

PARTIAL RELEASE OF EASEMENT

TYPE OF EASEMENT BEING PARTIALLY RELEASED: Water/ Sewer

GRANTEE: CITY OF MERIDIAN

GRANTORS: MB Overland, LLC, INCLUDING SUCCESSORS AND ASSIGNS

WHEREAS, by easement dated September 27th, 2022 and recorded as **Instrument Number** 2022-082532 in the land records of **Ada County, State of Idaho**, an easement of the type and nature set forth in the above-captioned title was granted to the City of Meridian, an Idaho Municipal Corporation ("the Easement"), upon the real property legally described therein.

WHEREAS, the continuance of a certain portion of the Easement is no longer necessary or desirable.

NOW, THEREFORE, in consideration of the premises, the City of Meridian does hereby release, vacate, and abandon that certain portion of the Easement on the lands more particularly described on Exhibit A, and depicted on Exhibit B, attached hereto and incorporated herein.

All rights and privileges under the under the above-described document in and to the remaining lands covered by the Easement shall remain and continue in the Grantee and shall not be affected in any way hereby.

IN WITNESS WHEREOF, THE CITY OF MERIDIAN has caused these presents to be executed by its proper officers thereunto duly authorized this 21 day of February, 20 23.

CITY OF MERIDIAN

Robert E. Simison, Mayor 2-21-2023

Attest by Chris Johnson, City Clerk 2-21-2023

STATE OF IDAHO,)
 : ss.
County of Ada)

This record was acknowledged before me on 2-21-2023 (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 Signature
My Commission Expires: 3-28-2028

EXHIBIT A

(LEGAL DESCRIPTION OF PORTION OF EASEMENT BEING RELEASED)



January 30, 2023
Project No.: 120124

SEWER / WATER EASEMENT RELEASES

WINCO WELLS SUBDIVISION No.1
MB OVERLAND WELLS, LLC

EASEMENT RELEASE-1

A portion of existing sewer and water easement, recorded as Instrument No. 2022-082532, Ada County records, located Lot 1 of Winco Wells Subdivision No. 1, recorded in Book 125 of Plats at Pages 19938-19941, Ada County records, situate 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, 690.84 feet; thence leaving said south line, North 00°14'00" West, 76.28 feet to a point common with the said northerly right of way line of East Overland Road, and the Southwest corner of said Lot 1; thence North 00°24'05" East, 131.62 feet on the westerly boundary line of said Lot 1; thence leaving said westerly boundary line, South 89°35'55" East, 56.00 feet to a point on said existing sewer and water easement, and the **POINT OF BEGINNING of EASEMENT RELEASE-1:**

Thence North 00° 24' 32" East, 10.00 feet on the said existing sewer and water easement;

Thence leaving the said existing sewer and water easement, South 89° 35' 55" East, 30.27 feet;

Thence South 00° 24' 05" West, 10.00 feet;

Thence North 89° 35' 55" West, 30.27 feet to a point on the said existing sewer and water easement and the **POINT OF BEGINNING of EASEMENT RELEASE-1.**

The above-described easement contains 303 Ft² more or less.

TOGETHER WITH**EASEMENT RELEASE-2**

A portion of existing sewer and water easement, recorded as Instrument No. 2022-082532, Ada County records, located Lot 1 of Winco Wells Subdivision No. 1, recorded in Book 125 of Plats at Pages 19938-19941, Ada County records, situate 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, 690.84 feet; thence leaving said south line, North 00°14'00" West, 76.28 feet to a point common with the said northerly right of way line of East Overland Road, and the Southwest corner of said Lot 1; thence North 00°24'05" East, 305.36 feet on the westerly boundary line of said Lot 1; thence leaving said westerly boundary line, South 89°35'55" East, 324.47 feet to a point on said existing sewer and water easement, and to the **POINT OF BEGINNING of EASEMENT RELEASE-2:**

Thence South 89° 35' 55" East, 24.82 feet;

Thence South 00° 24' 05" West, 10.00 feet;
Thence North 89° 35' 55" West, 24.82 feet to a point on the said existing sewer and water easement;
Thence North 00° 24' 05" East, 10.00 feet on the said existing sewer and water easement and the **POINT OF BEGINNING of EASEMENT RELEASE-2.**

The above-described easement contains 248 Ft² more or less.

TOGETHER WITH

EASEMENT RELEASE-3

A portion of existing sewer and water easement, recorded as Instrument No. 2022-082532, Ada County records, located Lot 1 of Winco Wells Subdivision No. 1, recorded in Book 125 of Plats at Pages 19938-19941, Ada County records, situate 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, 690.84 feet; thence leaving said south line, North 00°14'00" West, 76.28 feet to a point common with the said northerly right of way line of East Overland Road, and the Southwest corner of said Lot 1; thence North 00°24'05" East, 460.60 feet on the westerly boundary line of said Lot 1; thence leaving said westerly boundary line, South 89°35'55" East, 265.95 feet to a point on said existing sewer and water easement, and to the **POINT OF BEGINNING of EASEMENT RELEASE-3:**

Thence North 00° 24' 05" East, 10.00 feet;
Thence South 89° 35' 55" East, 28.52 feet to a point on the said existing sewer and water easement;
Thence South 00° 24' 05" West, 10.00 feet on the said existing sewer and water easement;
Thence leaving said existing sewer and water easement, North 89° 35' 55" West, 28.52 feet to the **POINT OF BEGINNING of EASEMENT RELEASE-3.**

The above-described easement contains 285 Ft² more or less.

TOGETHER WITH

EASEMENT RELEASE-4

A portion of existing sewer and water easement, recorded as Instrument No. 2022-082532, Ada County records, located Lot 1 of Winco Wells Subdivision No. 1, recorded in Book 125 of Plats at Pages 19938-19941, Ada County records, situate 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, 690.84 feet; thence leaving said south line, North 00°14'00" West,

76.28 feet to a point common with the said northerly right of way line of East Overland Road, and the Southwest corner of said Lot 1; thence North 00°24'05" East, 664.96 feet on the westerly boundary line of said Lot 1; thence leaving said westerly boundary line, South 89°35'55" East, 324.47 feet to a point on said existing sewer and water easement, and the **POINT OF BEGINNING of EASEMENT RELEASE-4:**

Thence North 00° 24' 05" East, 10.00 feet on the said existing sewer and water easement;

Thence leaving the said existing sewer and water easement, South 89° 35' 55" East, 24.80 feet;

Thence South 00° 24' 05" West, 10.00 feet;

Thence North 89° 35' 55" West, 24.80 feet to a point on the said existing sewer and water easement and the **POINT OF BEGINNING of EASEMENT RELEASE-4.**

The above-described easement contains 248 Ft² more or less.

TOGETHER WITH

EASEMENT RELEASE-5

A portion of existing sewer and water easement, recorded as Instrument No. 2022-082532, Ada County records, located Lot 1 of Winco Wells Subdivision No. 1, recorded in Book 125 of Plats at Pages 19938-19941, Ada County records, situate 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, 690.84 feet; thence leaving said south line, North 00°14'00" West, 76.28 feet to a point common with the said northerly right of way line of East Overland Road, and the Southwest corner of said Lot 1; thence North 00°24'05" East, 797.64 feet on the westerly boundary line of said Lot 1; thence leaving said westerly boundary line, South 89°35'55" East, 56.00 feet to a point on said existing sewer and water easement, and to the **POINT OF BEGINNING of EASEMENT RELEASE-5:**

Thence North 00° 24' 05" East, 10.00 feet on the said existing sewer and water easement;

Thence leaving the said existing sewer and water easement, South 89° 35' 55" East, 30.32 feet;

Thence South 00° 24' 05" West, 10.00 feet;

Thence North 89° 35' 55" West, 30.32 feet to a point on the said existing sewer and water easement and the **POINT OF BEGINNING of EASEMENT RELEASE-5.**

The above-described easement contains 303 Ft² more or less.

Prepared by:

The Land Group, Inc.

Michael S. Femenia, PLS

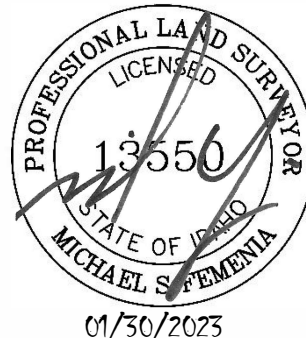


EXHIBIT B

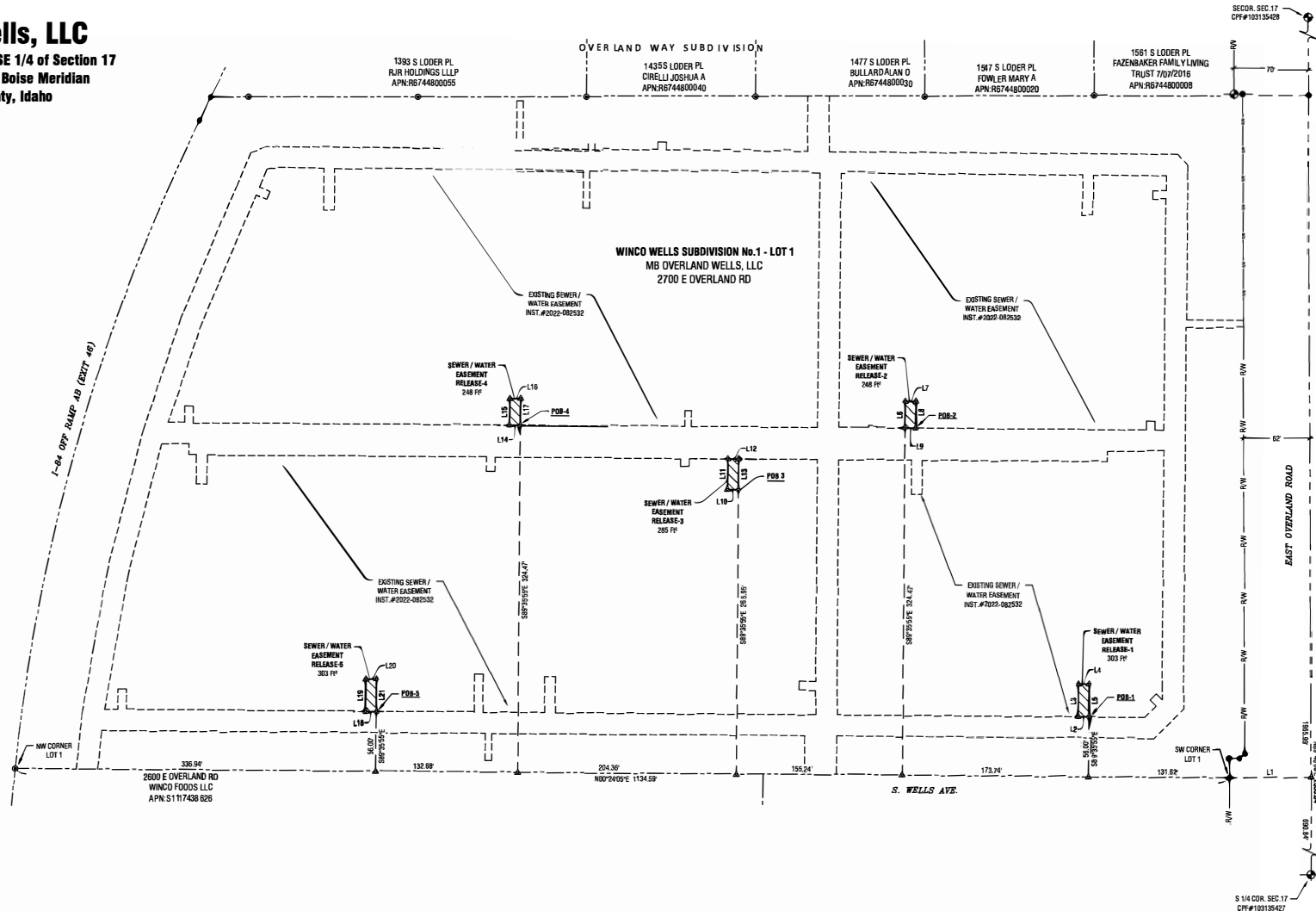
(MAP DEPICTING THE PORTION OF THE EASEMENT BEING RELEASED)



for

MB Overland Wells, LLC

Line Table		
LINE	BEARING	LENGTH
L1	N00°14'00"W	78.28
L2	N02°44'32"E	10.00
L3	S89°55'55"E	30.27
L4	S00°24'05"W	10.00
L5	N50°24'05"W	30.27
L6	S89°55'55"E	24.82
L7	S00°24'05"W	10.00
L8	N00°35'55"W	24.82
L9	N02°44'05"E	10.00
L10	S00°24'05"W	10.00
L11	N00°35'55"W	28.52
L12	N00°24'05"E	10.00
L13	N00°35'55"W	28.52
L14	N02°44'05"E	10.00
L15	S89°55'55"E	24.80
L16	S00°24'05"W	10.00
L17	N00°35'55"W	24.80
L18	N00°24'05"E	10.00
L19	S89°55'55"E	30.32
L20	S00°24'05"W	10.00
L21	N00°35'55"W	30.32



Sewer / Water Easement - Releases
City of Meridian

2700 East Overland Road
Meridian, Idaho 83642

l.



Project No.:	120124
Date of Issuance:	January 30, 2023
Project Milestone:	