

Project Name or Subdivision Name:

Bordeaux Estates Subdivision

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 ESMT-2025-0091

Record Number: _____

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement made this ____ day of _____ 20__ between
2 North Homes, 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: _____

EXHIBIT A

BORDEAUX ESTATES SUBDIVISION

WATER AND SEWER EASEMENT

A water and sewer easement located in the parcel of land lying in the South 1/2 of the Northeast 1/4 of Section 25 together with Lot 5, Block 49 of Paramount Subdivision No. 21 filed in Book 105 of plats, pages 14238 through 14240, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, said parcel being more particularly described as follows:

Commencing at a 5/8" iron pin being the southwest corner of said Lot 5, Block 49; thence S.89°28'20"E. a distance of 105.11 feet along the South line of said Lot 5 to a point lying on the ten (10) foot public utility and drainage easement of the proposed Bordeaux Estates Subdivision, said point also being the POINT OF BEGINNING;

Thence, along said easement N.00°24'56"E. a distance of 21.50 feet to a point;

Thence leaving said easement, N.89°29'11"W. a distance of 5.00 feet to a point;

Thence, N.00°24'56"E. a distance of 20.00 feet to a point;

Thence, S.89°29'11"E. a distance of 5.00 feet to a point lying on the previously stated easement;

Thence along said easement, N.00°24'56"E. a distance of 32.19 feet to a point of curvature to the left;

Thence along a tangent curve to the left a distance of 14.06 feet, said curve having a radius of 15.00 feet, a delta of 53°41'36", and a chord bearing N.26°25'52"W. a distance of 13.55 feet to a point marking a point of recurve to the right;

Thence along a tangent curve to the right a distance of 235.70 feet, said curve having a radius of 61.00 feet, a delta of 221°23'00", and a chord bearing N.57°24'50"E. a distance of 114.13 feet to a point marking the ending of said curve to the right;

Thence leaving said ten (10) foot easement, N.73°30'01"E. a distance of 0.17 feet to a point;

Thence S.16°29'59"E. a distance of 20.00 feet to a point;

Thence S.73°30'01"W. a distance of 5.29 feet to a point lying on said ten (10) foot easement and marking a point of curvature to the right;

Thence along a non-tangent curve to the right a distance of 49.53 feet, said curve having a radius of 61.00 feet, a delta of 46°31'10", and a chord bearing S.30°50'58"W. a distance of 48.18 feet to a point marking a point of recurve to the left;

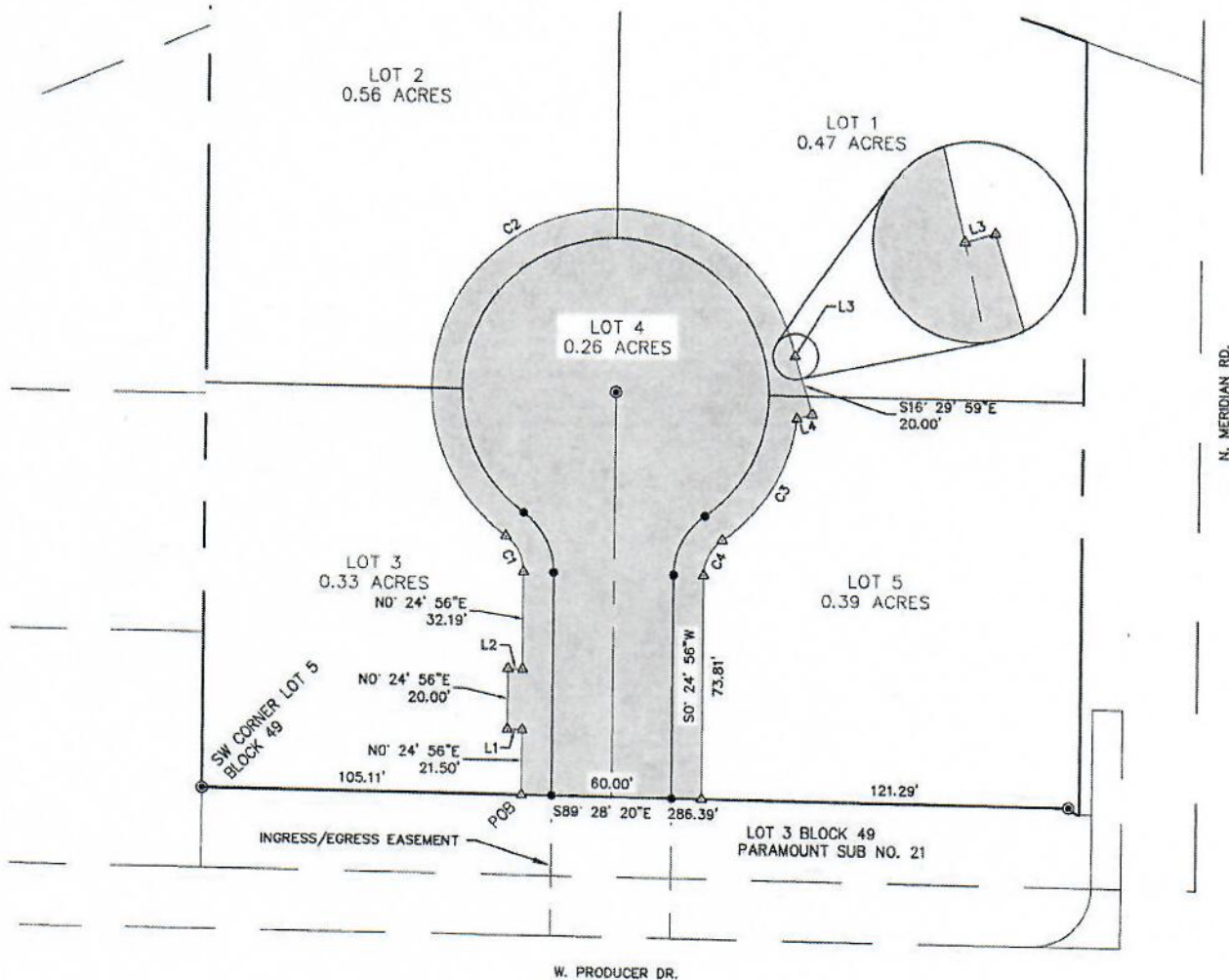
Thence along a tangent curve to the left a distance of 14.06 feet, said curve having a radius of 15.00 feet, a delta of $53^{\circ}41'36''$, and a chord bearing $S.27^{\circ}15'44''W.$ a distance of 13.55 feet to a point marking the ending of said curve to the right;

Thence $S.00^{\circ}24'56''W.$ a distance of 73.81 feet to a point lying on the South line of Lot 5, Block 49 of Paramount Subdivision No. 21;

Thence along said North line, $N.89^{\circ}28'20''W.$ a distance of 60.00 feet to a point, said point being the POINT OF BEGINNING.

Said parcel contains 0.37 acres, more or less, and is subject to all existing easements and right-of-ways of record or implied.





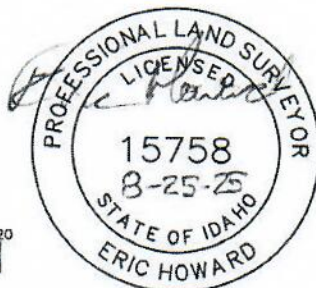
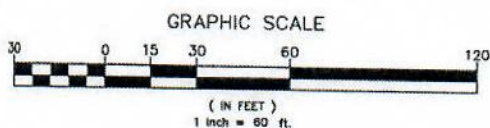
Parcel Line Table		
Line #	Length	Direction
L1	5.00'	N89° 29' 11"W
L2	5.00'	S89° 29' 11"E
L3	0.17'	N73° 30' 01"E
L4	5.29'	S73° 30' 01"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	14.06'	15.00'	53°41'36"	N26° 25' 52"W	13.55'
C2	235.70'	61.00'	221°23'00"	S57° 24' 50"W	114.13'
C3	49.53'	61.00'	46°31'10"	S30° 50' 58"W	48.18'
C4	14.06'	15.00'	53°41'36"	S27° 15' 44"W	13.55'



LEGEND

- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- LOT LINE
- EXISTING LOT
- EASEMENT AREA
- SET 5/8" IRON PIN
- SET 1/2" IRON PIN
- CALCULATED POINT, NOT SET



J.J. HOWARD

MAPPING / SURVEYING

800 N. STATE ST., STE. 2 / Boise, Idaho 83702 (208) 644-0837

DATE:
7/16/25

DESIGN BY:

SCALE:
1" = 60'

DRAWN BY:
CLS

SHEET: OF
1 1

DRAWING NO.
220111

BORDEAUX ESTATES SUBDIVISION

WATER & SEWER EASEMENT - EXHIBIT B