

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement, made this ___ day of _____ 20__ between
MB Overland, 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, it's 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 will not place or allow to be placed any permanent structures, trees, brush, or perennial shrubs or flowers within the area described for this easement, which would interfere with the use of said easement, for the purposes stated herein.

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.

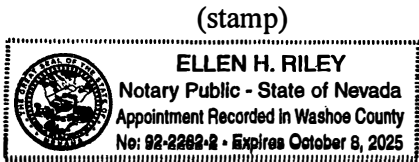
IN WITNESS WHEREOF, the said parties of the first part have hereunto subscribed their signatures the day and year first herein above written.

GRANTOR:

Ryan Morgan
Nevada

STATE OF ~~DAHO~~)
Washoe) ss
County of ~~Ada~~)

This record was acknowledged before me on 08/08/2022 (date) by Ryan Morgan (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 MB Overland, 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)



[Signature]
Notary Signature
My Commission Expires: 10/8/25

GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor 9-27-2022

Attest by Chris Johnson, City Clerk 9-27-2022

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

This record was acknowledged before me on 9-27-2022 (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: _____



August 22, 2022
Project No.: 120124

Exhibit A

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

EASEMENT PERIMETER

An easement 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, 755.11 feet; thence leaving said south line, North 00°14'00" West, 119.08 feet, to the **POINT OF BEGINNING of EASEMENT PERIMETER:**

- Thence North 44° 35' 55" West, 39.30 feet;
- Thence North 00° 24' 05" East, 295.71 feet, to **Point A;**
- Thence North 89° 35' 55" West, 36.00 feet;
- Thence North 00° 24' 05" East, 30.00 feet;
- Thence South 89° 35' 55" East, 36.00 feet;
- Thence North 00° 24' 05" East, 292.42 feet;
- Thence North 89° 35' 55" West, 25.17 feet;
- Thence North 00° 24' 05" East, 6.00 feet;
- Thence South 89° 35' 55" East, 25.17 feet;
- Thence North 00° 24' 05" East, 358.51 feet;
- Thence North 84° 01' 00" West, 36.17 feet;
- Thence North 00° 24' 05" East, 20.10 feet;
- Thence South 84° 01' 00" East, 51.90 feet;
- Thence South 80° 05' 30" East, 63.69 feet;
- Thence South 80° 05' 30" East, 71.57 feet;
- Thence South 75° 41' 21" East, 135.28 feet;
- Thence South 71° 25' 40" East, 111.49 feet;
- Thence South 67° 08' 27" East, 133.27 feet;
- Thence South 67° 08' 27" East, 34.27 feet;
- Thence South 22° 08' 27" East, 15.12 feet;
- Thence South 00° 24' 05" West, 234.57 feet;
- Thence South 89° 35' 55" East, 44.52 feet;
- Thence South 00° 24' 05" West, 6.00 feet;
- Thence North 89° 35' 55" West, 44.52 feet;
- Thence South 00° 24' 05" West, 250.33 feet;
- Thence South 89° 35' 55" East, 7.00 feet;
- Thence South 00° 24' 05" West, 8.00 feet;
- Thence North 89° 35' 55" West, 7.00 feet;
- Thence South 00° 24' 05" West, 7.50 feet;
- Thence South 89° 35' 55" East, 51.04 feet;

Thence South 00° 08' 32" East, 20.00 feet;
 Thence North 89° 35' 55" West, 51.23 feet, to **Point B**;
 Thence South 00° 24' 05" West, 325.14 feet;
 Thence South 45° 24' 05" West, 13.94 feet;
 Thence North 89° 35' 55" West, 146.63 feet;
 Thence South 00° 24' 05" West, 53.06 feet;
 Thence South 89° 46' 00" West, 6.00 feet;
 Thence North 00° 24' 05" East, 53.13 feet;
 Thence North 89° 35' 55" West, 105.98 feet;
 Thence North 89°35'55" West, 250.68 feet to the **POINT OF BEGINNING of EASEMENT PERIMETER.**

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, 20.00 feet, to the **POINT OF BEGINNING of EXCLUSION AREA-1:**

Thence South 89° 35' 55" East, 238.47 feet;
 Thence South 00° 24' 05" West, 68.12 feet;
 Thence North 89° 35' 55" West, 32.00 feet;
 Thence South 00° 24' 05" West, 10.00 feet;
 Thence South 89° 35' 55" East, 32.00 feet;
 Thence South 00° 24' 05" West, 172.38 feet;
 Thence South 89° 35' 55" East, 10.00 feet;
 Thence South 00° 24' 05" West, 53.00 feet;
 Thence North 89° 35' 55" West, 232.40 feet;
 Thence North 44° 35' 55" West, 22.73 feet;
 Thence North 00° 24' 05" East, 52.05 feet;
 Thence South 89° 35' 55" East, 30.26 feet;
 Thence North 00° 24' 05" East, 10.00 feet;
 Thence North 89° 35' 55" West, 30.27 feet;
 Thence North 00° 24' 05" East, 225.38 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 45°24'04" East 28.28 feet, to the **POINT OF BEGINNING of EXCLUSION AREA-2:**

Thence North 00° 24' 05" East, 243.37 feet;
Thence South 89° 35' 55" East, 34.00 feet;
Thence North 00° 24' 05" East, 10.00 feet;
Thence North 89° 35' 55" West, 34.00 feet;
Thence North 00° 24' 05" East, 57.63 feet;
Thence South 89° 35' 55" East, 35.75 feet;
Thence North 00° 24' 05" East, 8.00 feet;
Thence North 89° 35' 55" West, 35.75 feet;
Thence North 00° 24' 05" East, 91.65 feet;
Thence South 89° 35' 55" East, 30.32 feet;
Thence North 00° 24' 05" East, 10.00 feet;
Thence North 89° 35' 55" West, 30.32 feet;
Thence North 00° 24' 05" East, 223.47 feet;
Thence South 89° 35' 55" East, 19.31 feet;
Thence North 00° 24' 05" East, 8.00 feet;
Thence North 89° 35' 55" West, 19.31 feet;
Thence North 00° 24' 05" East, 12.36 feet;
Thence South 80° 05' 30" East, 126.74 feet;
Thence South 75° 41' 21" East, 127.20 feet;
Thence South 00° 24' 05" West, 25.58 feet;
Thence North 89° 35' 55" West, 10.00 feet;
Thence South 00° 24' 05" West, 6.99 feet;
Thence North 89° 35' 55" West, 27.50 feet;
Thence South 00° 24' 05" West, 10.00 feet;
Thence South 89° 35' 55" East, 27.50 feet;
Thence South 00° 24' 05" West, 261.15 feet;
Thence North 89° 35' 55" West, 13.16 feet;
Thence South 00° 24' 05" West, 8.00 feet;
Thence South 89° 35' 55" East, 13.16 feet;
Thence South 00° 24' 05" West, 173.76 feet;
Thence North 89° 35' 55" West, 6.99 feet;
Thence South 00° 24' 05" West, 8.00 feet;
Thence South 89° 35' 55" East, 6.99 feet;
Thence South 00° 24' 05" West, 35.88 feet;
Thence North 89° 35' 55" West, 28.52 feet;
Thence South 00° 24' 05" West, 10.00 feet;
Thence South 89° 35' 55" East, 28.52 feet;
Thence South 00° 24' 05" West, 73.61 feet;
Thence North 89° 35' 55" West, 207.27 feet;
Thence North 00° 24' 05" East, 15.50 feet;
Thence North 89° 35' 55" West, 8.00 feet;
Thence South 00° 24' 05" West, 15.50 feet;
Thence North 89° 35' 55" West, 23.20 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 66°34'23" West 21.73 feet, to the **POINT OF BEGINNING of EXCLUSION AREA-3:**

Thence North 89° 35' 55" West, 238.47 feet;
Thence North 00° 24' 05" East, 118.21 feet;
Thence South 89° 35' 55" East, 15.00 feet;
Thence North 00° 24' 05" East, 6.00 feet;
Thence North 89° 35' 55" West, 15.00 feet;
Thence North 00° 24' 05" East, 153.75 feet;
Thence South 89° 35' 55" East, 24.80 feet;
Thence North 00° 24' 05" East, 10.00 feet;
Thence North 89° 35' 55" West, 24.80 feet;
Thence North 00° 24' 05" East, 295.54 feet;
Thence South 89° 35' 55" East, 15.51 feet;
Thence North 00° 24' 05" East, 8.00 feet;
Thence North 89° 35' 55" West, 15.51 feet;
Thence North 00° 24' 05" East, 15.42 feet;
Thence South 71° 25' 40" East, 95.66 feet;
Thence South 67° 08' 27" East, 132.45 feet;
Thence South 22° 51' 33" West, 10.64 feet;
Thence South 67° 08' 27" East, 8.00 feet;
Thence North 22° 51' 33" East, 10.64 feet;
Thence South 67° 08' 27" East, 18.05 feet;
Thence South 22° 08' 27" East, 2.85 feet;
Thence South 00° 24' 05" West, 50.52 feet;
Thence North 89° 35' 55" West, 39.01 feet;
Thence South 00° 24' 05" West, 10.00 feet;
Thence South 89° 35' 55" East, 39.01 feet;
Thence South 00° 24' 05" West, 232.53 feet;
Thence North 89° 35' 55" West, 35.50 feet;
Thence South 00° 24' 05" West, 6.00 feet;
Thence South 89° 35' 55" East, 35.50 feet;
Thence South 00° 24' 05" West, 214.86 feet to the **POINT OF BEGINNING of EXCLUSION AREA-3.**

FURTHER EXPECTING THEREFROM

EXCLUSION AREA -4

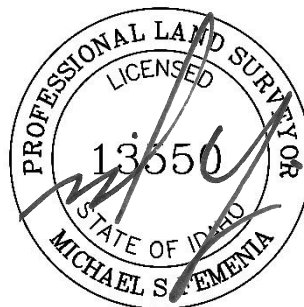
An area of land located in the Southwest Quarter of the Southeast Quarter of Section 17, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

COMMENCING at aforementioned **Point B**, thence South 60°30'09" West 23.07 feet, to the **POINT OF BEGINNING of EXCLUSION AREA-4:**

- Thence South 00° 24' 05" West, 225.39 feet;
- Thence North 89° 35' 55" West, 38.00 feet;
- Thence South 00° 24' 05" West, 10.00 feet;
- Thence South 89° 35' 55" East, 38.00 feet;
- Thence South 00° 24' 05" West, 68.11 feet;
- Thence North 89° 35' 55" West, 13.95 feet;
- Thence North 00° 24' 05" East, 12.57 feet;
- Thence North 89° 35' 55" West, 8.00 feet;
- Thence South 00° 24' 05" West, 12.57 feet;
- Thence North 89° 35' 55" West, 117.54 feet;
- Thence North 89° 35' 55" West, 98.98 feet;
- Thence North 00° 24' 05" East, 8.25 feet;
- Thence South 89° 35' 55" East, 8.17 feet;
- Thence North 00° 24' 05" East, 8.00 feet;
- Thence North 89° 35' 55" West, 8.17 feet;
- Thence North 00° 24' 05" East, 215.61 feet;
- Thence South 89° 35' 55" East, 24.82 feet;
- Thence North 00° 24' 05" East, 10.00 feet;
- Thence North 89° 35' 55" West, 24.82 feet;
- Thence North 00° 24' 05" East, 25.84 feet;
- Thence South 89° 35' 55" East, 2.00 feet;
- Thence North 00° 24' 05" East, 8.00 feet;
- Thence North 89° 35' 55" West, 2.00 feet;
- Thence North 00° 24' 05" East, 27.79 feet;
- Thence South 89° 35' 55" East, 238.47 feet to the **POINT OF BEGINNING of EXCLUSION AREA-4.**

The above-described easement contains 103,453 Ft² (2.37 Acres) more or less.

Prepared by:
The Land Group, Inc.
Michael S. Femenia, PLS



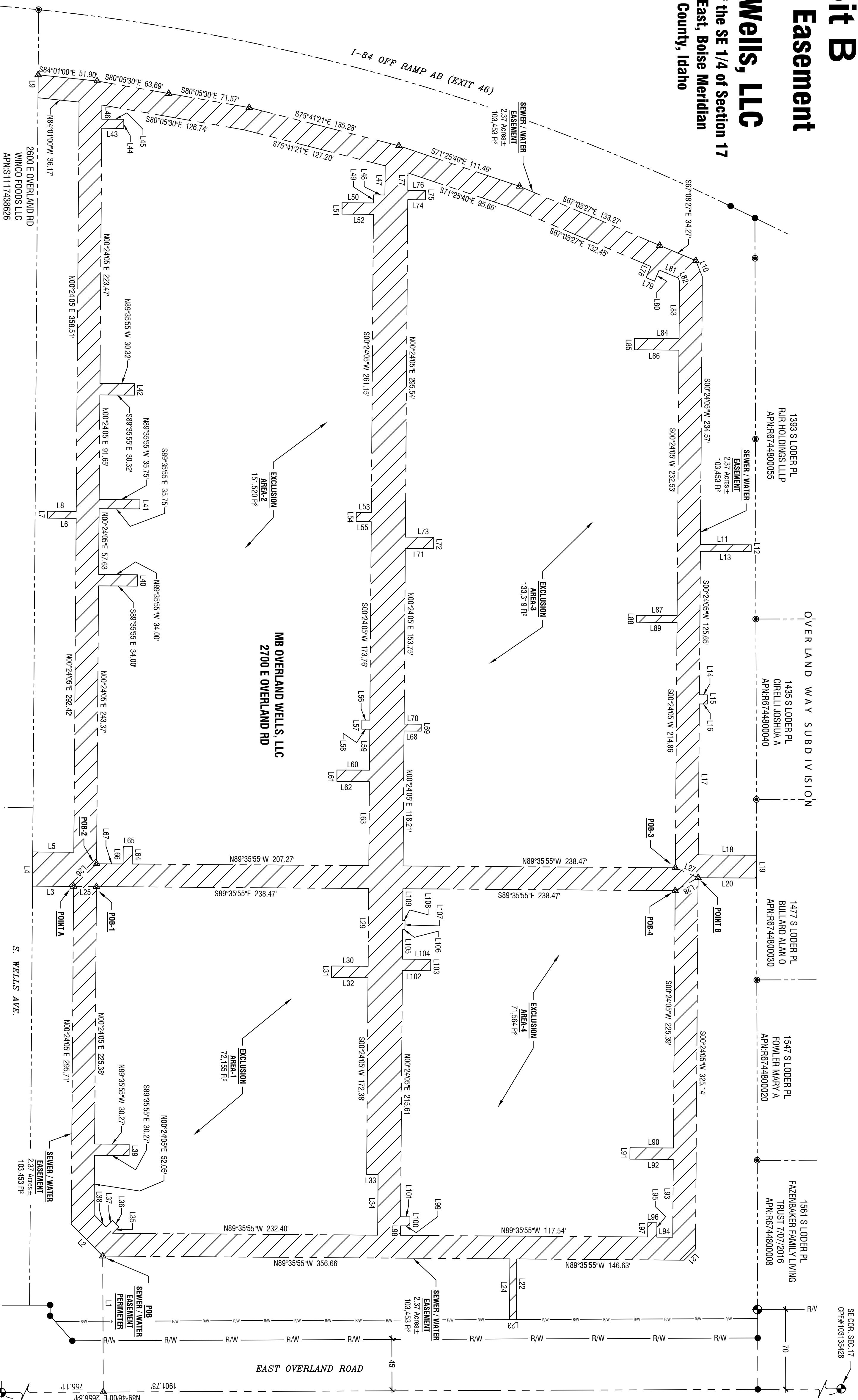
08/22/2022

Exhibit B

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
 2022



LINE	BEARING	LENGTH
L1	N00°14'00"W	119.08'
L2	N44°35'55"W	39.30'
L3	N89°35'55"W	36.00'
L4	N00°24'05"E	30.00'
L5	S89°35'55"E	36.00'
L6	N89°35'55"W	25.17'
L7	N00°24'05"E	6.00'
L8	S89°35'55"E	25.17'
L9	N00°24'05"E	20.10'
L10	S22°08'27"E	15.12'
L11	S89°35'55"E	44.52'
L12	S00°24'05"W	6.00'
L13	N89°35'55"W	44.52'

LINE	BEARING	LENGTH
L14	S89°35'55"E	7.00'
L15	S00°24'05"W	8.00'
L16	N89°35'55"W	7.00'
L17	S00°24'05"W	132.18'
L18	S89°35'55"E	51.04'
L19	S00°08'32"E	20.00'
L20	N89°35'55"W	51.23'
L21	S45°24'05"W	13.94'
L22	S00°24'05"W	53.00'
L23	S89°46'00"W	6.00'
L24	N00°24'05"E	53.13'
L25	S89°35'55"E	20.00'
L26	N45°24'04"E	28.28'

LINE	BEARING	LENGTH
L27	N66°34'23"W	21.73'
L28	S60°30'09"W	23.07'
L29	S00°24'05"W	68.12'
L30	N89°35'55"W	32.00'
L31	S00°24'05"W	10.00'
L32	S89°35'55"E	19.31'
L33	S89°35'55"E	32.00'
L34	S00°24'05"W	53.00'
L35	N45°24'05"E	8.00'
L36	N44°35'55"W	8.00'
L37	S45°24'05"W	53.13'
L38	N44°35'55"W	8.00'
L39	N00°24'05"E	10.00'

LINE	BEARING	LENGTH
L40	N00°24'05"E	10.00'
L41	N00°24'05"E	8.00'
L42	N00°24'05"E	10.00'
L43	S89°35'55"W	19.31'
L44	N00°24'05"E	8.00'
L45	N89°35'55"W	19.31'
L46	N00°24'05"E	12.98'
L47	N00°24'05"E	25.98'
L48	S89°35'55"E	10.00'
L49	N89°35'55"W	6.99'
L50	S89°35'55"E	27.50'
L51	N00°24'05"E	10.00'
L52	N89°35'55"W	27.50'

LINE	BEARING	LENGTH
L53	S89°35'55"E	13.16'
L54	N00°24'05"E	8.00'
L55	N89°35'55"W	13.16'
L56	S89°35'55"E	6.99'
L57	N00°24'05"E	8.00'
L58	N89°35'55"W	6.99'
L59	N00°24'05"E	35.88'
L60	S89°35'55"E	28.52'
L61	N00°24'05"E	10.00'
L62	N89°35'55"W	28.52'
L63	N00°24'05"E	73.61'
L64	S00°24'05"W	15.50'
L65	S89°35'55"E	8.00'

LINE	BEARING	LENGTH
L66	N00°24'05"E	15.50'
L67	N00°24'05"E	23.20'
L68	S89°35'55"E	15.00'
L69	N00°24'05"E	6.00'
L70	N89°35'55"W	15.00'
L71	S89°35'55"E	24.80'
L72	N00°24'05"E	10.00'
L73	N89°35'55"W	24.80'
L74	S89°35'55"E	15.51'
L75	N00°24'05"E	8.00'
L76	N89°35'55"W	15.51'
L77	N00°24'05"E	15.42'
L78	S22°51'33"W	10.64'

LINE	BEARING	LENGTH
L79	S67°08'27"E	8.00'
L80	N22°51'33"E	10.64'
L81	S67°08'27"E	18.05'
L82	S22°08'27"E	2.65'
L83	S00°24'05"W	50.52'
L84	N89°35'55"W	39.01'
L85	S00°24'05"W	10.00'
L86	S89°35'55"E	39.01'
L87	N89°35'55"W	35.50'
L88	S00°24'05"W	6.00'
L89	S89°35'55"E	35.50'
L90	N89°35'55"W	38.00'
L91	S00°24'05"W	10.00'

LINE	BEARING	LENGTH
L92	S89°35'55"E	38.00'
L93	S00°24'05"W	68.11'
L94	N89°35'55"W	13.95'
L95	N00°24'05"E	12.57'
L96	N89°35'55"W	8.00'
L97	S00°24'05"W	12.57'
L98	N00°24'05"E	8.25'
L99	S89°35'55"E	8.17'
L100	N00°24'05"E	8.00'
L101	N89°35'55"W	8.17'
L102	S89°35'55"E	24.82'
L103	N00°24'05"E	10.00'
L104	N89°35'55"W	24.82'

LINE	BEARING	LENGTH
L105	N00°24'05"E	25.84'
L106	S89°35'55"E	2.00'
L107	N00°24'05"E	8.00'
L108	N89°35'55"W	2.00'
L109	N00°24'05"E	27.79'



File Location: c:\2025\12\12\24\cad\meridian\081616\2022\17\sewer_water_easement\overland_wells_120124.dwg
 Last Plot: By Mike Bennett
 Date Plotted: Monday, August 22, 2022 at 01:54 PM



Horizontal Scale: 1" = 50'

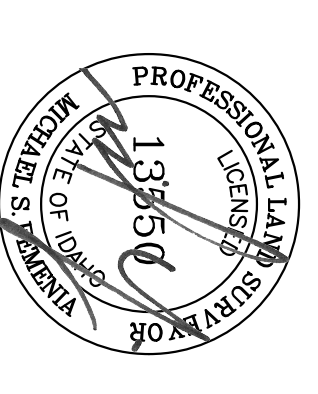
SE COR. SEC. 17
 GPP#103135428



Sewer / Water Easement

City of Meridian

2700 East Overland Road
 Meridian, Idaho 83642



Project No.: 120124
 Date of Issuance: August 22, 2022
 Project Milestone: C&P 7/27/2022