

ESMT-2023-0120 Hyatt Place Eagle View Landing

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement, made this ____ day of _____ 20____ between
B&T Idaho Hotels V, 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.

(stamp)

Notary Signature

My Commission Expires: _____

August 31, 2023

Job Number: ID-1812-1906

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EXHIBIT A
UTILITY EASEMENT
For: B&T IDAHO HOTELS V LLC

A UTILITY EASEMENT OVER AN EXISTING WATERLINE, SAID EASEMENT LIES WITHIN LOT 05 BLOCK 1 OF RACKHAM SUBDIVISION AS RECORDED IN ADA COUNTY IN BOOK 120 PAGE 18582, SAID PARCEL OF LAND IS SITUATED IN THE NE 1/4 SW1/4 OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MARKING THE CENTER 1/4 CORNER OF SAID SECTION 16, FROM WHICH THE SOUTH 1/4 CORNER BEARS S.00°05'25"E 2653.59 FEET, THENCE S.00°05'25"E., ALONG THE MERIDIONAL CENTERLINE OF SAID SECTION 16, 864.79 FEET TO A POINT, THENCE S.89°54'35"W. 1380.29 FEET TO THE NORTH EAST CORNER OF SAID LOT 05, THENCE S.00°45'09"W., ON THE EAST LINE OF SAID LOT 05 BLOCK 1, 49.53 FEET TO A POINT; THENCE N.89°14'57"W. 15.14 FEET TO A POINT, SAID POINT BEING THE NORTH EASTERLY CORNER OF THE NORTH BUMP OUT OF AN EXISTING CITY OF MERIDIAN DOMESTIC WATER EASEMENT ON LOT 05, AS SHOWN ON THE AFOREMENTIONED RACKHAM SUBDIVISION PLAT AND RECORDED AS INSTRUMENT NUMBER 2020-117724, THENCE N.89°14'57"W., CONTINUING ALONG THE AFOREMENTIONED EXISTING EASEMENT, 22.26 FEET TO A POINT, SAID POINT ALSO BEING THE **POINT OF BEGINNING**;

THENCE S.00°45'03"W., ALONG THE AFOREMENTIONED EXISTING EASEMENT 20.00 FEET TO A POINT;

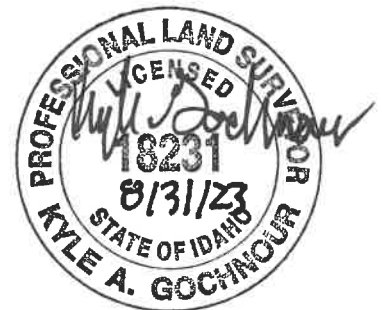
THENCE N.89°14'57"W., ON AN EXTENDED LINE OF THE AFOREMENTIONED EXISTING EASEMENT, 27.00 FEET TO A POINT,

THENCE N.00°45'03"E. 38.83 FEET TO A POINT;

THENCE S.89°14'57"E. 24.38 FEET TO A POINT;

THENCE S.00°45'03"W. 18.83 FEET TO A POINT;

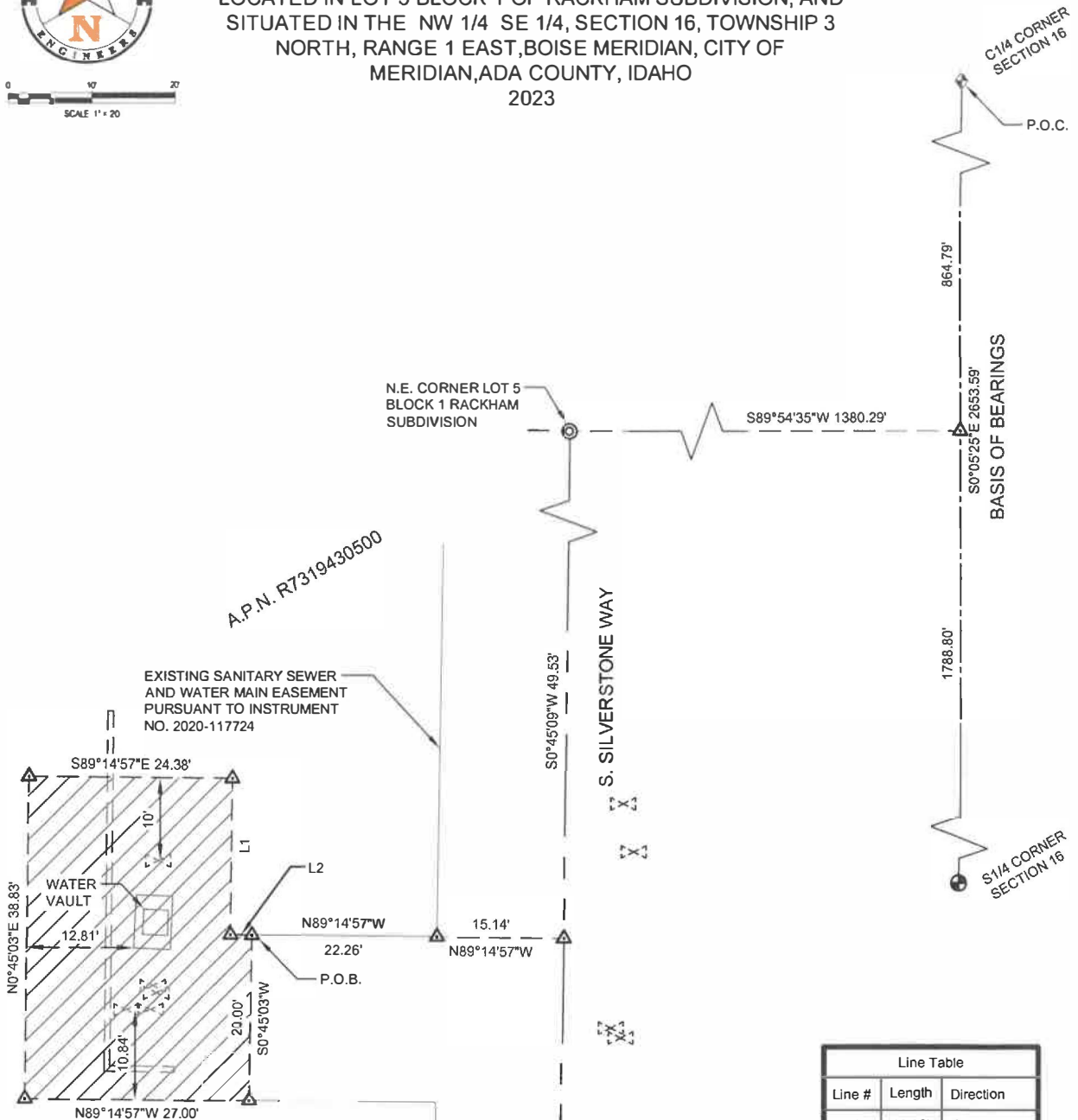
THENCE S.89°14'57"E. 2.62 FEET TO THE **POINT OF BEGINNING**.





0 10 20
SCALE 1" = 20'

UTILITY EASEMENT
FOR
B&T IDAHO HOTELS V LLC
LOCATED IN LOT 5 BLOCK 1 OF RACKHAM SUBDIVISION, AND
SITUATED IN THE NW 1/4 SE 1/4, SECTION 16, TOWNSHIP 3
NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF
MERIDIAN, ADA COUNTY, IDAHO
2023



LEGEND:

- △ CALCULATED POINT
- ⬢ FOUND ALUMINUM CAP AS NOTED
- ⊙ FOUND 5/8 INCH IRON PIN
- ⊕ FOUND BRASS CAP AS NOTED
- SECTION LINE
- ////// EASEMENT AREA
- BOUNDARY LINE
- - - TIE LINE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- A.P.N. ASSESSORS' PARCEL NUMBER
- ⌂ EXISTING WATER VALVE

Line Table		
Line #	Length	Direction
L1	18.83'	S0°45'03"W
L2	2.62'	S89°14'57"E



HORROCKS
ENGINEERS

2775 West Navigator Dr., Suite 210
Meridian, ID 83642

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www.horrocks.com

EXHIBIT B

UTILITY EASEMENT

DRAWING INFO

DATE 08/31/23

SCALE 1"=20'

REV # DATE

SEE SHEET 1 FOR DESCRIPTION
PROJ. NO: ID-1812-1906



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