

Project Name or Subdivision Name:

Artisan Victory Market

Sanitary Sewer & Water Main Easement Number: 1

Identify this Easement by sequential number if the project contains more than one easement of this type. See instructions/checklist for additional information.

For Internal Use Only ESMT-2024-0091

Record Number: _____

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement made this 9th day of July 20 24 between JRMR Baron Manager 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.

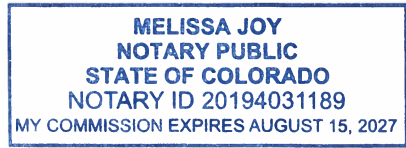
GRANTOR: JRMR Baron Manager LLC
By: JRMR Baron Manager, LLC
Name: J. Jeffrey Riggs
Title: Manager



STATE OF ~~IDAHO~~ ^{Colorado})
County of ~~Ada~~ ^{Denver}) ss

This record was acknowledged before me on 6-17-2024 (date) by J. Jeffrey Riggs (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 JRMR Baron Manager LLC (name of entity on behalf of whom record was executed), in the following representative capacity: Manager (type of authority such as officer or trustee)

Notary Stamp Below





Notary Signature
My Commission Expires: August 15, 2027

Exhibit A
Water and Sewer Easements
Artisan Victory Market Subdivision
June 13, 2024

A portion of the Southwest 1/4 of the Southwest 1/4 of Section 21, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho more particularly described as follows:

Easement 1

Commencing at the South 1/16 corner common to said Sections 20 and 21, T.3N., R.1E., B.M., from which the Section corner common to Sections 20, 21, 28 and 29 T.3N., R.1E., B.M., bears South 00°00'26" East, 1,350.15 feet; thence on the north boundary line of the Southwest 1/4 of the Southwest 1/4 of said Section 21, coincident with the south boundary line of Bancroft Square Subdivision as filed in Book 111 of Plats at Pages 16142 through 16144, records of Ada County, Idaho, South 89°22'03" East, 48.00 feet to the east right-of-way line of S. Eagle Road; thence on said east right-of-way line, South 00°00'26" East, 375.31 feet to the **POINT OF BEGINNING**;

thence leaving said east right-of-way line, North 89°59'34" East, 121.83 feet;

thence North 00°00'26" West, 100.30 feet;

thence South 89°59'34" West, 6.00 feet;

thence North 00°00'26" West, 24.00 feet;

thence North 89°59'34" East, 6.00 feet;

thence North 00°00'26" West, 107.79 feet;

thence South 89°22'03" East, 142.04 feet;

thence North 00°37'57" East, 12.00 feet;

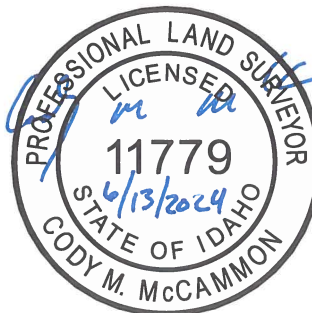
thence South 89°22'03" East, 25.00 feet;

thence South 00°37'57" West, 12.00 feet;

thence South 89°22'03" East, 183.50 feet;

thence 10.77 feet on the arc of a curve to the left having a radius of 37.00 feet, a central angle of 16°40'48", and a long chord which bears North 82°17'33" East, 10.73 feet;

thence North 48°37'57" East, 22.04 feet;



thence South 40°06'33" East, 20.00 feet;
thence South 48°37'57" West, 51.78 feet;
thence North 89°22'03" West, 176.07 feet;
thence South 00°37'57" West, 5.00 feet;
thence North 89°22'03" West, 20.00 feet;
thence North 00°37'57" East, 5.00 feet;
thence North 89°22'03" West, 108.65 feet;
thence South 00°37'57" West, 10.89 feet;
thence South 89°59'34" West, 14.40 feet;
thence South 00°00'26" East, 187.62 feet;
thence North 89°59'34" East, 12.50 feet;
thence South 00°00'26" East, 23.00 feet;
thence South 89°59'34" West, 12.50 feet;
thence South 00°00'26" East, 72.64 feet;
thence South 89°36'03" East, 36.60 feet;
thence South 00°23'57" West, 20.00 feet;
thence North 89°36'03" West, 36.46 feet;
thence South 00°00'26" East, 121.28 feet;

thence 2.41 feet on the arc of a curve to the left having a radius of 15.00 feet, a central angle of 09°11'16", and a long chord which bears South 04°36'04" East, 2.40 feet;

thence South 89°36'03" East, 28.07 feet;
thence South 00°23'57" West, 6.00 feet;
thence South 89°36'03" East, 178.50 feet;
thence North 00°23'57" East, 6.00 feet;
thence South 89°36'03" East, 20.00 feet;



thence South 00°23'57" West, 9.21 feet;

thence South 74°07'16" East, 12.33 feet;

thence South 89°36'03" East, 79.81 feet;

thence 12.83 feet on the arc of a curve to the left having a radius of 87.00 feet, a central angle of 08°26'46", and a long chord which bears North 86°10'34" East, 12.81 feet;

thence North 64°53'57" East, 5.98 feet;

thence North 25°06'03" West, 9.21 feet;

thence North 64°53'57" East, 20.00 feet;

thence South 25°06'03" East, 9.21 feet;

thence North 64°53'57" East, 14.22 feet;

thence South 89°36'03" East, 35.62 feet;

thence South 00°00'26" East, 31.00 feet;

thence North 89°36'03" West, 28.83 feet;

thence South 64°53'57" West, 23.02 feet;

thence South 25°06'03" East, 16.39 feet;

thence South 64°53'57" West, 20.00 feet;

thence North 25°06'03" West, 16.69 feet;

thence North 89°36'03" West, 101.15 feet;

thence North 74°07'16" West, 18.73 feet;

thence North 89°36'03" West, 248.61 feet;

thence North 00°00'26" West, 151.88 feet;

thence South 89°59'34" West, 6.00 feet;

thence North 00°00'26" West, 20.00 feet;

thence North 89°59'34" East, 6.00 feet;

thence North 00°00'26" West, 85.71 feet;



thence South 89°59'34" West, 121.83 feet to the east right-of-way line of S. Eagle Road;

thence on said east right-of-way line, North 00°00'26" West, 20.45 feet to the **POINT OF BEGINNING**.

Containing 46,293 square feet or 1.063 acres, more or less.

AND

Easement 2

Commencing at the South 1/16 corner common to said Sections 20 and 21, T.3N., R.1E., B.M., from which the Section corner common to Sections 20, 21, 28 and 29 T.3N., R.1E., B.M., bears South 00°00'26" East, 1,350.15 feet; thence South 78°49'38" East, 609.12 feet to the **POINT OF BEGINNING**;

thence North 49°53'27" East, 18.00 feet;

thence South 40°06'33" East, 21.99 feet;

thence South 49°53'27" West, 18.00 feet;

thence North 40°06'33" West, 21.99 feet to the **POINT OF BEGINNING**.

Containing 396 square feet or 0.009 acres, more or less.

AND

Easement 3

Commencing at the South 1/16 corner common to said Sections 20 and 21, T.3N., R.1E., B.M., from which the Section corner common to Sections 20, 21, 28 and 29 T.3N., R.1E., B.M., bears South 00°00'26" East, 1,350.15 feet; thence South 75°59'04" East, 646.61 feet to the **POINT OF BEGINNING**;

thence North 64°02'10" East, 17.44 feet;

thence South 89°22'03" East, 145.65 feet;

thence South 00°37'57" West, 20.00 feet;

thence North 89°22'03" West, 26.67 feet;

thence South 00°37'57" West, 11.00 feet;

thence North 89°22'03" West, 111.66 feet;

thence South 64°02'10" West, 10.03 feet;



thence 31.04 feet on the arc of a non-tangent curve to the left having a radius of 173.50 feet, a central angle of 10°15'04", and a long chord which bears North 26°07'47" West, 31.00 feet to the **POINT OF BEGINNING**.

Containing 4,520 square feet or 0.104 acres, more or less.

AND

Easement 4

Commencing at the South 1/16 corner common to said Sections 20 and 21, T.3N., R.1E., B.M., from which the Section corner common to Sections 20, 21, 28 and 29 T.3N., R.1E., B.M., bears South 00°00'26" East, 1,350.15 feet; thence South 67°20'03" East, 656.22 feet to the **POINT OF BEGINNING**;

thence South 00°00'26" East, 20.00 feet;

thence South 89°59'34" West, 18.00 feet;

thence North 00°00'26" West, 20.00 feet;

thence North 89°59'34" East, 18.00 feet to the **POINT OF BEGINNING**.

Containing 360 square feet or 0.008 acres, more or less.

AND

Easement 5

Commencing at the South 1/16 corner common to said Sections 20 and 21, T.3N., R.1E., B.M., from which the Section corner common to Sections 20, 21, 28 and 29 T.3N., R.1E., B.M., bears South 00°00'26" East, 1,350.15 feet; thence South 60°16'09" East, 751.48 feet to the **POINT OF BEGINNING**;

thence North 89°59'34" East, 18.00 feet;

thence South 00°00'26" East, 20.00 feet;

thence South 89°59'34" West, 18.00 feet;

thence North 00°00'26" West, 20.00 feet to the **POINT OF BEGINNING**.

Containing 360 square feet or 0.008 acres, more or less.

AND



Easement 6

Commencing at the South 1/16 corner common to said Sections 20 and 21, T.3N., R.1E., B.M., from which the Section corner common to Sections 20, 21, 28 and 29 T.3N., R.1E., B.M., bears South 00°00'26" East, 1,350.15 feet; thence South 47°38'49" East, 963.10 feet to the **POINT OF BEGINNING**

thence 14.76 feet on the arc of a non-tangent curve to the left having a radius of 123.50 feet, a central angle of 06°50'46", and a long chord which bears North 72°16'33" East, 14.75 feet;

thence North 68°51'10" East, 5.28 feet;

thence South 21°08'50" East, 18.00 feet;

thence South 68°51'10" West, 5.28 feet;

thence 16.62 feet on the arc of a curve to the right having a radius of 141.50 feet, a central angle of 06°43'52", and a long chord which bears South 72°13'06" West, 16.61 feet;

thence North 15°12'15" West, 18.00 feet to the **POINT OF BEGINNING**.

Containing 377 square feet or 0.009 acres, more or less.

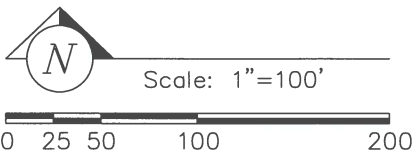
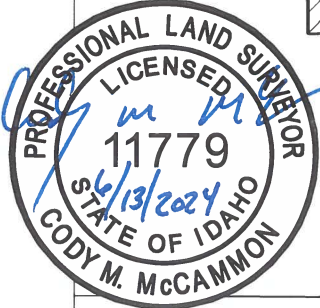
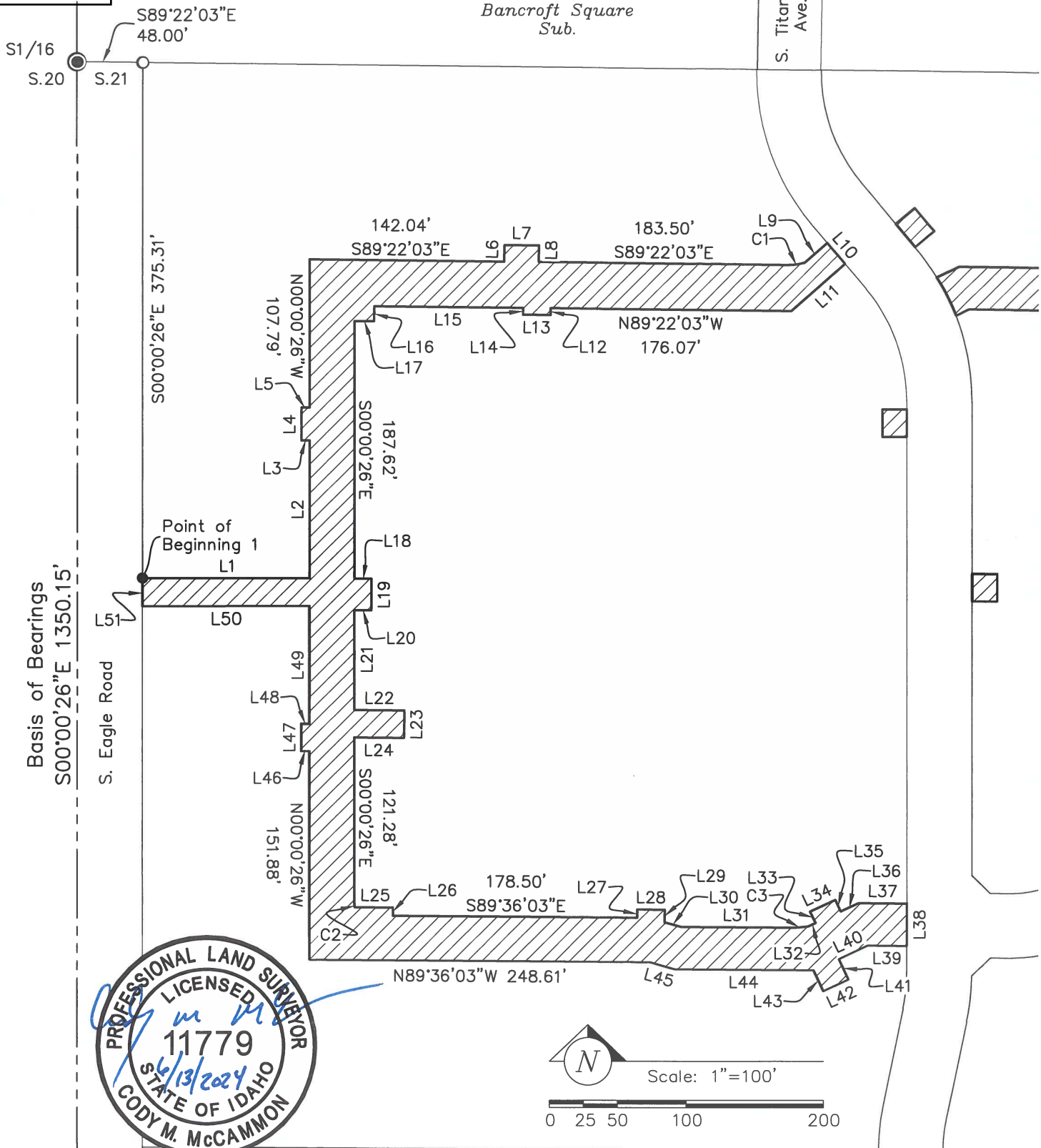
End of Description.



Exhibit B

Bancroft Square Sub.

S. Titanium Ave.



Inglewood Place Sub. No. 2

Inglewood Place Sub. No. 1

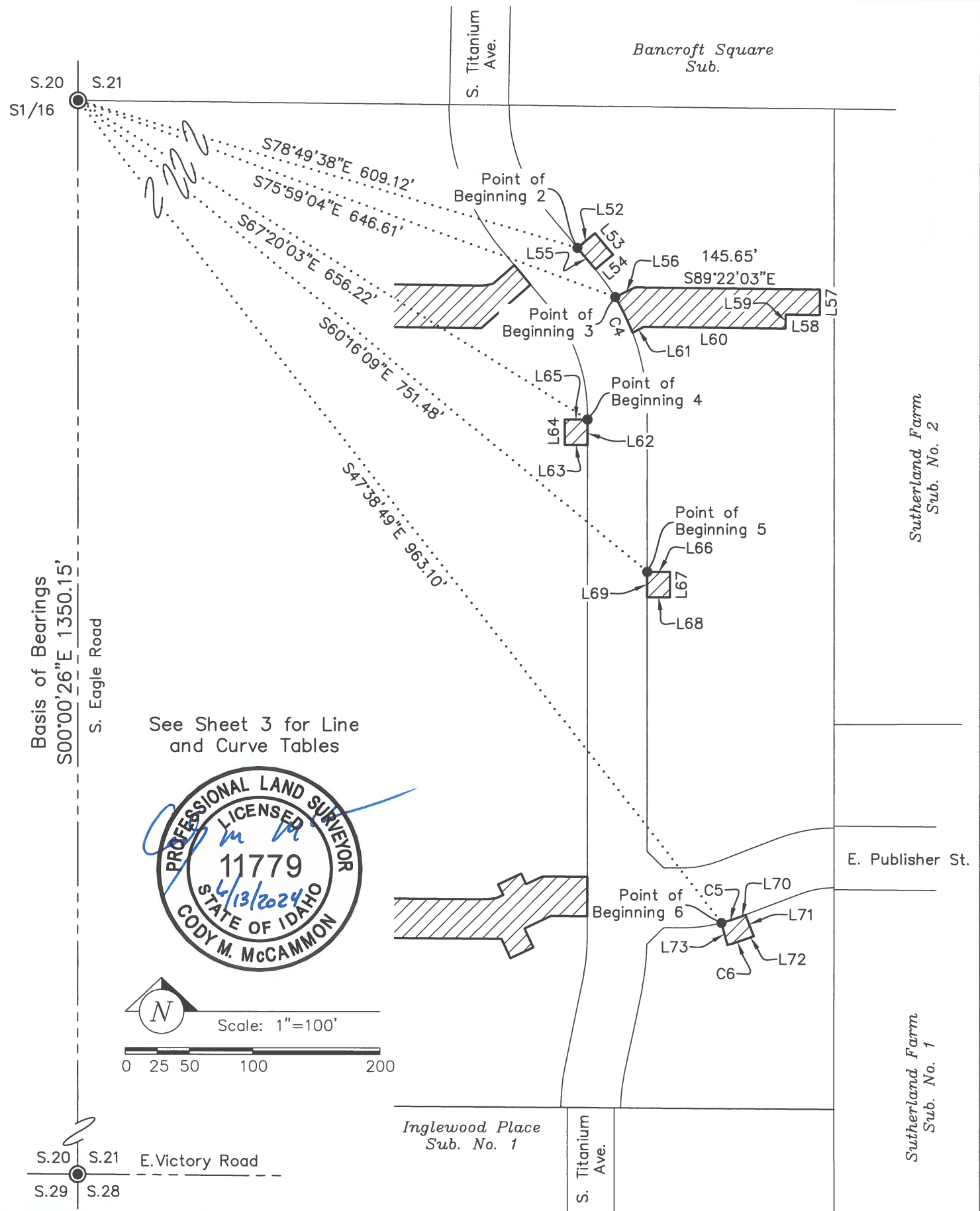
See Sheet 3 for Line and Curve Tables

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ISG IDAHO SURVEY GROUP, LLC
 9955 W. EMERALD ST.
 BOISE, IDAHO 83704
 (208) 846-8570

Exhibit B
Water and Sewer Easements
 Artisan Victory Market Subdivision
 A portion of the SW 1/4 of the SW 1/4 of Section 21,
 T.3N., R.1E., B.M., City of Meridian, Ada County, Idaho

Job No. 21-486
Sheet No. 1 of 3
Dwg. Date 6/13/2024



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	IDAHO SURVEY GROUP, LLC	9955 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570
	Exhibit B Water and Sewer Easements Artisan Victory Market Subdivision	

A portion of the SW 1/4 of the SW 1/4 of Section 21,
 T.3N., R.1E., B.M., City of Meridian, Ada County, Idaho

Job No. 21-486
Sheet No. 2 of 3
Dwg. Date 6/13/2024

Line Table		
Line	Bearing	Length
L1	N89°59'34"E	121.83'
L2	N00°00'26"W	100.30'
L3	S89°59'34"W	6.00'
L4	N00°00'26"W	24.00'
L5	N89°59'34"E	6.00'
L6	N00°37'57"E	12.00'
L7	S89°22'03"E	25.00'
L8	S00°37'57"W	12.00'
L9	N48°37'57"E	22.04'
L10	S40°06'33"E	20.00'
L11	S48°37'57"W	51.78'
L12	S00°37'57"W	5.00'
L13	N89°22'03"W	20.00'
L14	N00°37'57"E	5.00'
L15	N89°22'03"W	108.65'
L16	S00°37'57"W	10.89'
L17	S89°59'34"W	14.40'
L18	N89°59'34"E	12.50'
L19	S00°00'26"E	23.00'
L20	S89°59'34"W	12.50'
L21	S00°00'26"E	72.64'
L22	S89°36'03"E	36.60'
L23	S00°23'57"W	20.00'
L24	N89°36'03"W	36.46'
L25	S89°36'03"E	28.07'

Line Table		
Line	Bearing	Length
L26	S00°23'57"W	6.00'
L27	N00°23'57"E	6.00'
L28	S89°36'03"E	20.00'
L29	S00°23'57"W	9.21'
L30	S74°07'16"E	12.33'
L31	S89°36'03"E	79.81'
L32	N64°53'57"E	5.98'
L33	N25°06'03"W	9.21'
L34	N64°53'57"E	20.00'
L35	S25°06'03"E	9.21'
L36	N64°53'57"E	14.22'
L37	S89°36'03"E	35.62'
L38	S00°00'26"E	31.00'
L39	N89°36'03"W	28.83'
L40	S64°53'57"W	23.02'
L41	S25°06'03"E	16.39'
L42	S64°53'57"W	20.00'
L43	N25°06'03"W	16.69'
L44	N89°36'03"W	101.15'
L45	N74°07'16"W	18.73'
L46	S89°59'34"W	6.00'
L47	N00°00'26"W	20.00'
L48	N89°59'34"E	6.00'
L49	N00°00'26"W	85.71'
L50	S89°59'34"W	121.83'

Line Table		
Line	Bearing	Length
L51	N00°00'26"W	20.45'
L52	N49°53'27"E	18.00'
L53	S40°06'33"E	21.99'
L54	S49°53'27"W	18.00'
L55	N40°06'33"W	21.99'
L56	N64°02'10"E	17.44'
L57	S00°37'57"W	20.00'
L58	N89°22'03"W	26.67'
L59	S00°37'57"W	11.00'
L60	N89°22'03"W	111.66'
L61	S64°02'10"W	10.03'
L62	S00°00'26"E	20.00'
L63	S89°59'34"W	18.00'
L64	N00°00'26"W	20.00'
L65	N89°59'34"E	18.00'
L66	N89°59'34"E	18.00'
L67	S00°00'26"E	20.00'
L68	S89°59'34"W	18.00'
L69	N00°00'26"W	20.00'
L70	N68°51'10"E	5.28'
L71	S21°08'50"E	18.00'
L72	S68°51'10"W	5.28'
L73	N15°12'15"W	18.00'

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	10.77'	37.00'	16°40'48"	N82°17'33"E	10.73'
C2	2.41'	15.00'	9°11'16"	S04°36'04"E	2.40'
C3	12.83'	87.00'	8°26'46"	N86°10'34"E	12.81'
C4	31.04'	173.50'	10°15'04"	N26°07'47"W	31.00'
C5	14.76'	123.50'	6°50'46"	N72°16'33"E	14.75'
C6	16.62'	141.50'	6°43'52"	S72°13'06"W	16.61'



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Exhibit B
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 Artisan Victory Market Subdivision

A portion of the SW 1/4 of the SW 1/4 of Section 21,
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Job No.
21-486

Sheet No.
3 of 3

Dwg. Date
6/13/2024