

Bank of America: Village at Meridian
ESMT-2024-0102

PARTIAL RELEASE OF EASEMENT
TYPE OF EASEMENT BEING PARTIALLY RELEASED: Sewer/ Water easement release
GRANTEE: CITY OF MERIDIAN
GRANTORS: Meridian CentralCal, LLC, INCLUDING SUCCESSORS AND ASSIGNS

WHEREAS, by easement dated August 7, 2012 and recorded as **Instrument Number 112079721** 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 13th day of August, 2024.

CITY OF MERIDIAN

Robert E. Simison, Mayor 8-13-2024

Attest by Chris Johnson, City Clerk 8-13-2024

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

This record was acknowledged before me on 8-13-2024 (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 Signature
My Commission Expires: 3-28-2028



July 24, 2024
Project No.: 123159

SEWER/WATER EASEMENT RELEASE

BANK of AMERICA at the VILLAGE
MERIDIAN CENTERCAL OWNER, LLC

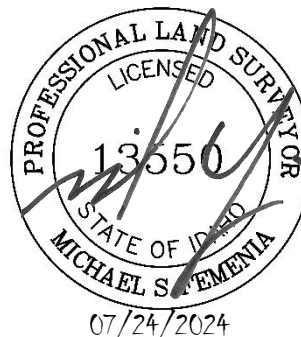
A portion of an existing sewer and water easement, recorded as Instrument No. 112079721, Ada County records, located in a portion of Lot 8, Block 2 of CenterCal Subdivision, recorded in Book 104 of Plats at Page 14163, Ada County records, situate in the Southeast Quarter of the Southwest Quarter of Section 4, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

COMMENCING at the South Quarter Corner of said Section 4, (from which point the Southwest Corner of said Section 4 bears North 89° 22' 57" West, 2659.51 feet distant); thence on the south section line of said Section 4, North 89° 22' 57" West, 696.78 feet; thence leaving said south section line, North 00° 37' 03" East, 169.79 feet, to a point on said existing sewer and water easement, recorded as Instrument No. 112079721, Ada County records, AND the **POINT OF BEGINNING**:

Thence on said existing sewer and water easement, North 89° 36' 40" West, 7.68 feet;
Thence North 47° 36' 40" West, 89.47 feet;
Thence North 42° 23' 20" East, 20.00 feet;
Thence South 47° 36' 40" East, 81.79 feet;
Thence South 00° 23' 20" West, 20.00 feet to the **POINT OF BEGINNING**.

The above-described easement release contains 1789 Ft² (0.041 Acres) more or less.

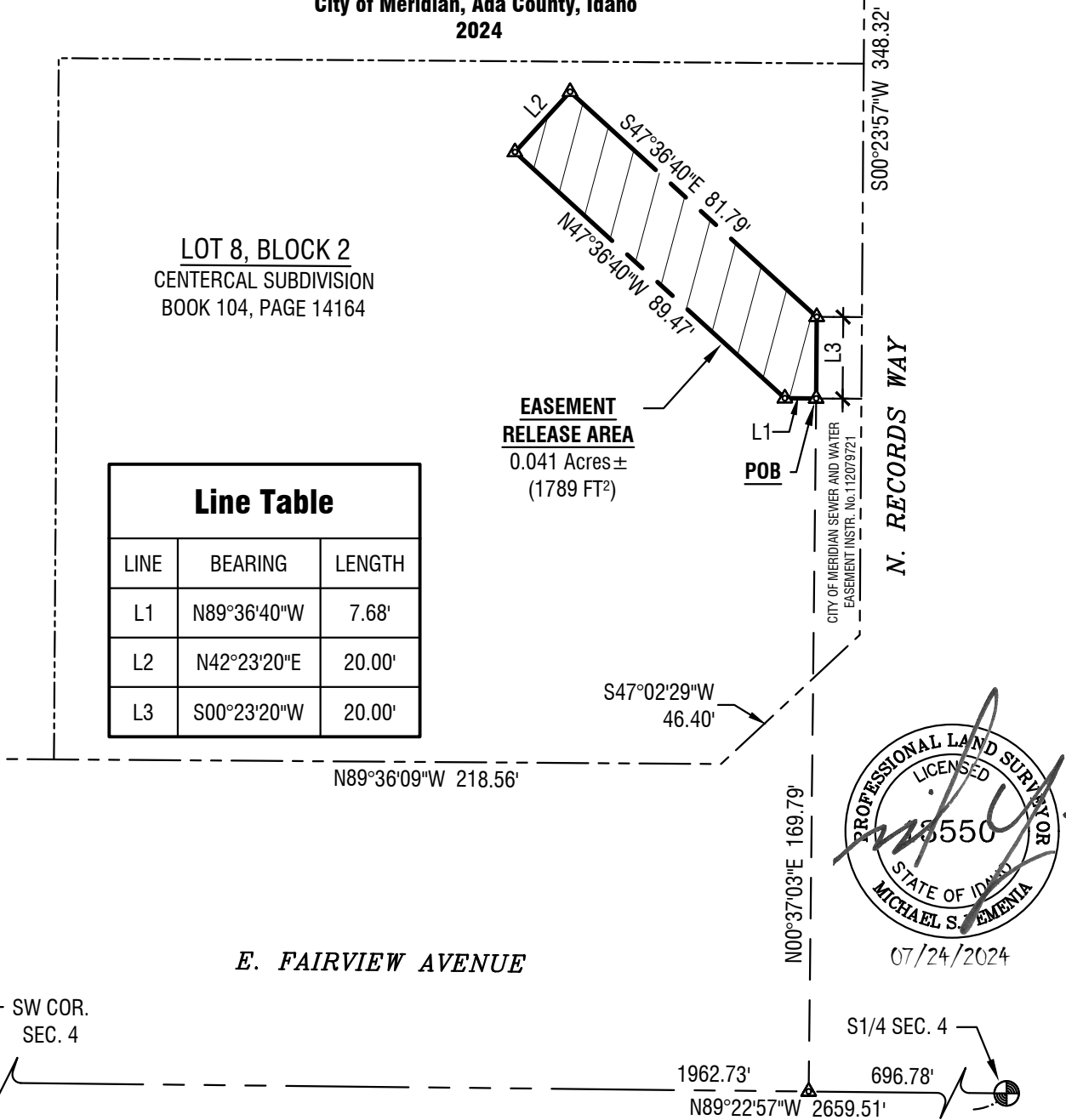
Prepared by:
The Land Group, Inc.
Michael S. Femenia, PLS



Easement Release

for City of Meridian

Situate in the SE 1/4 of the SW 1/4 of Section 4
Township 4 North, Range 1 East, Boise Meridian
City of Meridian, Ada County, Idaho
2024



Line Table		
LINE	BEARING	LENGTH
L1	N89°36'40"W	7.68'
L2	N42°23'20"E	20.00'
L3	S00°23'20"W	20.00'

LOT 8, BLOCK 2
CENTERCAL SUBDIVISION
BOOK 104, PAGE 14164

**EASEMENT
RELEASE AREA**
0.041 Acres ±
(1789 FT²)

POB

N. RECORDS WAY

E. FAIRVIEW AVENUE

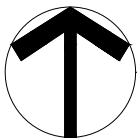
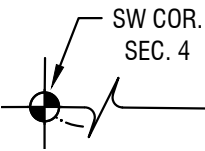
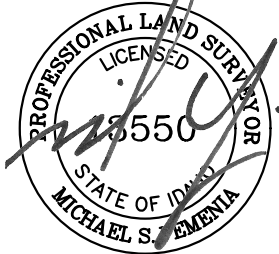


Exhibit "B"

Horizontal Scale: 1" = 40'



123159
Date of Issuance: July 24, 2024

File Location: g:\2023\123159\cad\survey\exhibits\ex 2405 16 water easement_release_city of meridian 123159.dwg
Last Plotted By: Mike Ementa
Date Plotted: Wednesday, July 24, 2024 at 04:09 PM



Sewer/Water Easement Release
City of Meridian
Bank of America