

Project Name or Subdivision Name:

Jump Creek Subdivision No 7

Sanitary Sewer & Water Main Easement Number: _____

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

Record Number: ESMT-2024-0058

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement made this 14th day of May 2024 between Open Door Rentals 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.

GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor 5-14-2024

Attest by Chris Johnson, City Clerk 5-14-2024

STATE OF IDAHO,)

: ss.

County of Ada)

This record was acknowledged before me on 5-14-2024 (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: 3-28-2028

Exhibit A
City of Meridian Sewer and Water Easement
Jump Creek Subdivision No. 7
April 25, 2024

A portion of the Southeast 1/4 of the Southeast 1/4 of Section 28, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho more particularly described as follows:

Commencing at the Section corner common to Sections 27, 28, 33 and 34, T.4N., R.1W., B.M., from which the East 1/16 corner common to said Sections 28 and 33, bears North 89°16'45" West, 1317.68 feet; thence on the south boundary line of said Section 28, North 89°16'45" West, 323.61 feet; thence leaving said south boundary line, North 00°43'15" East, 49.00 feet to the Southeast corner of Jump Creek South Subdivision as filed in Book 126 of Plats at Pages 20280 through 20282, records of Ada County, Idaho; thence on the east boundary line of said Jump Creek South Subdivision and the east boundary line of Jump Creek Subdivision No. 6 as filed in Book 126 of Plats at Pages 20276 through 20279, records of Ada County, Idaho, the following two (2) courses and distance: North 00°43'15" East, 102.35 feet; North 00°33'57" East, 29.65 feet to the **POINT OF BEGINNING**;

thence continuing on the east boundary line of said Jump Creek Subdivision No. 6, North 00°33'57" East, 31.00 feet;

thence leaving said east boundary line, South 89°16'45" East, 10.58 feet;

thence North 00°55'21" East, 31.89 feet;

thence South 89°04'39" East, 23.00 feet;

thence South 00°55'21" West, 31.81 feet;

thence South 89°16'45" East, 12.05 feet;

thence North 85°09'37" East, 16.42 feet;

thence North 03°48'22" West, 7.49 feet;

thence North 86°11'38" East, 60.78 feet;

thence North 00°31'08" East, 96.23 feet;

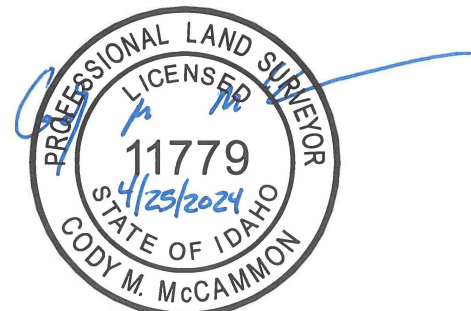
thence North 89°28'52" West, 29.50 feet;

thence North 00°31'08" East, 23.00 feet;

thence South 89°28'52" East, 29.50 feet;

thence North 00°31'08" East, 24.48 feet;

thence North 89°28'52" West, 29.50 feet;



thence North 00°31'08" East, 23.00 feet;
thence South 89°28'52" East, 29.50 feet;
thence North 00°31'08" East, 70.23 feet;
thence North 89°18'27" West, 29.53 feet;
thence North 00°41'33" East, 19.99 feet;
thence South 89°45'25" East, 29.49 feet;
thence North 00°35'20" East, 98.19 feet;
thence North 89°28'52" West, 29.75 feet;

thence North 00°41'33" East, 21.34 feet to the southerly boundary line of Jump Creek Subdivision No. 1 as filed in Book 110 of Plats at Pages 15795 through 15799, records of Ada County, Idaho;

thence on said southerly boundary line, South 89°18'27" East, 61.55 feet;
thence leaving said southerly boundary line, South 00°31'08" West, 82.06 feet;
thence South 89°28'52" East, 29.00 feet;
thence South 00°31'05" West, 27.00 feet;
thence North 89°28'52" West, 29.00 feet;
thence South 00°31'08" West, 82.88 feet;
thence South 89°28'52" East, 29.00 feet;
thence South 00°31'08" West, 22.00 feet;
thence North 89°28'52" West, 29.00 feet;
thence South 00°31'08" West, 74.11 feet;
thence South 89°28'52" East, 16.50 feet;
thence South 00°31'08" West, 23.00 feet;
thence North 89°28'52" West, 16.50 feet;
thence South 00°31'08" West, 40.00 feet;
thence South 89°31'46" East, 38.50 feet;

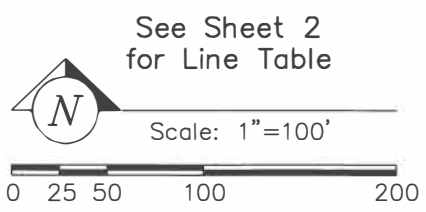
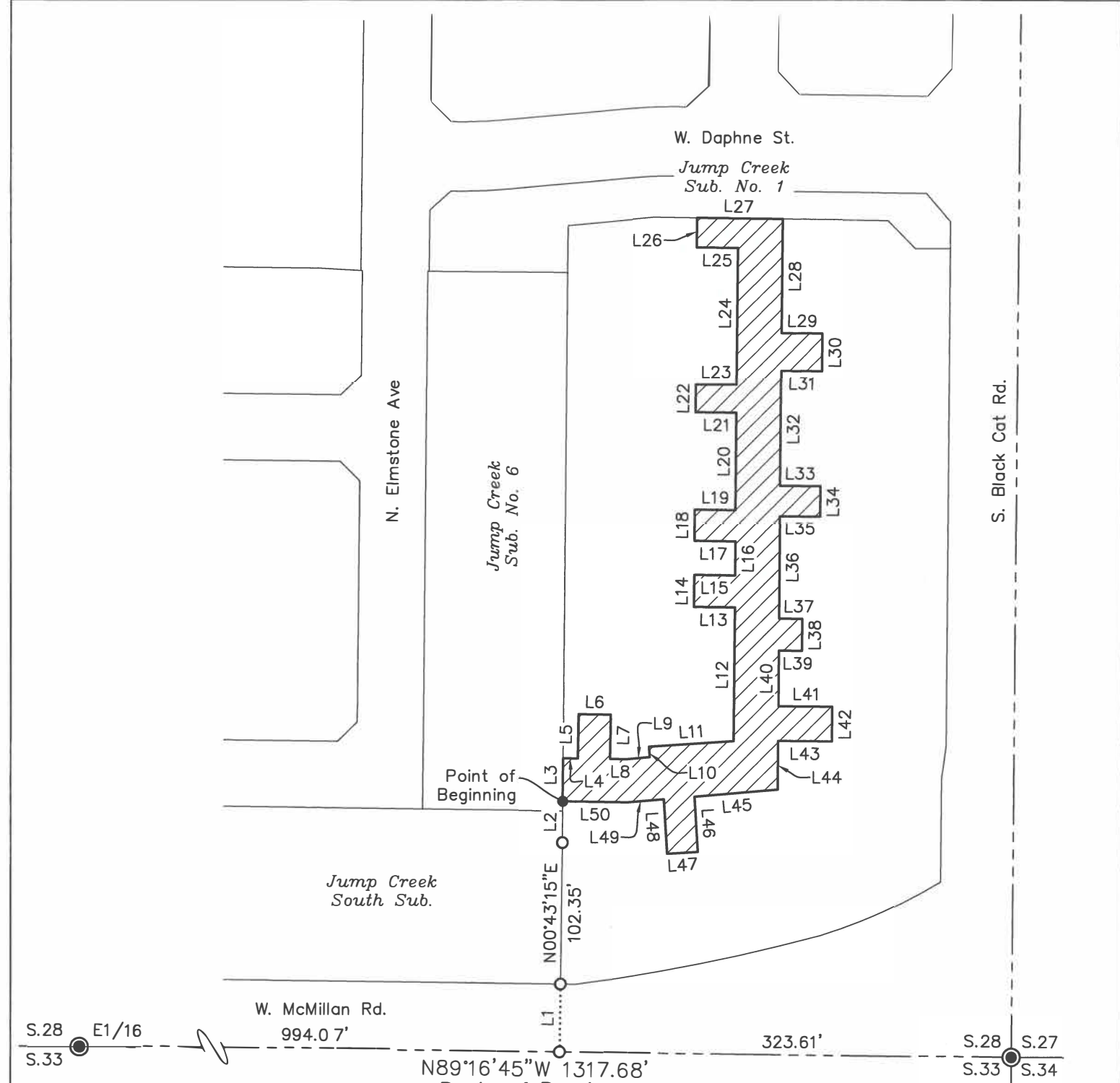


thence South 00°31'08" West, 25.00 feet;
thence North 89°32'04" West, 38.50 feet;
thence South 00°31'08" West, 35.01 feet;
thence South 85°09'37" West, 60.19 feet;
thence South 03°25'13" East, 39.75 feet;
thence South 86°40'11" West, 22.00 feet;
thence North 03°19'50" West, 39.17 feet;
thence South 85°12'43" West, 25.57 feet;
thence North 89°16'45" West, 46.82 feet to the **POINT OF BEGINNING**.

Containing 24,352 square feet or 0.559 acres, more or less.

End of Description.





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IDAHO SURVEY GROUP, LLC

9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

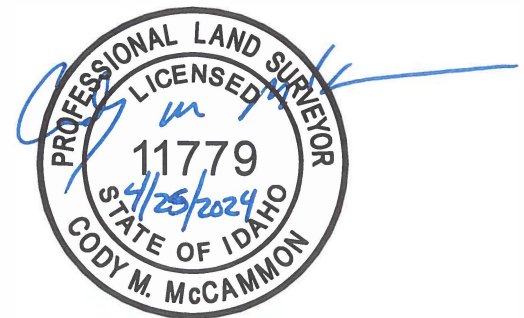
Exhibit B
City of Meridian Sewer and Water Easement
Jump Creek Subdivision No. 7

A portion of the SE1/4 of the SE1/4 of Section 28,
T.4N., R.1W., B.M., City of Meridian, Ada County, Idaho.

Job No. 20-484
Sheet No. 1 of 2
Dwg. Date 4/25/2024

Line Table		
Line	Bearing	Length
L1	N00°43'15"E	49.00'
L2	N00°33'57"E	29.65'
L3	N00°33'57"E	31.00'
L4	S89°16'45"E	10.58'
L5	N00°55'21"E	31.89'
L6	S89°04'39"E	23.00'
L7	S00°55'21"W	31.81'
L8	S89°16'45"E	12.05'
L9	N85°09'37"E	16.42'
L10	N03°48'22"W	7.49'
L11	N86°11'38"E	60.78'
L12	N00°31'08"E	96.23'
L13	N89°28'52"W	29.50'
L14	N00°31'08"E	23.00'
L15	S89°28'52"E	29.50'
L16	N00°31'08"E	24.48'
L17	N89°28'52"W	29.50'
L18	N00°31'08"E	23.00'
L19	S89°28'52"E	29.50'
L20	N00°31'08"E	70.23'
L21	N89°18'27"W	29.53'
L22	N00°41'33"E	19.99'
L23	S89°45'25"E	29.49'
L24	N00°35'20"E	98.19'
L25	N89°28'52"W	29.75'

Line Table		
Line	Bearing	Length
L26	N00°41'33"E	21.34'
L27	S89°18'27"E	61.55'
L28	S00°31'08"W	82.06'
L29	S89°28'52"E	29.00'
L30	S00°31'05"W	27.00'
L31	N89°28'52"W	29.00'
L32	S00°31'08"W	82.88'
L33	S89°28'52"E	29.00'
L34	S00°31'08"W	22.00'
L35	N89°28'52"W	29.00'
L36	S00°31'08"W	74.11'
L37	S89°28'52"E	16.50'
L38	S00°31'08"W	23.00'
L39	N89°28'52"W	16.50'
L40	S00°31'08"W	40.00'
L41	S89°31'46"E	38.50'
L42	S00°31'08"W	25.00'
L43	N89°32'04"W	38.50'
L44	S00°31'08"W	35.01'
L45	S85°09'37"W	60.19'
L46	S03°25'13"E	39.75'
L47	S86°40'11"W	22.00'
L48	N03°19'50"W	39.17'
L49	S85°12'43"W	25.57'
L50	N89°16'45"W	46.82'



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	IDAHO SURVEY GROUP, LLC	9955 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570
	Exhibit B City of Meridian Sewer and Water Easement Jump Creek Subdivision No. 7	

A portion of the SE1/4 of the SE1/4 of Section 28,
 T.4N., R.1W., B.M., City of Meridian, Ada County, Idaho.

Job No. 20-484
Sheet No. 2 of 2
Dwg. Date 4/25/2024