

Project Name (Subdivision):

TM Center East Subdivision No. 1

Sanitary Sewer & Water Main Easement Number:

1

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 Scheels All Sports, Inc., ("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.

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: _____



November 15, 2023
Project No.: 22-006
TM Center East Subdivision No. 1
City of Meridian Water & Sewer Easement
Legal Description

Exhibit "A"

A parcel of land for a City of Meridian Water and Sewer easement being situated in a portion of the South 1/2 of the Northwest 1/4 of Section 14, Township 3 North, Range 1 West, B.M., City of Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at an aluminum cap marking the West 1/4 corner of said Section 14, which bears N89°11'30"W a distance of 2,656.47 feet from an aluminum cap marking the Center 1/4 corner of said Section 14, thence following the southerly line of the Northwest 1/4 of said Section 14, S89°11'30"E a distance of 1,989.93 feet to the **POINT OF BEGINNING**.

Thence leaving said southerly line, N00°50'43"E a distance of 46.00 feet;
Thence N89°09'17"W a distance of 105.76 feet;
Thence N00°50'43"E a distance of 12.00 feet;
Thence N89°09'17"W a distance of 231.99 feet;
Thence N00°50'43"E a distance of 697.78 feet;
Thence S89°11'30"E a distance of 20.00 feet;
Thence S00°50'43"W a distance of 146.43 feet;
Thence S89°09'17"E a distance of 43.01 feet;
Thence S66°39'17"E a distance of 23.21 feet;
Thence S89°09'17"E a distance of 24.97 feet;
Thence S00°50'43"W a distance of 20.00 feet;
Thence N89°09'17"W a distance of 16.93 feet;
Thence S00°45'26"W a distance of 30.88 feet;
Thence N89°09'17"W a distance of 30.33 feet;
Thence S68°20'43"W a distance of 34.05 feet;
Thence N89°09'17"W a distance of 10.75 feet;
Thence S00°50'43"W a distance of 389.06 feet;
Thence S89°09'17"E a distance of 75.00 feet;
Thence S00°50'43"W a distance of 20.00 feet;
Thence N89°09'17"W a distance of 75.00 feet;
Thence S00°50'43"W a distance of 49.50 feet;
Thence S89°09'17"E a distance of 404.50 feet;
Thence N00°50'43"E a distance of 69.22 feet;
Thence S89°09'17"E a distance of 20.00 feet;
Thence S00°50'43"W a distance of 69.22 feet;
Thence S89°09'17"E a distance of 85.50 feet;
Thence N00°50'43"E a distance of 395.09 feet;
Thence N21°39'17"W a distance of 36.58 feet;
Thence N00°50'43"E a distance of 90.11 feet;
Thence N89°09'17"W a distance of 31.00 feet;

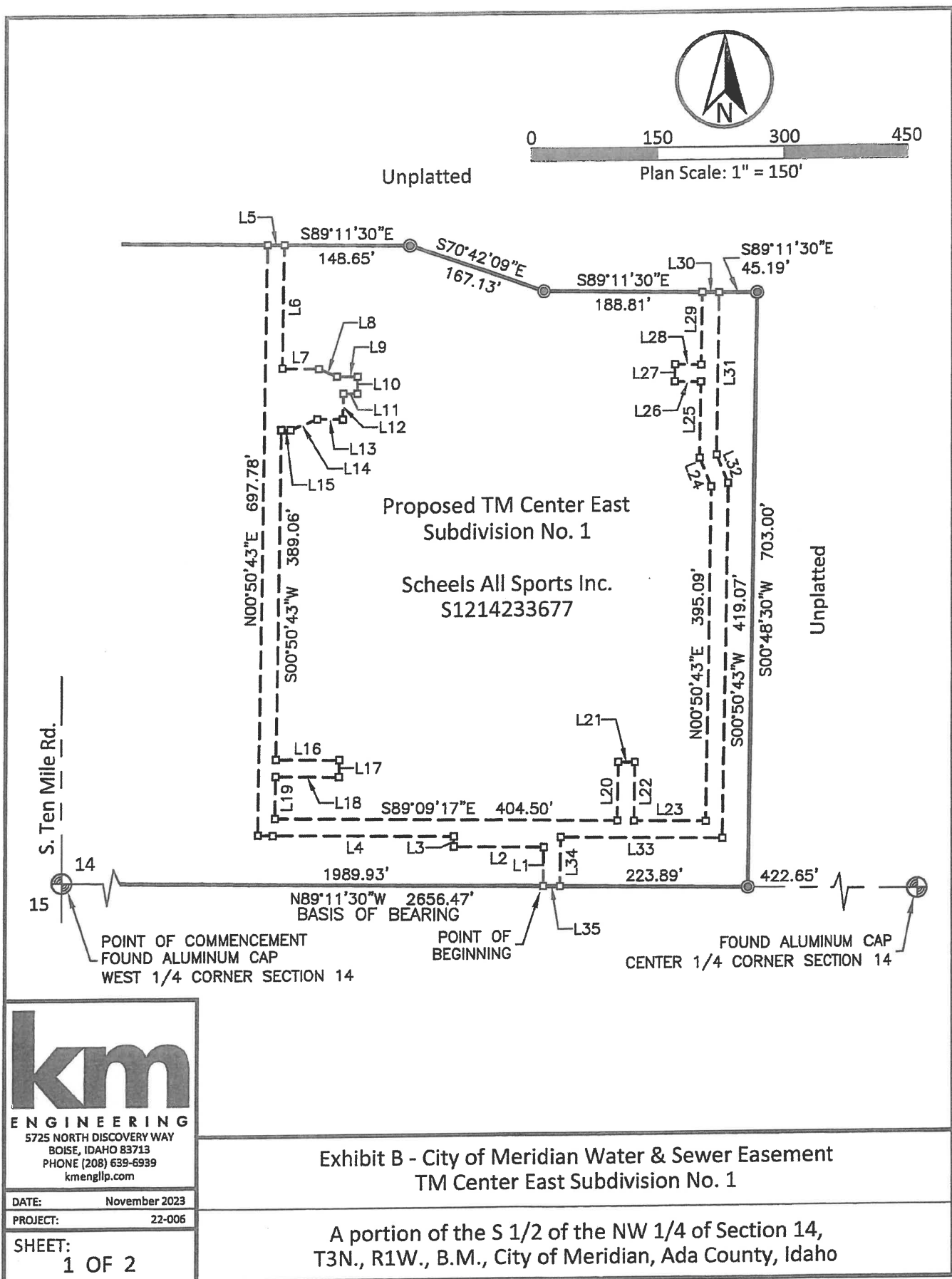
Thence N00°50'43"E a distance of 20.00 feet;
Thence S89°09'17"E a distance of 31.00 feet;
Thence N00°50'43"E a distance of 86.11 feet;
Thence S89°11'30"E a distance of 20.00 feet;
Thence S00°50'43"W a distance of 192.25 feet;
Thence S21°39'17"E a distance of 36.58 feet;
Thence S00°50'43"W a distance of 419.07 feet;
Thence N89°09'17"W a distance of 192.25 feet;
Thence S00°50'43"W a distance of 57.99 feet to the southerly line of the Northwest 1/4 of said Section 14;
Thence following said southerly line, N89°11'30"W a distance of 20.00 feet to the **POINT OF BEGINNING**.

Said parcel description contains a total of 1.10 acres (47,900 square feet), more or less.

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



P:\22-006\CAD\SURVEY\EXHIBITS\22-006 MERIDIAN WATER-SEWER EASEMENT SCHEELS.DWG, AARON BALLARD, 11/15/2023, ESTUDIO907.PC3, ---



km
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: November 2023
PROJECT: 22-006

SHEET:
1 OF 2

Exhibit B - City of Meridian Water & Sewer Easement
TM Center East Subdivision No. 1

A portion of the S 1/2 of the NW 1/4 of Section 14,
T3N., R1W., B.M., City of Meridian, Ada County, Idaho

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°50'43"E	46.00
L2	N89°09'17"W	105.76
L3	N00°50'43"E	12.00
L4	N89°09'17"W	231.99
L5	S89°11'30"E	20.00
L6	S00°50'43"W	146.43
L7	S89°09'17"E	43.01
L8	S66°39'17"E	23.21
L9	S89°09'17"E	24.97
L10	S00°50'43"W	20.00
L11	N89°09'17"W	16.93
L12	S00°45'26"W	30.88
L13	N89°09'17"W	30.33
L14	S68°20'43"W	34.05
L15	N89°09'17"W	10.75
L16	S89°09'17"E	75.00
L17	S00°50'43"W	20.00
L18	N89°09'17"W	75.00

LINE TABLE		
LINE	BEARING	DISTANCE
L19	S00°50'43"W	49.50
L20	N00°50'43"E	69.22
L21	S89°09'17"E	20.00
L22	S00°50'43"W	69.22
L23	S89°09'17"E	85.50
L24	N21°39'17"W	36.58
L25	N00°50'43"E	90.11
L26	N89°09'17"W	31.00
L27	N00°50'43"E	20.00
L28	S89°09'17"E	31.00
L29	N00°50'43"E	86.11
L30	S89°11'30"E	20.00
L31	S00°50'43"W	192.25
L32	S21°39'17"E	36.58
L33	N89°09'17"W	192.25
L34	S00°50'43"W	57.99
L35	N89°11'30"W	20.00

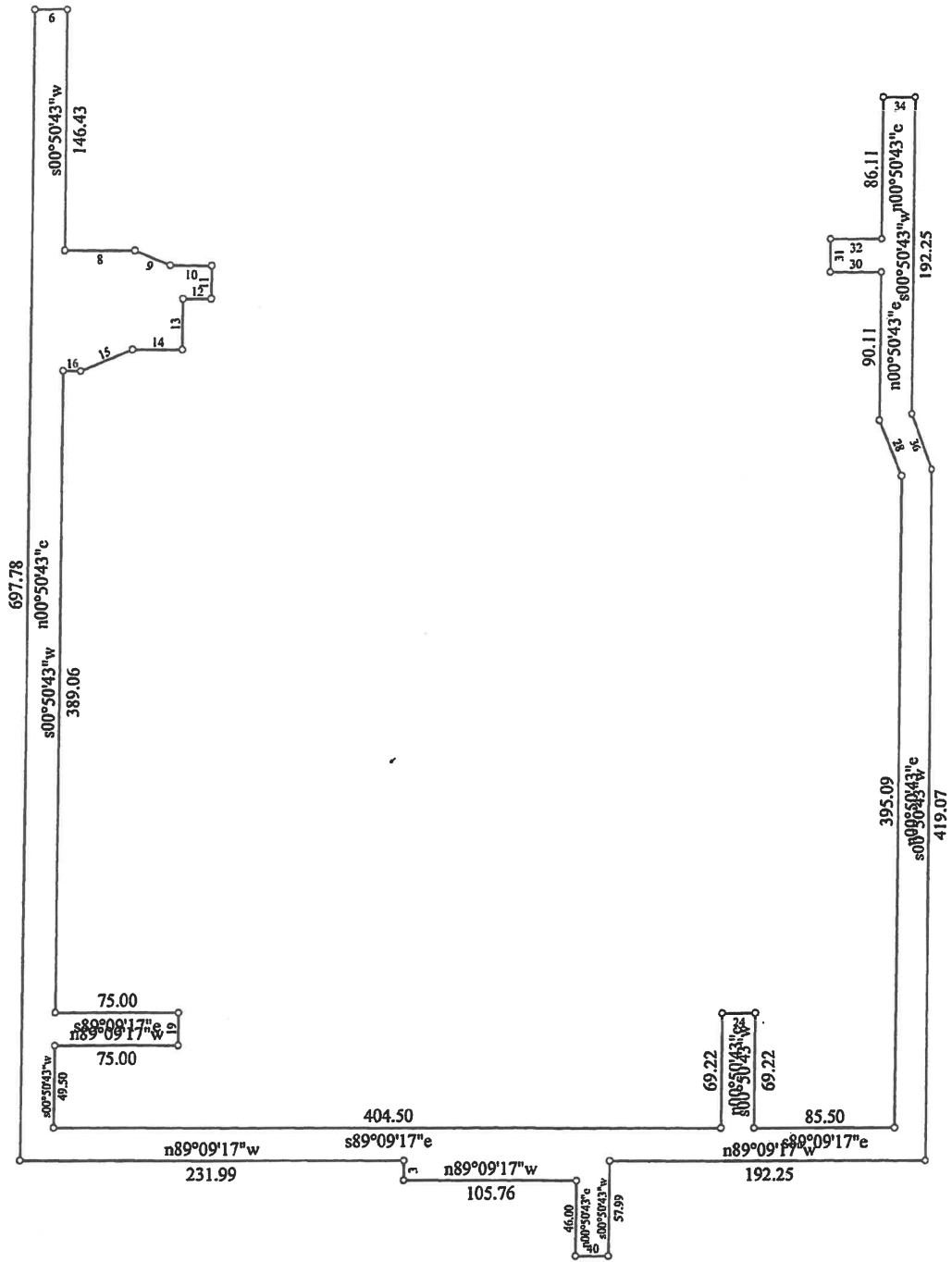


DATE: November 2023
PROJECT: 22-006

SHEET:
2 OF 2

Exhibit B - City of Meridian Water & Sewer Easement TM Center East Subdivision No. 1

A portion of the S 1/2 of the NW 1/4 of Section 14,
T3N., R1W., B.M., City of Meridian, Ada County, Idaho



Title:		Date: 11-15-2023
Scale: 1 inch = 100 feet	File:	

Data and Deed Call Listing of File:

Tract 1: 1.100 Acres: 47900 Sq Feet: Closure = s14.4645w 0.01 Feet: Precision = 1/405591: Perimeter = 4379 Feet

001=n00.5043e 46.00
002=n89.0917w 105.76
003=n00.5043e 12.00
004=n89.0917w 231.99
005=n00.5043e 697.78
006=s89.1130e 20.00
007=s00.5043w 146.43
008=s89.0917e 43.01
009=s66.3917e 23.21
010=s89.0917e 24.97
011=s00.5043w 20.00
012=n89.0917w 16.93
013=s00.4526w 30.88
014=n89.0917w 30.33
015=s68.2043w 34.05
016=n89.0917w 10.75
017=s00.5043w 389.06
018=s89.0917e 75.00
019=s00.5043w 20.00
020=n89.0917w 75.00
021=s00.5043w 49.50
022=s89.0917e 404.50
023=n00.5043e 69.22
024=s89.0917e 20.00
025=s00.5043w 69.22
026=s89.0917e 85.50
027=n00.5043e 395.09
028=n21.3917w 36.58
029=n00.5043e 90.11
030=n89.0917w 31.00
031=n00.5043e 20.00
032=s89.0917e 31.00
033=n00.5043e 86.11
034=s89.1130e 20.00
035=s00.5043w 192.25
036=s21.3917e 36.58
037=s00.5043w 419.07
038=n89.0917w 192.25
039=s00.5043w 57.99
040=n89.1130w 20.00