

Everbrook Academy - Amity
ESMT-2025-0026

PARTIAL RELEASE OF EASEMENT
TYPE OF EASEMENT BEING PARTIALLY RELEASED: SANITARY SEWER & WATER MAIN
GRANTEE: CITY OF MERIDIAN
GRANTORS: KTJ 413, LLC, INCLUDING SUCCESSORS AND ASSIGNS

WHEREAS, by easement dated June 24, 2021 and recorded as **Instrument Number 2021-096838 and re-recorded as Instrument Number 2021-096846 in the land records of Ada County, State of Idaho**, an easement of the type and nature set forth in the above-captioned title was granted to the City of Meridian, an Idaho Municipal Corporation ("the Easement"), upon the real property legally described therein.

WHEREAS, the continuance of a certain portion of the Easement is no longer necessary or desirable.

NOW, THEREFORE, in consideration of the premises, the City of Meridian does hereby release, vacate, and abandon that certain portion of the Easement on the lands more particularly described on Exhibit A, and depicted on Exhibit B, attached hereto and incorporated herein.

All rights and privileges under the under the above-described document in and to the remaining lands covered by the Easement shall remain and continue in the Grantee and shall not be affected in any way hereby.

IN WITNESS WHEREOF, THE CITY OF MERIDIAN has caused these presents to be executed by its proper officers thereunto duly authorized this 1st day of April, 2025 _____

CITY OF MERIDIAN

Robert E. Simison, Mayor 4-1-2025

Attest by Chris Johnson, City Clerk 4-1-2025

STATE OF IDAHO,)
 : ss.
County of Ada)

This record was acknowledged before me on 4-1-2025 (date) by Robert E. Simison and Chris Johnson on behalf of the City of Meridian, in their capacities as Mayor and City Clerk, respectively.

(stamp)

Notary Signature
My Commission Expires: _____

EXHIBIT A

(LEGAL DESCRIPTION OF PORTION OF EASEMENT BEING RELEASED)

VACATING A PORTION OF INST. NO. 2021096838 & 2021096846, A SANITARY SEWER AND
WATER MAIN EASEMENT DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN, MERIDIAN CITY, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE FOUND BRASS CAP MONUMENT AT THE NORTHWEST CORNER OF SAID SECTION 33; AND RUNNING THENCE SOUTH 89°15'22" EAST 1022.59 FEET ALONG THE SECTION LINE, BEING THE BASIS OF BEARING BETWEEN SAID FOUND NORTHWEST CORNER AND THE FOUND BRASS CAP MONUMENT AT THE NORTH QUARTER CORNER OF SAID SECTION 33; AND SOUTH 0°44'38" WEST 209.58 FEET TO A POINT ON THE NORTHERLY LINE OF THE SANITARY SEWER AND WATER MAIN EASEMENT AS RECORDED IN INSTRUMENT NO. 2021093838 AND INSTRUMENT NO. 2021096846, ADA COUNTY RECORDER'S OFFICE AND THE TRUE POINT OF BEGINNING:

THENCE SOUTH 89°15'22" EAST 20.00 FEET ALONG THE NORTHERLY LINE OF SAID SANITARY SEWER AND WATER MAIN EASEMENT TO A POINT ON THE EASTERLY LINE OF SAID EASEMENT;

THENCE SOUTH 0°44'38" WEST 19.49 FEET ALONG THE EASTERLY LINE OF SAID SANITARY SEWER AND WATER MAIN EASEMENT TO A POINT ON THE SOUTHERLY LINE OF SAID EASEMENT;

THENCE NORTH 89°15'22" WEST 20.00 FEET ALONG SAID SANITARY SEWER AND WATER MAIN EASEMENT TO A POINT ON THE WESTERLY LINE OF SAID EASEMENT;

THENCE NORTH 0°44'38" EAST 19.49 FEET ALONG THE WESTERLY LINE OF SAID SANITARY SEWER AND WATER MAIN EASEMENT TO A POINT ON THE NORTHERLY LINE OF SAID EASEMENT AND THE POINT OF BEGINNING.

CONTAINS 389 SQ. FT. OR 0.008 ACRES

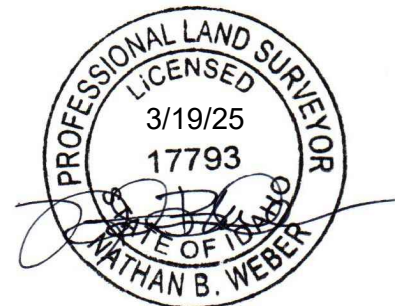
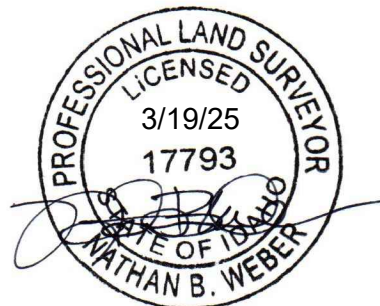
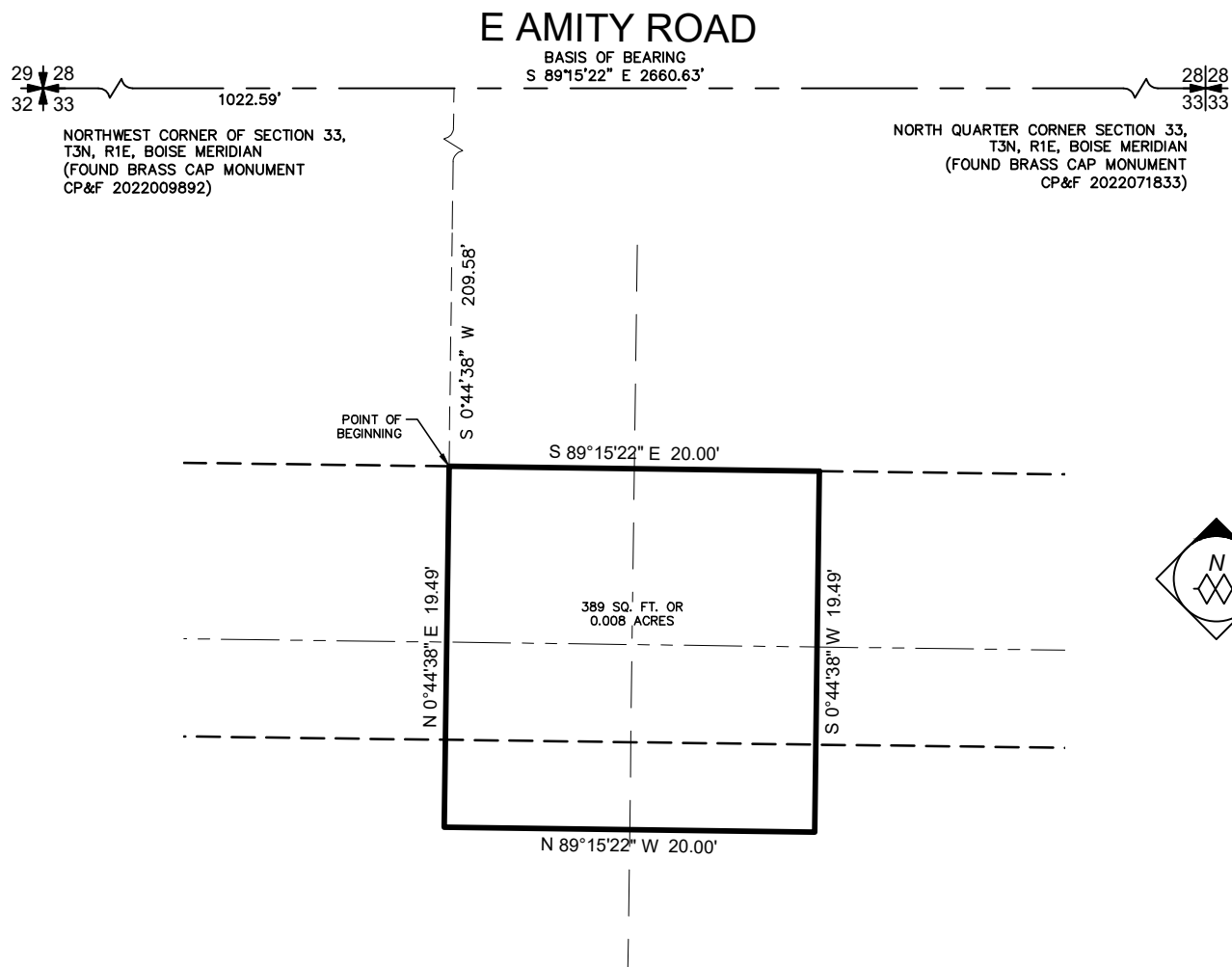


EXHIBIT B

(MAP DEPICTING THE PORTION OF THE EASEMENT BEING RELEASED)



KTJ 413 LLC
VACATING A PORTION OF INST. NO.
2021096838 & 2021096846, A SANITARY
SEWER AND WATER MAIN EASEMENT
MERIDIAN CITY, ADA COUNTY, IDAHO

