

Project Name or Subdivision Name:

McDermott Village - 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 ESMT-2025-0008

Record Number: _____

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement made this 4th day of February, 20 25 between PACIFIC McDERMOTT 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.

THE GRANTOR covenants and agrees that Grantor shall not place or allow to be placed any permanent structures or obstructions within the easement area that would interfere with Grantee's use of said easement, including, but not limited to, buildings, trash enclosures, carports, sheds, fences, trees, or deep-rooted shrubs.

THE GRANTOR covenants and agrees with the Grantee that should any part of the right-of-way and easement hereby granted shall become part of, or lie within the boundaries of any public street, then, to such extent, such right-of-way and easement hereby granted which lies within such boundary thereof or which is a part thereof, shall cease and become null and void and of no further effect and shall be completely relinquished.

THE GRANTOR does hereby covenant with the Grantee that Grantor is lawfully seized and possessed of the aforementioned and described tract of land, and that Grantor has a good and lawful right to convey said easement, and that Grantor will warrant and forever defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

THE COVENANTS OF GRANTOR made herein shall be binding upon Grantor's successors, assigns, heirs, personal representatives, purchasers, or transferees of any kind.

IN WITNESS WHEREOF, the said parties of the first part have hereunto subscribed their signatures the day and year first herein above written.

GRANTOR:

PACIFIC MCDERMOTT VILLAGE APARTMENTS, LLC,
an Idaho limited liability company

By: TPC PPR Holdings II, LLC, an Idaho limited liability
company, its manager

By: TPC MR Holdings II, LLC, an Idaho limited liability
company, its manager

STATE OF IDAHO)

County of Ada)

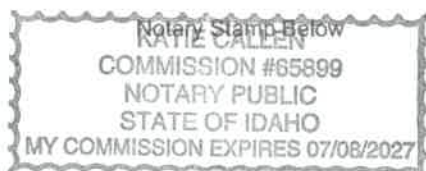
) ss

By: Pacific West Communities, Inc., an Idaho
corporation, its manager

By:


Caleb Roope, President and CEO

This record was acknowledged before me on 1/21/25 (date) by Caleb Roope, President and CEO of Pacific West Communities, Inc., an Idaho corporation, the Manager of TPC MR Holdings II, LLC, an Idaho limited liability company, the Manager of TPC PPR Holdings II, LLC, an Idaho limited liability company, the Manager of Pacific McDermott Village Apartments, LLC, an Idaho limited liability company, the person who executed the instrument on behalf of Pacific McDermott Village Apartments, LLC and acknowledged to me that said limited liability company executed the same.




Notary Signature
My Commission Expires: 7/8/27

GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor 2-4-2025

Attest by Chris Johnson, City Clerk 2-4-2025

STATE OF IDAHO,)

: ss.

County of Ada)

This record was acknowledged before me on 2-4-2025 (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: _____



McDermott Village Subdivision No. 1
City of Meridian Sewer & Water Easement
Boundary Description
Project Number 23-317 January 9, 2025

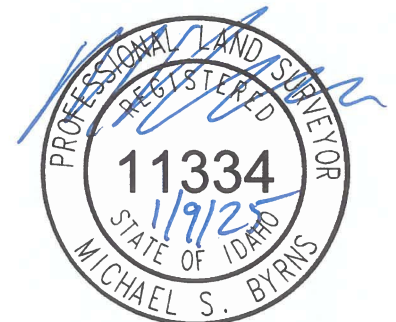
An easement situated in the southeast quarter of the southeast quarter of Section 32, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at the southwest corner of the southeast quarter of the southeast quarter Section 32, Township 4 North, Range 1 West, Boise Meridian (east sixteenth-section corner);

Thence N00°33'07"E, 1316.23 feet along the west line of the southeast quarter of the southeast quarter to the southeast sixteenth-section corner;

Thence S00°33'07"W, 22.07 feet back along the west line of the southeast quarter of the southeast quarter to the POINT OF BEGINNING:

Thence S89°47'46"E, 27.36 feet;
Thence S47°55'05"E, 28.95 feet;
Thence S89°26'57"E, 148.81 feet;
Thence S00°33'03"W, 42.00 feet;
Thence N89°26'57"W, 21.28 feet;
Thence S00°33'03"W, 51.44 feet;
Thence S33°26'57"E, 39.70 feet;
Thence N56°33'03"E, 25.62 feet;
Thence S33°26'57"E, 20.00 feet;
Thence S56°33'03"W, 25.62 feet;
Thence S33°26'57"E, 226.83 feet;
Thence S76°19'33"E, 121.61 feet;
Thence N13°40'27"E, 28.00 feet;
Thence S76°19'33"E, 40.49 feet;
Thence S13°40'27"W, 38.00 feet;
Thence S76°19'33"E, 45.00 feet;





IDAHO
SURVEY
GROUP

9939 W Emerald St
Boise, ID 83704

Phone: (208) 846-8570

McDermott Village Subdivision No. 1 City of Meridian Sewer & Water Easement continued...

Thence S13°40'27"W, 20.00 feet;
Thence N76°19'33"W, 45.00 feet;
Thence S13°40'27"W, 301.97 feet;
Thence S44°26'15"E, 14.90 feet;
Thence S45°33'45"W, 20.00 feet;
Thence N44°26'15"W, 23.71 feet;
Thence N89°26'57"W, 136.42 feet;
Thence S00°33'03"W, 12.07 feet;
Thence N89°26'57"W, 20.00 feet;
Thence N00°33'03"E, 12.07 feet;
Thence N89°26'57"W, 22.42 feet;
Thence S00°33'19"W, 72.48 feet;
Thence N89°26'41"W, 20.00 feet;
Thence N00°33'19"E, 19.05 feet;
Thence N89°26'41"W, 11.76 feet;
Thence N00°33'19"E, 20.00 feet;
Thence S89°26'41"E, 11.76 feet;
Thence N00°33'19"E, 33.43 feet;
Thence N89°26'57"W, 168.51 feet;
Thence N00°33'03"E, 600.63 feet;
Thence N89°26'57"W, 12.00 feet;
Thence N00°33'03"E, 20.00 feet;
Thence S89°26'57"E, 12.00 feet;
Thence N00°33'03"E, 53.77 feet;
Thence S63°34'50"E, 33.34 feet across the easement to
the interior;
Thence S00°33'03"W, 173.07 feet;
Thence S89°26'57"E, 29.25 feet;





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McDermott Village Subdivision No. 1 City of Meridian Sewer & Water Easement continued...

Thence S00°33'03"W, 20.00 feet;
Thence N89°26'57"W, 29.25 feet;
Thence S00°33'03"W, 233.98 feet;
Thence S89°26'57"E, 29.23 feet;
Thence S00°33'03"W, 23.98 feet;
Thence N89°26'57"W, 29.23 feet;
Thence S00°33'03"W, 166.70 feet;
Thence S44°26'37"E, 17.16 feet;
Thence S89°26'57"E, 226.70 feet;
Thence N00°33'12"E, 29.25 feet;
Thence S89°26'48"E, 20.00 feet;
Thence S00°33'12"W, 29.25 feet;
Thence S89°26'57"E, 51.31 feet;
Thence N00°33'03"E, 9.86 feet;
Thence S89°26'57"E, 20.00 feet;
Thence S00°33'03"W, 9.86 feet;
Thence S89°26'57"E, 12.18 feet;
Thence N13°40'27"E, 167.28 feet;
Thence N76°19'33"W, 19.00 feet;
Thence N13°40'27"E, 20.00 feet;
Thence S76°19'33"E, 19.00 feet;
Thence N13°40'27"E, 80.27 feet;
Thence N76°19'33"W, 22.58 feet;
Thence N13°40'27"E, 16.41 feet;
Thence N76°19'33"W, 121.54 feet;
Thence S56°33'03"W, 16.08 feet;
Thence N33°26'57"W, 20.00 feet;





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McDermott Village Subdivision No. 1 City of Meridian Sewer & Water Easement continued...

Thence N56°33'03"E, 9.45 feet;
Thence N33°26'57"W, 183.51 feet;
Thence S56°33'03"W, 12.00 feet;
Thence N33°26'57"W, 20.00 feet;
Thence N56°33'03"E, 12.00 feet;
Thence N33°26'57"W, 91.11 feet;
Thence N00°33'03"E, 72.61 feet;
Thence N89°26'57"W, 43.81 feet;
Thence S00°31'49"W, 10.25 feet;
Thence N89°28'16"W, 20.00 feet;
Thence N00°31'49"E, 10.25 feet;
Thence N89°26'57"W, 12.05 feet;
Thence S45°33'03"W, 12.93 feet;
Thence N63°34'50"W, 33.34 feet back across the easement to the exterior;
Thence N47°55'06"W, 20.69 feet;
Thence N89°47'46"W, 16.06 feet;
Thence N00°33'07"E, 30.00 feet to the POINT OF BEGINNING.

The above-described easement contains 1.55 acres, more or less.



SE1/16
S.32

S89°19'58"E 1324.63'

S1/16
S.32 S.33

Legend



Section Corner



Easement Corner



Tie Line



Section Line



City of Meridian Sewer &
Water Easement Line



Scale: 1"=100'

0 25 50 100 200

Coordinate System:
Ada County

Basis of Bearings

N00°33'07"E 1316.23'

1264.16'

N00°33'03"E 600.63'

S00°33'03"W 233.98'

S00°33'03"W 166.70'

S33°26'57"E 226.83'

N33°26'57"W 183.51'

N13°40'27"E 167.28'

S13°40'27"W 301.97'



S.32 E1/16

S.5

W. Ustick Rd.

N89°17'49"W

1325.58'

S.32

S.33

S.5

S.4

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IDAHO
SURVEY
GROUP, LLC

9939 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

Exhibit B
McDermott Village Subdivision No. 1
City of Meridian Sewer & Water Easement

Located in the SE1/4 of the SE1/4 of Section 32,
T.4N., R.1W., B.M., City of Meridian, Ada County, Idaho.

Job No.
23-317

Sheet No.
1 of 2

Dwg. Date
1/9/2025


Easement Line Table		
Line	Bearing	Length
L1	S00°33'07"W	22.07'
L2	S89°47'46"E	27.36'
L3	S47°55'05"E	28.95'
L4	S89°26'57"E	148.81'
L5	S00°33'03"W	42.00'
L6	N89°26'57"W	21.28'
L7	S00°33'03"W	51.44'
L8	S33°26'57"E	39.70'
L9	N56°33'03"E	25.62'
L10	S33°26'57"E	20.00'
L11	S56°33'03"W	25.62'
L12	S76°19'33"E	121.61'
L13	N13°40'27"E	28.00'
L14	S76°19'33"E	40.49'
L15	S13°40'27"W	38.00'
L16	S76°19'33"E	45.00'
L17	S13°40'27"W	20.00'
L18	N76°19'33"W	45.00'
L19	S44°26'15"E	14.90'
L20	S45°33'45"W	20.00'
L21	N44°26'15"W	23.71'
L22	N89°26'57"W	136.42'
L23	S00°33'03"W	12.07'
L24	N89°26'57"W	20.00'
L25	N00°33'03"E	12.07'
L26	N89°26'57"W	22.42'
L27	S00°33'19"W	72.48'
L28	N89°26'41"W	20.00'
L29	N00°33'19"E	19.05'
L30	N89°26'41"W	11.76'

Easement Line Table		
Line	Bearing	Length
L31	N00°33'19"E	20.00'
L32	S89°26'41"E	11.76'
L33	N00°33'19"E	33.43'
L34	N89°26'57"W	168.51'
L35	N89°26'57"W	12.00'
L36	N00°33'03"E	20.00'
L37	S89°26'57"E	12.00'
L38	N00°33'03"E	53.77'
L39	N47°55'05"W	20.69'
L40	N89°47'46"W	16.06'
L41	N00°33'07"E	30.00'
L42	S63°34'50"E	33.34'
L43	S89°26'57"E	29.25'
L44	S00°33'03"W	20.00'
L45	N89°26'57"W	29.25'
L46	S89°26'57"E	29.23'
L47	S00°33'03"W	23.98'
L48	N89°26'57"W	29.23'
L49	S44°26'37"E	17.16'
L50	S89°26'57"E	226.70'
L51	N00°33'12"E	29.25'
L52	S89°26'48"E	20.00'
L53	S00°33'12"W	29.25'
L54	S89°26'57"E	51.31'
L55	N00°33'03"E	9.86'
L56	S89°26'57"E	20.00'
L57	S00°33'03"W	9.86'
L58	S89°26'57"E	12.18'
L59	N76°19'33"W	19.00'
L60	N13°40'27"E	20.00'

Easement Line Table		
Line	Bearing	Length
L61	S76°19'33"E	19.00'
L62	N13°40'27"E	80.27'
L63	N76°19'33"W	22.58'
L64	N13°40'27"E	16.41'
L65	N76°19'33"W	121.54'
L66	S56°33'03"W	16.08'
L67	N33°26'57"W	20.00'
L68	N56°33'03"E	9.45'
L69	S56°33'03"W	12.00'
L70	N33°26'57"W	20.00'
L71	N56°33'03"E	12.00'
L72	N33°26'57"W	91.11'
L73	N00°33'03"E	72.61'
L74	N89°26'57"W	43.81'
L75	S00°31'49"W	10.25'
L76	N89°28'16"W	20.00'
L77	N00°31'49"E	10.25'
L78	N89°26'57"W	12.05'
L79	S45°33'03"W	12.93'



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 IDAHO SURVEY GROUP, LLC	9939 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570	Exhibit B McDermott Village Subdivision No. 1 City of Meridian Sewer & Water Easement	Job No. 23-317
		Located in the SE1/4 of the SE1/4 of Section 32, T.4N., R.1W., B.M., City of Meridian, Ada County, Idaho.	Sheet No. 2 of 2 Dwg. Date 1/9/2025