

Project Name or Subdivision Name:

Centrepont Apartments

Sanitary Sewer & Water Main Easement Number: _____

ESMT-2025-0015

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement made this 8th day of July 2025 between
MGM Meridian 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.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Mateo)

On 8/27/2024 before me, Samantha Dippert, Notary Public
(insert name and title of the officer)

personally appeared Michael Maffia,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

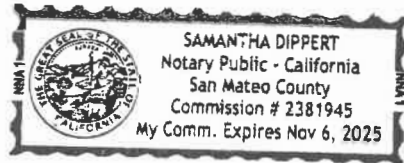
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor 7-8-2025

Attest by Chris Johnson, City Clerk 7-8-2025

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

This record was acknowledged before me on 7-8-2025 (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: _____

May 5, 2025

Easement Legal Description - Exhibit A

A parcel of land being located in the Northeast Quarter of Section 5, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Northeast Corner of Section 5, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho from which the North Quarter Corner of said Section 5 bears South 89°39'20" West, a distance of 2,656.46 feet, thence South 89°39'20" West, a distance of 497.37 feet, along said section line and South 00°20'40" East, a distance of 80.91 feet, to a point on the south line of Ustick Road, said point also being a point on the boundary of the property as described in instrument No. 2022-015449 of Official Ada County Records, and continuing along said boundary South 01°05'59" West, a distance of 263.32 feet, said point being the southwesterly corner of Lot 5, Block 1, of the Wadsworth Meridian Subdivision in Book 121 of Plats, Page 19070 of Official Ada County Records, said point also being the **POINT OF BEGINNING** of this description;

Thence South 81°54'00" East, a distance of 24.72 feet;

Thence South 84°06'00" East, a distance of 2.54 feet;

Thence South 37°08'55" East, a distance of 17.21 feet;

Thence South 14°37'52" East, a distance of 125.11 feet;

Thence North 75°22'08" East, a distance of 9.24 feet;

Thence South 14°37'52" East, a distance of 20.00 feet;

Thence South 75°22'08" West, a distance of 9.24 feet;

Thence South 14°37'52" East, a distance of 55.52 feet;

Thence South 03°50'13" West, a distance of 74.21 feet;

Thence North 83°54'02" West, a distance of 33.08 feet;

Thence North 02°09'53" West, a distance of 10.06 feet;

Thence North 11°19'17" East, a distance of 31.69 feet;

Thence North 03°52'03" East, a distance of 13.42 feet;

Thence South 89°39'20" West, a distance of 21.36 feet;

Thence North 00°20'40" West, a distance of 20.00 feet;

Thence North 89°39'20" East, a distance of 30.86 feet;

Thence North 14°37'52" West, a distance of 187.24 feet;

Thence North 37°08'55" West, a distance of 45.73 feet;

Thence North 71°19'06" West, a distance of 53.08 feet;

Thence North 21°06'39" East, a distance of 29.65 feet;

Thence South 68°53'21" East, a distance of 20.00 feet;

Thence South 21°06'39" West, a distance of 8.79 feet;

Thence South 71°19'06" East, a distance of 35.06 feet;

Thence South 01°05'59" West, a distance of 28.12 feet to the **POINT OF BEGINNING**.

Containing: 8,757 Sq. Ft. or 0.20 Acres, more or less.



5-5-2025

K:\BOI_Civil\093899006 Devco Centrepoint\Project Files\KH-Survey\Legals\Exhibits\Water and Sewer Easement.dwg Easement May 05, 2025 10:58am by: Tate, StClaire

T3N, R1E, B.M.
(CP&F 2015053361)

E. USTICK RD.

T3N, R1E, B.M.
(CP&F 113077810)

32 5
(BASIS OF BEARINGS)
S89°39'20"W 2656.46'

497.37'

32 33
5 4

S00°20'40"E
80.91'



S01°05'59"W
263.32'

R9161790100

P.O.B.

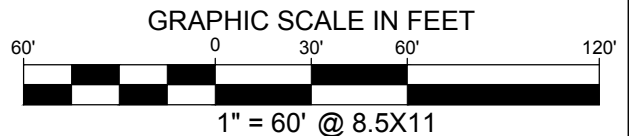
S1105110111

S00°00'00"E 2611.41'

N. EAGLE RD.

E. PICARD LN.

T3N, R1E, B.M.
(CP&F 113077809)



LINE TABLE		
NO.	BEARING	LENGTH
L1	S81°54'00"E	24.72'
L2	S84°06'00"E	2.54'
L3	S37°08'55"E	17.21'
L4	N75°22'08"E	9.24'
L5	S14°37'52"E	20.00'
L6	S75°22'08"W	9.24'
L7	S14°37'52"E	55.52'
L8	N83°54'02"W	33.08'
L9	N02°09'53"W	10.06'
L10	N11°19'17"E	31.69'
L11	N03°52'03"E	13.42'
L12	S89°39'20"W	21.36'
L13	N00°20'40"W	20.00'
L14	N89°39'20"E	30.86'
L15	N37°08'55"W	45.73'
L16	N71°19'06"W	53.08'
L17	N21°06'39"E	29.65'
L18	S68°53'21"E	20.00'
L19	S21°06'39"W	8.79'
L20	S71°19'06"E	35.06'
L21	S01°05'59"W	28.12'

LEGEND

- SECTION LINE
- BOUNDARY LINE
- EASEMENT LINE
- SECTION CORNER
- QUARTER CORNER
- CALCULATED POINT
- ANGLE POINT IN EASEMENT



Kimley»Horn
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BOISE, IDAHO 83702
PHONE: (208) 297-2885
www.kimley-horn.com

PROJECT:

EASEMENT

TITLE:

EXHIBIT "B"

JOB NO.: 093899006

SCALE: 1" = 60'

DATE: 05/05/2025

SHEET:

SHEET 3 OF 3