

Project Name or Subdivision Name:

Delano Apartments

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

Record Number: ESMT-2024-0071

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement made this 28th day of May 2024 between
Open Door Rentals 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 5-28-2024

Attest by Chris Johnson, City Clerk 5-28-2024

STATE OF IDAHO,)

: ss.

County of Ada)

This record was acknowledged before me on 5-28-2024 (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: 3-28-2028

EXHIBIT A

Legal Description City of Meridian Sewer and Water Easement Delano Apartments

An easement over a portion of Lot 2, Block 6 of Delano Subdivision No. 1 as shown in Book 121 of Plats on pages 19124 through 19128, Records of Ada County, Idaho, and being located in the N $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 32, Township 4 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, and more particularly described as follows:

EASEMENT

Commencing at a 5/8 inch diameter iron pin marking the northwest corner of said Lot 2, Block 6, from which a 5/8 inch diameter iron pin marking the northeast corner of said Lot 2, Block 6 bears N 89°46'34" E a distance of 481.15 feet;

Thence S 0°13'26" W along the westerly property line of said Lot 2, Block 6 a distance of 10.00 feet to the **POINT OF BEGINNING**;

Thence leaving said property line S 89°46'34" E a distance of 404.20 feet to a point;

Thence S 66°13'14" E a distance of 47.79 feet to a point;

Thence S 0°30'26" W a distance of 237.90 feet to a point;

Thence S 89°46'34" E a distance of 33.00 feet to a point on the easterly property line of said Lot 2, Block 6;

Thence along said property line S 0°30'26" W a distance of 20.00 feet to a point;

Thence leaving said property line N 89°46'34" W a distance of 379.83 feet to a point;

Thence S 48°53'16" W a distance of 31.59 feet to a point;

Thence N 89°44'19" W a distance of 76.18 feet to a point on the westerly property line of said Lot 2, Block 6;

Thence along said property line N 0°13'26" E a distance of 19.97 feet line to a point;

Thence leaving said property line S 89°46'34" E a distance of 68.66 feet to a point;

Thence N 48°53'16" E a distance of 31.56 feet to a point;

Thence S 89°46'34" E a distance of 11.64 feet to a point;

Thence N 0°13'26" E a distance of 226.93 feet to a point;

Thence S 89°49'53" W a distance of 53.02 feet to a point;

Thence S 0°13'26" W a distance of 29.61 feet to a point;

Thence N 89°46'52" W a distance of 1.67 feet to a point;

Thence S 0°13'08" W a distance of 2.00 feet to a point;

Thence N 89°46'52" W a distance of 16.67 feet to a point;

Thence N 0°13'08" E a distance of 2.00 feet to a point;

Thence N 89°46'52" W a distance of 1.67 feet to a point;

Thence N 0°13'26" E a distance of 29.47 feet to a point;

Thence S 89°49'53" W a distance of 30.98 feet to a point on the westerly property line of said Lot 2, Block 6

Thence along said property line N 0°13'26" E a distance of 30.78 feet to the **POINT OF BEGINNING**.

EXCLUDING THEREFROM the following described parcel:

Commencing at a 5/8 inch diameter iron pin marking the northeast corner of said Lot 2, Block 6, from which a 5/8 inch diameter iron pin marking the southeast corner of said Lot 2, Block 6 bears S 0°30'26" W a distance of 316.85 feet;

Thence along the easterly property line of said Lot 2, Block 6 S 0°30'26" W a distance of 42.43 feet to a point;

Thence leaving said property line N 89°29'34" W a distance of 53.00 feet to the **POINT OF BEGINNING**.

Thence S 0°30'26" W a distance of 98.21 feet to a point;

Thence N 89°29'34" W a distance of 12.02 feet to a point;

Thence S 0°30'26" W a distance 20.00 feet to a point;

Thence S 89°29'34" E a distance of 12.02 feet to a point;

Thence S 0°30'26" W a distance of 106.62 feet to a point;

Thence N 89°46'34" W a distance of 52.82 feet to a point;

Thence N 0°13'26" E a distance of 35.04 feet to a point;

Thence N 89°29'52" W a distance of 1.68 feet to a point;

Thence N 0°30'08" E a distance of 2.00 feet to a point;

Thence N 89°29'52" W a distance of 16.67 feet to a point;
Thence S 0°30'08" W a distance of 2.00 feet to a point;
Thence N 89°29'52" W a distance of 1.65 feet to a point;
Thence S 0°13'26" W a distance of 35.14 feet to a point;
Thence N 89°46'34" W a distance of 98.62 feet to a point;
Thence N 0°13'26" E a distance of 15.50 feet to a point;
Thence N 89°46'34" W a distance of 20.95 feet to a point;
Thence S 0°13'26" W a distance of 15.50 feet to a point;
Thence N 89°46'34" W a distance of 110.44 feet to a point;
Thence N 0°13'26" E a distance of 47.58 feet to a point;
Thence S 89°46'34" E a distance of 14.52 feet to a point;
Thence N 0°13'26" E a distance of 20.00 feet to a point;
Thence N 89°46'34" W a distance of 14.52 feet to a point;
Thence N 0°13'26" E a distance of 13.77 feet to a point;
Thence N 32°24'36" E a distance of 18.77 feet to a point;
Thence N 0°13'26" E a distance of 106.37 feet to a point;
Thence S 89°46'34" E a distance of 8.94 feet to a point;
Thence N 0°13'26" E a distance of 23.39 feet to a point;
Thence S 89°46'34" E a distance of 14.54 feet to a point;
Thence S 0°13'26" W a distance of 32.02 feet to a point;
Thence S 89°46'34" E a distance of 20.00 feet to a point;
Thence N 0°13'25" E a distance of 32.02 feet to a point;
Thence S 89°46'34" E a distance of 184.52 feet to a point;
Thence N 0°13'26" E a distance of 10.00 feet to a point;
Thence S 89°46'34" E a distance of 38.03 feet to a point;

Thence S 66°13'14" E a distance of 30.45 feet to the **POINT OF BEGINNING**.

Said Easement contains 35,850 square feet (0.82 acres) more or less and is subject to any other easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
May 9, 2024



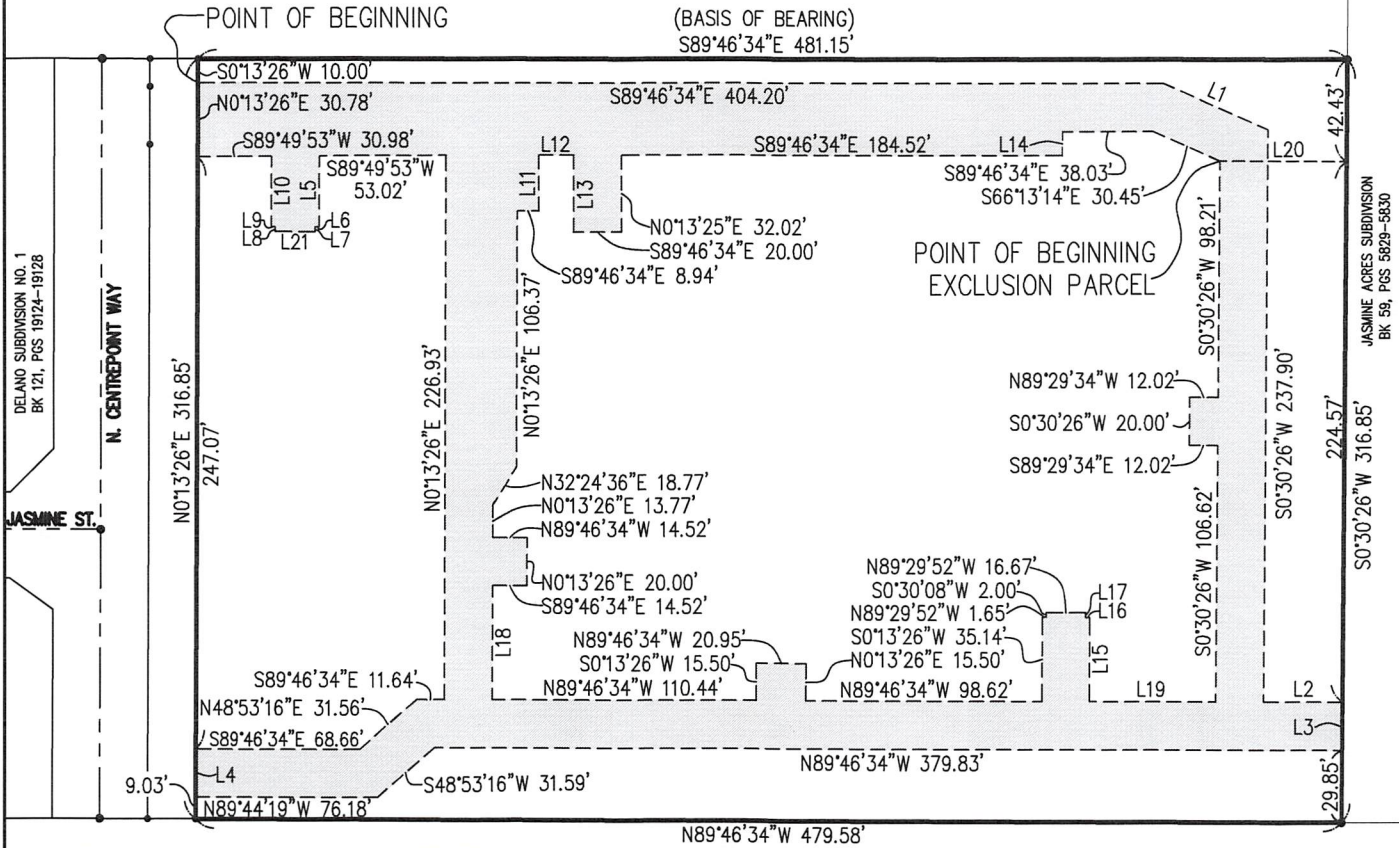
EXHIBIT B

CITY OF MERIDIAN SEWER AND WATER EASEMENT DELANO APARTMENTS

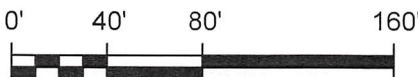
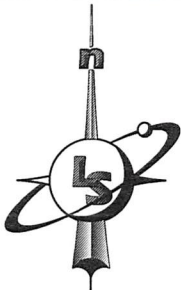
BEING OVER A PORTION OF LOT 2, BLOCK 6 OF DELANO SUBDIVISION NO. 1, AND BEING LOCATED IN THE N 1/2 OF THE SE 1/4 OF SECTION 32, T4N, R1E, B.M., CITY OF MERIDIAN, ADA COUNTY, IDAHO

JASMINE ACRES SUBDIVISION
BK 59, PGS 5829-5830

(BASIS OF BEARING)
S89°46'34"E 481.15'



LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	47.79'	S66°13'14"E	L7	2.00'	S0°13'08"W	L13	32.02'	S0°13'26"W	L19	52.82'	N89°46'34"W
L2	33.00'	S89°46'34"E	L8	2.00'	N0°13'08"E	L14	10.00'	N0°13'26"E	L20	53.00'	N89°29'34"W
L3	20.00'	S0°30'26"W	L9	1.67'	N89°46'52"W	L15	35.04'	N0°13'26"E	L21	16.67'	N89°46'24"W
L4	19.97'	N0°13'26"E	L10	29.47'	N0°13'26"E	L16	1.68'	N89°29'52"W			
L5	29.61'	S0°13'26"W	L11	23.39'	N0°13'26"E	L17	2.00'	N0°30'08"E			
L6	1.67	N89°46'52"W	L12	14.54'	S89°46'34"E	L18	47.58'	N0°13'26"E			



LandSolutions
Land Surveying and Consulting

231 E. 5TH ST.
MERIDIAN, ID 83642
(208) 288-2040 (208) 288-2557 fax
www.landsolutions.biz

JOB NO. 22-45