

Project Name or Subdivision Name:

Modern Craftsman Franklin

Sanitary Sewer & Water Main Easement Number: 2

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: _____

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement made this ____ day of _____ 20__ between
BPS Franklin Road 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.

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.

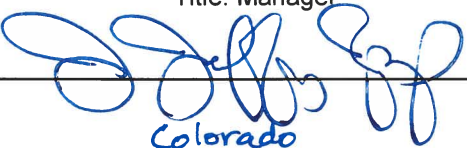
THE GRANTOR covenants and agrees with the Grantee that should any part of the right-of-way and easement hereby granted shall become part of, or lie within the boundaries of any public street, then, to such extent, such right-of-way and easement hereby granted which lies within such boundary thereof or 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.

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

IN WITNESS WHEREOF, the said parties of the first part have hereunto subscribed their signatures the day and year first herein above written.

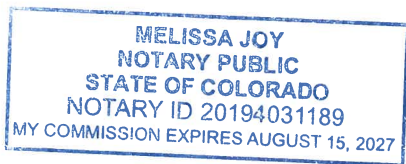
GRANTOR: BPS Franklin Road, LLC
By: JRMR Baron Manager LLC
Name: J. Jeffrey Riggs
Title: Manager

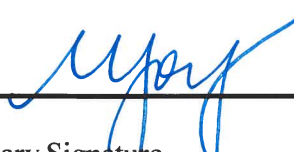

Colorado

STATE OF IDAHO)
Denver) ss
County of Ada)

This record was acknowledged before me on August 15, 2024 (date) by J. Jeffrey Riggs (name of individual), [complete the following if signing in a representative capacity, or strike the following if signing in an individual capacity] on behalf of JRMR Baron Manager LLC as Manager of BPS Franklin Road LLC (name of entity on behalf of whom record was executed), in the following representative capacity: Manager (type of authority such as officer or trustee)

Notary Stamp Below




Notary Signature
My Commission Expires: August 15, 2027

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 Stamp Below

Notary Signature
My Commission Expires: _____

Exhibit A
Water and Sewer Easements
Colorado Ridge Subdivision
August 16, 2024

A portion of the Southwest 1/4 of the Southwest 1/4 of Section 10, Township 3 North, Range 1 West, Boise-Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the Southwest corner of said Section 10 from which the South 1/4 corner of said Section 10 bears South 89°15'34" East, 2,640.54 feet; thence on the south line of said Section 10, South 89°15'34" East, 716.06 feet; thence leaving said south line, North 00°36'35" East, 35.88 feet to the **POINT OF BEGINNING**;

thence continuing North 00°36'35" East, 148.69 feet;

thence North 33°01'13" West, 25.28 feet;

thence North 00°36'35" East, 58.68 feet;

thence South 44°16'13" East, 50.83 feet;

thence North 79°28'47" East, 30.08 feet;

thence South 10°31'13" East, 17.63 feet;

thence North 79°28'47" East, 65.61 feet;

thence South 89°15'34" East, 78.11 feet;

thence North 00°35'14" East, 47.56 feet;

thence North 89°24'46" West, 14.50 feet;

thence North 00°35'14" East, 20.00 feet;

thence South 89°24'46" East, 14.50 feet;

thence North 00°35'14" East, 114.38 feet;

thence South 89°24'46" East, 65.75 feet;

thence North 00°35'14" East, 34.20 feet;

thence South 89°24'46" East, 20.00 feet;

thence South 00°35'14" West, 41.77 feet;

thence South 78°09'46" East, 21.40 feet;

thence South 89°24'46" East, 138.84 feet;



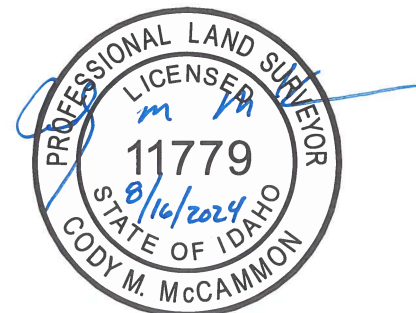
thence North 00°36'35" East, 143.49 feet;
thence North 89°24'46" West, 10.00 feet;
thence North 00°36'35" East, 20.00 feet;
thence South 89°24'46" East, 10.00 feet;
thence North 00°36'35" East, 37.35 feet;
thence North 05°36'35" East, 128.59 feet;
thence North 84°23'25" West, 51.62 feet;
thence South 72°08'54" West, 146.21 feet;
thence North 89°24'46" West, 71.78 feet;
thence North 00°35'14" East, 20.00 feet;
thence South 89°24'46" East, 12.00 feet;
thence North 00°35'14" East, 237.83 feet;
thence North 50°08'54" East, 16.80 feet;
thence North 72°08'54" East, 60.69 feet;
thence North 17°51'06" West, 12.50 feet;
thence North 72°08'54" East, 20.00 feet;
thence South 17°51'06" East, 12.50 feet;
thence North 72°08'54" East, 61.35 feet;
thence North 40°36'35" East, 34.31 feet;
thence North 49°23'25" West, 25.50 feet;
thence North 35°01'37" West, 13.61 feet;
thence North 54°58'23" East, 38.00 feet;
thence South 35°01'37" East, 20.78 feet;
thence North 40°36'35" East, 21.55 feet;
thence South 49°23'25" East, 20.00 feet;



thence South 40°36'35" West, 25.58 feet;
thence South 49°23'25" East, 73.01 feet;
thence South 26°53'25" East, 16.99 feet;
thence North 63°06'35" East, 21.20 feet;
thence South 26°53'25" East, 20.00 feet;
thence South 63°06'35" West, 21.20 feet;
thence South 26°53'25" East, 23.47 feet;
thence South 15°38'25" East, 7.77 feet;
thence South 00°36'35" West, 36.82 feet;
thence South 89°23'25" East, 18.94 feet;
thence South 00°36'35" West, 20.00 feet;
thence North 89°23'25" West, 18.94 feet;
thence South 00°36'35" West, 53.12 feet;
thence South 05°38'25" East, 55.09 feet;
thence South 05°36'35" West, 46.51 feet;
thence South 84°23'25" East, 14.00 feet;
thence South 05°36'35" West, 20.00 feet;
thence North 84°23'25" West, 14.00 feet;
thence South 05°36'35" West, 98.13 feet;
thence South 84°23'25" East, 17.50 feet;
thence South 07°16'36" East, 27.58 feet;
thence North 84°23'25" West, 23.65 feet;
thence South 05°36'35" West, 38.37 feet;
thence South 00°36'35" West, 114.89 feet;
thence South 89°23'25" East, 10.44 feet;



thence South 00°36'35" West, 20.00 feet;
thence North 89°23'25" West, 10.44 feet;
thence South 00°36'35" West, 56.27 feet;
thence South 21°53'25" East, 43.61 feet;
thence South 89°23'25" East, 13.84 feet;
thence South 00°36'35" West, 20.00 feet;
thence North 89°23'25" West, 19.04 feet;
thence South 23°06'35" West, 19.58 feet;
thence South 00°36'35" West, 43.60 feet;
thence South 89°15'34" East, 76.07 feet;
thence South 00°44'26" West, 30.91 feet;
thence North 89°15'34" West, 110.76 feet;
thence South 00°44'26" West, 11.59 feet;
thence North 89°15'34" West, 23.00 feet;
thence North 00°44'26" East, 11.59 feet;
thence North 89°15'34" West, 303.00 feet;
thence South 79°28'47" West, 78.51 feet;
thence South 00°36'35" West, 37.55 feet;
thence South 89°23'25" East, 18.00 feet;
thence South 00°36'35" West, 23.00 feet;
thence North 89°23'25" West, 18.00 feet;
thence South 00°36'35" West, 77.68 feet;
thence South 87°53'29" East, 60.38 feet;



thence South 00°36'48" West, 7.85 feet to the north right-of-way line of W. Franklin Road;

thence on said north right-of-way line, North 89°15'34" West, 100.36 feet to the **POINT OF BEGINNING**.

LESS AND EXCEPTING

A portion of the Southwest 1/4 of the Southwest 1/4 of Section 10, Township 3 North, Range 1 West, Boise-Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the Southwest corner of said Section 10 from which the South 1/4 corner of said Section 10 bears South 89°15'34" East, 2,640.54 feet; thence on the south line of said Section 10, South 89°15'34" East, 716.06 feet; thence leaving said south line, North 00°36'35" East, 35.88 feet; thence North 67°46'18" East, 496.74 feet to the **POINT OF BEGINNING**;

thence North 89°15'34" West, 82.40 feet;

thence North 00°44'26" East, 14.78 feet;

thence North 89°15'34" West, 22.34 feet;

thence South 00°44'26" West, 14.78 feet;

thence North 89°15'34" West, 124.77 feet;

thence North 00°35'14" East, 132.09 feet;

thence South 89°24'46" East, 7.09 feet;

thence North 19°35'49" East, 20.03 feet;

thence South 78°09'46" East, 60.23 feet;

thence South 89°24'46" East, 152.89 feet;

thence South 00°36'35" West, 22.03 feet;

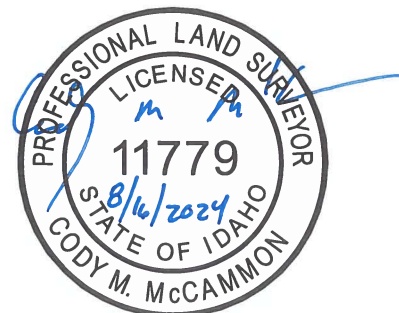
thence South 21°53'25" East, 36.58 feet;

thence South 00°36'35" West, 12.48 feet;

thence South 23°06'35" West, 26.13 feet;

thence South 00°36'35" West, 47.44 feet to the **POINT OF BEGINNING**.

ALSO LESS AND EXCEPTING



A portion of the Southwest 1/4 of the Southwest 1/4 of Section 10, Township 3 North, Range 1 West, Boise-Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the Southwest corner of said Section 10 from which the South 1/4 corner of said Section 10 bears South 89°15'34" East, 2,640.54 feet; thence on the south line of said Section 10, South 89°15'34" East, 716.06 feet; thence leaving said south line, North 00°36'35" East, 35.88 feet; thence North 32°23'35" East, 851.96 feet to the **POINT OF BEGINNING**;

thence North 84°23'25" West, 50.06 feet;
thence South 72°08'54" West, 147.62 feet;
thence North 89°24'46" West, 35.75 feet;
thence North 00°35'14" East, 21.00 feet;
thence South 89°24'46" East, 12.99 feet;
thence North 00°35'14" East, 20.00 feet;
thence North 89°24'46" West, 12.99 feet;
thence North 00°35'14" East, 83.57 feet;
thence South 89°24'46" East, 12.99 feet;
thence North 00°35'14" East, 20.00 feet;
thence North 89°24'46" West, 12.99 feet;
thence North 00°35'14" East, 38.19 feet;
thence North 72°08'54" East, 14.42 feet;
thence North 17°51'06" West, 21.86 feet;
thence North 50°08'54" East, 7.35 feet;
thence North 72°08'54" East, 41.10 feet;
thence North 83°23'54" East, 7.69 feet;
thence North 72°08'54" East, 100.06 feet;
thence North 40°36'35" East, 36.55 feet;
thence South 49°23'25" East, 42.71 feet;
thence South 26°53'25" East, 42.76 feet;



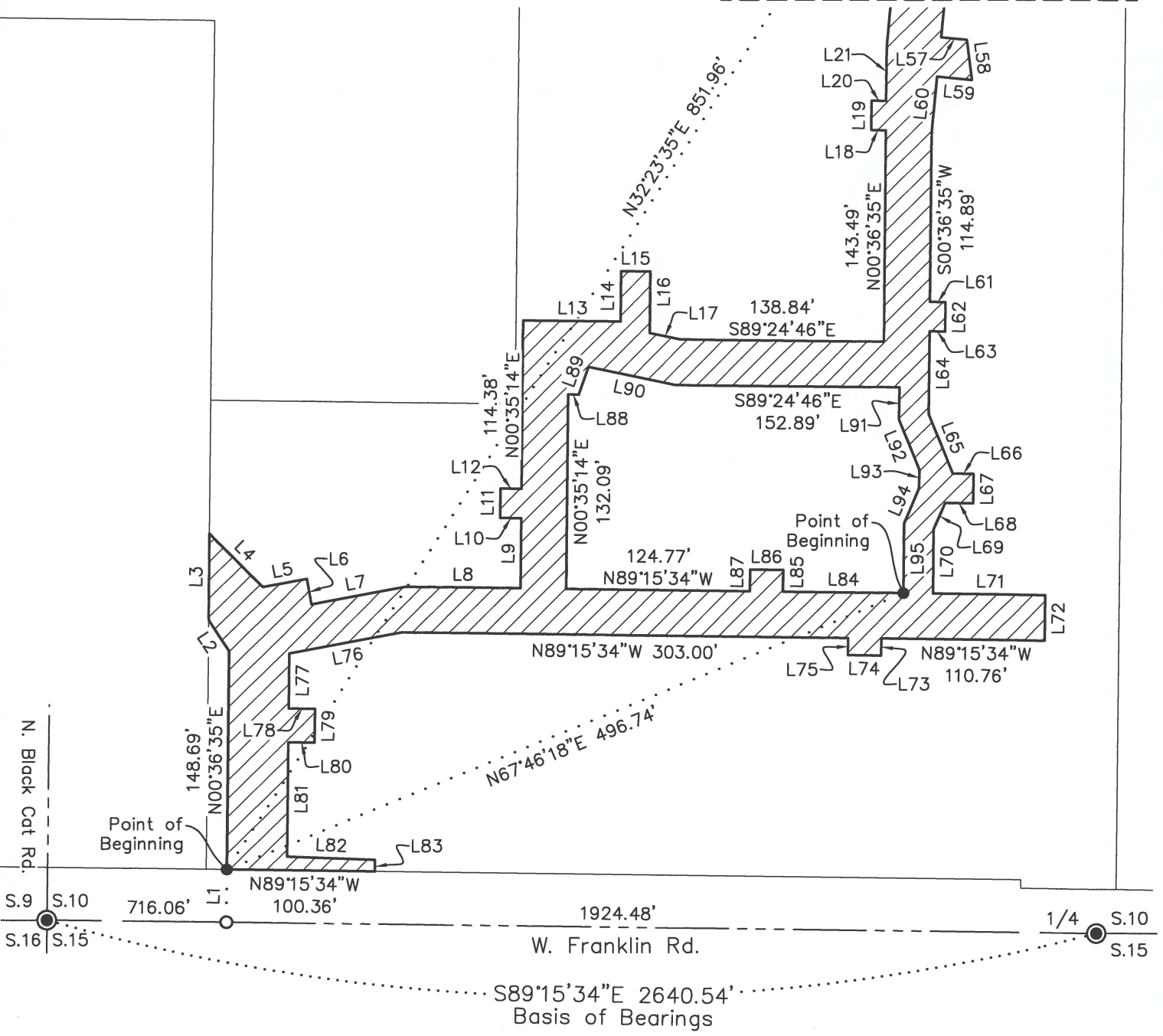
thence South 00°36'35" West, 131.85 feet;

thence South 05°36'35" West, 47.03 feet to the **POINT OF BEGINNING**.

Containing 2.080 acres, more or less.

End of Description.





N. Black Cat Rd.

Point of Beginning

Point of Beginning

S.9 S.10 716.06' 100.36' 1924.48' 1/4 S.10
 S.16 S.15 W. Franklin Rd. S.15

S89°15'34\"/>



Scale: 1"=100'



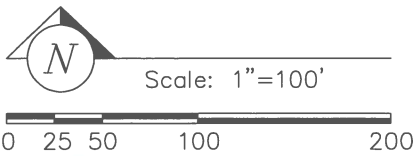
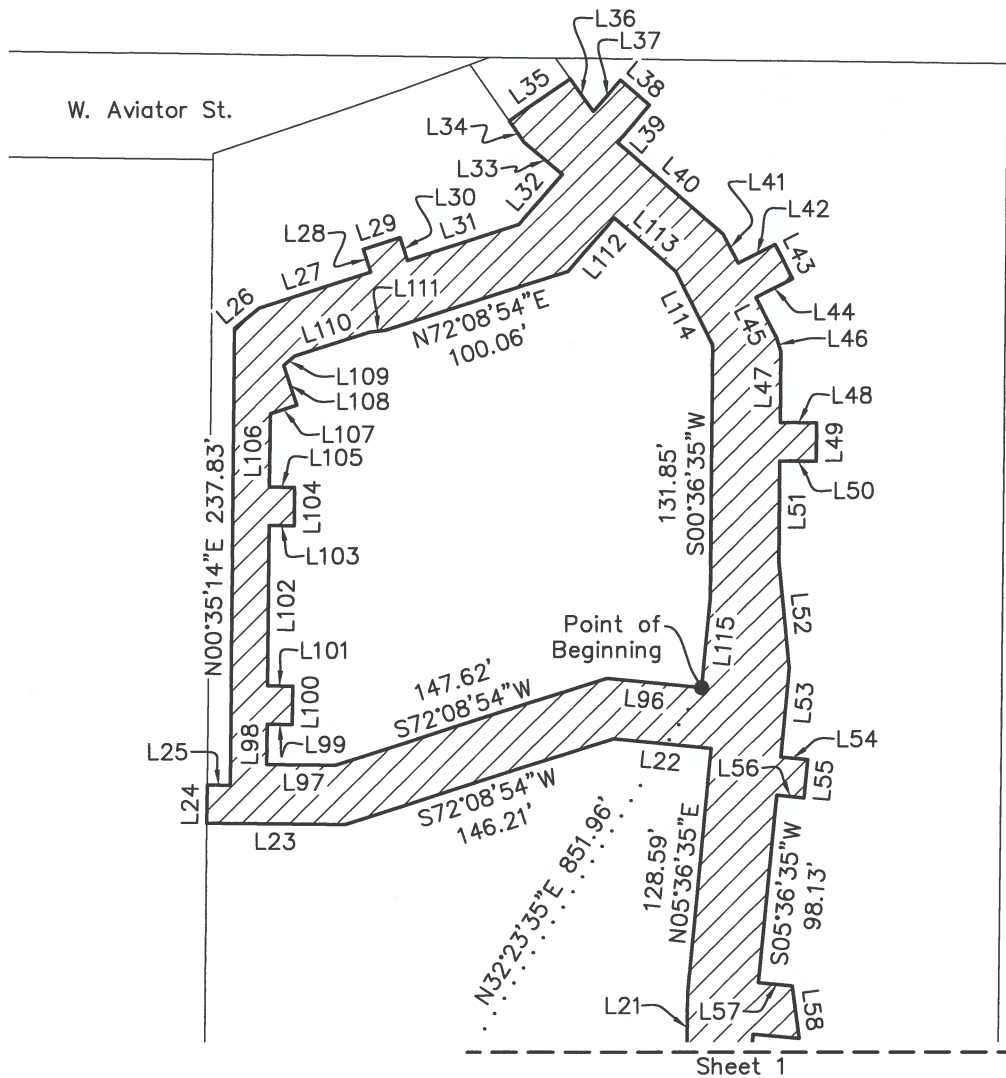
* See Sheet 3 for Line Tables



IDAHO SURVEY GROUP, LLC
 9955 W. EMERALD ST.
 BOISE, IDAHO 83704
 (208) 846-8570

Exhibit B
Water and Sewer Easements
 Colorado Ridge Subdivision
 A portion of the SW1/4 of the SW1/4 of Section 10,
 T.3N., R.1W., B.M., City of Meridian, Ada County, Idaho.

Job No.
 22-045
 Sheet No.
1 of 3
 Dwg. Date
 8/16/2024



* See Sheet 3
for Line Tables



IDAHO SURVEY GROUP, LLC

9955 W. EMERALD ST.
 BOISE, IDAHO 83704
 (208) 846-8570

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A portion of the SW1/4 of the SW1/4 of Section 10,
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Job No.
22-045

Sheet No.
2 of 3

Dwg. Date
8/16/2024

Line Table		
Line	Bearing	Length
L1	N00°36'35"E	35.88'
L2	N33°01'13"W	25.28'
L3	N00°36'35"E	58.68'
L4	S44°16'13"E	50.83'
L5	N79°28'47"E	30.08'
L6	S10°31'13"E	17.63'
L7	N79°28'47"E	65.61'
L8	S89°15'34"E	78.11'
L9	N00°35'14"E	47.56'
L10	N89°24'46"W	14.50'
L11	N00°35'14"E	20.00'
L12	S89°24'46"E	14.50'
L13	S89°24'46"E	65.75'
L14	N00°35'14"E	34.20'
L15	S89°24'46"E	20.00'
L16	S00°35'14"W	41.77'
L17	S78°09'46"E	21.40'
L18	N89°24'46"W	10.00'
L19	N00°36'35"E	20.00'
L20	S89°24'46"E	10.00'
L21	N00°36'35"E	37.35'
L22	N84°23'25"W	51.62'
L23	N89°24'46"W	71.78'
L24	N00°35'14"E	20.00'
L25	S89°24'46"E	12.00'
L26	N50°08'54"E	16.80'
L27	N72°08'54"E	60.69'
L28	N17°51'06"W	12.50'
L29	N72°08'54"E	20.00'

Line Table		
Line	Bearing	Length
L30	S17°51'06"E	12.50'
L31	N72°08'54"E	61.35'
L32	N40°36'35"E	34.31'
L33	N49°23'25"W	25.50'
L34	N35°01'37"W	13.61'
L35	N54°58'23"E	38.00'
L36	S35°01'37"E	20.78'
L37	N40°36'35"E	21.55'
L38	S49°23'25"E	20.00'
L39	S40°36'35"W	25.58'
L40	S49°23'25"E	73.01'
L41	S26°53'25"E	16.99'
L42	N63°06'35"E	21.20'
L43	S26°53'25"E	20.00'
L44	S63°06'35"W	21.20'
L45	S26°53'25"E	23.47'
L46	S15°38'25"E	7.77'
L47	S00°36'35"W	36.82'
L48	S89°23'25"E	18.94'
L49	S00°36'35"W	20.00'
L50	N89°23'25"W	18.94'
L51	S00°36'35"W	53.12'
L52	S05°38'25"E	55.09'
L53	S05°36'35"W	46.51'
L54	S84°23'25"E	14.00'
L55	S05°36'35"W	20.00'
L56	N84°23'25"W	14.00'
L57	S84°23'25"E	17.50'
L58	S07°16'36"E	27.58'

Line Table		
Line	Bearing	Length
L59	N84°23'25"W	23.65'
L60	S05°36'35"W	38.37'
L61	S89°23'25"E	10.44'
L62	S00°36'35"W	20.00'
L63	N89°23'25"W	10.44'
L64	S00°36'35"W	56.27'
L65	S21°53'25"E	43.61'
L66	S89°23'25"E	13.84'
L67	S00°36'35"W	20.00'
L68	N89°23'25"W	19.04'
L69	S23°06'35"W	19.58'
L70	S00°36'35"W	43.60'
L71	S89°15'34"E	76.07'
L72	S00°44'26"W	30.91'
L73	S00°44'26"W	11.59'
L74	N89°15'34"W	23.00'
L75	N00°44'26"E	11.59'
L76	S79°28'47"W	78.51'
L77	S00°36'35"W	37.55'
L78	S89°23'25"E	18.00'
L79	S00°36'35"W	23.00'
L80	N89°23'25"W	18.00'
L81	S00°36'35"W	77.68'
L82	S87°53'29"E	60.38'
L83	S00°36'48"W	7.85'
L84	N89°15'34"W	82.40'
L85	N00°44'26"E	14.78'
L86	N89°15'34"W	22.34'
L87	S00°44'26"W	14.78'

Line Table		
Line	Bearing	Length
L88	S89°24'46"E	7.09'
L89	N19°35'49"E	20.03'
L90	S78°09'46"E	60.23'
L91	S00°36'35"W	22.03'
L92	S21°53'25"E	36.58'
L93	S00°36'35"W	12.48'
L94	S23°06'35"W	26.13'
L95	S00°36'35"W	47.44'
L96	N84°23'25"W	50.06'
L97	N89°24'46"W	35.75'
L98	N00°35'14"E	21.00'
L99	S89°24'46"E	12.99'
L100	N00°35'14"E	20.00'
L101	N89°24'46"W	12.99'
L102	N00°35'14"E	83.57'
L103	S89°24'46"E	12.99'
L104	N00°35'14"E	20.00'
L105	N89°24'46"W	12.99'
L106	N00°35'14"E	38.19'
L107	N72°08'54"E	14.42'
L108	N17°51'06"W	21.86'
L109	N50°08'54"E	7.35'
L110	N72°08'54"E	41.10'
L111	N83°23'54"E	7.69'
L112	N40°36'35"E	36.55'
L113	S49°23'25"E	42.71'
L114	S26°53'25"E	42.76'
L115	S05°36'35"W	47.03'



P:\Colorado Ridge (4490 Franklin) 22-045\dwg\COM Sewer_H20 Ex2.dwg 8/16/2024 12:36:21 PM

TSG IDAHO SURVEY GROUP, LLC
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 BOISE, IDAHO 83704
 (208) 846-8570

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