

TM Center Subdivision No. 2
ESMT-2024-0032

PARTIAL RELEASE OF EASEMENT
TYPE OF EASEMENT BEING PARTIALLY RELEASED: SANITARY SEWER EASEMENT
GRANTEE: CITY OF MERIDIAN
GRANTORS: DWT Investments LLC, SCS Investments LLC and BVB Ten Crossing Annex, LLC, INCLUDING
SUCCESSORS AND ASSIGNS

WHEREAS, by easement dated May 24th, 2023 and recorded as **Instrument Number 2023-029582**, 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 ____ day of _____, 20____.

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.

(stamp)

Notary Signature
My Commission Expires:_____

January 8, 2024
TM Center Subdivision No. 2
Project No. 23-084
City of Meridian Partial Release of Easement
Legal Description

Exhibit A

A parcel of land for a partial release of an existing City of Meridian Easement per Instrument No. 2023-029582, situated in a portion of the West 1/2 of the Northwest 1/4 of Section 14, 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 aluminum cap marking the West 1/4 corner of said Section 14, which bears S00°33'33"W a distance of 1,329.19 feet from a found aluminum cap marking the North 1/16 corner of said Section 14;

Thence following the westerly line of said Northwest 1/4, N00°33'33"E a distance of 599.28 feet;

Thence leaving said westerly line, S89°26'27"E a distance of 898.96 feet to said existing City of Meridian Easement and being the **POINT OF BEGINNING**.

Thence following said easement line the following five (5) courses:

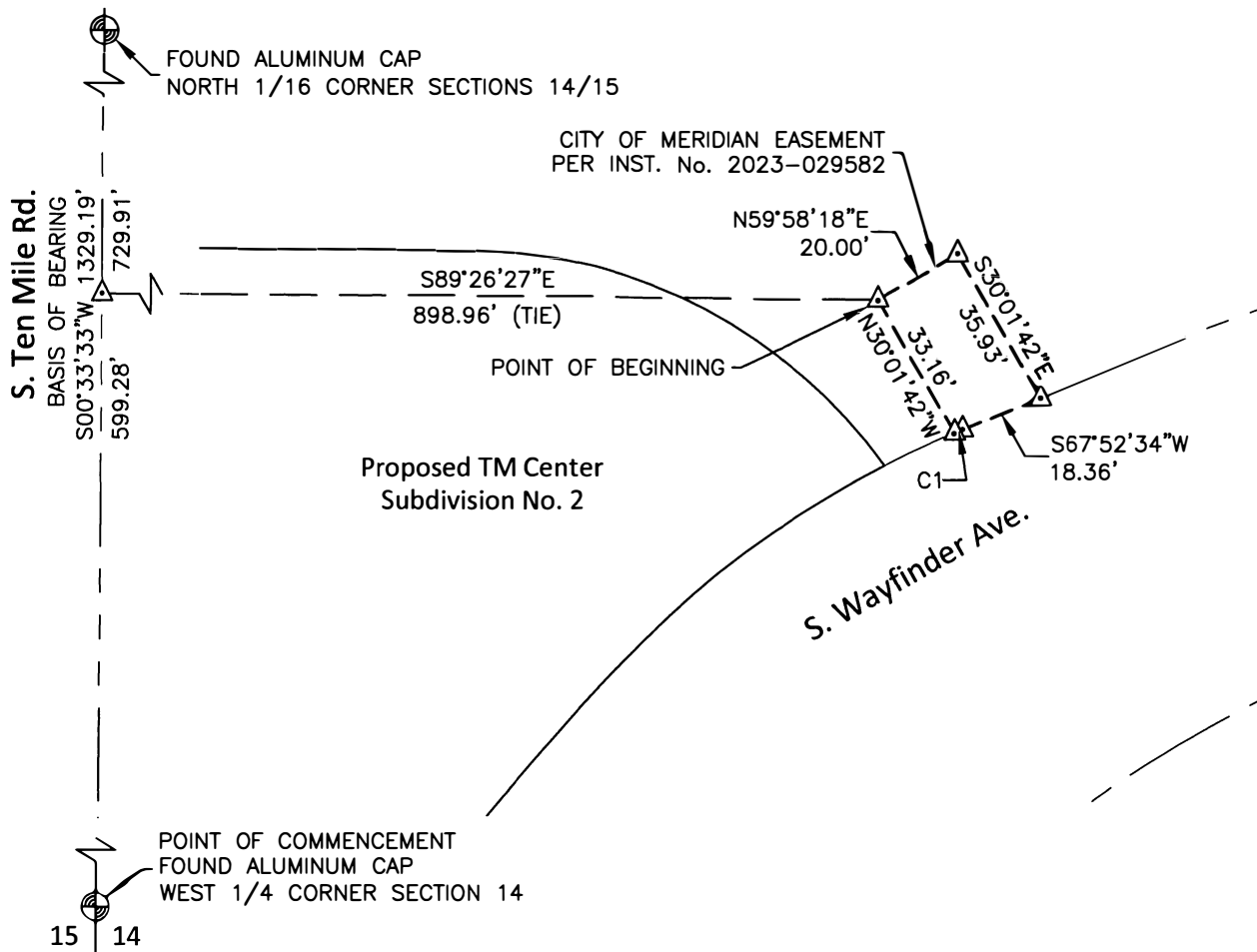
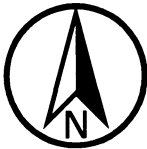
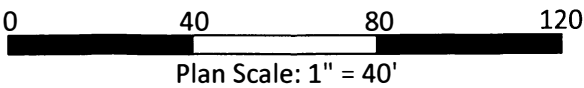
1. N59°58'18"E a distance of 20.00 feet;
2. S30°01'42"E a distance of 35.93 feet to the northerly right-of-way line of S. Wayfinder Ave.;
3. following said northerly right-of-way line, S67°52'34"W a distance of 18.36 feet;
4. following said northerly right-of-way line, 1.83 feet along the arc of a curve to the left, said curve having a radius of 213.50 feet, a delta angle of 00°29'32", a chord bearing of S67°37'48"W, and a chord distance of 1.83 feet to the northerly right-of-way line of S. Wayfinder Ave.;
5. leaving said northerly right-of-way line, N30°01'42"W a distance of 33.16 feet to the **POINT OF BEGINNING**.

Said parcel contains 691 square feet, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

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



Exhibit B



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	213.50'	1.83'	0°29'32"	S67°37'48"W	1.83'



5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: January 2024

PROJECT: 23-084

SHEET:
1 OF 1

Exhibit B - City of Meridian Partial Release of Easement
TM Center Subdivision No. 2

A portion of the W 1/2 of the NW 1/4 of Section 14,
T3N., R1W., B.M., City of Meridian, Ada County, Idaho