

ESMT-2022-0108 Frontline Subdivision Storage Facility
Sanitary Sewer Easement No. 1

SANITARY SEWER EASEMENT

THIS Easement Agreement, made this ____ day of _____, 20____ between SCS Brighton II 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

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: _____

January 12, 2022
Project No. 20-208
Sewer Line Easement
Legal Description

Exhibit A

A parcel of land for a Sewer Line Easement over a portion of Northwest 1/4 of the Northeast 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 North 1/4 corner of said Section 14, which bears N89°13'12"W a distance of 2,657.79 feet from a found aluminum cap marking the Northeast corner of said Section 14, thence following the northerly line of said Northwest 1/4 of the Northeast 1/4, S89°13'12"E a distance of 916.14 feet;

Thence leaving said northerly line, S00°46'48"W a distance of 488.77 feet to the **POINT OF BEGINNING**.

Thence S07°32'35"E a distance of 63.05 feet;

Thence N89°13'12"W a distance of 10.11 feet;

Thence N07°32'35"W a distance of 54.92 feet;

Thence N68°16'48"E a distance of 1.65 feet;

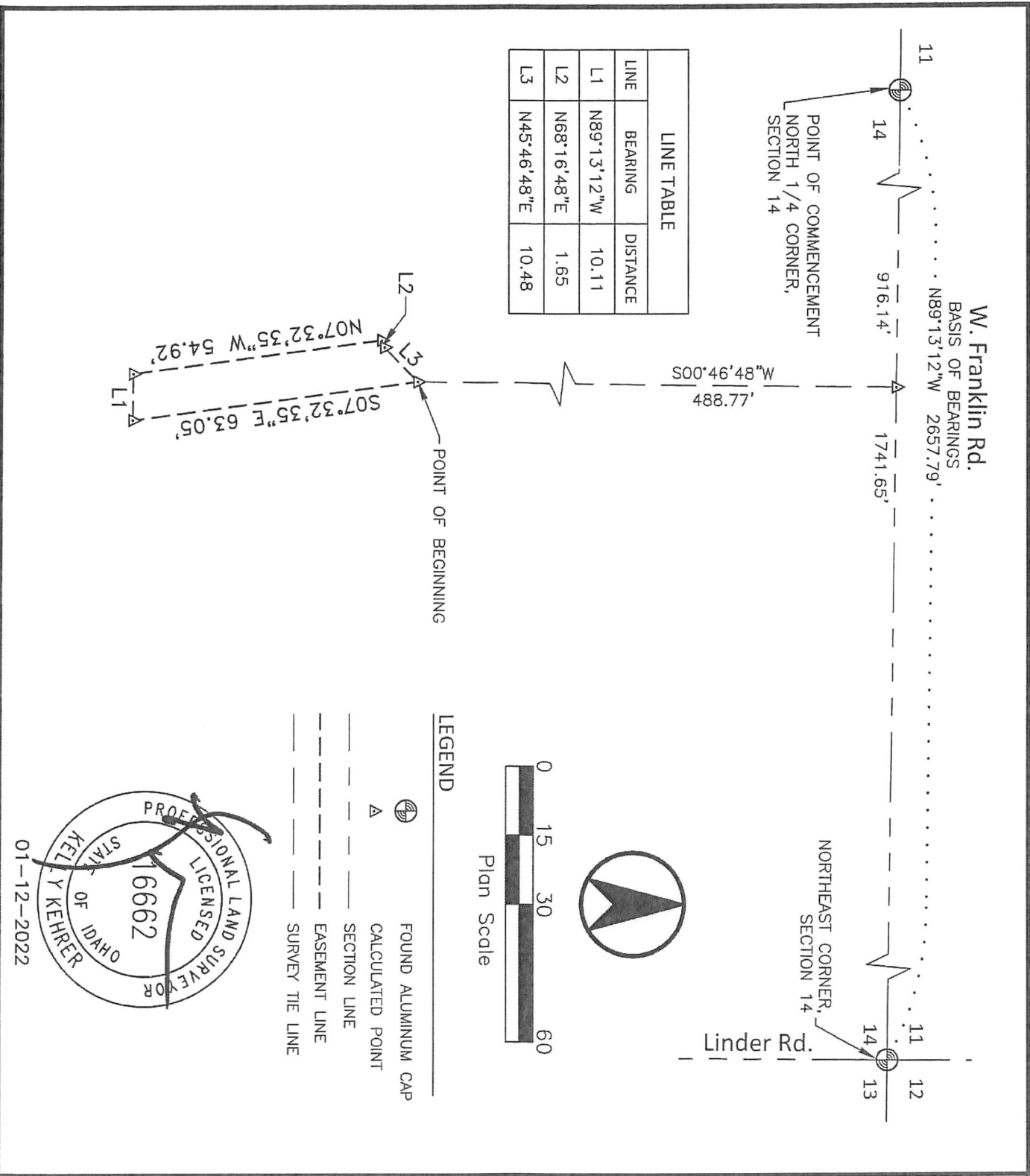
Thence N45°46'48"E a distance of 10.48 feet to the **POINT OF BEGINNING**.

Said parcel contains 587 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.



1-12-2022



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°13'12"W	10.11
L2	N68°16'48"E	1.65
L3	N45°46'48"E	10.48

- LEGEND**
- FOUND ALUMINUM CAP
 - CALCULATED POINT
 - SECTION LINE
 - EASEMENT LINE
 - SURVEY TIE LINE

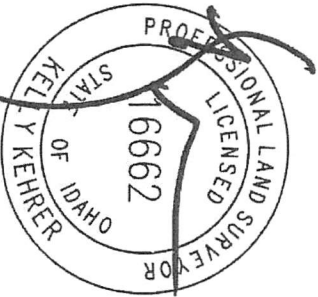


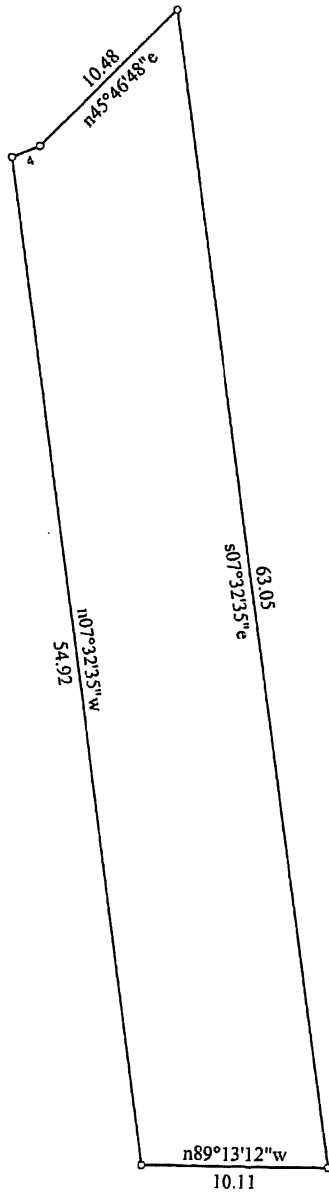
Exhibit B Sewer Line Easement

Situated in a portion of the Northwest 1/4 of the Northeast 1/4 of Section 14,
Township 3 North, Range 1 West, B.M., City of Meridian, Ada County, ID

<p>DATE: January 2022</p> <p>PROJECT: 20-208</p>	<p>SHEET: 1 OF 1</p>
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KMG ENGINEERING

5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-5939
kmg@kjp.com



Title:		Date: 01-11-2022
Scale: 1 inch = 10 feet	File:	
Tract 1: 0.013 Acres: 587 Sq Feet: Closure = n34.2001w 0.00 Feet: Precision = 1/46528: Perimeter = 140 Feet		
001=s07.3235e 63.05	003=n07.3235w 54.92	005=n45.4648e 10.48
002=n89.1312w 10.11	004=n68.1648e 1.65	