

ESMT-2022-0207 Lavender Heights Subdivision No. 3
Sanitary Sewer Easement No. 1

SANITARY SEWER EASEMENT

THIS Easement Agreement, made this 9th day of August, 20 22 between LH Development, LLC. (“Grantor”), and the City of Meridian, an Idaho Municipal Corporation (“Grantee”);

WHEREAS, the Grantor desires to provide a sanitary sewer right-of-way across the premises and property hereinafter particularly bounded and described; and

WHEREAS, the sanitary sewer 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 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 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, it's 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.

THE GRANTOR covenants and agrees that Grantor will not place or allow to be placed any permanent structures, trees, brush, or perennial shrubs or flowers within the area described for this easement, which would interfere with the use of said easement, for the purposes stated herein.

GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor 8-9-2022

Attest by Chris Johnson, City Clerk 8-9-2022

STATE OF IDAHO,)

: ss.

County of Ada)

This record was acknowledged before me on 8-9-2022 (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: _____

EXHIBIT A
Legal Description
City of Meridian Sanitary Sewer Easement
Lavender Heights Subdivision No. 3

An easement being located in the SE ¼ of the SW ¼ of Section 32, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at a Brass Cap monument marking the southwest corner of the SW ¼ of said Section 32, from which an Aluminum cap monument marking the northwest corner of said SW ¼ bears N 0°32'17" W a distance of 2700.11 feet;

Thence S 89°57'01" E along the southerly boundary of said SW ¼ a distance of 1331.91 feet to a 5/8 inch iron pin monument marking the southwest corner of the SE ¼ of said SW ¼;

Thence S 89°58'24" E along the southerly boundary of said SE ¼ of the SW ¼ a distance of 220.48 feet to a point;

Thence leaving said boundary N 0°01'36" E a distance of 1190.95 feet to the **POINT OF BEGINNING**;

Thence N 89°49'51" W a distance of 46.64 feet to a point on a curve;

Thence a distance of 38.77 feet along the arc of a 91.50 foot radius non-tangent curve left, said curve having a central angle of 24°16'30" and a long chord bearing N 49°18'34" W a distance of 38.48 feet to a point;

Thence S 89°49'51" E a distance 75.89 feet to a point;

Thence S 0°10'09" W a distance of 25.00 feet to the **POINT OF BEGINNING**.

This easement contains 1,479 square feet (0.034 acres) more or less and is subject to any other easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
July 27, 2022



LAVENDER HEIGHTS SUBDIVISION NO. 3

CITY OF MERIDIAN SANITARY SEWER EASEMENT

LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 32, T.3N., R.1E., B.M.
MERIDIAN, ADA COUNTY, IDAHO

EXHIBIT B

1/4
31 32



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	38.77'	91.50'	24°16'30"	N49°18'34"W	38.48

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