

ESMT-2022-0188 Meridian Middle School Cafeteria Addition
Sanitary Sewer and Water Main Easement 1 of 1

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement, made this 21st day of June 20 22 between West Ada School District (“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, its 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.

THE GRANTOR covenants and agrees with the Grantee that should any part of the right-of-way and easement hereby granted shall become part of, or lie within the boundaries of any public street, then, to such extent, such right-of-way and easement hereby granted which lies within such boundary thereof or which is a part thereof, shall cease and become null and void and of no further effect and shall be completely relinquished.

THE GRANTOR does hereby covenant with the Grantee that Grantor is lawfully seized and possessed of the aforementioned and described tract of land, and that Grantor has a good and lawful right to convey said easement, and that Grantor will warrant and forever defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

THE COVENANTS OF GRANTOR made herein shall be binding upon Grantor's successors, assigns, heirs, personal representatives, purchasers, or transferees of any kind.

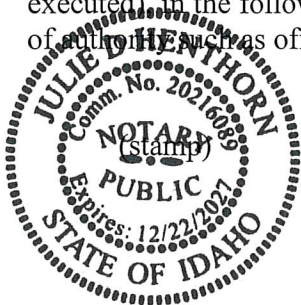
IN WITNESS WHEREOF, the said parties of the first part have hereunto subscribed their signatures the day and year first herein above written.

GRANTOR:

Dr. Derek Bub, Superintendent

STATE OF IDAHO)
) ss
 County of Ada)

This record was acknowledged before me on 5/3/2022 (date) by Dr. Derek Bub (name of individual), [complete the following if signing in a representative capacity, or strike the following if signing in an individual capacity] on behalf of Joint School District #2 (name of entity on behalf of whom record was executed) in the following representative capacity: Superintendent (type of authority such as officer or trustee)



Julie D. Henthorn
 Notary Signature

My Commission Expires: 12/22/2027

GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor 6-21-2022

Attest by Chris Johnson, City Clerk 6-21-2022

STATE OF IDAHO,)
 : ss.
County of Ada)

This record was acknowledged before me on 6-21-2022 (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: 3-28-2028



March 8, 2022
Project No.: 121036

Exhibit "A"
SEWER – WATER EASEMENT
CITY of MERIDIAN
WEST ADA SCHOOL DISTRICT (MERIDIAN MIDDLE SCHOOL)

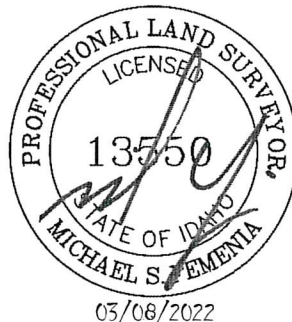
An easement located in the Northeast quarter of the Northwest quarter of Section 12, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

COMMENCING at the North One Quarter corner of said Section 12, (from which the Center One Quarter corner of said Section 12 bears South 00° 35' 21" West, 2652.93 feet distant);
Thence on the north-south mid-section line of said Section 12, South 00° 35' 21" West, 307.22 feet;
Thence leaving said mid-section line, North 89° 24' 39" West, 64.00 feet, to a point on the westerly right of way line of West 8th Street and the **POINT OF BEGINNING**:

- Thence South 00° 35' 21" West, 20.00 feet;
- Thence North 89° 14' 05" West, 170.25 feet;
- Thence South 37° 34' 59" East, 66.56 feet;
- Thence South 82° 34' 59" East, 5.86 feet;
- Thence South 07° 25' 01" West, 20.00 feet;
- Thence North 82° 34' 59" West, 14.14 feet;
- Thence North 37° 34' 59" West, 77.92 feet;
- Thence North 89° 14' 05" West, 99.44 feet;
- Thence South 00° 45' 55" West, 15.46 feet;
- Thence North 89° 14' 05" West, 20.00 feet;
- Thence North 00° 45' 55" East, 15.46 feet;
- Thence North 89° 14' 05" West, 11.57 feet;
- Thence South 64° 42' 30" West, 118.69 feet;
- Thence North 25° 17' 30" West, 20.00 feet;
- Thence North 64° 42' 30" East, 40.71 feet;
- Thence North 00° 45' 55" East, 26.29 feet;
- Thence North 89° 14' 05" West, 139.53 feet;
- Thence North 00° 45' 55" East, 20.00 feet;
- Thence South 89° 14' 05" East, 537.16 feet to the **POINT OF BEGINNING**.

The above-described easement contains 0.39 acres (17,210 Ft²) more or less.

PREPARED BY:
The Land Group, Inc.
Michael S. Femenia

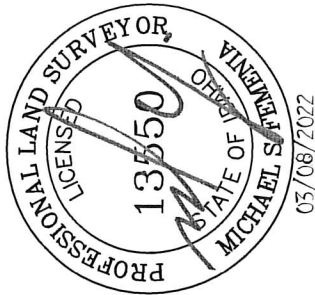


Sewer / Water Easement

for

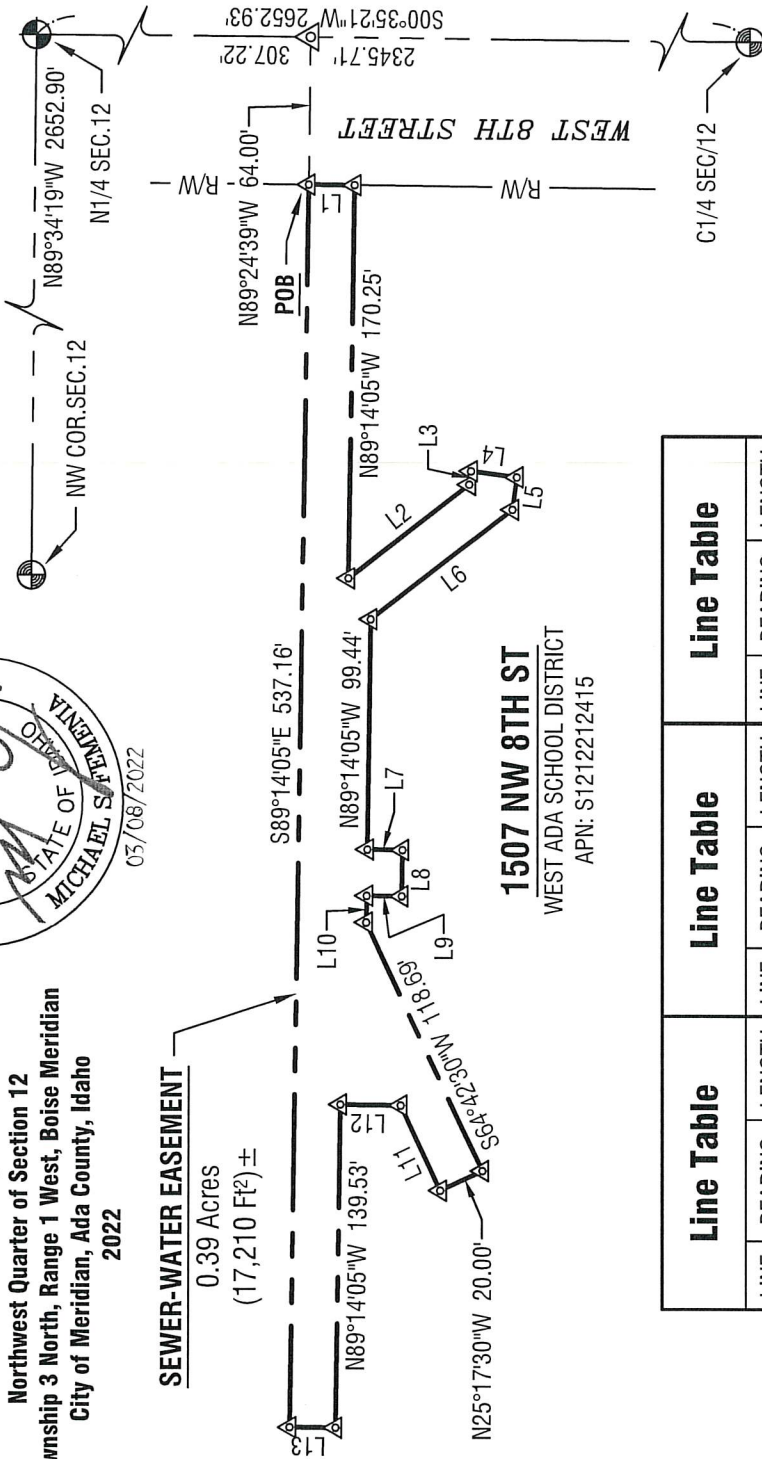
City of Meridian

Situate in the Northeast Quarter of the
Northwest Quarter of Section 12
Township 3 North, Range 1 West, Boise Meridian
City of Meridian, Ada County, Idaho
2022



SEWER-WATER EASEMENT

0.39 Acres
(17,210 Ft²) ±



1507 NW 8TH ST
WEST ADA SCHOOL DISTRICT
APN: S1212212415

Line Table			Line Table			Line Table		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S00°35'21\"W	20.00'	L6	N37°34'59\"W	77.92'	L11	N64°42'30\"E	40.71'
L2	S37°34'59\"E	66.56'	L7	S00°45'55\"W	15.46'	L12	N00°45'55\"E	26.29'
L3	S82°34'59\"E	5.86'	L8	N89°14'05\"W	20.00'	L13	N00°45'55\"E	20.00'
L4	S07°25'01\"W	20.00'	L9	N00°45'55\"E	15.46'			
L5	N82°34'59\"W	14.14'	L10	N89°14'05\"W	11.57'			



Exhibit "B"

Horizontal Scale: 1" = 80'



Project No.: 121036
Date of Issuance: March 8, 2022



Sewer - Water Easement (City of Meridian)

West Ada School District Meridian Middle School

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