

ESMT-2023-0061 Turin Plaza Subdivision

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement, made this SMY LLC day of _____ 20 23 between _____ (“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.

Notary Signature
My Commission Expires: _____



Professional Engineers, Land Surveyors and Planners

924 3rd St. So. Nampa, ID 83651
Ph (208) 454-0256 Fax (208) 467-4130

e-mail: dholzhev@masonandassociates.us

FOR: McCarter-Moorhouse
JOB NO.: MR0622
DATE: February 28, 2023

EXHIBIT "A"
WATER & SANITARY SEWER
EASEMENT

An easement situated in Lot 2, Block 6, Bridgetower Crossing Subdivision No. 2 in the Ada County Recorder's Office in Book 86 at Pages 9641-9643 situated in the SW1/4 NW1/4 of Section 35, Township 4 North, Range 1 West, Boise Meridian, Meridian, Ada County Idaho, more particularly described as follows:

Commencing at the northwest corner of Section 35 said corner being N 00° 52' 50" E., 2630.96 feet from the southwest corner of the NW1/4;

Thence S 00° 52' 50" W., 2214.50 feet along the west boundary of the NW1/4;

Thence S 89° 07' 10" E., 40.00 feet to the northwest corner of Lot 2;

Thence S 89° 07' 10" E., 358.00 feet along the north boundary of Lot 2 to the northeast corner of Lot 2;

Thence S 00° 52' 50" W., 80.81 feet along the east boundary of Lot 2 to the **POINT OF BEGINNING** of said easement;

Thence S 00° 52' 50" W., 30.00 feet along the east boundary of Lot 2;

Thence N 89° 07' 10" W., 320.00 feet parallel with the north boundary of Lot 2;

Thence N 00° 52' 50" E., 22.77 feet parallel with the east boundary of Lot 2;



Thence N 89° 07' 10" W., 38.00 feet parallel with the north boundary of Lot 2 to a point on the west boundary of Lot 2;

Thence N 00° 52' 50" E., 20.00 feet along the west boundary of Lot 2;

Thence S 89° 07' 10" E., 48.00 feet parallel with the north boundary of Lot 2;

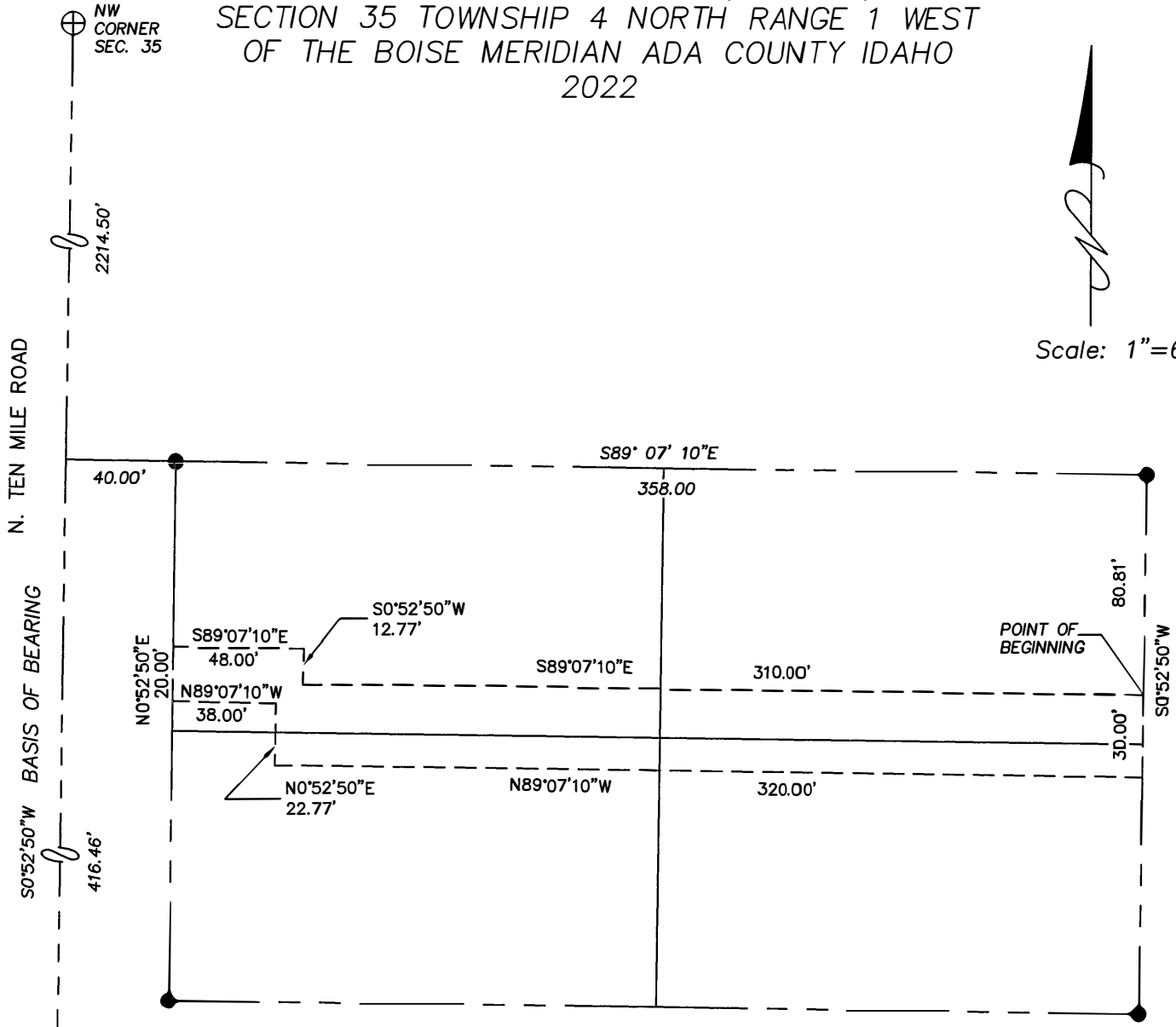
Thence S 00° 52' 50" W., 12.77 feet parallel with the east boundary of Lot 2;

Thence S 89° 07' 10" E., 310.00 feet parallel with the north boundary of Lot 2 to the **POINT OF BEGINNING** of said easement.



EXHIBIT "B"

LOT 2 BLOCK 6 OF BRIDGETOWER CROSSING
SUBDIVISION NO. 2 IN THE SW1/4 NW1/4 OF
SECTION 35 TOWNSHIP 4 NORTH RANGE 1 WEST
OF THE BOISE MERIDIAN ADA COUNTY IDAHO
2022



Scale: 1"=60'

N. TEN MILE ROAD

S0°52'50"W BASIS OF BEARING

LEGEND

- ⊕ FOUND ALUMINUM MONUMENT
- FOUND 1/2" IRON PIN

LOT 2 BLOCK 6	
WATER & SANITARY SEWER EASEMENT	
<p style="font-size: small;">Professional Engineers, Land Surveyors & Planners 924 3rd St. South, Nampa, ID 83651 (208) 454-0255 Fax (208) 467-4130</p>	JOB NO. MR0622
	DWG NO. BOUNDARY
SCALE: 1" = 60'	REV. △
FIELD BOOK NO.	
DRAWN BY: DH	DATE: 2/28/23