

Project Name or Subdivision Name:

Stapleton Apartments

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

Record Number: ESMT-2024-0041

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement made this ____ day of _____ 20__ between
C4 Land 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

Attest by Chris Johnson, City Clerk

STATE OF IDAHO,)

: ss.

County of Ada)

This record was acknowledged before me on _____ (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: _____

February 16, 2024
Project No. 23-096
City of Meridian Sewer and Water Easement

Exhibit A

A parcel of land for a City of Meridian Sewer and Water Easement over a portion of Lot 20, Block 6 of Stapleton Subdivision No. 2 (Book 124 of Plats, Pages 19782-19786), situated in the Southeast 1/4 of Section 25, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at a found 1/2-inch rebar marking the Northwest corner of said Lot 20, which bears N36°47'10"W a distance of 369.68 feet from a found 1/2-inch rebar marking the westerly angle point of said Lot 20, thence following the boundary of said Lot 20, S36°47'10"E a distance of 134.34 feet; Thence leaving said boundary, N90°00'00"E a distance of 64.14 feet to the **POINT OF BEGINNING**.

Thence S89°29'21"E a distance of 108.05 feet;
Thence N76°32'01"E a distance of 39.10 feet;
Thence N13°14'41"W a distance of 8.07 feet;
Thence N76°32'01"E a distance of 20.00 feet;
Thence S13°14'41"E a distance 8.07 feet;
Thence N76°32'01"E a distance of 12.62 feet to the westerly right-of-way of S. Lone Pine Way;
Thence following said westerly right-of-way, S14°04'45"E a distance of 30.00 feet;
Thence leaving said westerly right-of-way, S76°32'01"W a distance of 37.99 feet;
Thence S13°27'59"E a distance of 79.23 feet;
Thence S34°51'01"E a distance of 49.66 feet;
Thence S61°27'16"E a distance of 70.36 feet;
Thence N31°14'40"E a distance of 21.23 feet to said westerly right-of-way;
Thence following said westerly right-of-way the following two (2) courses:
1. 25.47 feet along the arc of a curve to the left, said curve having a radius of 218.50 feet, a delta angle of 06°40'41", a chord bearing of S55°07'38"E and a chord distance of 25.45 feet to a found 1/2-inch rebar;
2. S58°27'59"E a distance of 14.60 feet;

Thence leaving said westerly right-of-way, S31°14'40"W a distance of 47.69 feet;
Thence N61°27'16"W a distance of 18.22 feet;
Thence S32°14'30"W a distance of 76.80 feet to the southwesterly boundary of said Lot 20;
Thence following said southwesterly boundary, N58°50'44"W a distance of 20.00 feet;
Thence leaving said southwesterly boundary, N32°14'30"E a distance of 59.53 feet;
Thence N58°41'55"W a distance of 26.22 feet;
Thence N28°32'44"E a distance of 15.06 feet;
Thence N61°27'16"W a distance of 50.58 feet;
Thence N34°51'01"W a distance of 62.42 feet;
Thence N13°27'59"W a distance of 69.55 feet;
Thence S76°32'01"W a distance of 17.18 feet;
Thence N13°27'59"W a distance of 17.69 feet;
Thence N89°29'21"W a distance of 81.99 feet;
Thence S00°30'39"W a distance of 5.53 feet;

Thence N89°29'21"W a distance of 20.00 feet;

Thence N00°30'39"E a distance of 35.53 feet to the **POINT OF BEGINNING**.

Said parcel contains 16,301 square feet, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

All subdivisions, deeds, records of surveys, and other instruments of record referenced herein are recorded documents of the county in which these described lands are situated.

Attached hereto is **Exhibit B** and by this reference is made a part hereof.



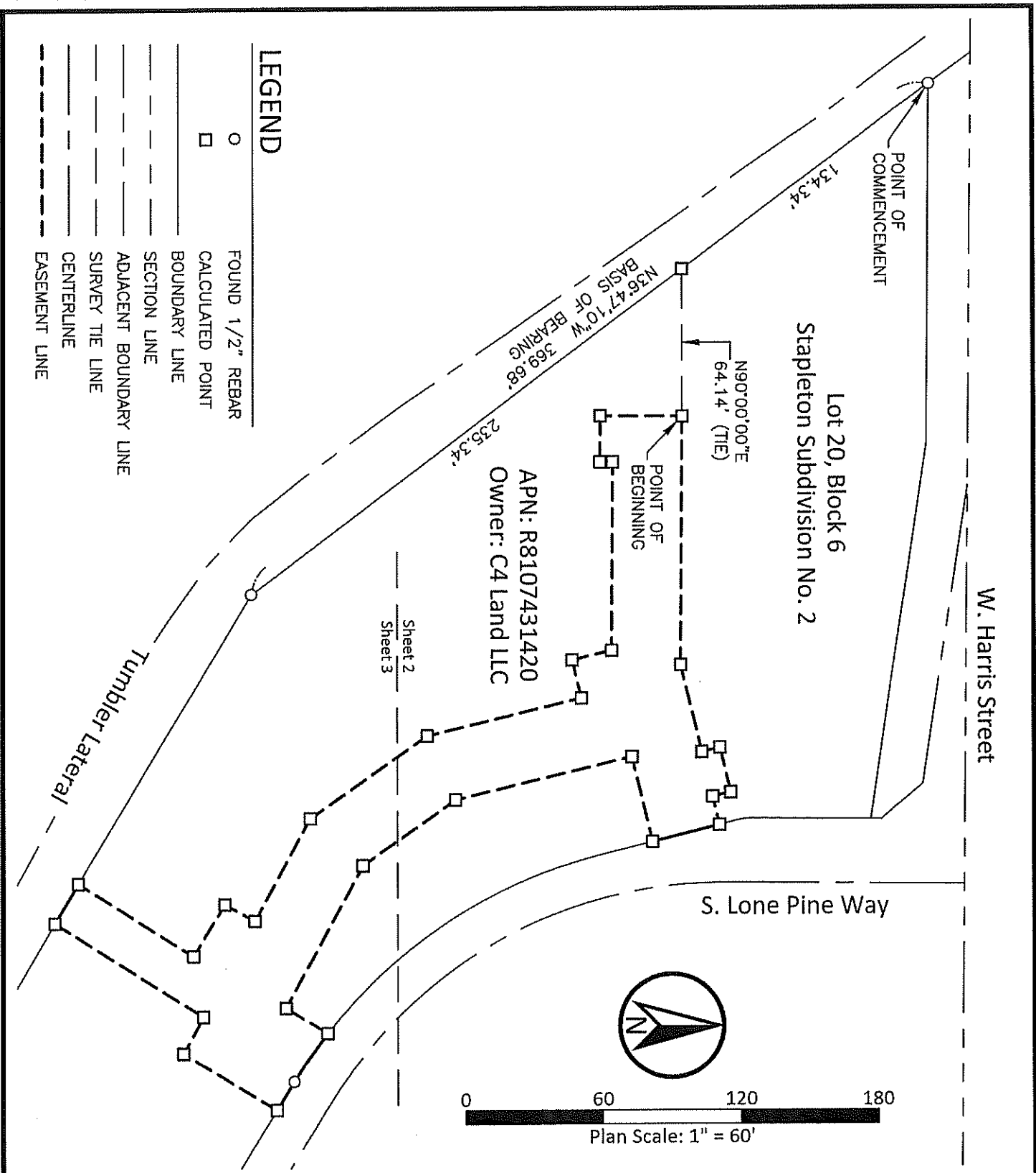
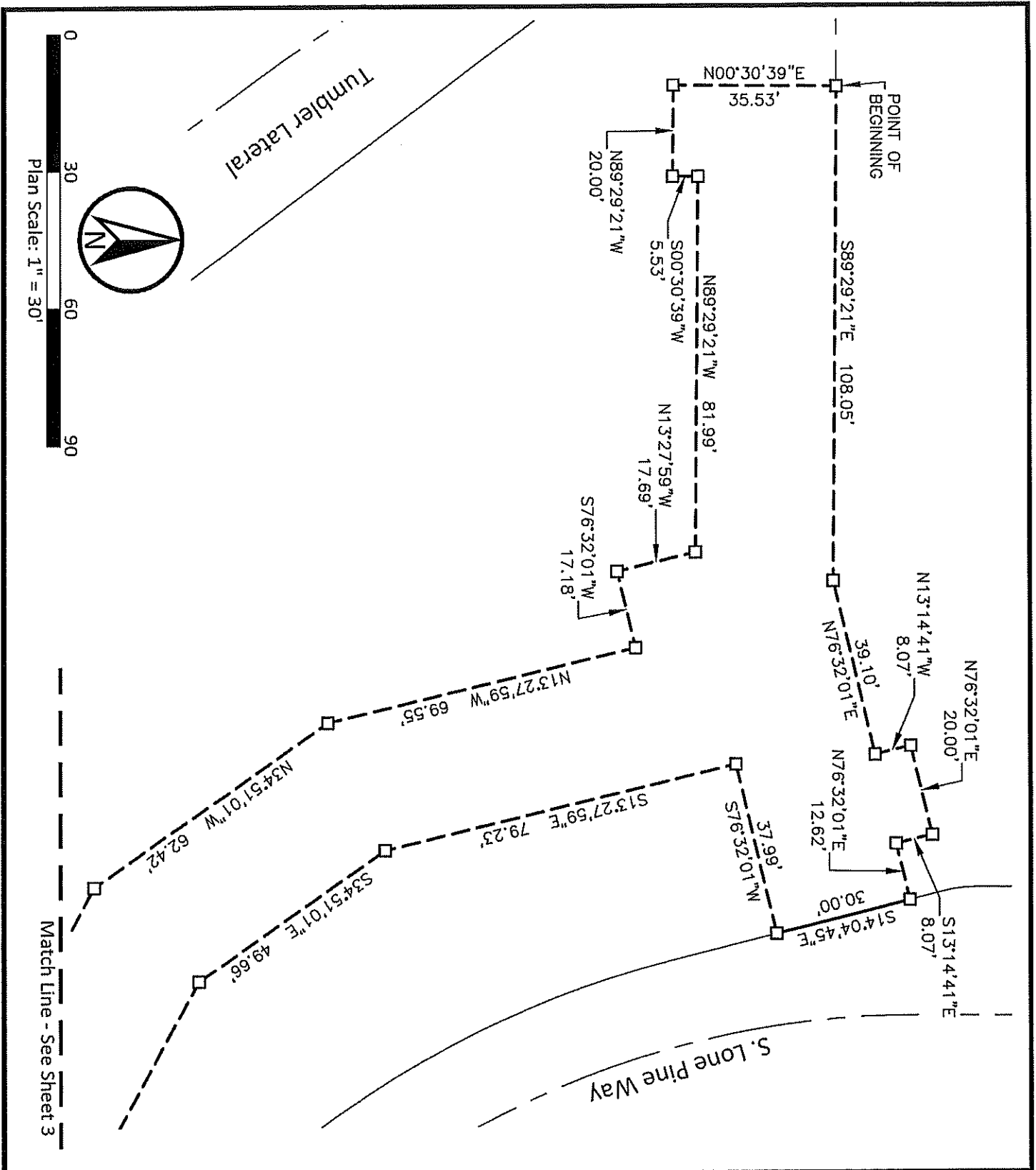


Exhibit B
City of Meridian Sewer and Water Easement

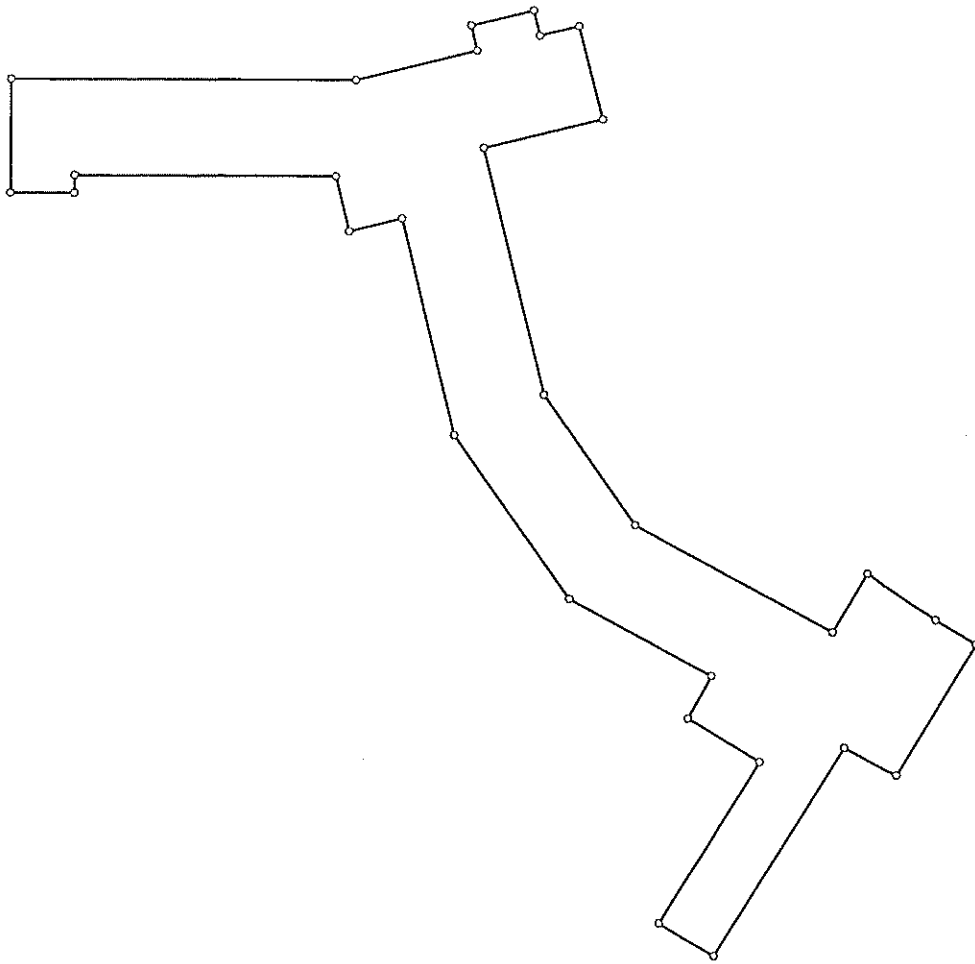
A parcel of land over a portion of Lot 20, Block 6 of Stapleton Subdivision No. 2, situated in the Southeast 1/4 of Section 25, T.3N., R.1W., B.M., City of Meridian, Ada County, Idaho

DATE: FEBRUARY, 2024
PROJECT: 23-096
SHEET: 1 OF 3

km
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmen@ip.com



km ENGINEERING 5725 NORTH DISCOVERY WAY BOISE, IDAHO 83713 PHONE (208) 639-6939 kmen@idp.com		DATE: FEBRUARY, 2024 PROJECT: 23-096	SHEET: 2 OF 3	Exhibit B City of Meridian Sewer and Water Easement A parcel of land over a portion of Lot 20, Block 6 of Stapleton Subdivision No. 2, situated In the Southeast 1/4 of Section 25, T.3N., R.1W., B.M., City of Meridian, Ada County, Idaho
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Title:		Date: 02-15-2024
Scale: 1 inch = 60 feet	File: Deed Plotter.des	
Tract 1: 0.374 Acres: 16301 Sq Feet: Closure = n14.0006e 0.00 Feet: Precision =1/320537: Perimeter = 1148 Feet		
001=s89.2921e 108.05	012=n31.1440e 21.23	023=n34.5101w 62.42
002=n76.3201e 39.10	013: Lt, R=218.50, Delta=06.4041 Bng=s55.0738e, Cbd=25.45	024=n13.2759w 69.55
003=n13.1441w 8.07	014=s58.2759e 14.60	025=s76.3201w 17.18
004=n76.3201e 20.00	015=s31.1440w 47.69	026=n13.2759w 17.69
005=s13.1441e 8.07	016=n61.2716w 18.22	027=n89.2921w 81.99
006=n76.3201e 12.62	017=s32.1430w 76.80	028=s00.3039w 5.53
007=s14.0445e 30.00	018=n58.5044w 20.00	029=n89.2921w 20.00
008=s76.3201w 37.99	019=n32.1430e 59.53	030=n00.3039e 35.53
009=s13.2759e 79.23	020=n58.4155w 26.22	
010=s34.5101e 49.66	021=n28.3244e 15.06	
011=s61.2716e 70.36	022=n61.2716w 50.58	