

**ESMT-2022-0150 Shelburne South No. 1 & 2
Sanitary Sewer Easement No. 3**

SANITARY SEWER EASEMENT

THIS Easement Agreement, made this 4th day of April, 20 22 between West Ada Joint School District ("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.

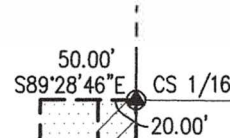
THE GRANTOR covenants and agrees that Grantor will not place or allow to be placed any permanent structures, trees, brush, or perennial shrubs or flowers within the area described for this easement, which would interfere with the use of said easement, for the purposes stated herein.

EXHIBIT B

SANITARY SEWER EASEMENTS

PROPOSED SHELburne SOUTH SUBDIVISION

MERIDIAN JOINT SCHOOL DISTRICT NO. 2 PARCEL
LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 28
T.3N., R.1E., B.M., MERIDIAN, ADA COUNTY, IDAHO



EASEMENT LEGEND

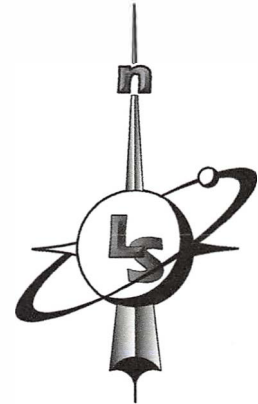


PERMANENT EASEMENT



TEMPORARY CONSTRUCTION EASEMENT

FREEMAN FAMILY TRUST
PARCEL NO. S1128438586.



PERMANENT EASEMENT
7,684 SF - 0.176 ACRES

POINT OF BEGINNING

N89°28'46\"W 20.00'

S0°31'14\"W 30.00'

TEMPORARY CONSTRUCTION EASEMENT
20,706 SF - 0.475 ACRES

N89°14'43\"W
50.00'

MERIDIAN JOINT SCHOOL
DISTRICT NO. 2
PARCEL NO. S1128346800

N0°31'14\"E 940.13'



S. CLOVERDALE RD.



S89°14'43\"E 2 660.54'
BASIS OF BEARING

E. AMITY RD.



LandSolutions

Land Surveying and Consulting

231 E. 5TH ST., STE. A
MERIDIAN, ID 83642
(208) 288-2040 (208) 288-2557 fax
www.landsolutions.biz

JOB NO. 19-08

EXHIBIT A

Legal Description
Permanent Sewer Easement
Meridian Joint School District No. 2 Parcel
Proposed Shelbourne South Subdivision

An easement located in the SE ¼ of the SW ¼ of Section 28, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at a Brass Cap monument marking the southeast corner of the SW ¼ of said Section 28, from which an Aluminum Cap monument marking the southeast corner of the SE ¼ of said Section bears S 89°14'43" E a distance of 2660.54 feet;

Thence N 0°31'14" E along the east boundary of said SW ¼ a distance of 940.13 feet to the **POINT OF BEGINNING**;

Thence leaving said boundary N 89°28'46" W a distance of 20.00 feet to a point;

Thence N 0°31'14" E a distance of 384.24 feet to a point on the north boundary of the SE ¼ of the SW ¼ of said Section 28;

Thence along said boundary S 89°28'46" E a distance of 20.00 feet to the northeast corner of said SE ¼ of the SW ¼;

Thence along the east boundary of said SE ¼ of the SW ¼ S 0°31'14" W a distance of 384.24 feet to the **POINT OF BEGINNING**.

This easement contains 7,684 SF (0.176 acres) and is subject to any other easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
March 19, 2019



Legal Description
Temporary Construction Easement
Meridian Joint School District No. 2 Parcel
Proposed Shelbourne South Subdivision

An easement located in the SE ¼ of the SW ¼ of Section 28, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at a Brass Cap monument marking the southeast corner of the SW ¼ of said Section 28, from which an Aluminum Cap monument marking the southeast corner of the SE ¼ of said Section bears S 89°14'43" E a distance of 2660.54 feet;

Thence N 0°31'14" E along the east boundary of said SW ¼ a distance of 940.13 feet to the **POINT OF BEGINNING**;

Thence along said boundary S 0°31'14" W a distance of 30.00 feet to a point;

Thence leaving said boundary N 89°14'43" W a distance of 50.00 feet to a point;

Thence N 0°31'14" E a distance of 414.04 feet to a point on the north boundary of the SE ¼ of the SW ¼ of said Section 28;

Thence along said boundary S 89°28'46" E a distance of 50.00 feet to the northeast corner of said SE ¼ of the SW ¼;

Thence along the east boundary of said SE ¼ of the SW ¼ S 0°31'14" W a distance of 384.24 feet to the **POINT OF BEGINNING**.

This easement contains 20,706 SF (0.475 acres) and is subject to any other easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
March 19, 2019

