

Project Name (Subdivision):

Holiday Inn Express

Sanitary Sewer & Water Main Easement Number:

ESMT-2023-0093

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 21st day of January 20 25 between
Hotel Developers-Meridian HIX, 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.

REV. 01/01/2020

Robert E. Simison, Mayor 1-21-2025

Notary Signature _____ 3-28-2028
My Commission Expires: _____

EXHIBIT A

SANITARY SEWER AND WATER MAIN EASEMENT

Part of Parcels A and B of a Deed as recorded in Instrument No. 2020078300 located in the NW ¼ & the SE ¼ of Section 17, Township 3 North Range 1 East, B.M., Ada County, Idaho described as:

Commencing at the Southeast corner of said Parcel B; Thence, S 53° 30' 37" W 50.59 feet along the North Right-Of-Way line of East Freeway Drive; Thence, N 36° 29' 23" W 15.00 feet to the point of beginning;

Thence, N 26° 57' 15" W 241.96 feet

Thence, S 62° 00' 30" W 9.96 feet; Thence, N 27° 56' 57" W 23.46 feet; Thence, S 64° 53' 35" W 6.30 feet; Thence, N 25° 06' 25" W 10.00 feet; Thence, N 64° 53' 35" E 5.80 feet; Thence, N 27° 56' 57" W 286.95 feet; Thence, N 72° 04' 53" W 562.28 feet; Thence, S 17° 55' 07" W 10.72 feet; Thence, N 72° 04' 53" W 13.41 feet; Thence, S 16° 49' 48" W 296.02 feet; Thence, S 50° 39' 27" W 27.06 feet; Thence, N 89° 56' 41" W 94.90 feet to a point on the Easterly Right of Way of South Wells Street also being the West line of said parcel A; Thence along said Right of Way N11° 09' 29" W 6.05 feet to beginning of a curve; Thence, 25.72 feet along said curve to the right (Curve Data= Delta: 13° 50' 29", Radius: 106.72 feet, chord bearing N 02° 37' 01" W 25.72 feet; Thence, S 89° 56' 41" E 72.51 feet; Thence, N 00° 03' 19" E 11.75' feet; Thence, S 89° 56' 41" E 10.00 feet; Thence, S 00° 03' 19" W 9.47 feet; Thence, N53° 00' 43" E 7.60 feet; Thence, N 16° 49' 48" E 373.00 feet; Thence, S 73° 10' 12" E 31.51 feet; Thence, S 16° 19' 48" W 48.09 feet; Thence, S 72° 04' 53" E 337.56 feet; Thence, N17° 55' 07" E 10.43 feet; Thence, S 72° 04' 53" E 10.00 feet; Thence, S 17° 55' 07" W 10.43 feet; Thence, S72° 04' 53" E 242.95; Thence, S 27° 56' 57" E 332.56 feet, Thence, S 26° 57' 15" E 238.96 feet to a point on said North Right-Of-Way line of East Freeway Drive; Thence, S 53° 30' 37" W 20.28 feet to the point of beginning;

Parcel contains 0.97 acres, more, or less.



SHEET NO.
1
OF 3 SHEETS

EXHIBIT A INNTRUSTED LLC MERIDIAN

SEC. 17, T. 3 N., R. 1 E.B.M.
ADA COUNTY, IDAHO

DRAWN BY	DESIGN BY	CHECK BY
SJ	HLE	CGS
JOB NO: 2021-335		
DATE: May 25, 2023		
REVISIONS	DATE	

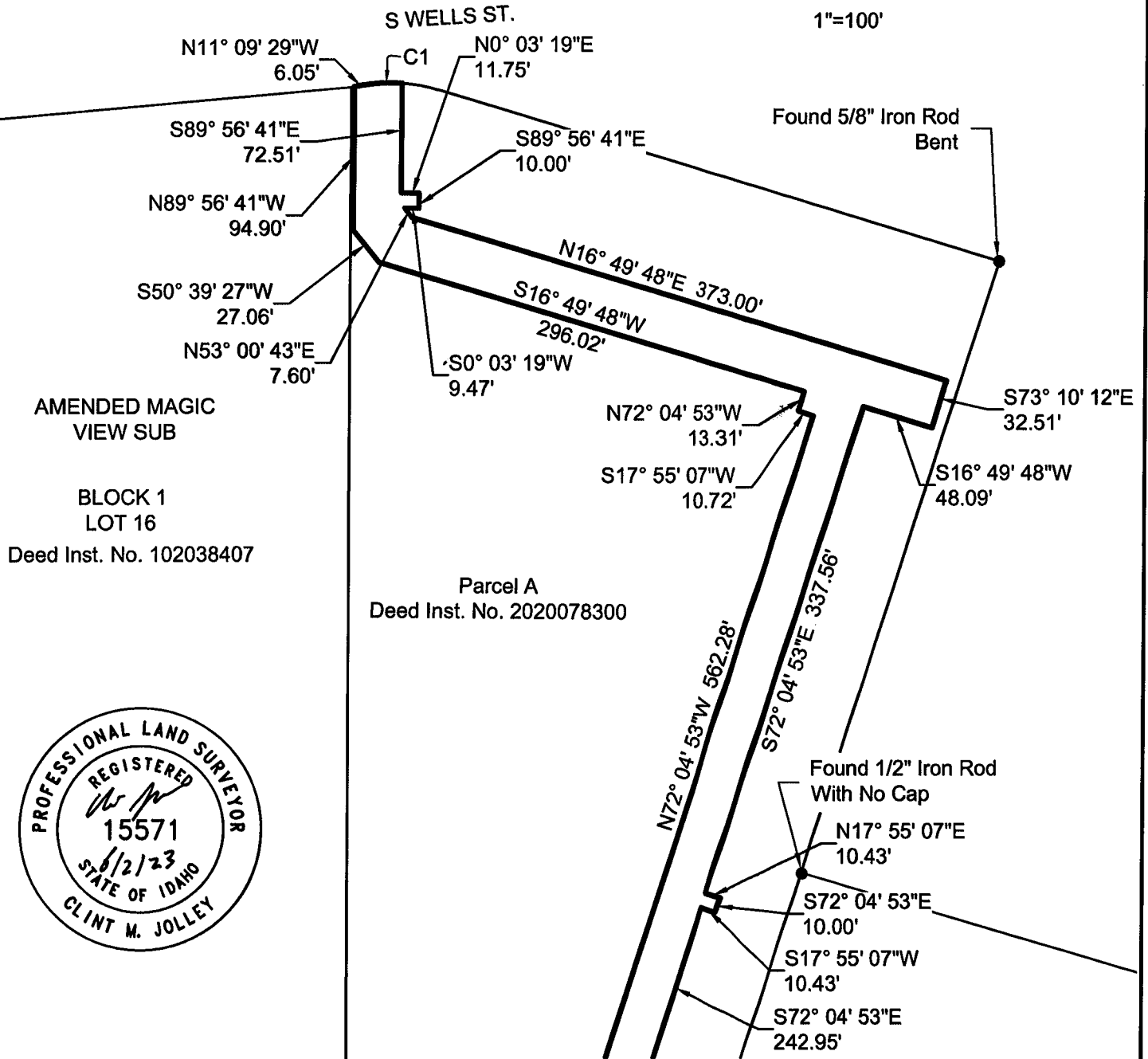


CIVIL & STRUCTURAL ENGINEERING
MATERIALS TESTING & LAND SURVEYING
101 S. Park Avenue, Idaho Falls, ID 83402, (208)524-0212
800 W. Judicial Street, Blackfoot, ID 83221, (208) 785-2977

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EXHIBIT B

1"=100'



SEE SHEET 2 OF 3



Curve Table					
Curve #	Length	Radius	Delta	Chord	Bearing
C1	25.78'	106.72'	13°50'29"	25.72'	N2°37'01"W

SHEET NO.
2
OF 3 SHEETS

EXHIBIT B
INTRUSTED LLC MERIDIAN

SEC. 17, T. 3 N., R. 1 E.B.M.
ADA COUNTY, IDAHO

DRAWN BY DESIGN BY CHECK BY
SJ HLE CGS
JOB NO: 2021-335
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EXHIBIT B

SEE SHEET 3 OF 3

1"=100'

AMENDED MAGIC
VIEW SUB
BLOCK 1
LOT 16
Deed Inst. No. 102038407

N 72°04'53" W
562.28'

N 27°56'57" W
286.95'

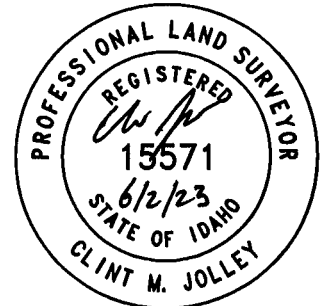
S 72°04'53" E
242.95'

Parcel A
Deed Inst. No. 2020078300

LOT 9
AMENDED MAGIC
VIEW SUB

LOT 10
AMENDED MAGIC
VIEW SUB

Deed Inst. No. 2018106221



Found 5/8" Iron Rod
Marked P.L.S. 6901

FALLON GREENS SUB
BOOK 86, PAGE 9870

LOT 2, BLOCK 1

LOT 1, BLOCK 1

Found 1/2" Iron Rod
CRM

S ALLEN ST.

ROS Inst. No. 98120823

E 1/4 COR SEC 17
POSITION CALCULATED
FROM TIES PER
CP&F INST. NO. 99007476

NE COR SEC 17
POSITION CALCULATED
FROM TIES PER
CP&F INST. NO. 99007475

104.08' 2548.84'
S 0°22'28"E 2652.92'

LEGEND



Section Corner Control



Placed 1/2" X 24" Iron
rod with cap marked
P.L.S. 12224



Found Iron Rod as shown

SHEET NO.
3
OF 3 SHEETS

EXHIBIT B
INTRUSTED LLC MERIDIAN

SEC. 17, T. 3 N., R. 1 E.B.M.
ADA COUNTY, IDAHO

DRAWN BY	DESIGN BY	CHECK BY
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