

Project Name or Subdivision Name:

Bountiful Commons East Commercial

Sanitary Sewer & Water Main Easement Number: 2

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-2025-0005

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement made this 4th day of February 20 25 between TKP Enterprises, 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 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: _____

December 17, 2024
Project No. 24-039
City of Meridian Sewer and Water Easement
Legal Description

Exhibit A

A parcel of land for a City of Meridian Sewer and Water Easement over a portion of Lot 2, Block 1 of Bountiful Commons East Subdivision (Book 126 of Plats, Pages 20359-20361), situated in the Southwest 1/4 of the Northwest 1/4 of Section 25, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at a found aluminum cap marking the West 1/4 corner of said Section 25, which bears S00°55'15"W a distance of 2,657.84 feet from a found aluminum cap marking the Northwest corner of said Section 25, thence following the westerly line of said Southwest 1/4 of the Northwest 1/4, N00°55'15"E a distance of 1,180.64 feet; Thence leaving said westerly line, S89°04'45"E a distance of 307.03 feet to a found 5/8-inch rebar marking the Northwest corner of Lot 3, of said Block 1 of Bountiful Commons East Subdivision; Thence following the northerly boundary line of said Lot 3, S89°24'37"E a distance of 211.48 feet to a found 5/8-inch rebar marking the Northwest corner of said Lot 2; Thence leaving said northerly boundary line and following the northerly boundary line of said Lot 2, S89°24'37"E a distance of 22.39 feet to an existing City of Meridian Sewer and Water Easement per Instrument No. 2023-007753 and being the **POINT OF BEGINNING**.

Thence following said northerly boundary line, S89°24'37"E a distance of 8.61 feet;
Thence leaving said northerly boundary line, S00°35'23"W a distance of 4.26 feet;
Thence N89°24'37"W a distance of 1.50 feet;
Thence S00°35'23"W a distance of 21.03 feet;
Thence N89°24'37"W a distance of 20.00 feet;
Thence N00°35'23"E a distance of 10.23 feet to said existing easement;
Thence following said existing easement the following two (2) courses:

1. N87°03'57"E a distance of 12.98 feet;
2. N00°19'52"E a distance of 14.26 feet to the **POINT OF BEGINNING**.

Said parcel contains 323 square feet, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

All subdivisions, deeds, records or 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.



LEGEND



FOUND ALUMINUM CAP



FOUND 5/8" REBAR



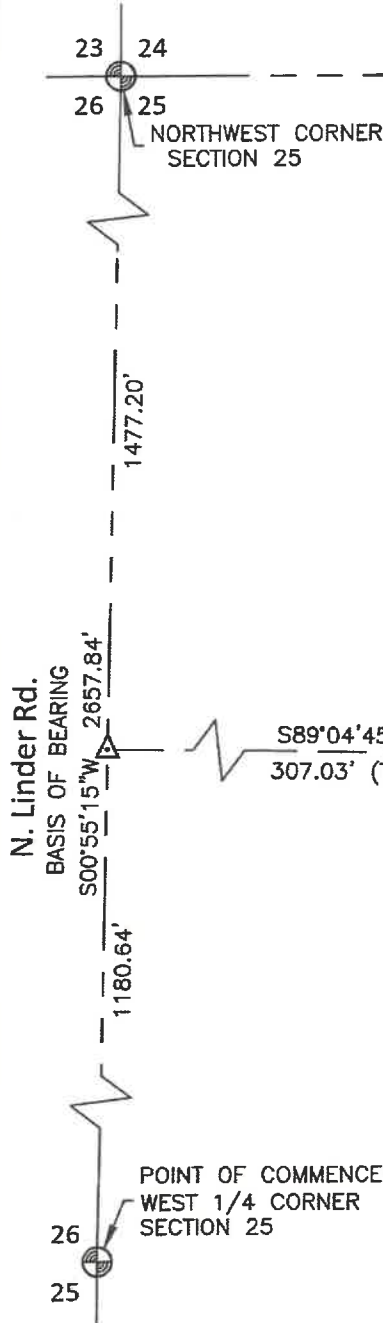
CALCULATED POINT

SECTION LINE

BOUNDARY LINE

EASEMENT LINE

EXISTING EASEMENT PER INST. No. 2023-007753



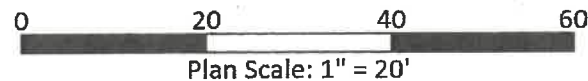
Lot 1, Block 1
Bountiful Commons
Subdivision

Lot 1

Lot 3

Lot 2, Block 1
Bountiful Commons
East Subdivision

SEWER AND WATER EASEMENT
PER INST. No. 2023-007753



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

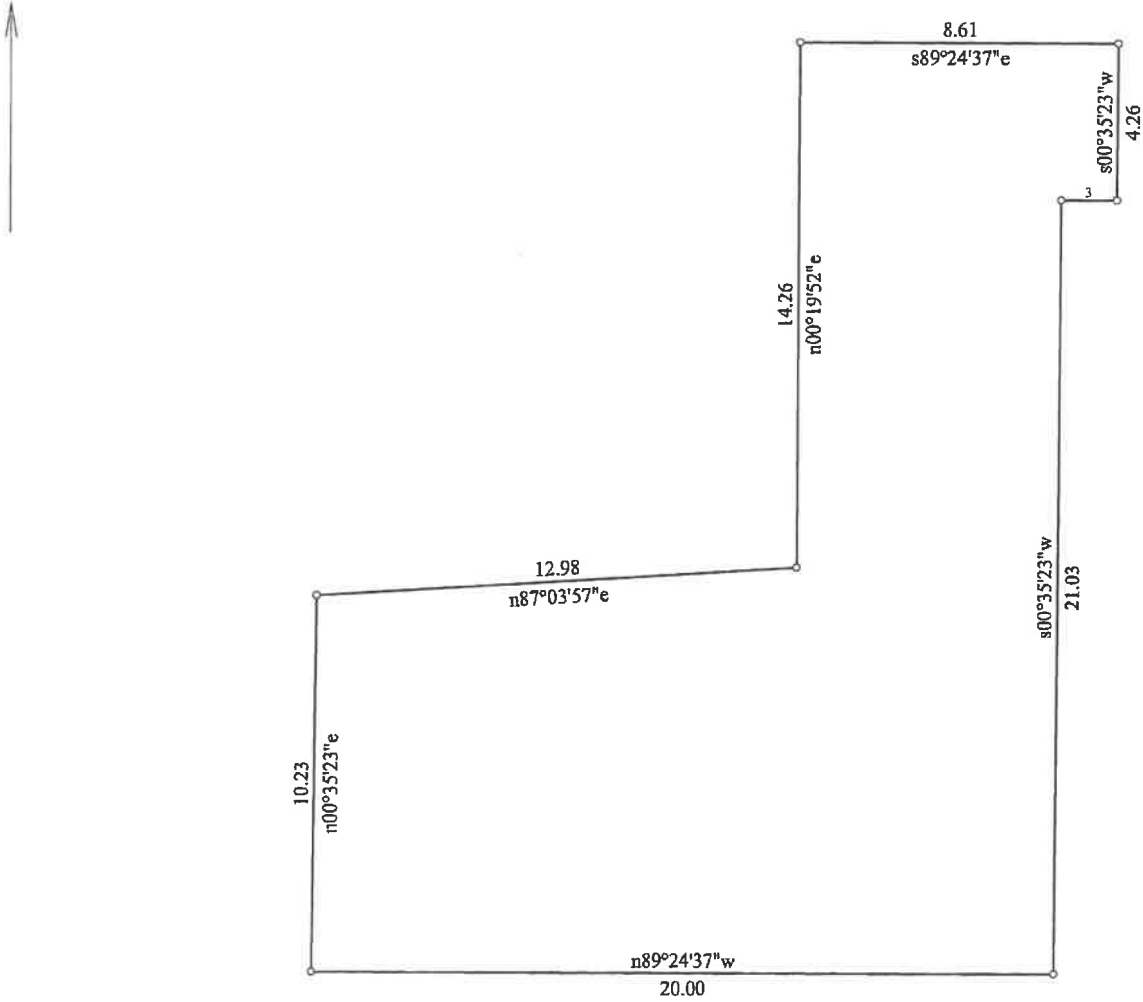
DATE: December, 2024

PROJECT: 24-039

SHEET:
1 OF 1

Exhibit B City of Meridian Sewer and Water Easement

A Portion of Lot 2, Block 1 of Bountiful Commons East Subdivision, situated in the SW 1/4 of the NW 1/4, Sec. 25, T.4N., R.1W., B.M., City of Meridian, Ada County, ID



Title:		Date: 12-17-2024
Scale: 1 inch = 5 feet	File:	
Tract 1: 0.007 Acres: 323 Sq Feet: Closure = n24.3200w 0.00 Feet: Precision =1/36034: Perimeter = 93 Feet		
001=s89.2437e 8.61	004=s00.3523w 21.03	007=n87.0357e 12.98
002=s00.3523w 4.26	005=n89.2437w 20.00	008=n00.1952e 14.26
003=n89.2437w 1.50	006=n00.3523e 10.23	