

Project Name (Subdivision): <u>S, Benchmark Way and W. Cobalt Dr.</u> Sanitary Sewer & Water Main Easement Number: <u>1</u> Identify this Easement by sequential number if Project contains more than one easement of this type. (See Instructions for additional information).

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement, made this ____ day of _____ 20____ between
Treasure Valley 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.

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: _____

May 10, 2023
Project Nos. 22-144 & 22-221
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 Northeast 1/4 of Section 14, Township 3 North, Range 1 West, B.M., City of Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at a found aluminum cap marking the North 1/4 corner of said Section 14, which bears N89°13'12"W a distance of 2,657.79 feet from a found aluminum cap marking the Northeast corner of said Section 14;

Thence following the northerly line said Northeast 1/4, S89°13'12"E a distance of 114.63 feet;

Thence leaving said northerly line, S00°46'48"W a distance of 1,405.38 feet to the **POINT OF BEGINNING**.

Thence S66°45'20"E a distance of 39.06 feet;

Thence S23°14'40"W a distance of 46.00 feet;

Thence N66°45'20"W a distance of 39.06 feet;

Thence N23°14'40"E a distance of 46.00 feet to the **POINT OF BEGINNING**.

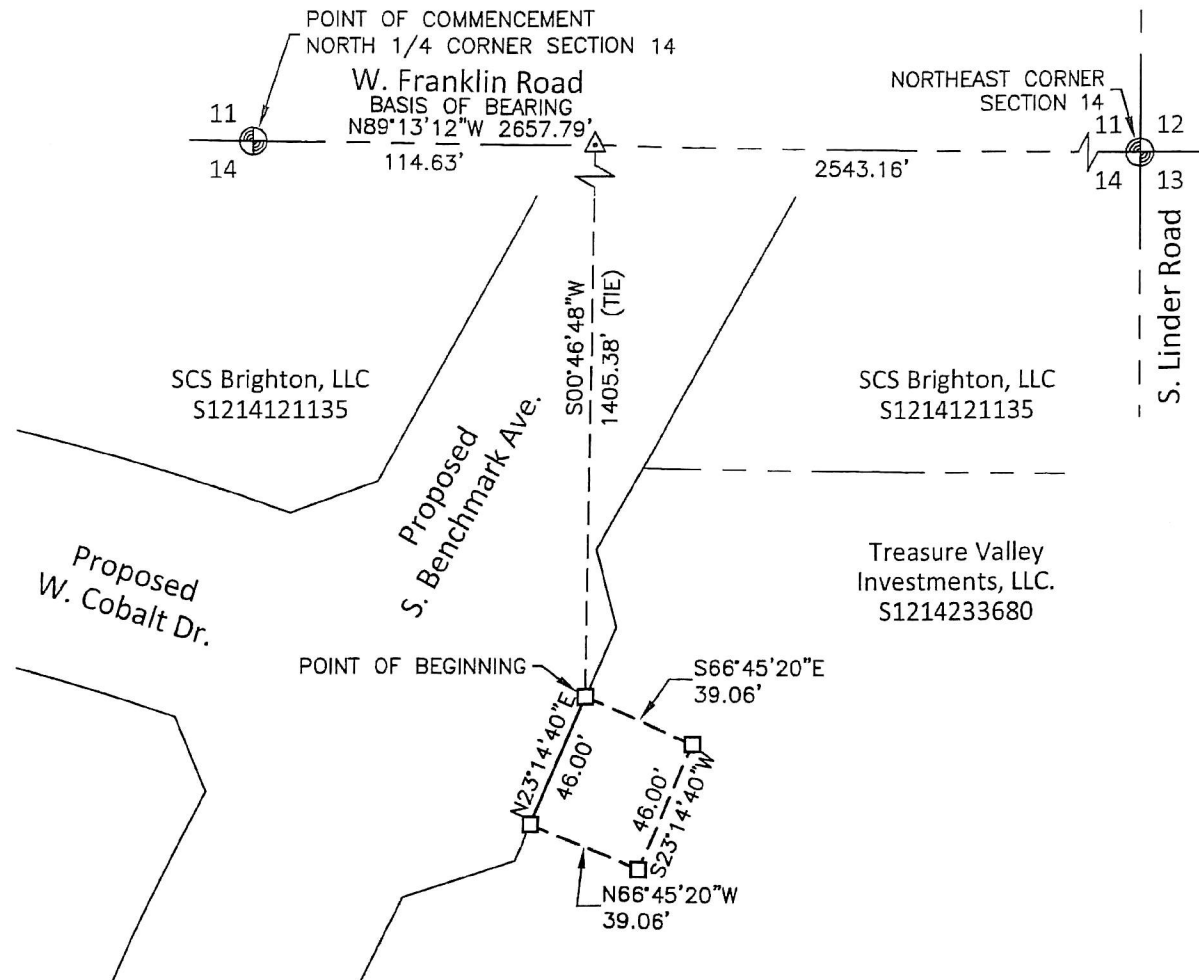
Said parcel contains 1,797 square feet, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

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

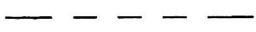
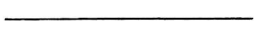
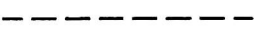


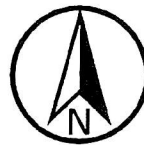
5.10.2023

P:\22-221\CAO\SURVEY\EXHIBITS\230504 CITY OF MERIDIAN SEWER AND WATER EASEMENT TREASURE VALLEY 22-221.DWG, AARON BALLARD, 5/10/2023, ESTUDIO907.PC3, 08.5X11 P



LEGEND

-  FOUND ALUMINUM CAP
-  CALCULATED POINT
-  SECTION LINE
-  LOT LINE
-  PROPOSED EASEMENT LINE



0 60 120 180

Plan Scale: 1" = 60'

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

DATE: May, 2023

PROJECT: 22-221

SHEET:
1 OF 1

Exhibit B City of Meridian Sewer and Water Easement

Situated in the SW 1/4 of the NE 1/4 of Section 14
T.3N., R.1W., B.M., City of Meridian, Ada County, ID