

TM Center Subdivision No. 2
ESMT-2024-0031

PARTIAL RELEASE OF EASEMENT
TYPE OF EASEMENT BEING PARTIALLY RELEASED: SANITARY SEWER AND WATER MAIN
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 August 17th, 2022 and recorded as **Instrument Number 2022-072452**, 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 Easement Partial Release
Legal Description

Exhibit A

A parcel of land for a City of Meridian Easement Partial Release 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 630.91 feet;

Thence leaving said westerly line, S89°26'27"E a distance of 388.00 feet to the easterly line of an existing City of Meridian Easement per Instrument No. 2022-072452 and being the **POINT OF BEGINNING**.

Thence following said easement line the following twenty-two (22) courses:

1. S89°26'27"E a distance of 28.50 feet;
2. S00°33'33"W a distance of 12.00 feet;
3. S89°26'27"E a distance of 189.00 feet;
4. N00°33'33"E a distance of 25.00 feet;
5. S89°26'27"E a distance of 20.00 feet;
6. S00°33'33"W a distance of 25.00 feet;
7. S89°26'27"E a distance of 176.06 feet;
8. N00°33'33"E a distance of 25.00 feet;
9. S89°26'27"E a distance of 20.00 feet;
10. S00°33'33"W a distance of 26.22 feet;
11. S82°01'57"E a distance of 103.16 feet;
12. S07°58'03"W a distance of 20.00 feet;
13. N82°01'57"W a distance of 111.30 feet;
14. N89°26'27"W a distance of 185.41 feet;
15. S00°33'33"W a distance of 25.00 feet;
16. N89°26'27"W a distance of 20.00 feet;
17. N00°33'33"E a distance of 25.00 feet;
18. N89°26'27"W a distance of 169.00 feet;
19. S00°33'33"W a distance of 25.00 feet;
20. N89°26'27"W a distance of 20.00 feet;
21. N00°33'33"E a distance of 25.00 feet;
22. N89°26'27"W a distance of 28.72 feet;

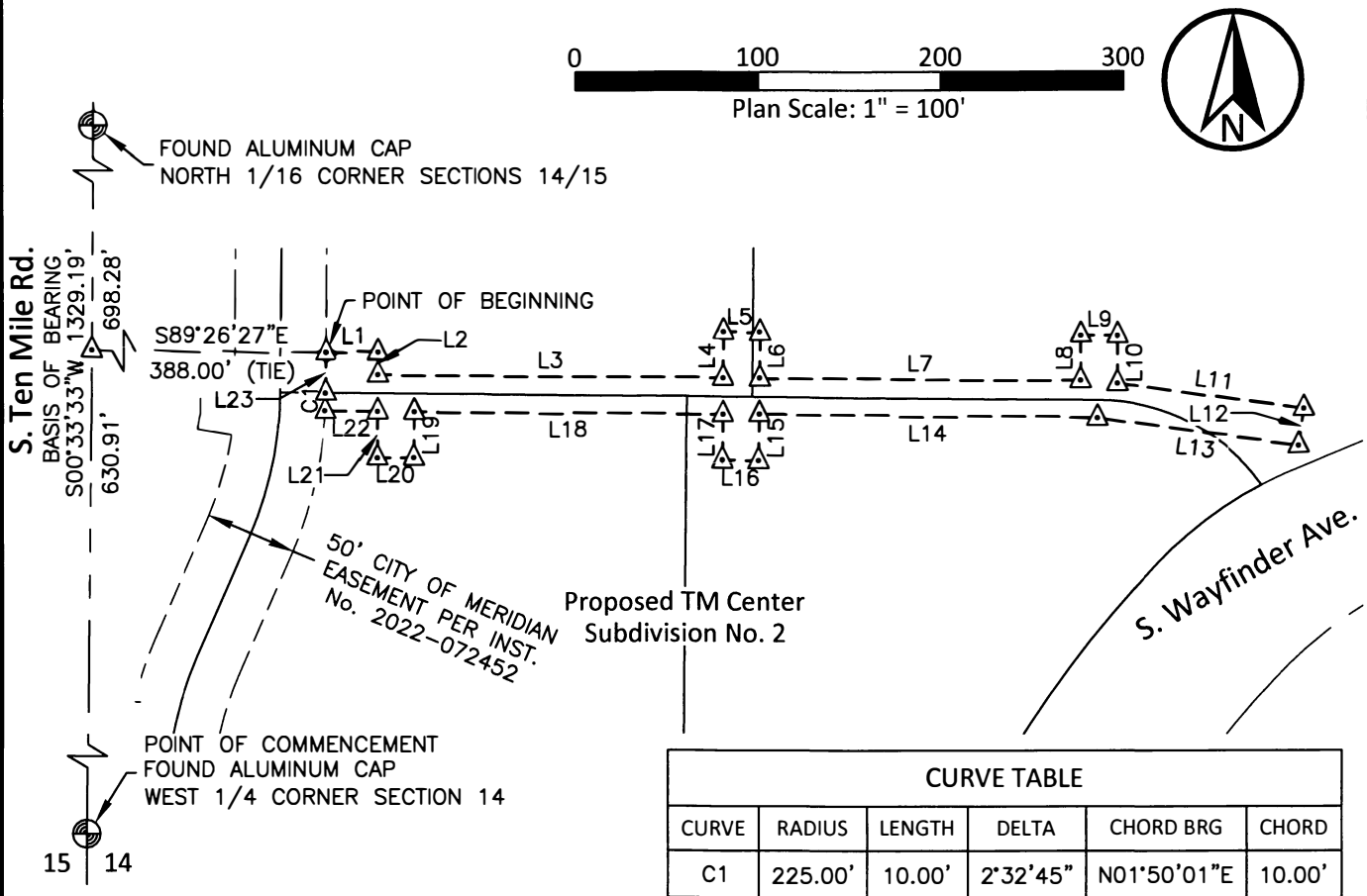
Thence leaving said easement line, 10.00 feet along the arc of a curve to the left, said curve having a radius of 225.00 feet, a delta angle of 02°32'45", a chord bearing of N01°50'01"E, and a chord distance of 10.00 feet;
Thence N00°33'33"E a distance of 22.01 feet to the **POINT OF BEGINNING**.

Said parcel contains 13,060 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	225.00'	10.00'	2°32'45"	N01°50'01"E	10.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°26'27"E	28.50
L2	S00°33'33"W	12.00
L3	S89°26'27"E	189.00
L4	N00°33'33"E	25.00
L5	S89°26'27"E	20.00
L6	S00°33'33"W	25.00
L7	S89°26'27"E	176.06
L8	N00°33'33"E	25.00
L9	S89°26'27"E	20.00
L10	S00°33'33"W	26.22
L11	S82°01'57"E	103.16
L12	S07°58'03"W	20.00

LINE TABLE		
LINE	BEARING	DISTANCE
L13	N82°01'57"W	111.30
L14	N89°26'27"W	185.41
L15	S00°33'33"W	25.00
L16	N89°26'27"W	20.00
L17	N00°33'33"E	25.00
L18	N89°26'27"W	169.00
L19	S00°33'33"W	25.00
L20	N89°26'27"W	20.00
L21	N00°33'33"E	25.00
L22	N89°26'27"W	28.72
L23	N00°33'33"E	22.01

km

ENGINEERING

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 Easement Partial Release
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

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