

ESMT-2023-0007 Bountiful Commons East
Sanitary Sewer and Water Main Easement No. 1

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement, made this 7th day of February 20 23 between
BD & B Investments, 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.

GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor 2-7-2023

Attest by Chris Johnson, City Clerk 2-7-2023

STATE OF IDAHO,)

: ss.

County of Ada)

This record was acknowledged before me on 2-7-2023 (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. : _____

December 15, 2022
Bountiful Commons East Subdivision
Project No. 21-224
City of Meridian Sewer and Water Easement (1)
Legal Description

Exhibit A

A parcel of land for a City of Meridian Sewer and Water Easement situated in a portion of Lot 1, Block 1 of Bountiful Commons Subdivision (Book 115 of Plats, Pages 17336-17339), further situated in the Southwest 1/4 of the Northwest 1/4 of Section 25, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at a found aluminum cap marking the West 1/4 corner of said Section 25, which bears S00°55'15"W a distance of 2,657.84 feet from a found aluminum cap marking the Northwest corner of said Section 25;

Thence following the westerly line of said Southwest 1/4 of the Northwest 1/4, N00°55'15"E a distance of 1,180.64 feet;

Thence leaving said westerly line, S89°04'45"E a distance of 307.03 feet to a found 1/2-inch rebar marking the Southwest corner of said Lot 1;

Thence following the southerly boundary line of said Lot 1, S89°24'37"E a distance of 14.50 feet to the easterly line of an existing City of Meridian Sewer and Water Easement per Instrument No. 2018-098357 and being the **POINT OF BEGINNING**.

Thence leaving said southerly boundary line and following said easterly easement line, N00°19'53"E a distance of 15.74 feet;

Thence leaving said easterly easement line, S89°24'37"E a distance of 197.05 feet;

Thence S00°35'23"W a distance of 15.74 feet to a found 5/8-inch rebar on the southerly boundary line of said Lot 1;

Thence following said southerly boundary line, N89°24'37"W a distance of 196.98 feet to the **POINT OF BEGINNING**.

Said parcel contains 3,101 square feet, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

All subdivisions, deeds, records or surveys, and other instruments of record referenced herein are recorded documents of the county in which these described lands are situated.

Attached hereto is **Exhibit B** and by this reference is made a part hereof.



EXHIBIT B

LEGEND



FOUND ALUMINUM CAP



FOUND 5/8" REBAR



FOUND 1/2" REBAR



CALCULATED POINT



SECTION LINE



BOUNDARY LINE



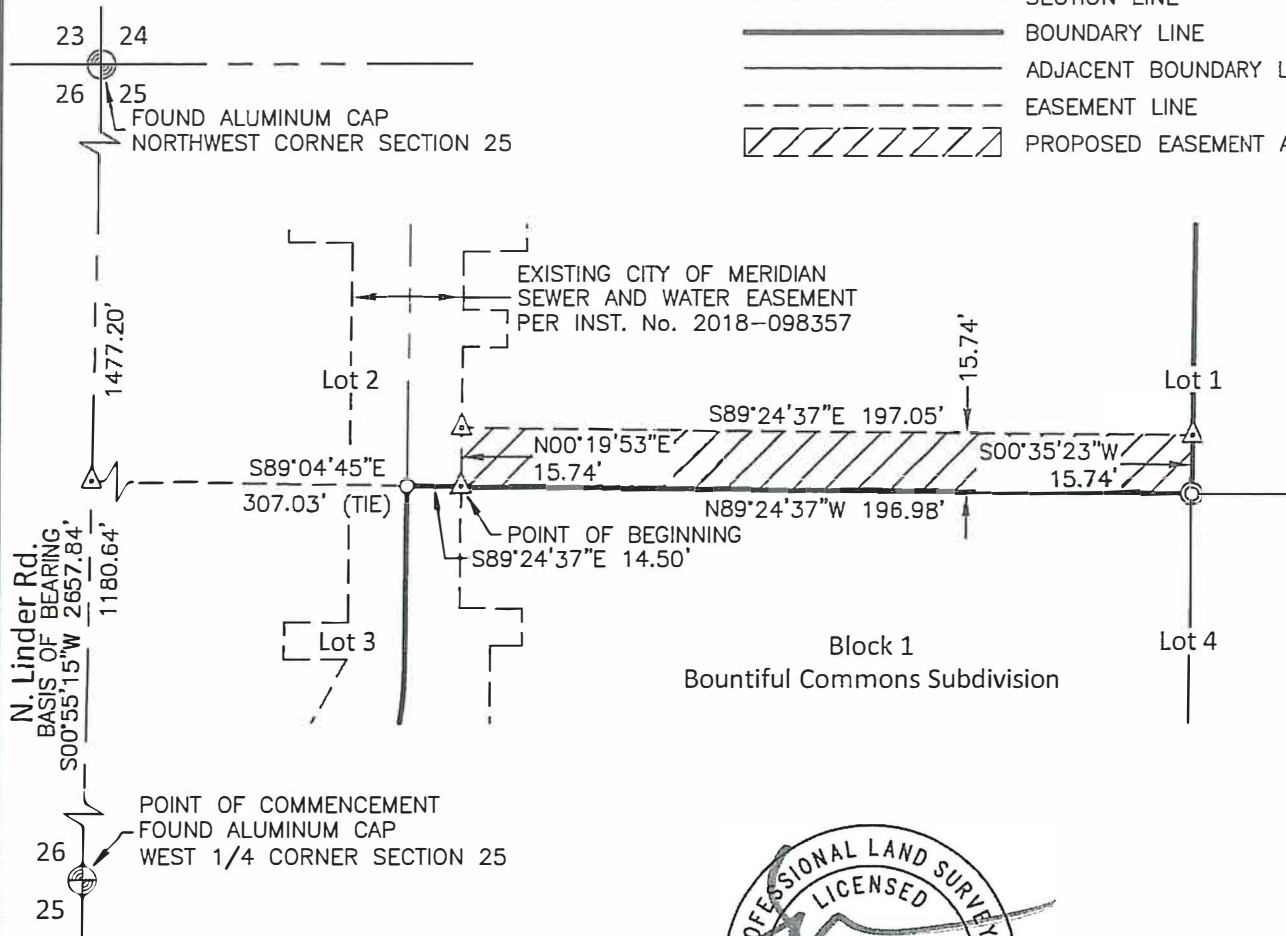
ADJACENT BOUNDARY LINE



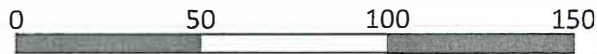
EASEMENT LINE



PROPOSED EASEMENT AREA



12/15/22



Plan Scale: 1" = 50'



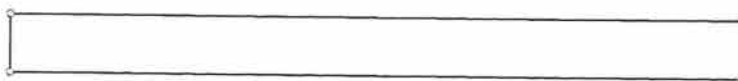
DATE: December 2022

PROJECT: 21-224

SHEET:
1 OF 1

Bountiful Commons East City of Meridian Sewer and Water Easement (1)

A portion of Lot 1, Block 1 of Bountiful Commons Subdivision,
SW1/4 of NW1/4 of Section 25, T4N., R1W., B.M., City of Meridian, Ada County, Idaho



Title:		Date: 12-08-2022
Scale: 1 inch = 50 feet	File: Deed Plotter.des	
Tract 1: 0.071 Acres: 3101 Sq Feet: Closure = n81.1209e 0.00 Feet: Precision >1/999999: Perimeter = 426 Feet		
001=n00.1953e 15.74	003=s00.3523w 15.74	
002=s89.2437e 197.05	004=n89.2437w 196.98	