

Project Name or Subdivision Name:

Modena Plaza

Sanitary Sewer & Water Main Easement Number: _____

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-2025-0143

Record Number: _____

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement made this ____ day of _____ 20__ between
SM4 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: _____



Professional Engineers, Land Surveyors and Planners

924 3rd St. So. Nampa, ID 83651
Ph (208) 454-0256 Fax (208) 467-4130

e-mail: dholzhey@masonandassociates.us

FOR: McCarter-Moorhouse
JOB NO.: MR0622
DATE: July 2, 2025

EXHIBIT "A"
WATER EASEMENT

An easement being a portion of Lot 3, Block 6, Bridgetower Crossing Subdivision No. 2 in the Ada County Recorder's Office in Book 86 at Pages 9641-9643 situated in the SW1/4 NW1/4 of Section 35, Township 4 North, Range 1 West, Boise Meridian, Meridian, Ada County Idaho, more particularly described as follows:

Commencing at the northwest corner of Section 35 said corner being N 00° 52' 50" E., 2630.96 feet from the southwest corner of the NW1/4;

Thence S 00° 52' 50" W., 2214.50 feet along the west boundary of the NW1/4;

Thence S 89° 07' 10" E., 52.00 feet;

Thence N 00° 52' 50" E., 70.00 feet to the **POINT OF BEGINNING** of said easement;

Thence N 00° 52' 50" E., 130.00 feet;

Thence S 89° 07' 10" E., 14.00 feet;

Thence S 00° 52' 50" W., 110.00 feet;

Thence S 89° 07' 10" E., 20.00 feet;

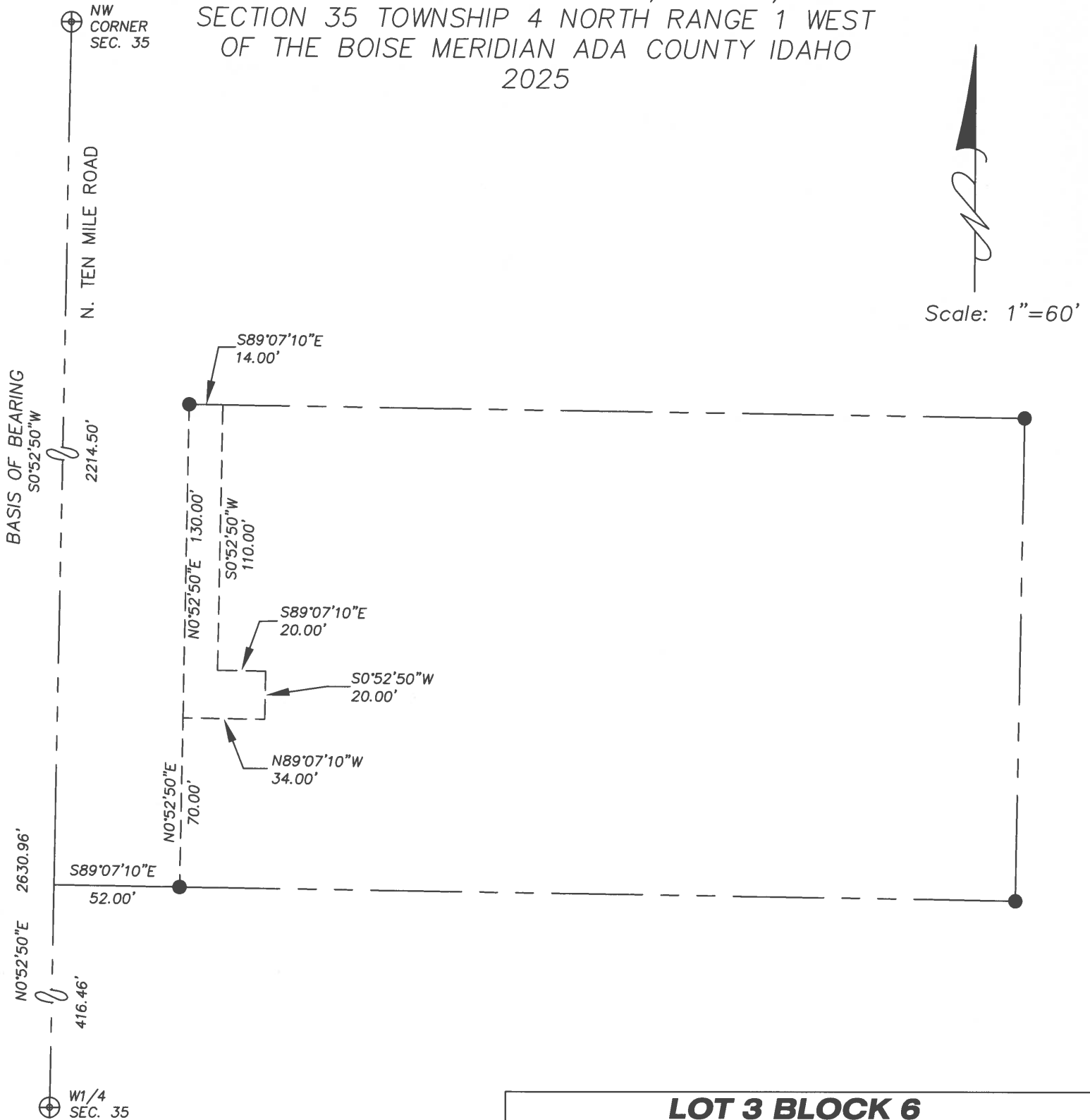
Thence S 00° 52' 50" W., 20.00 feet;

Thence N 89° 07' 10" W., 34.00 feet to the **POINT OF BEGINNING** of said easement.



EXHIBIT "B"

LOT 3 BLOCK 6 OF BRIDGETOWER CROSSING
SUBDIVISION NO. 2 IN THE SW1/4 NW1/4 OF
SECTION 35 TOWNSHIP 4 NORTH RANGE 1 WEST
OF THE BOISE MERIDIAN ADA COUNTY IDAHO
2025



LEGEND

- FOUND ALUMINUM MONUMENT
-

LOT 3 BLOCK 6

WATER EASEMENT

Mason & Associates

Professional Engineers,
Land Surveyors
& Planners

924 3rd St. South, Nampa, ID 83851
(208) 454-0256 Fax (208) 457-4130

JOB NO. MR0225	
DWG NO. BOUNDARY	
SCALE: 1" = 60'	REV.
FIELD BOOK NO.	
DRAWN BY: DH	DATE: 7/02/25



Professional Engineers, Land Surveyors and Planners

924 3rd St. So. Nampa, ID 83651
Ph (208) 454-0256 Fax (208) 467-4130

e-mail: dholzhey@masonandassociates.us

FOR: McCarter-Moorhouse
JOB NO.: MR0622
DATE: July 2, 2025

EXHIBIT "A"
SANITARY SEWER EASEMENT

An easement being a portion of Lot 3, Block 6, Bridgetower Crossing Subdivision No. 2 in the Ada County Recorder's Office in Book 86 at Pages 9641-9643 situated in the SW1/4 NW1/4 of Section 35, Township 4 North, Range 1 West, Boise Meridian, Meridian, Ada County Idaho, more particularly described as follows:

Commencing at the northwest corner of Section 35 said corner being N 00° 52' 50" E., 2630.96 feet from the southwest corner of the NW1/4;

Thence S 00° 52' 50" W., 2214.50 feet along the west boundary of the NW1/4;

Thence S 89° 07' 10" E., 398.00 feet to the southeast corner of said Lot 3;

Thence N 00° 52' 50" E., 90.00 feet to the **POINT OF BEGINNING** of said easement;

Thence N 89° 07' 10" W., 321.00 feet;

Thence N 00° 52' 50" E., 20.00 feet;

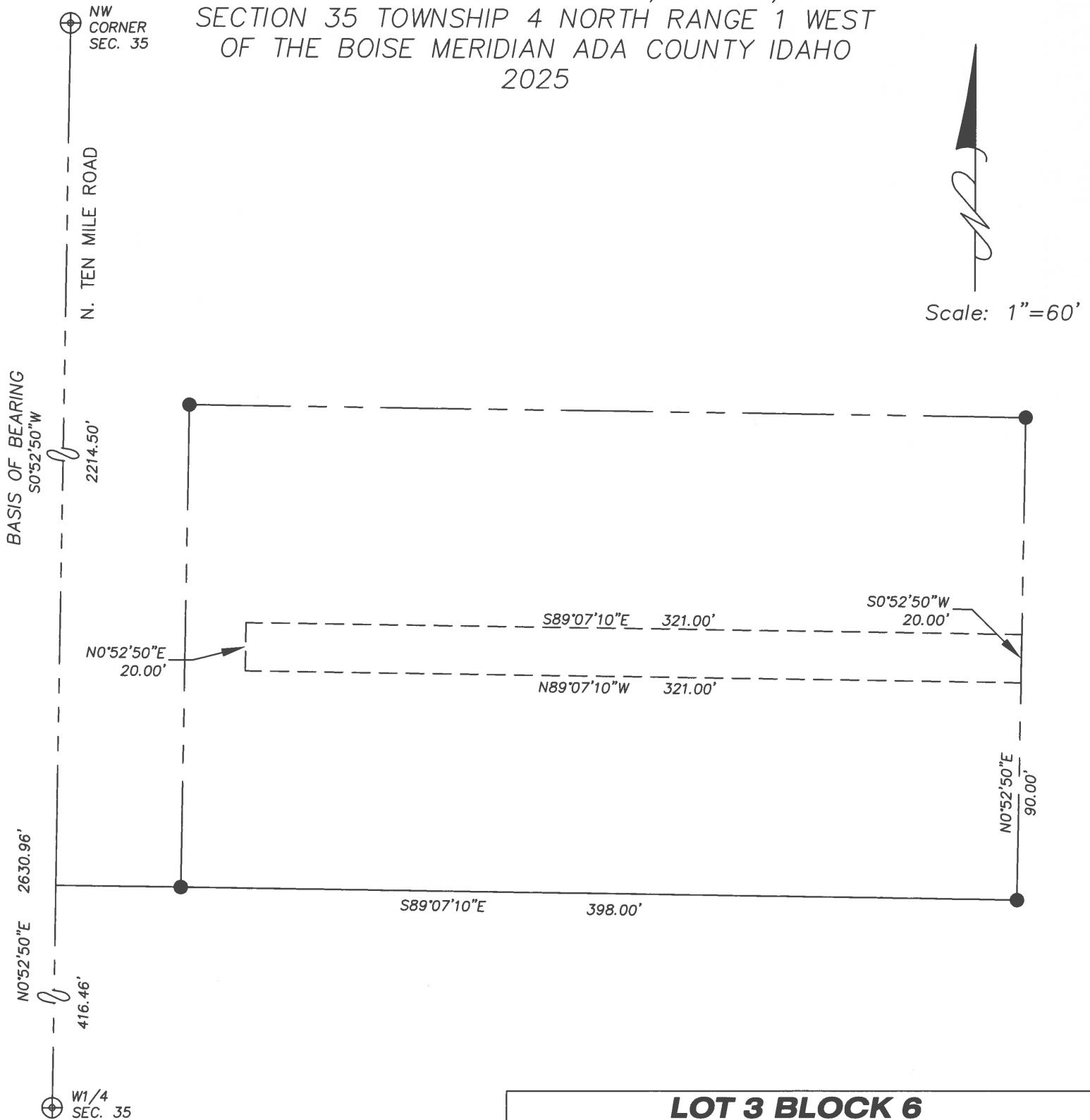
Thence S 89° 07' 10" E., 321.00 feet;

Thence S 00° 52' 50" W., 20.00 feet to the **POINT OF BEGINNING** of said easement.



EXHIBIT "B"

LOT 3 BLOCK 6 OF BRIDGETOWER CROSSING
SUBDIVISION NO. 2 IN THE SW1/4 NW1/4 OF
SECTION 35 TOWNSHIP 4 NORTH RANGE 1 WEST
OF THE BOISE MERIDIAN ADA COUNTY IDAHO
2025



LEGEND

- ⊕ FOUND ALUMINUM MONUMENT
- FOUND 1/2" IRON PIN

LOT 3 BLOCK 6

SANITARY SEWER EASEMENT

Mason & Associates

Professional Engineers,
Land Surveyors
& Planners
924 3rd St. South, Nampa, ID 83851
(208) 454-0256 Fax (208) 467-4130

JOB NO.	MR0225		
DWG NO.	BOUNDARY		
SCALE:	1" = 60'	REV.	△
FIELD BOOK NO.			
DRAWN BY:	DATE:		
DH	7/02/25		