

Project Name or Subdivision Name:
Winco Wells No 1

Sanitary Sewer & Water Main Easement Number: 04
Identify this Easement by sequential number if project contains more than one easement of this type. (See Instructions for additional information).

For Internal Use Only
Record Number: ESMT-2024-0064

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement made this 28th day of May 2024 between CRP/MHS Seasons Meridian Owner L.L.C. ("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 particularly bounded and described in Exhibits A and B, attached hereto and made a part hereof; 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 a non-exclusive easement for the operation and maintenance of sanitary sewer and water mains over, under 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 Agreement.

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.

GRANTEE agrees that this Easement Agreement is nonexclusive and the lands subject to this Easement Agreement may be used for any purpose that is not inconsistent with the rights conveyed to Grantee hereunder, and Grantor expressly reserves the right to use the Easement area described in Exhibits A and B for any purposes that do not interfere with Grantee's rights under this Easement Agreement.

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, except those matters of record.

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

[end of agreement; counterpart signature pages follow]

GRANTOR:

CRP/MHS SEASONS MERIDIAN OWNER, L.L.C.,
a Delaware limited liability company

By: CRP/MHS SEASONS MERIDIAN VENTURE,
L.L.C.,
a Delaware limited liability company,
its sole member

By: CRP SEASONS MERIDIAN MEMBER, L.L.C.,
a Delaware limited liability company,
its Member

By: _____

Name: Ryan Morgan

Its: Manager

STATE OF Nevada)
) ss.
County of Clark)

On this 30 day of April, 2024, before me, Mary Ironside, a Notary Public in and for said State, personally appeared Ryan Morgan, known or identified to me to be the Manager of CRP SEASONS MERIDIAN MEMBER, L.L.C., a Delaware limited liability company, the Member of CRP/MHS SEASONS MERIDIAN VENTURE, L.L.C., a Delaware limited liability company, the sole member of CRP/MHS SEASONS MERIDIAN OWNER, L.L.C., a Delaware limited liability company, or the person who executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Mary Ironside
Notary Public for the State of Nevada
Residing at Las Vegas, Nevada
My commission expires 12/17/2025

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



April 5, 2024
Project No.: 120124

Exhibit A

SEWER / WATER EASEMENT
WINCO WELLS SUBDIVISION No.1
MD OVERLAND WELLS, LLC

EASEMENT PERIMETER

An easement perimeter located in the Southwest Quarter of the Southeast Quarter of Section 17, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

COMMENCING at the South One Quarter Corner of said Section 17, (from which point the Southeast Corner of said Section 17 bears North 89°46'00" East, 2656.84 feet distant); thence on the south line of said Section 17, North 89°46'00" East, 754.05 feet; thence leaving said south line, North 00°14'00" West, 116.59 feet, to the **POINT OF BEGINNING of EASEMENT PERIMETER**:

Thence North 44° 35' 55" West, 41.37 feet;
Thence North 00° 24' 05" East, 296.75 feet, to **POINT A**;
Thence North 89° 35' 55" West, 33.50 feet;
Thence North 00° 24' 05" East, 30.00 feet;
Thence South 89° 35' 55" East, 33.50 feet;
Thence North 00° 24' 05" East, 285.42 feet;
Thence North 89° 35' 55" West, 29.67 feet;
Thence North 00° 24' 05" East, 20.00 feet;
Thence South 89° 35' 55" East, 29.67 feet;
Thence North 00° 24' 05" East, 349.24 feet;
Thence North 84° 01' 00" West, 33.66 feet;
Thence North 00° 24' 05" East, 25.12 feet;
Thence South 84° 01' 00" East, 47.86 feet;
Thence South 80° 12' 53" East, 139.80 feet;
Thence South 75° 39' 39" East, 136.38 feet;
Thence South 71° 25' 40" East, 110.77 feet;
Thence South 67° 08' 27" East, 168.67 feet;
Thence South 22° 08' 27" East, 16.65 feet;
Thence South 00° 24' 05" West, 228.06 feet;
Thence South 89° 35' 55" East, 45.89 feet;
Thence South 00° 08' 32" East, 20.00 feet;
Thence North 89° 35' 55" West, 46.08 feet;
Thence South 00° 24' 05" West, 117.65 feet;
Thence South 89° 35' 55" East, 11.50 feet;
Thence South 00° 24' 05" West, 10.00 feet;
Thence North 89° 35' 55" West, 11.50 feet;
Thence South 00° 24' 05" West, 131.18 feet;
Thence South 89° 35' 55" East, 48.54 feet;
Thence South 00° 08' 32" East, 20.00 feet;
Thence North 89° 35' 55" West, 15.19 feet;

Thence South 00° 27' 18" West, 7.50 feet;
Thence North 89° 32' 42" West, 10.00 feet;
Thence North 00° 27' 18" East, 7.50 feet;
Thence North 89° 35' 55" West, 23.54 feet, to **POINT B**;
Thence South 00° 24' 05" West, 326.18 feet;
Thence South 45° 24' 05" West, 16.01 feet;
Thence North 89° 35' 55" West, 140.67 feet;
Thence South 00° 24' 05" West, 50.49 feet;
Thence South 89° 46' 00" West, 20.00 feet;
Thence North 00° 24' 05" East, 50.71 feet;
Thence North 89° 35' 55" West, 350.69 feet to the **POINT OF BEGINNING of EASEMENT PERIMETER**.

The above-described easement perimeter contains 541,421 Ft² (12.429 Acres) more or less.

EXPECTING THEREFROM

EXCLUSION AREA -1

An area of land located in the Southwest Quarter of the Southeast Quarter of Section 17, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

COMMENCING at aforementioned **Point A**, thence South 89°35'55" East, 25.00 feet, to the **POINT OF BEGINNING of EXCLUSION AREA-1**:

Thence South 89° 35' 55" East, 228.47 feet;
Thence South 00° 24' 05" West, 63.12 feet;
Thence North 89° 35' 55" West, 30.30 feet;
Thence South 00° 24' 05" West, 20.00 feet;
Thence South 89° 35' 55" East, 30.30 feet;
Thence South 00° 24' 05" West, 167.38 feet;
Thence South 89° 35' 55" East, 17.50 feet;
Thence South 00° 24' 05" West, 50.50 feet;
Thence North 89° 35' 55" West, 204.72 feet;
Thence North 00° 25' 20" East, 33.00 feet;
Thence North 89° 34' 47" West, 20.00 feet;
Thence South 00° 25' 26" West, 18.05 feet;
Thence North 89° 34' 47" West, 2.95 feet;
Thence South 45° 24' 05" West, 13.18 feet;
Thence North 44° 35' 55" West, 12.69 feet;
Thence North 00° 24' 05" East, 286.39 feet to the **POINT OF BEGINNING of EXCLUSION AREA-1**.

FURTHER EXPECTING THEREFROM



EXCLUSION AREA -2

An area of land located in the Southwest Quarter of the Southeast Quarter of Section 17, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

COMMENCING at aforementioned Point A, thence North 51°44'30" East 32.02 feet, to the **POINT OF BEGINNING of EXCLUSION AREA-2:**

Thence North 00° 24' 05" East, 7.50 feet;
 Thence South 89° 35' 55" East, 34.70 feet;
 Thence North 00° 24' 05" East, 10.00 feet;
 Thence North 89° 35' 55" West, 34.70 feet;
 Thence North 00° 24' 05" East, 220.87 feet;
 Thence South 89° 35' 55" East, 36.50 feet;
 Thence North 00° 23' 48" East, 20.00 feet;
 Thence North 89° 35' 55" West, 36.50 feet;
 Thence North 00° 24' 05" East, 50.13 feet;
 Thence South 89° 35' 55" East, 39.40 feet;
 Thence North 00° 24' 05" East, 11.50 feet;
 Thence North 89° 35' 55" West, 39.40 feet;
 Thence North 00° 24' 05" East, 44.03 feet;
 Thence South 89° 35' 55" East, 30.07 feet;
 Thence North 00° 23' 48" East, 20.00 feet;
 Thence North 89° 35' 55" West, 30.07 feet;
 Thence North 00° 24' 05" East, 259.09 feet;
 Thence South 89° 35' 55" East, 23.81 feet;
 Thence North 00° 24' 05" East, 10.00 feet;
 Thence North 89° 35' 55" West, 23.81 feet;
 Thence North 00° 24' 05" East, 8.14 feet;
 Thence South 80° 12' 53" East, 123.66 feet;
 Thence South 75° 39' 39" East, 125.15 feet;
 Thence South 00° 24' 05" West, 25.55 feet;
 Thence North 89° 35' 55" West, 40.75 feet;
 Thence South 00° 24' 05" West, 20.00 feet;
 Thence South 89° 35' 55" East, 25.75 feet;
 Thence South 00° 24' 05" West, 255.15 feet;
 Thence North 89° 35' 55" West, 12.66 feet;
 Thence South 00° 24' 05" West, 10.00 feet;
 Thence South 89° 35' 55" East, 12.66 feet;
 Thence South 00° 24' 05" West, 171.77 feet;
 Thence North 89° 37' 41" West, 6.50 feet;
 Thence South 00° 22' 19" West, 10.00 feet;
 Thence South 89° 37' 41" East, 6.49 feet;
 Thence South 00° 24' 05" West, 49.88 feet;
 Thence North 89° 35' 57" West, 23.13 feet;
 Thence South 00° 24' 35" West, 20.00 feet;

Thence South 89° 35' 57" East, 23.14 feet;
Thence South 00° 24' 05" West, 48.61 feet;
Thence North 89° 35' 55" West, 228.47 feet to the **POINT OF BEGINNING of EXCLUSION AREA-2.**

FURTHER EXPECTING THEREFROM

EXCLUSION AREA -3

An area of land located in the Southwest Quarter of the Southeast Quarter of Section 17, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

COMMENCING at aforementioned Point B, thence North 70°49'14" West 26.41 feet, to the **POINT OF BEGINNING of EXCLUSION AREA-3:**

Thence North 89° 35' 55" West, 235.97 feet;
Thence North 00° 24' 05" East, 111.21 feet;
Thence South 89° 35' 55" East, 20.22 feet;
Thence North 00° 24' 05" East, 20.00 feet;
Thence North 89° 35' 55" West, 20.22 feet;
Thence North 00° 24' 05" East, 101.13 feet;
Thence South 89° 35' 55" East, 26.12 feet;
Thence North 00° 24' 05" East, 20.00 feet;
Thence North 89° 35' 55" West, 26.12 feet;
Thence North 00° 24' 05" East, 330.11 feet;
Thence South 89° 55' 59" East, 22.54 feet;
Thence North 00° 04' 01" East, 10.00 feet;
Thence North 89° 55' 59" West, 19.98 feet;
Thence North 00° 24' 05" East, 11.01 feet;
Thence South 71° 25' 40" East, 92.12 feet;
Thence South 67° 08' 27" East, 131.36 feet;
Thence South 22° 51' 33" West, 15.11 feet;
Thence South 67° 08' 27" East, 10.00 feet;
Thence North 22° 51' 33" East, 15.11 feet;
Thence South 67° 08' 27" East, 16.01 feet;
Thence South 22° 08' 27" East, 1.32 feet;
Thence South 00° 24' 05" West, 45.03 feet;
Thence North 89° 35' 55" West, 41.51 feet;
Thence South 00° 23' 55" West, 20.00 feet;
Thence South 89° 35' 55" East, 41.51 feet;
Thence South 00° 24' 05" West, 448.39 feet to the **POINT OF BEGINNING of EXCLUSION AREA-3.**

FURTHER EXPECTING THEREFROM

EXCLUSION AREA -4

An area of land located in the Southwest Quarter of the Southeast Quarter of Section 17, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

COMMENCING at aforementioned **Point B**, thence South 65°41'56" West 27.52 feet, to the **POINT OF BEGINNING of EXCLUSION AREA-4:**

Thence South 00° 24' 05" West, 220.39 feet;
Thence North 89° 35' 55" West, 41.51 feet;
Thence South 00° 23' 55" West, 20.00 feet;
Thence South 89° 35' 55" East, 41.51 feet;
Thence South 00° 24' 05" West, 60.61 feet;
Thence North 89° 35' 55" West, 10.45 feet;
Thence North 00° 24' 05" East, 17.07 feet;
Thence North 89° 35' 55" West, 12.00 feet;
Thence South 00° 24' 05" West, 17.07 feet;
Thence North 89° 35' 55" West, 211.02 feet;
Thence North 00° 24' 05" East, 4.75 feet;
Thence South 89° 35' 55" East, 12.67 feet;
Thence North 00° 24' 05" East, 10.00 feet;
Thence North 89° 35' 55" West, 15.17 feet;
Thence North 00° 24' 05" East, 249.46 feet;
Thence South 89° 35' 55" East, 9.00 feet;
Thence North 00° 24' 05" East, 10.00 feet;
Thence North 89° 35' 55" West, 9.00 feet;
Thence North 00° 24' 05" East, 3.16 feet;
Thence South 89° 35' 55" East, 33.00 feet;
Thence North 00° 25' 27" East, 20.00 feet;
Thence North 89° 35' 55" West, 33.00 feet;
Thence North 00° 24' 05" East, 3.63 feet;
Thence South 89° 35' 55" East, 235.97 feet to the **POINT OF BEGINNING of EXCLUSION AREA-4.**

The above-described easement contains 130,632 Ft² (2.999 Acres) more or less.

Prepared by:

The Land Group, Inc.

Michael S. Femenia, PLS



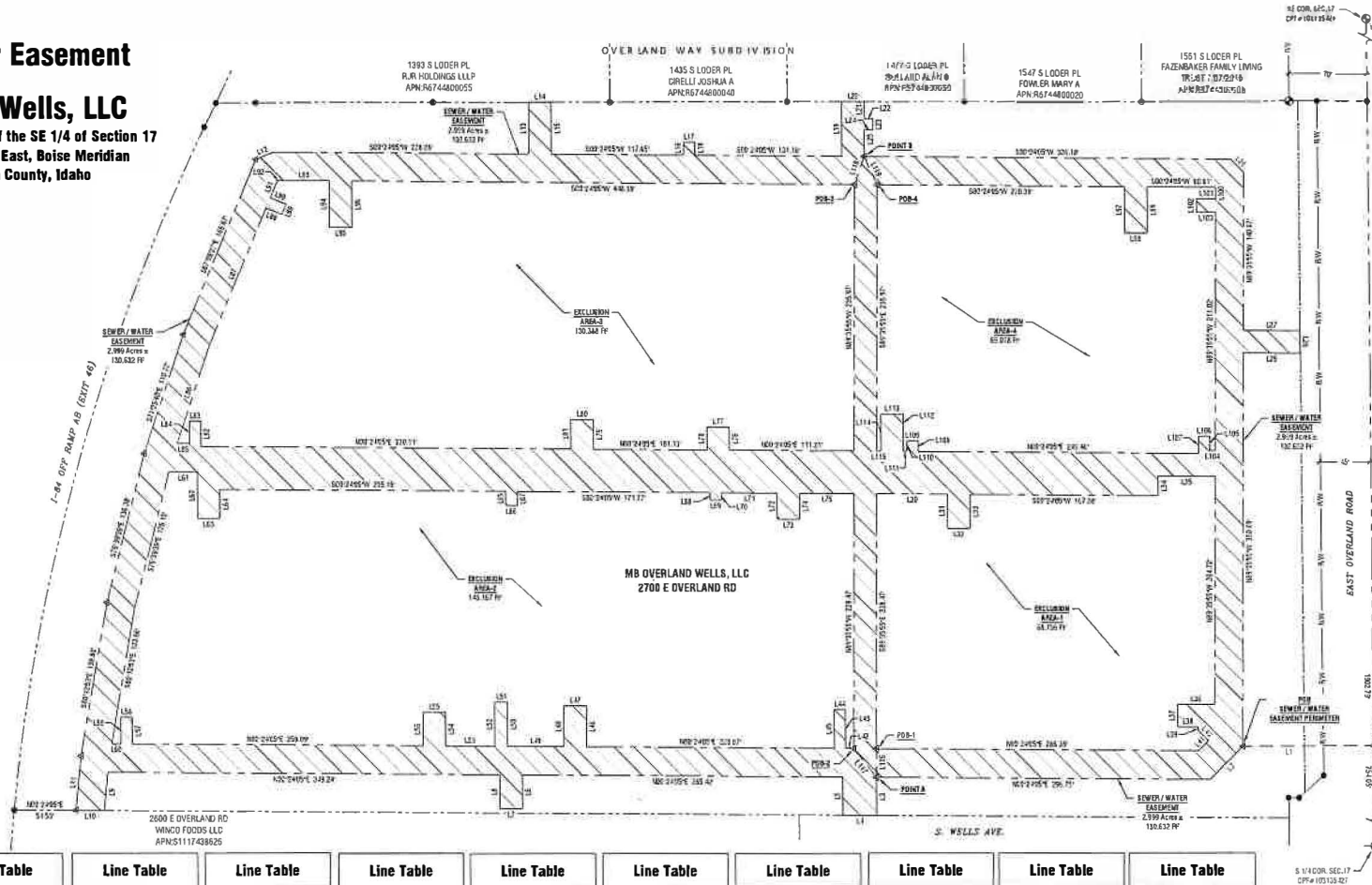
04/05/2024

Sewer / Water Easement

for

MB Overland Wells, LLC

Being a Portion of the SW 1/4 of the SE 1/4 of Section 17
Township 3 North, Range 1 East, Boise Meridian
City of Meridian, Ada County, Idaho
2024



Line Table			Line Table			Line Table			Line Table			Line Table			Line Table			Line Table			Line Table					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH			
L1	N00°14'00"W	116.50	L13	S89°20'55"E	45.89	L25	N88°35'55"W	22.54	L37	N87°34'41"W	20.90	L49	S00°24'05"W	20.00	L61	S00°24'05"W	20.00	L73	S00°24'05"W	20.00	L85	N89°24'05"E	19.80	L97	N89°24'05"E	19.80
L2	S89°21'55"W	46.30	L14	S00°24'05"W	20.00	L26	S88°35'55"W	18.80	L38	S00°24'05"W	18.80	L50	S89°24'05"E	20.00	L62	N89°24'05"E	20.00	L74	S89°24'05"E	20.00	L86	S89°24'05"E	20.00	L98	S89°24'05"E	20.00
L3	N89°24'05"E	20.00	L15	S00°24'05"W	20.00	L27	S88°35'55"W	18.80	L39	S00°24'05"W	18.80	L51	N89°24'05"E	20.00	L63	S00°24'05"W	20.00	L75	S00°24'05"W	20.00	L87	S89°24'05"E	20.00	L99	S89°24'05"E	20.00
L4	S89°24'05"E	20.00	L16	S00°24'05"W	20.00	L28	S88°35'55"W	18.80	L40	S00°24'05"W	18.80	L52	N89°24'05"E	20.00	L64	S00°24'05"W	20.00	L76	S00°24'05"W	20.00	L88	S89°24'05"E	20.00	L100	S89°24'05"E	20.00
L5	S89°24'05"E	20.00	L17	S00°24'05"W	20.00	L29	S88°35'55"W	18.80	L41	S00°24'05"W	18.80	L53	N89°24'05"E	20.00	L65	S00°24'05"W	20.00	L77	S00°24'05"W	20.00	L89	S89°24'05"E	20.00	L101	S89°24'05"E	20.00
L6	N89°24'05"E	20.00	L18	S00°24'05"W	20.00	L30	S88°35'55"W	18.80	L42	S00°24'05"W	18.80	L54	N89°24'05"E	20.00	L66	S00°24'05"W	20.00	L78	S00°24'05"W	20.00	L90	S89°24'05"E	20.00	L102	S89°24'05"E	20.00
L7	N89°24'05"E	20.00	L19	S00°24'05"W	20.00	L31	S88°35'55"W	18.80	L43	S00°24'05"W	18.80	L55	N89°24'05"E	20.00	L67	S00°24'05"W	20.00	L79	S00°24'05"W	20.00	L91	S89°24'05"E	20.00	L103	S89°24'05"E	20.00
L8	S89°24'05"E	20.00	L20	S00°24'05"W	20.00	L32	S88°35'55"W	18.80	L44	S00°24'05"W	18.80	L56	N89°24'05"E	20.00	L68	S00°24'05"W	20.00	L80	S89°24'05"E	20.00	L104	S89°24'05"E	20.00	L105	S89°24'05"E	20.00
L9	S89°24'05"E	20.00	L21	S00°24'05"W	20.00	L33	S88°35'55"W	18.80	L45	S00°24'05"W	18.80	L57	N89°24'05"E	20.00	L69	S00°24'05"W	20.00	L81	S89°24'05"E	20.00	L106	S89°24'05"E	20.00	L107	S89°24'05"E	20.00
L10	N89°24'05"E	20.00	L22	S00°24'05"W	20.00	L34	S88°35'55"W	18.80	L46	S00°24'05"W	18.80	L58	N89°24'05"E	20.00	L70	S00°24'05"W	20.00	L82	S89°24'05"E	20.00	L108	S89°24'05"E	20.00	L109	S89°24'05"E	20.00
L11	S89°24'05"E	20.00	L23	S00°24'05"W	20.00	L35	S88°35'55"W	18.80	L47	S00°24'05"W	18.80	L59	N89°24'05"E	20.00	L71	S00°24'05"W	20.00	L83	S89°24'05"E	20.00	L110	S89°24'05"E	20.00	L111	S89°24'05"E	20.00
L12	S22°59'27"E	16.69	L24	N89°24'05"E	20.00	L36	N89°24'05"E	20.00	L48	N89°24'05"E	20.00	L60	N89°24'05"E	20.00	L72	N89°24'05"E	20.00	L84	N89°24'05"E	20.00	L103	N89°24'05"E	20.00	L112	N89°24'05"E	20.00

Easement

Not to Scale: 1" = 50'



Sewer / Water Easement
City of Meridian

2700 East Overland Road
Meridian, Idaho 83842



Prepared by: [Name]
Reviewed by: [Name]
Date: [Date]