

ESMT-2022-0111 Brodin Subdivision

**SANITARY SEWER EASEMENT**

THIS Easement Agreement, made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ between Ridgewood Cattle Co. 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: \_\_\_\_\_

# EXHIBIT A

DESCRIPTION FOR  
**BRODIN SUBDIVISION  
CITY OF MERIDIAN  
SANITARY SEWER EASEMENT**

A portion of the W1/2 of the NE1/4 of Section 33, T.3N., R.1W., B.M., Ada County, Idaho, more particularly described as follows:

Commencing at the N1/4 corner of said Section 33 from which the NE corner of said Section 33 bears South 89°46'30" East, 2661.12 feet;

thence along the North-South centerline of said Section 33 South 00°12'18" West, 1015.25 feet;

thence leaving said North-South centerline to a point on the East right-of-way line of Ridgewood Road, said point also being the **REAL POINT OF BEGINNING**;

thence along said East right-of-way line North 00°12'18" East, 22.50 feet

thence leaving said East right-of-way line South 62°30'50" East, 234.74 feet;

thence continuing South 56°33'13" East, 218.55 feet;

thence South 39°56'36" East, 265.23 feet;

thence South 52°00'03" East, 63.09 feet;

thence South 68°33'39" East, 128.41 feet;

thence South 39°35'27" East, 185.15 feet;

thence South 75°32'12" East, 189.19 feet;

thence South 65°36'51" East, 84.50 feet;

thence South 55°35'25" East, 143.33 feet;

thence South 37°08'48" East, 110.56 feet to a point on the East boundary line of said Section 33;

thence along said East boundary line South 00°19'30" West, 32.87 feet;

thence leaving said East boundary line North 37°08'48" West, 133.40 feet;

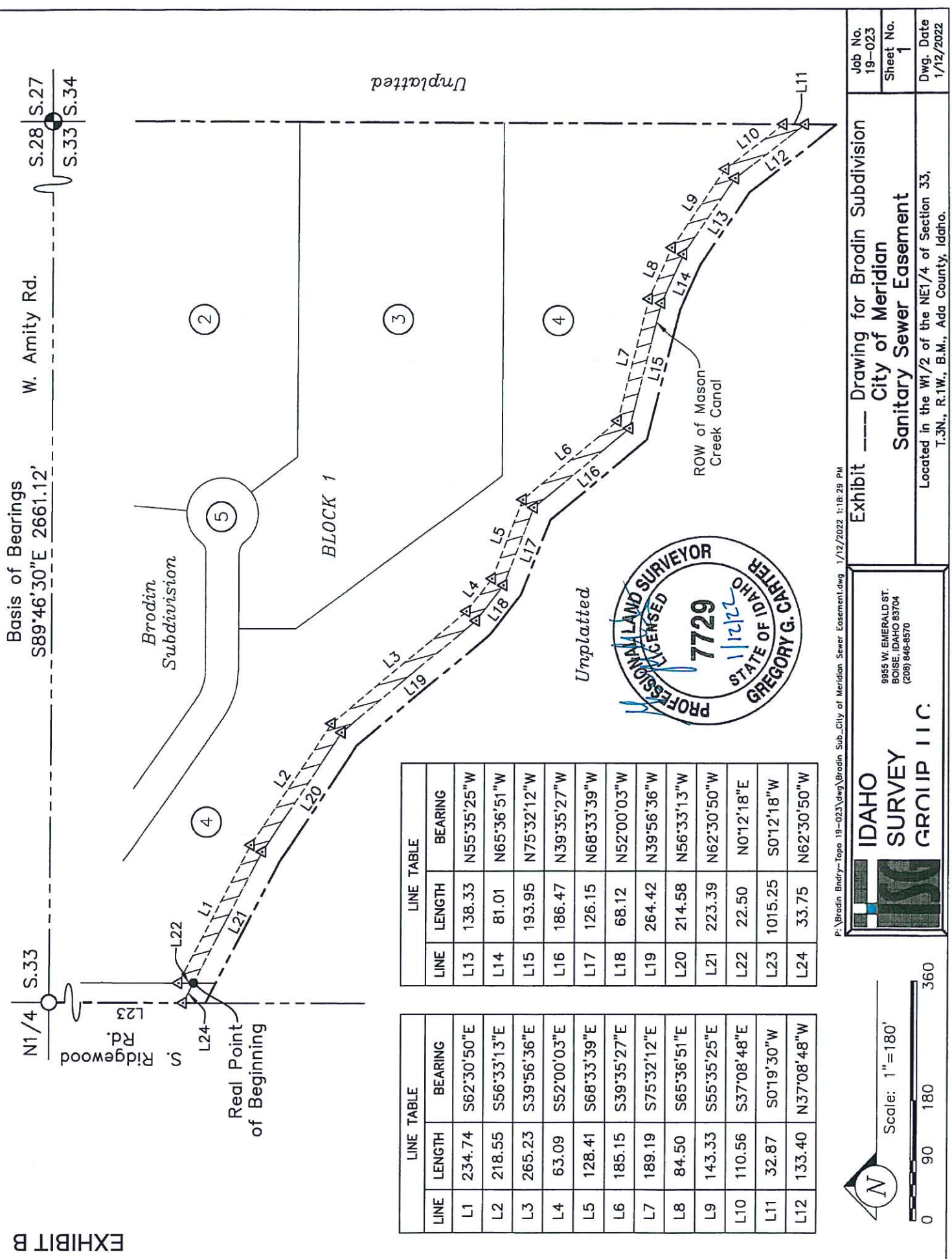
thence North 55°35'25" West, 138.33 feet;

thence North 65°36'51" West, 81.01 feet;

thence North 75°32'12" West, 193.95 feet;

thence North 39°35'27" West, 186.47 feet;  
thence North 68°33'39" West, 126.15 feet;  
thence North 52°00'03" West, 68.12 feet;  
thence North 39°56'36" West, 264.42 feet;  
thence North 56°33'13" West, 214.58 feet;  
thence North 62°30'50" West, 223.39 feet to the **REAL POINT OF BEGINNING**.





**EXHIBIT B**

Basis of Bearings  
 S89°46'30"E 2661.12'

W. Amity Rd.  
 S.28 S.27  
 S.33 S.34

N1/4 S.33  
 Ridgewood Rd.  
 L23

Real Point of Beginning  
 L22 L24

Brodin Subdivision  
 BLOCK 1  
 (2) (3) (4) (5)

Unplatted

ROW of Mason Creek Canal

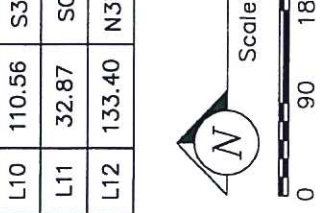
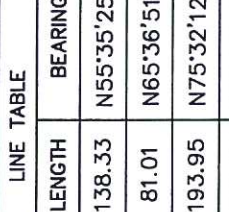
Unplatted

**LINE TABLE**

LINE	LENGTH	BEARING
L1	234.74	S62°30'50"E
L2	218.55	S56°33'13"E
L3	265.23	S39°56'36"E
L4	63.09	S52°00'03"E
L5	128.41	S68°33'39"E
L6	185.15	S39°35'27"E
L7	189.19	S75°32'12"E
L8	84.50	S65°36'51"E
L9	143.33	S55°35'25"E
L10	110.56	S37°08'48"E
L11	32.87	S0°19'30"W
L12	133.40	N37°08'48"W

**LINE TABLE**

LINE	LENGTH	BEARING
L13	138.33	N55°35'25"W
L14	81.01	N65°36'51"W
L15	193.95	N75°32'12"W
L16	186.47	N39°35'27"W
L17	126.15	N68°33'39"W
L18	68.12	N52°00'03"W
L19	264.42	N39°56'36"W
L20	214.58	N56°33'13"W
L21	223.39	N62°30'50"W
L22	22.50	N0°12'18"E
L23	1015.25	S0°12'18"W
L24	33.75	N62°30'50"W



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

Exhibit --- Drawing for Brodin Subdivision  
 City of Meridian  
 Sanitary Sewer Easement  
 Located in the W1/2 of the NE1/4 of Section 33,  
 T.3N., R.1W., B.M., Ada County, Idaho.

Job No.  
 19-023  
 Sheet No.  
 1  
 Dwg. Date  
 1/12/2022

P:\Brodin Bndry-Topo 19-023\Draw\Brodin Sub\_City of Meridian Sewer Easement.dwg 1/12/2022 1:18:29 PM