

Project Name (Subdivision):

Eagle View Landing Bldg 4 & 5

Sanitary Sewer & Water Main Easement Number:

03

Identify this Easement by sequential number if Project contains more than one easement of this type.
(See Instructions for additional information).

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement, made this ____ day of _____ 20____ between
BVA EAGLE VIEW OFFICE NO. 5, 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.

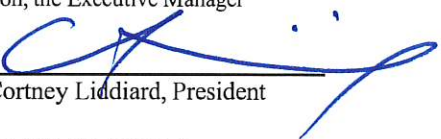
THE GRANTOR does hereby covenant with the Grantee that Grantor is lawfully seized and possessed of the aforementioned and described tract of land, and that Grantor has a good and lawful right to convey said easement, and that Grantor will warrant and forever defend the title and quiet possession thereof 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:

BVA EAGLE VIEW OFFICE NO. 5, LLC
By: BV Management Services, Inc., an Idaho
corporation, the Executive Manager

By: 

Cortney Liddiard, President

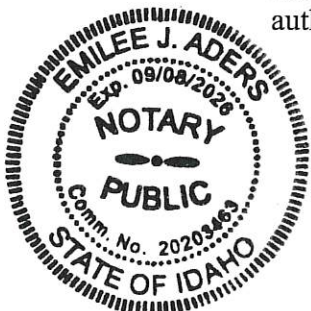
STATE OF IDAHO)

) ss

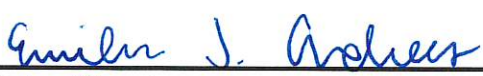
County of ~~Ada~~) 

Bonneville

This record was acknowledged before me on 08/29/2023 (date) by
Cortney Liddiard (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 BVA Eagle View Office No. 5, LLC (name of entity on behalf of whom record was
executed), in the following representative capacity: President of the Executive Manager (type of
authority such as officer or trustee)



(stamp)


Notary Signature

My Commission Expires: 09/08/2026

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.

(stamp)

Notary Signature

My Commission Expires: _____

August 11, 2023

Job Number: ID-8012-23

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Exhibit A

UTILITY EASEMENT
For: BVA EAGLE VIEW OFFICE NO. 5 LLC

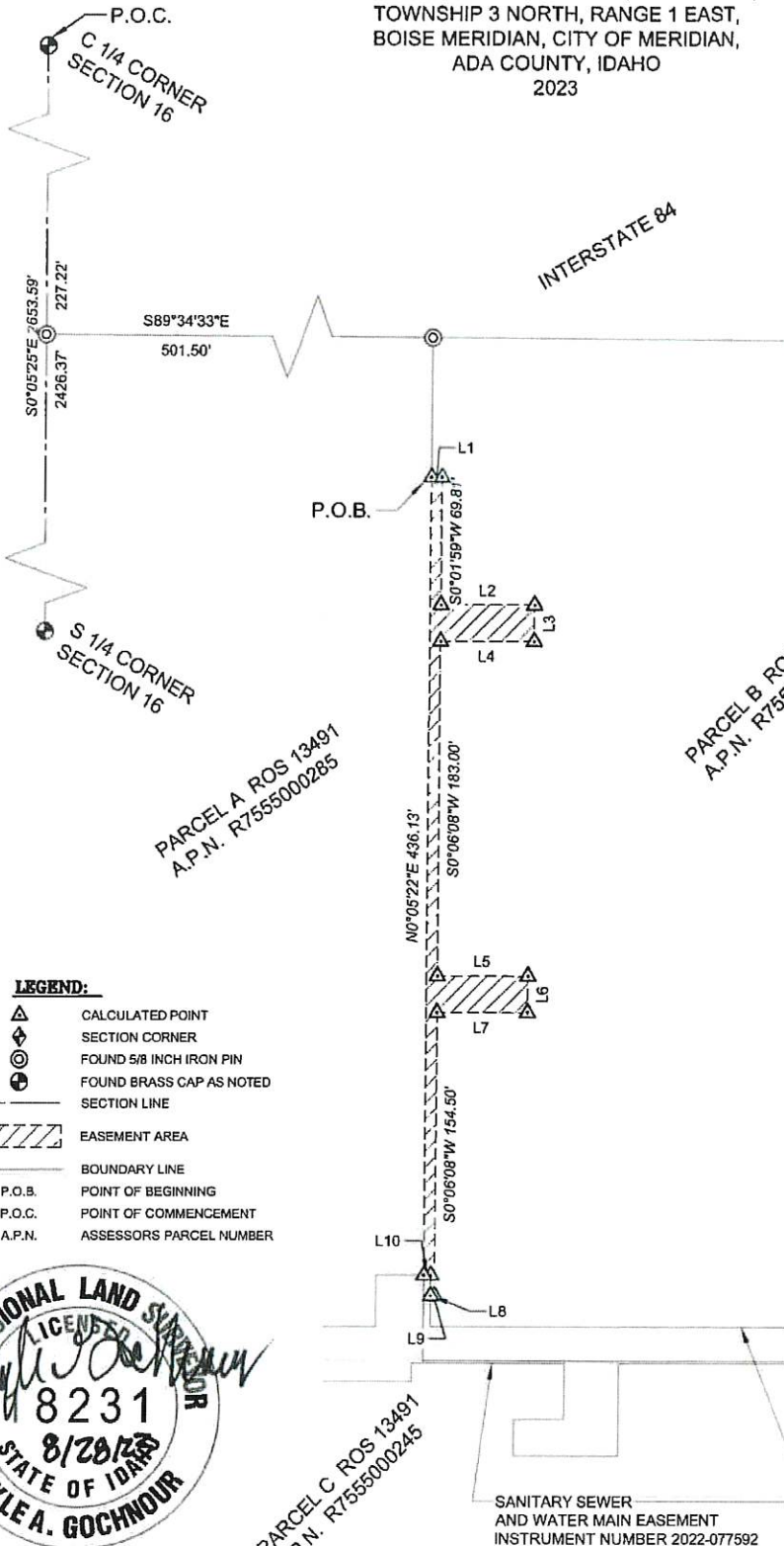
A UTILITY EASEMENT OVER AN EXISTING WATERLINE, SAID EASEMENT LIES WITHIN PARCEL B OF RECORD OF SURVEY NUMBER 13491 AS RECORDED IN ADA COUNTY, SAID PARCEL OF LAND IS SITUATED IN THE NW 1/4 SE1/4 OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MARKING THE CENTER 1/4 CORNER OF SAID SECTION 16, FROM WHICH THE SOUTH 1/4 CORNER BEARS S.00°05'25"E 2653.59 FEET, THENCE S.00°05'25"E., ALONG THE MERIDIONAL CENTERLINE OF SAID SECTION 16, 227.22 FEET TO A 5/8 INCH IRON PIN MARKING THE NORTH WEST CORNER OF PARCEL A ON SAID ROS 13491, THENCE S.89°34'33"E., ALONG POINT ON THE NORTH LINE OF SAID PARCEL A 501.51 FEET TO A 5/8 INCH IRON PIN MARKING THE NORTH WEST CORNER OF SAID PARCEL B OF SAID ROS 13491, THENCE S.00°05'22"W., ALONG THE WEST LINE OF SAID PARCEL B, 76.22 FEET TO A POINT, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE S.89°35'41"E. 5.86 FEET TO A POINT;
THENCE S.00°01'59"W. 69.81 FEET TO A POINT;
THENCE S.89°53'52"E. 51.79 FEET TO A POINT;
THENCE S.00°06'08"W. 20.00 FEET TO A POINT;
THENCE N.89°53'52"W. 51.80 FEET TO A POINT;
THENCE S.00°06'08"W. 183.00 FEET TO A POINT;
THENCE S.89°53'52"E. 50.00 FEET TO A POINT;
THENCE S.00°06'08"W. 20.00 FEET TO A POINT;
THENCE N.89°53'52"W. 50.00 FEET TO A POINT;
THENCE S.00°06'08"W. 154.50 FEET TO A POINT;
THENCE N.89°53'52"W. 2.07 FEET TO A POINT;
THENCE N.00°00'00"E. 11.21 FEET TO A POINT;
THENCE N.90°00'00"W. 3.74 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL B;
THENCE N.00°05'22"E., ALONG THE WEST LINE OF SAID PARCEL B, 436.13 FEET TO THE **POINT OF BEGINNING**.



UTILITY EASEMENT
FOR
BVA EAGLE VIEW OFFICE NO. 5, LLC
LOCATED IN NW 1/4 SE 1/4, SECTION 16,
TOWNSHIP 3 NORTH, RANGE 1 EAST,
BOISE MERIDIAN, CITY OF MERIDIAN,
ADA COUNTY, IDAHO
2023



LEGEND:

- CALCULATED POINT
- SECTION CORNER
- FOUND 5/8 INCH IRON PIN
- FOUND BRASS CAP AS NOTED
- SECTION LINE
- EASEMENT AREA
- BOUNDARY LINE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- A.P.N. ASSESSORS PARCEL NUMBER

Line Table

Line #	Length	Direction
L1	5.86'	S89°35'41"E
L2	51.79'	S89°53'52"E
L3	20.00'	S0°06'08"W
L4	51.80'	N89°53'52"W
L5	50.00'	S89°53'52"E
L6	20.00'	S0°06'08"W
L7	50.00'	N89°53'52"W
L8	2.07'	N89°53'52"W
L9	11.21'	N0°00'00"E
L10	3.74'	N90°00'00"W



PARCEL C ROS 13491
A.P.N. R7555000245

SANITARY SEWER
AND WATER MAIN EASEMENT
INSTRUMENT NUMBER 2022-077592

HORROCKS
ENGINEERS

2775 West Navigator Dr., Suite 210
Meridian, ID 83642

(208) 895-2520
www.horrock.com

EXHIBIT B

UTILITY EASEMENT

DRAWING INFO

DATE 08/28/23
SCALE 1"=100'
REV # DATE

SEE SHEET 1 FOR DESCRIPTION
PROJ. NO. ID-8012-23

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