

ESMT-2023-0032 WaterWalk Hotel

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement, made this ___ day of _____ 20__ between
WVOZ Boise Meridian, 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 Signature

My Commission Expires:_____

EXHIBIT A

Sewer and Water Easement Description

Date: September 7, 2021

An easement situated in the Southeast 1/4 of the Southeast 1/4 of Section 8, Township 3 North, Range 1 E, Boise Meridian, City of Meridian, Ada County, Idaho, described as follows:

Commencing at the Southeast corner of said Section 8, monumented by a found 3.5" brass cap (CPF Inst. No. 2020-052068), from which the South 1/4 corner of said Section 8, monument by a found brass cap, (CPF Inst. No. 104161984) bears North 89°54'35" West, a distance of 2571.02 feet;

Thence North 89°54'35" West, coincident with the South line of said Section 8, a distance of 786.93 feet;

Thence leaving said South line, North 00°05'25" East, a distance of 40.00 feet, to the Southeast corner of the N. Olson Road extension as shown on Record of Survey No. 8999 recorded in the records of Ada County;

Thence North 51°57'14" West, coincident with the easterly right of way of said N. Olson Road, a distance of 33.32 feet;

Thence, continuing coincident with said easterly right of way, North 00°04'29" East, a distance of 322.07 feet;

Thence, continuing coincident with said easterly right of way, North 22°18'00" West, a distance of 88.04 feet, to the **POINT OF BEGINNING**;

Thence, continuing coincident with said easterly right of way, North 22°18'05" West, a distance of 26.37 feet;

Thence, continuing coincident with said easterly right of way, North 24°59'48" West, a distance of 26.37 feet, to a point on the southerly boundary of Olson and Bush Industrial Park subdivision recorded in Book 44, Page 3581, in the records of Ada County;

Thence South 88°27'40" East, coincident with said southerly boundary, a distance of 379.94 feet;

Thence South 01°32'20" West, a distance of 33.54 feet;

Thence North 88°27'40" West, a distance of 307.41 feet;

Thence South 65°40'41" West, a distance of 36.54 feet;

Thence South 67°35'09" West, a distance of 15.02 feet, to the **POINT OF BEGINNING**.

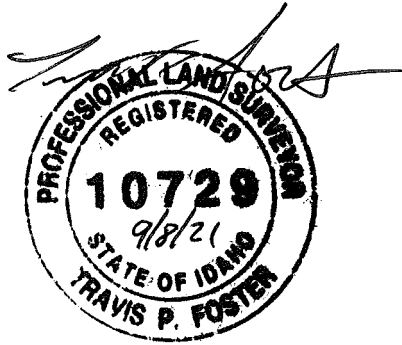
The above described easement contains 13,095.39 square feet, or 0.301 acres, more or less.

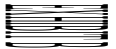
Together with and subject to rights of way, covenants, easements, and restrictions of record or implied.

The basis of bearings for this description is North 89°54'35" West, between the Southeast corner of said Section 8 and the South 1/4 corner of said Section 8.

Travis P. Foster
End of Description

PLS No. 10729





PROFESSIONAL AND SURVEYOR

REGISTERED

10729

9/10/21

STATE OF IDAHO

TRAVIS P. FOSTER

E. 1/4 COR.
SEC. 8 FND
3.5" BRASS
CAP
CP&F INST. NO.
2020-052069

OLSON AND BUSH INDUSTRIAL PARK
BOOK 44, PAGE 3581

LINE TABLE			
LINE #	BEARING	DIST.	
L1	N22°18'05"W	34.97	
L2	N24°59'48"W	26.37	
L3	S67°35'09"W	15.02	

FUTURE
PARCEL "A"

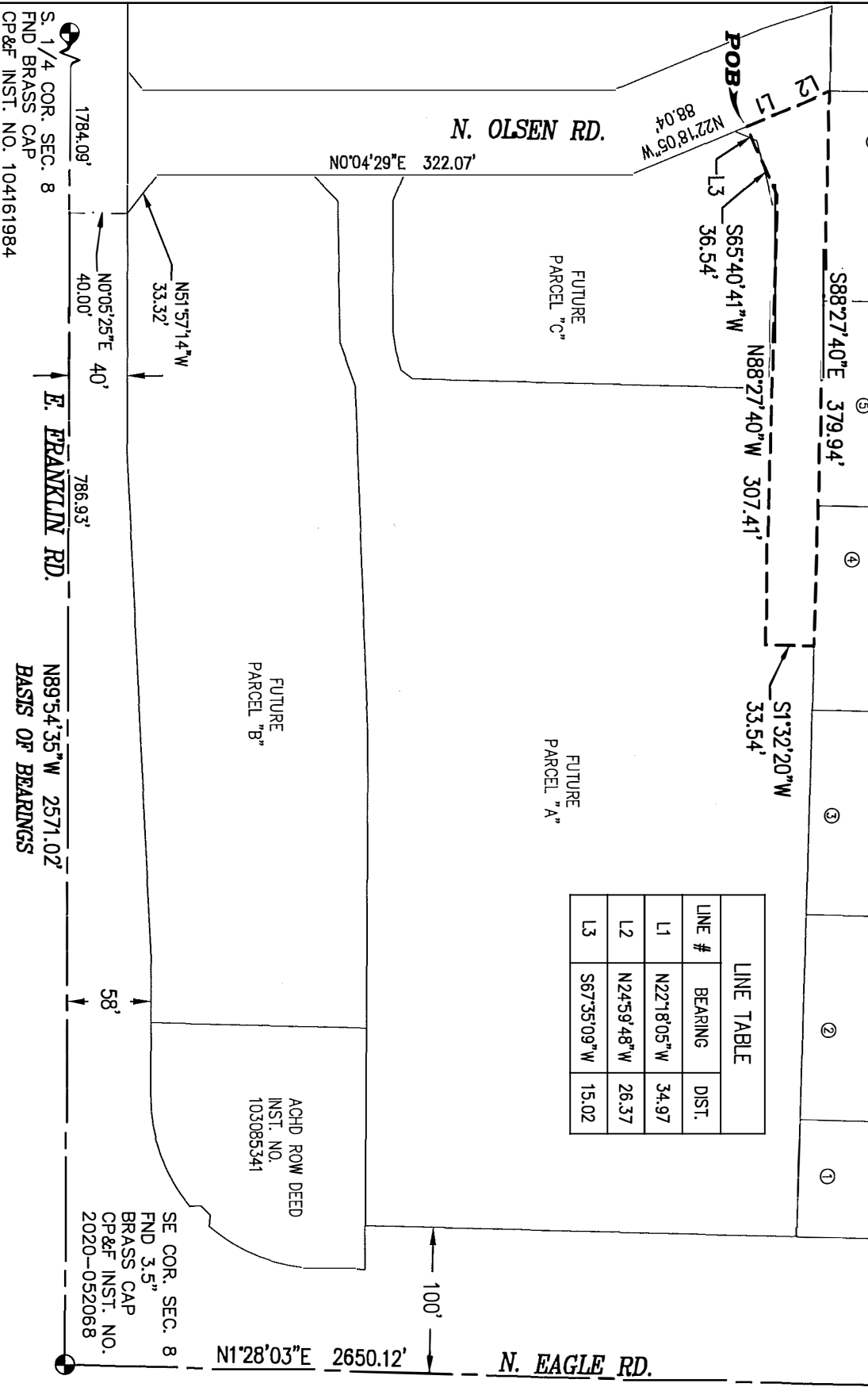
FUTURE
PARCEL "B"

ACHD ROW DEED
INST. NO.
103085341

SE COR. SEC. 8
FND 3.5"
BRASS CAP
CP&F INST. NO.
2020-052068

N. OLSEN RD.

N. EAGLE RD.



S. 1/4 COR. SEC. 8
FND BRASS CAP
CP&F INST. NO. 104161984

N89°54'35\"/>

EXHIBIT FOR
SEWER AND WATER EASEMENT
WATERWALK DEV.
WATERWALK PBA

DRAWING INFO

B000230.00
B000230.00 PBA
1"=100'

SHEET INFO

DRAWN

WC

CHECKED

TPF

LAST EDIT

9/10/2021

PLOT DATE

9/10/2021

NV5

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Meriden, ID 83642
208-342-5400 www.NV5.com