

ESMT-2023-0034 Settlers Park Subdivision
Sanitary Sewer and Water Main Easement No. 2

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement, made this ___ day of _____ 20__ between
St. Luke's Health System, Ltd., ("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, 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.

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:_____



IDAHO
SURVEY
GROUP

9955 W Emerald St
Boise, ID 83704

Phone: (208) 846-8570

Fax: (208) 884-5399

EXHIBIT A

Settlers Park Subdivision
Parcel B
City of Meridian Utility Easement 1
Boundary Description
Project Number 22-221 January 27, 2023

An easement situated in Parcel B of Record of Survey 13511, records of Ada County, Idaho, in the southeast quarter of the southwest quarter of Section 36, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at a brass cap marking the southwest corner of Section 36, Township 4 North, Range 1 West, Boise Meridian;
Thence S88°42'42"E, 2011.45 feet along the south line of Section 36;
Thence N01°17'18"E, 48.00 feet to the north right-of-way line of W. Ustick Road, the POINT OF BEGINNING:

Thence N00°02'00"E, 59.67 feet;

Thence N34°02'58"E, 127.22 feet;

Thence N00°24'04"E, 18.03 feet, more or less, to the northerly boundary of Parcel B;

Thence S89°32'54"E, 30.00 feet along the northerly boundary of Parcel B;

Thence S00°24'04"W, 18.01 feet;

Thence N89°35'56"W, 10.00 feet;

Thence S00°24'04"W, 6.05 feet;

Thence S34°02'58"W, 127.15 feet;

Thence S00°02'00"W, 53.99 feet to the north right-of-way line of W. Ustick Road;

Thence N88°42'42"W, 20.00 feet along the north right-of-way line of W. Ustick Road to the POINT OF BEGINNING.

The above-described easement contains 0.10 acres, more or less.



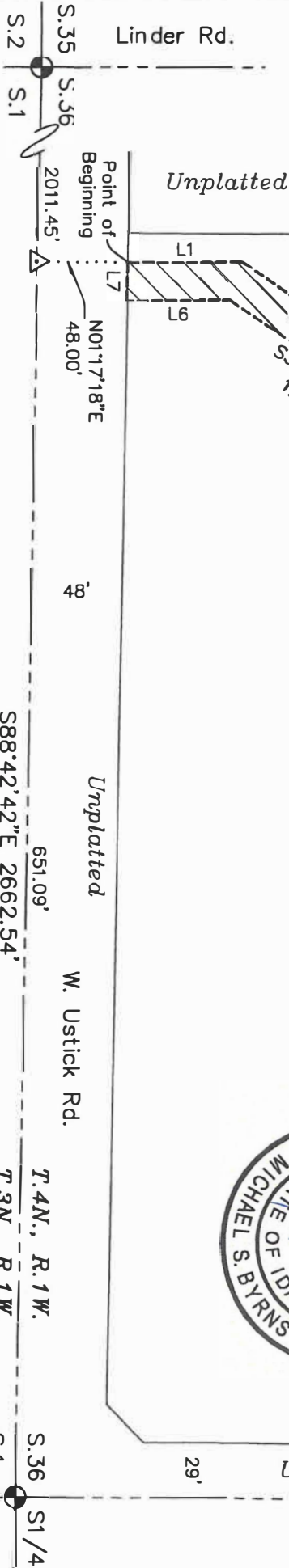
Woodburn West
Subdivision No. 2

Parcel A
870 W. Ustick Rd.

Line Table		
Line	Bearing	Length
L1	N00°02'00"E	59.67'
L2	N00°24'04"E	18.03'
L3	S00°24'04"W	18.01'
L4	N89°35'56"W	10.00'

Line Table		
Line	Bearing	Length
L5	S00°24'04"W	6.05'
L6	S00°02'00"W	53.99'
L7	N88°42'42"W	20.00'

Parcel B
T.B.D. W. Ustick Rd.



N. Venable Ave.

Parcel B
Basis of Bearings

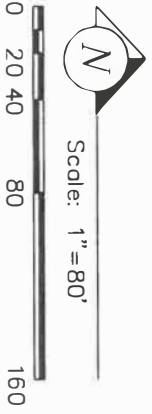
W. Ustick Rd.
T.4N., R.1W.
T.3N., R.1W.
S.36 S1/4
S.1

P:\Settlers Square 22-221\dwg\22-221 City of Meridian Utility Easement Parcel B 1-Exhibit.dwg 1/27/2023 10:52:02 AM

Exhibit B Drawing for

Settlers Park Subdivision Parcel B
City of Meridian Utility Easement 1

Situated in the SE1/4 of the SW1/4 of Section 36,
T.4N., R.1W., B.M., City of Meridian, Ada County, Idaho.



IDAHO
SURVEY
GROUP, LLC

9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

Job No.
22-299
Sheet No.
1 of 1
Dwg. Date
1/27/2023



IDAHO
SURVEY
GROUP

9955 W Emerald St
Boise, ID 83704

Phone: (208) 846-8570

Fax: (208) 884-5399

EXHIBIT A-1

Settlers Park Subdivision
Parcel B
City of Meridian Utility Easement 2
Boundary Description
Project Number 22-221 January 27, 2023

An easement situated in Parcel B of Record of Survey 13511, records of Ada County, Idaho, in the southeast quarter of the southwest quarter of Section 36, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at a brass cap marking the southwest corner of Section 36, Township 4 North, Range 1 West, Boise Meridian;

Thence S88°42'42"E, 2505.18 feet along the south line of Section 36;

Thence N01°17'18"E, 263.90 feet to the POINT OF BEGINNING:

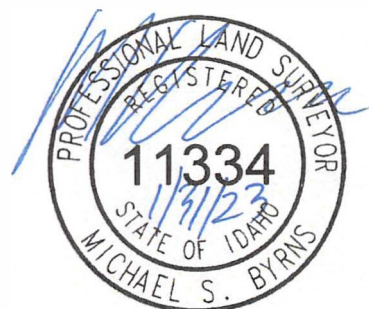
Thence N00°27'21"E, 25.00 feet, more or less, to the northerly boundary of Parcel B;

Thence S89°32'54"E, 20.00 feet along the northerly boundary of Parcel B;

Thence S00°27'21"W, 25.00 feet;

Thence N89°32'39"W, 20.00 feet to the POINT OF BEGINNING.

The above-described easement contains 500 square feet, more or less.



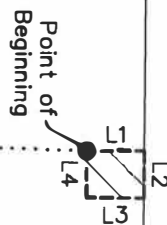
Line Table		
Line	Bearing	Length
L1	N00°27'21"E	25.00'
L2	S89°32'54"E	20.00'
L3	S00°27'21"W	25.00'
L4	N89°32'39"W	20.00'

Parcel A
870 W. Ustick Rd.

Woodburn West
Subdivision No. 2



Parcel B
T.B.D. W. Ustick Rd.



Unplatted

N. Venable Ave.

Linder Rd.

Unplatted

S.35
S.36
S.1

T.4N., R.1W.
T.3N., R.1W.

48'

2505.18'

S88°42'42"E 2662.54'

Basis of Bearings

W. Ustick Rd.

157.35'

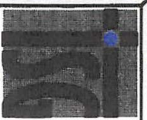
S.36
S.1
S1/4

29'



Scale: 1"=80'

0 20 40 80 160



**IDAHO
SURVEY
GROUP, LLC**

9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-6370

P:\Settlers Square 22-221\dwg\22-221 City of Meridian Utility Easement Parcel B 2-Exhibit.dwg 1/27/2023 11:18:44 AM

Exhibit B-1 Drawing for
Settlers Park Subdivision Parcel B
City of Meridian Utility Easement 2

Situated in the SE1/4 of the SW1/4 of Section 36,
T.4N., R.1W., B.M., City of Meridian, Ada County, Idaho.

Job No.
22-299

Sheet No.
1 of 1

Dwg. Date
1/27/2023