

Project Name or Subdivision Name:

Brundage Estates Subdivision No. 1

Sanitary Sewer & Water Main Easement Number: 2

ESMT-2025-0030

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement made this 8th day of April, 2025, between Centers Farm, LLC, an Idaho limited liability company ("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

4-8-2025

Attest by Chris Johnson, City Clerk

4-8-2025

STATE OF IDAHO,)

: ss.

County of Ada)

This record was acknowledged before me on 4-8-2025 (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 Stamp Below

Notary Signature

My Commission Expires: _____

Exhibit A

Legal Description

Brundage Estates Subdivision No. 1 – Offsite City of Meridian Sewer and Water Easements

Easement parcels being located in the SW ¼ of the NW ¼ and the NW ¼ of the SW ¼ of Section 25, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, and more particularly described as follows:

Easement 1

Commencing at an Aluminum Cap monument marking the northwest corner of said NW ¼ of the SW ¼, from which an Aluminum Cap monument marking the northwest corner of said Section 25 bears N 0°37'18" E a distance of 2651.67 feet;

Thence N 80°00'50" E a distance of 448.16 feet to the **POINT OF BEGINNING**;

Thence N 0°37'18" E a distance of 25.00 feet to a point;

Thence S 89°22'42" E a distance of 20.00 feet to a point;

Thence S 0°37'18" W a distance of 25.00 feet to a point;

Thence N 89°22'42" W a distance of 20.00 feet to the **POINT OF BEGINNING**.

This easement contains 500 square feet (0.011 acres) and is subject to any other easements existing or in use.

Easement 2

Commencing at an Aluminum Cap monument marking the northwest corner of said NW ¼ of the SW ¼, from which an Aluminum Cap monument marking the northwest corner of said Section 25 bears N 0°37'18" E a distance of 2651.67 feet;

Thence N 89°26'09" E a distance of 555.62 feet to the **POINT OF BEGINNING**;

Thence N 0°37'18" E a distance of 40.00 feet to a point;

Thence S 89°22'42" E a distance of 25.00 feet to a point;

Thence S 0°37'18" W a distance of 40.00 feet to a point;

Thence N 89°22'42" W a distance of 25.00 feet to the **POINT OF BEGINNING**.

This easement contains 1,000 square feet (0.023 acres) and is subject to any other easements existing or in use.

Easement 3

Commencing at an Aluminum Cap monument marking the northwest corner of said NW ¼ of the SW ¼, from which an Aluminum Cap monument marking the northwest corner of said Section 25 bears N 0°37'18" E a distance of 2651.67 feet;

Thence S 74°11'28" E a distance of 572.58 feet to the **POINT OF BEGINNING**;

Thence S 89°22'42" E a distance of 32.00 feet to a point;

Thence S 0°37'18" W a distance of 40.00 feet to a point;

Thence N 89°22'42" W a distance of 32.00 feet to a point;

Thence N 0°37'18" E a distance of 40.00 feet the **POINT OF BEGINNING**.

This easement contains 1,280 square feet (0.029 acres) and is subject to any other easements existing or in use.

Easement 4

Commencing at an Aluminum Cap monument marking the northwest corner of said NW ¼ of the SW ¼, from which an Aluminum Cap monument marking the northwest corner of said Section 25 bears N 0°37'18" E a distance of 2651.67 feet;

Thence S 35°48'09" E a distance of 1166.98 feet to the **POINT OF BEGINNING**;

Thence N 48°35'24" E a distance of 35.00 feet to a point;

Thence S 41°24'36" E a distance of 42.00 feet to a point;

Thence S 48°35'24" W a distance of 35.00 feet to a point;

Thence N 41°24'36" W a distance of 42.00 feet the **POINT OF BEGINNING**.

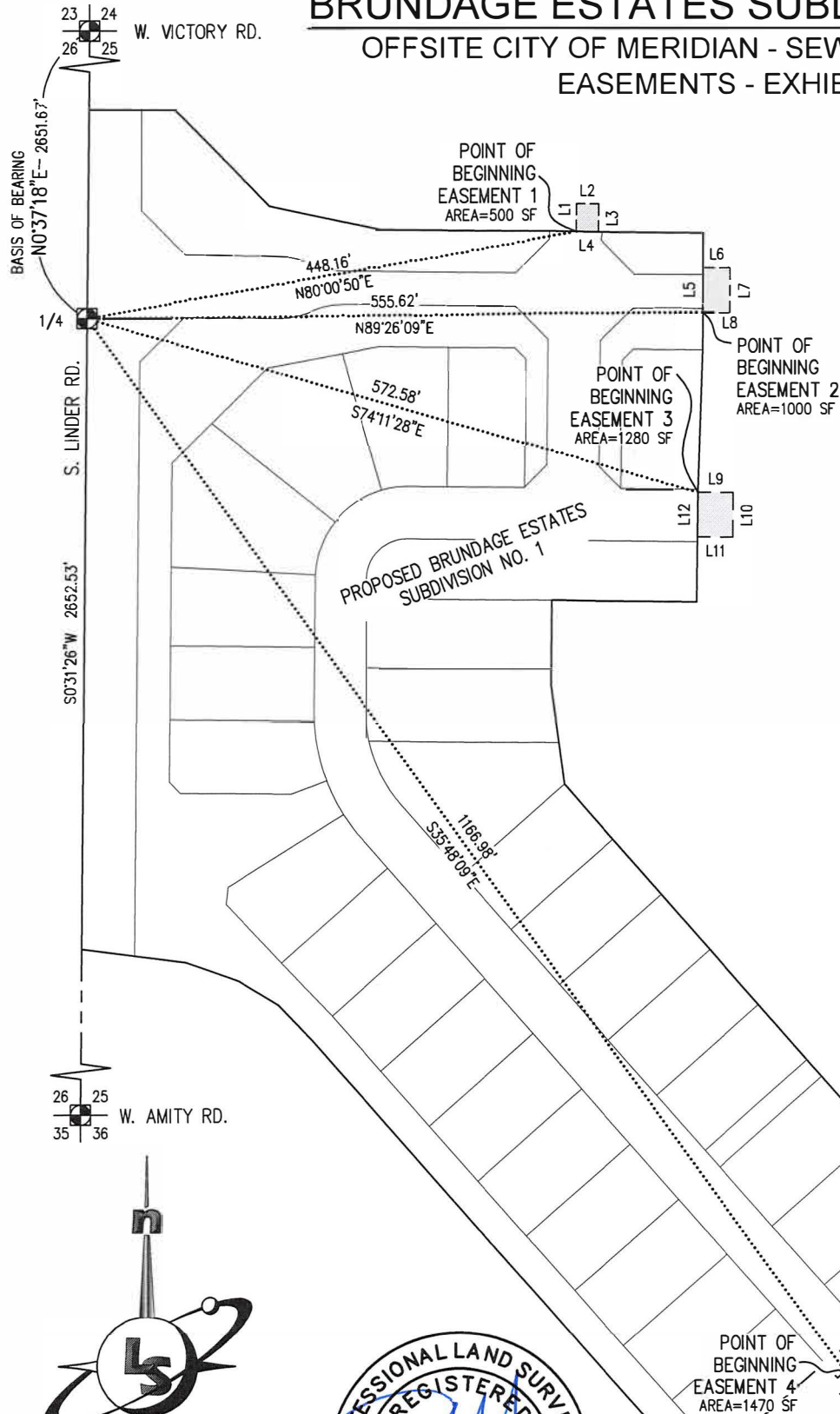
This easement contains 1,470 square feet (0.033 acres) and is subject to any other easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
March 20, 2025



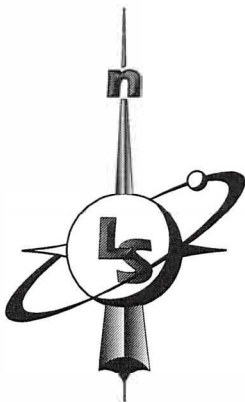
Exhibit B

BRUNDAGE ESTATES SUBDIVISION NO. 1 OFFSITE CITY OF MERIDIAN - SEWER AND WATER EASEMENTS - EXHIBIT



LINE TABLE		
LINE	LENGTH	BEARING
L1	25.00'	N0°37'18"E
L2	20.00'	S89°22'42"E
L3	25.00'	S0°37'18"W
L4	20.00'	N89°22'42"W
L5	40.00'	N0°37'18"E
L6	25.00'	S89°22'42"E
L7	40.00'	S0°37'18"W
L8	25.00'	N89°22'42"W
L9	32.00'	S89°22'42"E
L10	40.00'	S0°37'18"W
L11	32.00'	N89°22'42"W
L12	40.00'	N0°37'18"E
L13	35.00'	N48°35'24"E
L14	42.00'	S41°24'36"E
L15	35.00'	S48°35'24"W
L16	42.00'	N41°24'36"W

26 25
35 36 W. AMITY RD.



0' 75' 150' 300'



LandSolutions
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JOB NO. 22-27