°08'53"W	24.86
L87	S89°51'07"E	20.00
L88	N00°08'53"E	24.86
L89	S89°51'07"E	123.74
L90	S00°37'59"W	49.69
L91	N89°22'02"W	11.50
L92	S00°37'59"W	480.96
L93	N88°08'43"W	112.71
L94	S68°48'36"W	10.64
L95	N39°52'16"W	2.03
L96	N54°35'26"W	23.08
L97	S45°34'59"W	28.28

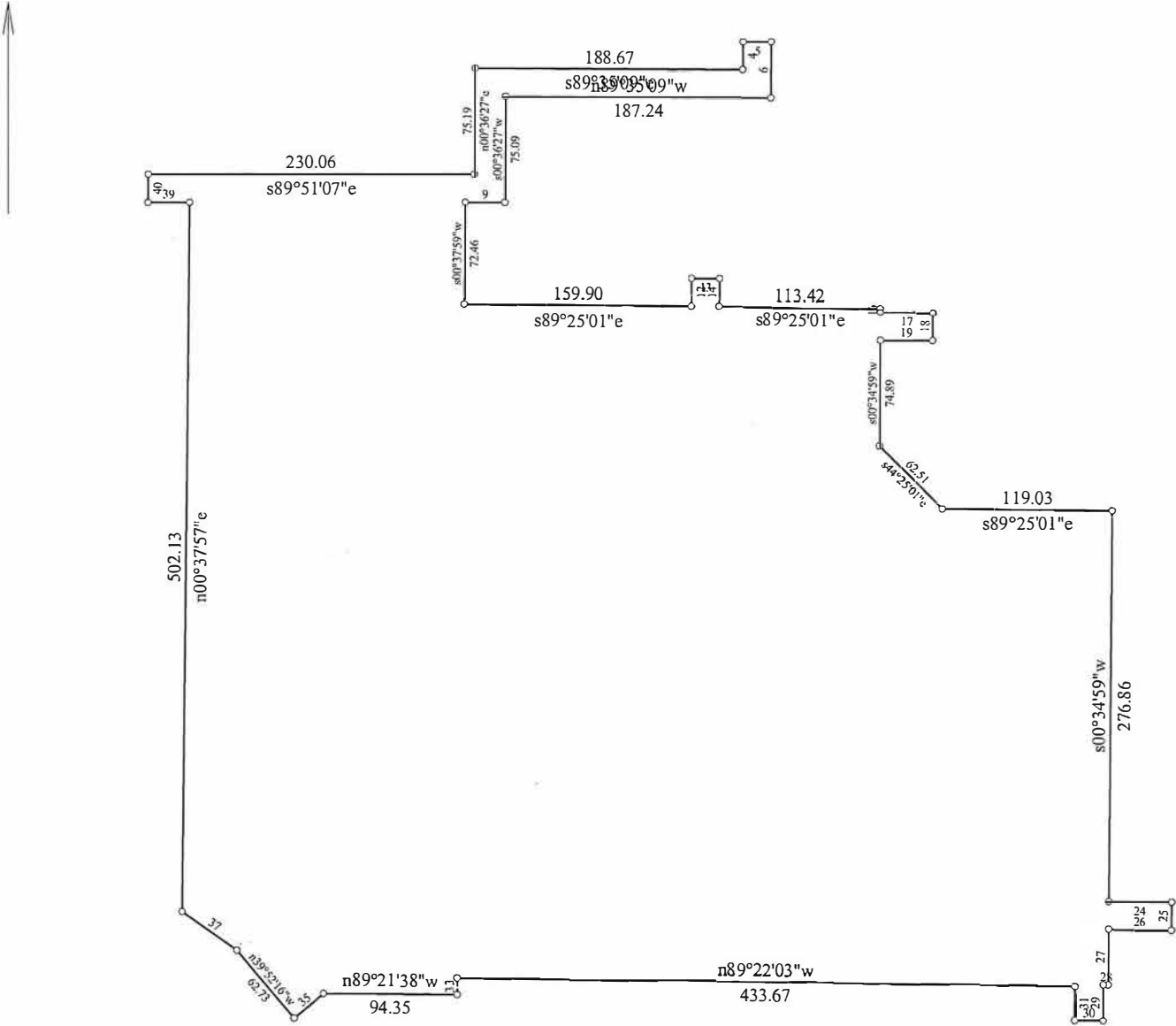
Exhibit B
City of Meridian Sewer and Water Easement

A parcel of land situated in the Southwest 1/4 of the Northwest 1/4 of
Section 4, T.3N., R.1E., B.M., City of Meridian, Ada County, Idaho

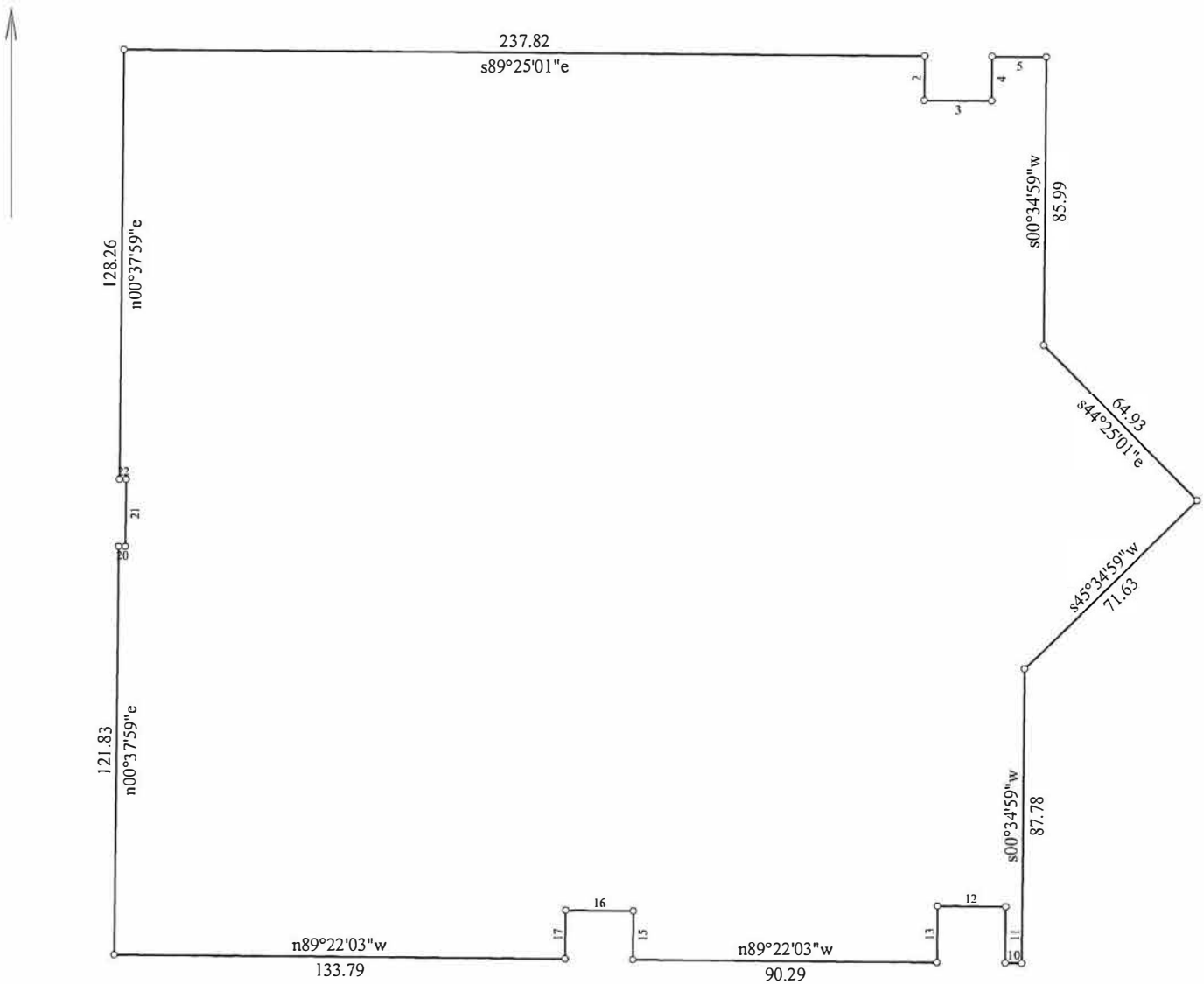
DATE: March, 2024
PROJECT: 17-169

SHEET:
5 OF 5

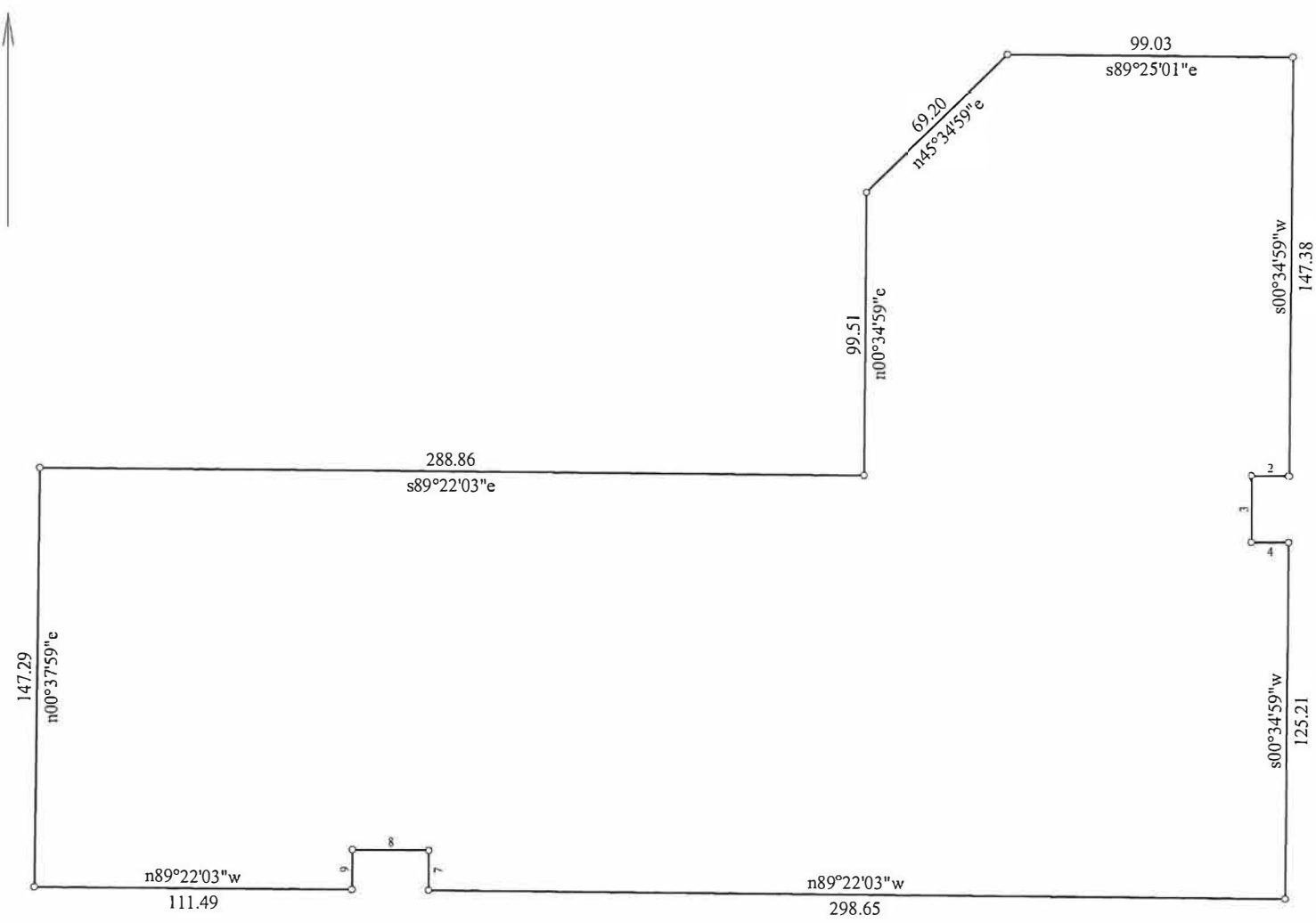




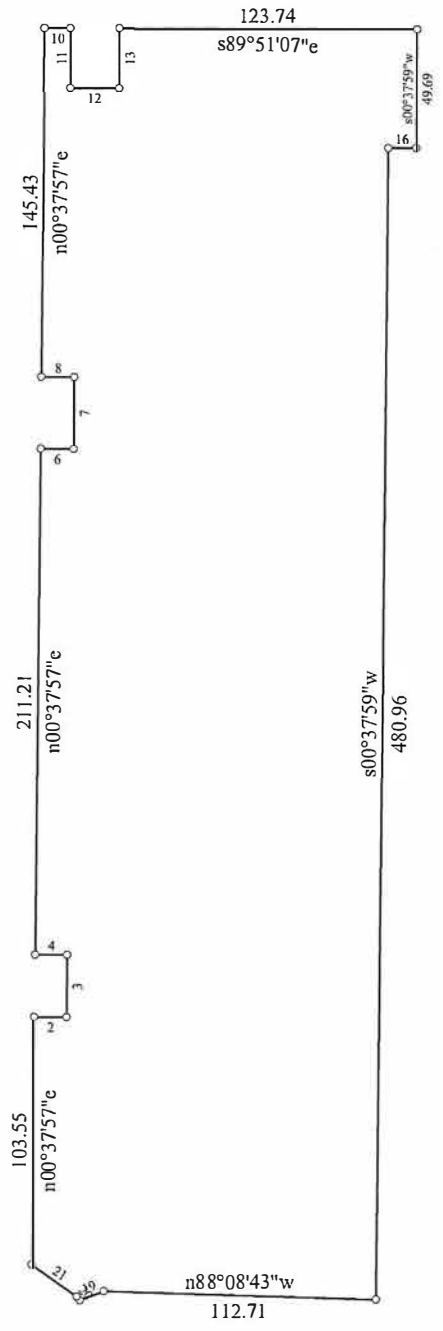
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Scale: 1 inch = 120 feet	File:	
Tract 1: 7.262 Acres: 316322 Sq Feet: Closure = n28.0713e 0.00 Feet: Precision =1/936261: Perimeter = 3347 Feet		
001=s89.5107e 230.06	015=s89.2501e 113.42	029=s00.3757w 25.37
002=n00.3627e 75.19	016=s00.3459w 2.81	030=n89.2203w 20.00
003=s89.3509e 188.67	017=s89.2501e 36.33	031=n00.3757e 25.37
004=n00.2451e 19.66	018=s00.3459w 20.00	032=n89.2203w 433.67
005=s89.3509e 20.00	019=n89.2501w 36.33	033=s00.3759w 11.00
006=s00.2451w 39.66	020=s00.3459w 74.89	034=n89.2138w 94.35
007=n89.3509w 187.24	021=s44.2501e 62.51	035=s49.3247w 26.92
008=s00.3627w 75.09	022=s89.2501e 119.03	036=n39.5216w 62.73
009=n89.5107w 27.72	023=s00.3459w 276.86	037=n54.3526w 47.43
010=s00.3759w 72.46	024=s89.1742e 44.26	038=n00.3757e 502.13
011=s89.2501e 159.90	025=s00.4039w 20.00	039=n89.5107w 29.50
012=n00.3459e 19.99	026=n89.1742w 44.22	040=n00.3757e 20.00
013=s89.2501e 20.00	027=s00.3459w 39.02	
014=s00.3459w 19.99	028=n89.2203w 3.30	



Title:		Date: 03-15-2024
Scale: 1 inch = 50 feet	File:	
Tract 1: 1.714 Acres: 74642 Sq Feet: Closure = n10.1828e 0.01 Feet: Precision = 1/112991: Perimeter = 1216 Feet		
001=s89.2501e 237.82	009=s00.3459w 87.78	017=s00.3757w 14.50
002=s00.3459w 13.23	010=n89.2203w 4.76	018=n89.2203w 133.79
003=s89.2501e 20.00	011=n00.3757e 16.81	019=n00.3759e 121.83
004=n00.3459e 13.23	012=n89.2203w 20.00	020=s89.2201e 2.00
005=s89.2501e 15.52	013=s00.3757w 16.81	021=n00.3759e 20.00
006=s00.3459w 85.99	014=n89.2203w 90.29	022=n89.2201w 2.00
007=s44.2501e 64.93	015=n00.3757e 14.50	023=n00.3759e 128.26
008=s45.3459w 71.63	016=n89.2203w 20.00	



Title:		Date: 03-15-2024
Scale: 1 inch = 60 feet	File:	
Tract 1: 1.939 Acres: 84448 Sq Feet: Closure = n01.2927w 0.01 Feet: Precision =1/142299: Perimeter = 1491 Feet		
001=s00.3459w 147.38	007=n00.3757e 14.00	013=n00.3459e 99.51
002=n89.2501w 13.06	008=n89.2203w 26.81	014=n45.3459e 69.20
003=s00.3459w 23.28	009=s00.3757w 14.00	015=s89.2501e 99.03
004=s89.2501e 13.06	010=n89.2203w 111.49	
005=s00.3459w 125.21	011=n00.3759e 147.29	
006=n89.2203w 298.65	012=s89.2203e 288.86	



Title:		Date: 03-15-2024
Scale: 1 inch = 80 feet	File:	
Tract 1: 1.716 Acres: 74750 Sq Feet: Closure = s38.4543w 0.00 Feet: Precision =1/585690: Perimeter = 1465 Feet		
001=n00.3757e 103.55	009=n00.3757e 145.43	017=s00.3759w 480.96
002=s89.2203e 13.40	010=s89.5107e 10.61	018=n88.0843w 112.71
003=n00.3757e 26.00	011=s00.0853w 24.86	019=s68.4836w 10.64
004=n89.2203w 13.40	012=s89.5107e 20.00	020=n39.5216w 2.03
005=n00.3757e 211.21	013=n00.0853e 24.86	021=n54.3526w 23.08
006=s89.2203e 13.69	014=s89.5107e 123.74	
007=n00.3757e 30.00	015=s00.3759w 49.69	
008=n89.2203w 13.69	016=n89.2202w 11.50	