

Project Name (Subdivision):

Driftwood Subdivision

Sanitary Sewer & Water Main Easement Number:

1

Identify this Easement by sequential number if Project contains more than one easement of this type.
(See Instructions for additional information).

ESMT-2023-0108

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement, made this ____ day of _____ 20____ between
Alturas Ustick LLC and Brighton Ustick LLC ("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 shall not place or allow to be placed any permanent structures or obstructions within the easement area that would interfere with Grantee's use of said easement, including, but not limited to, buildings, trash enclosures, carports, sheds, fences, trees, or deep-rooted shrubs.

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.

[END OF TEXT; SIGNATURES TO FOLLOW]

GRANTORS:

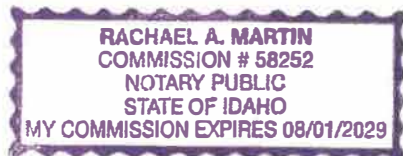
ALTURAS USTICK, LLC
an Idaho limited liability company

By: 
Travis Barney, Manager

STATE OF IDAHO)
 :SS
County of Ada)

On this the 31st day of July, in the year 2023, before me a Notary Public of said State, personally appeared Travis Barney, known or identified to me to be the Manager of Alturas Ustick, LLC, the limited liability company that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such company executed the same.

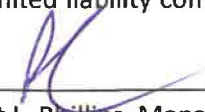
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first written above.




Notary Public for Idaho
My Commission Expires: 08/01/2029

GRANTORS:

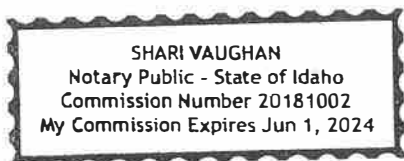
BRIGHTON USTICK, LLC
an Idaho limited liability company

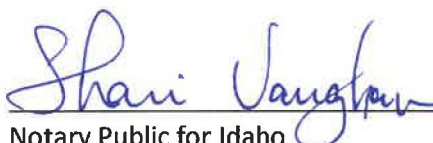
By: 
Robert L. Phillips, Manager

STATE OF IDAHO)
 :SS
County of Ada)

On this the 31st day of July, in the year 2023, before me a Notary Public of said State, personally appeared Robert L. Phillips, known or identified to me to be the Manager of Brighton Ustick, LLC, the limited liability company that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first written above.




Notary Public for Idaho
My Commission Expires: 6-1-2024

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.

(stamp)

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
Driftwood Subdivision
Parcel A
City of Meridian Utility Easement
Project Number 22-221 July 24, 2023

An easement situated in Parcel A of Record of Survey 13511 (Instrument Number 2022-061847, 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, 2078.70 feet along the south line of Section 36;

Thence N01°17'18"E, 232.66 feet to the southwest corner of the existing Sanitary Sewer and Water Main Easement (Instrument Number 2023-016450, records of Ada County, Idaho);

Thence N00°24'04"E, 94.70 feet along the boundary of the existing Sanitary Sewer and Water Main Easement;

Thence S89°32'56"E, 2.01 feet along the boundary of the existing Sanitary Sewer and Water Main Easement to the POINT OF BEGINNING:

Thence N00°27'03"E, 211.71 feet;

Thence N89°32'56"W, 69.64 feet;

Thence N00°27'04"E, 38.00 feet;

Thence S89°32'56"E, 173.96 feet;

Thence N01°39'43"E, 85.38 feet to the boundary of Woodburn Subdivision (Book 96 of Plats at Pages 11809 through 11811, records of Ada County, Idaho);

Thence S88°47'16"E, 48.00 feet along the boundary of Woodburn Subdivision;

Thence S01°39'43"W, 87.50 feet;

Thence S88°47'16"E, 383.65 feet;

Thence S00°40'34"W, 60.50 feet;

Thence N88°45'04"W, 53.17 feet;

Thence N71°01'23"W, 63.80 feet across the easement to the interior;

Thence N88°47'16"W, 278.07 feet;





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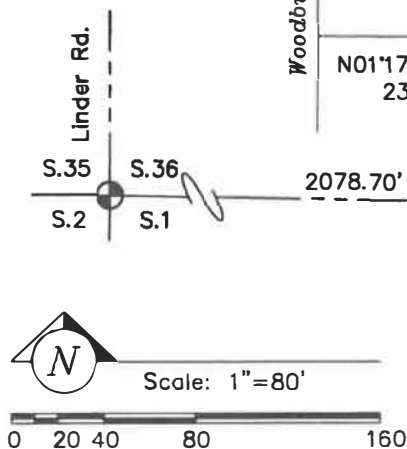
City of Meridian Utility Easement Parcel A continued...

Thence N89°12'05"W, 107.94 feet;
Thence S00°27'03"W, 76.58 feet;
Thence S89°32'42"E, 385.98 feet;
Thence N00°27'21"E, 72.26 feet;
Thence S71°01'23"E, 63.80 feet back across the easement to the exterior;
Thence S00°27'21"W, 87.35 feet;
Thence N89°32'39"W, 17.50 feet;
Thence S00°27'21"W, 93.27 feet to the boundary of the aforesaid existing Sanitary Sewer and Water Main Easement;
Thence N89°32'54"W, 20.00 feet along the boundary of the existing Sanitary Sewer and Water Main Easement;
Thence N00°27'21"E, 29.82 feet along the boundary of the existing Sanitary Sewer and Water Main Easement;
Thence N89°32'39"W, 18.00 feet along the boundary of the existing Sanitary Sewer and Water Main Easement;
Thence N00°27'21"E, 57.80 feet;
Thence N89°32'42"W, 383.47 feet;
Thence S45°27'11"W, 10.61 feet;
Thence S00°27'03"W, 82.81 feet;
Thence S26°02'39"W, 18.51 feet to the boundary of the aforesaid existing Sanitary Sewer and Water Main;
Thence N00°24'04"E, 17.88 feet along the boundary of the existing Sanitary Sewer and Water Main Easement;
Thence N89°32'56"W, 27.99 feet along the boundary of the existing Sanitary Sewer and Water Main Easement to the POINT OF BEGINNING.

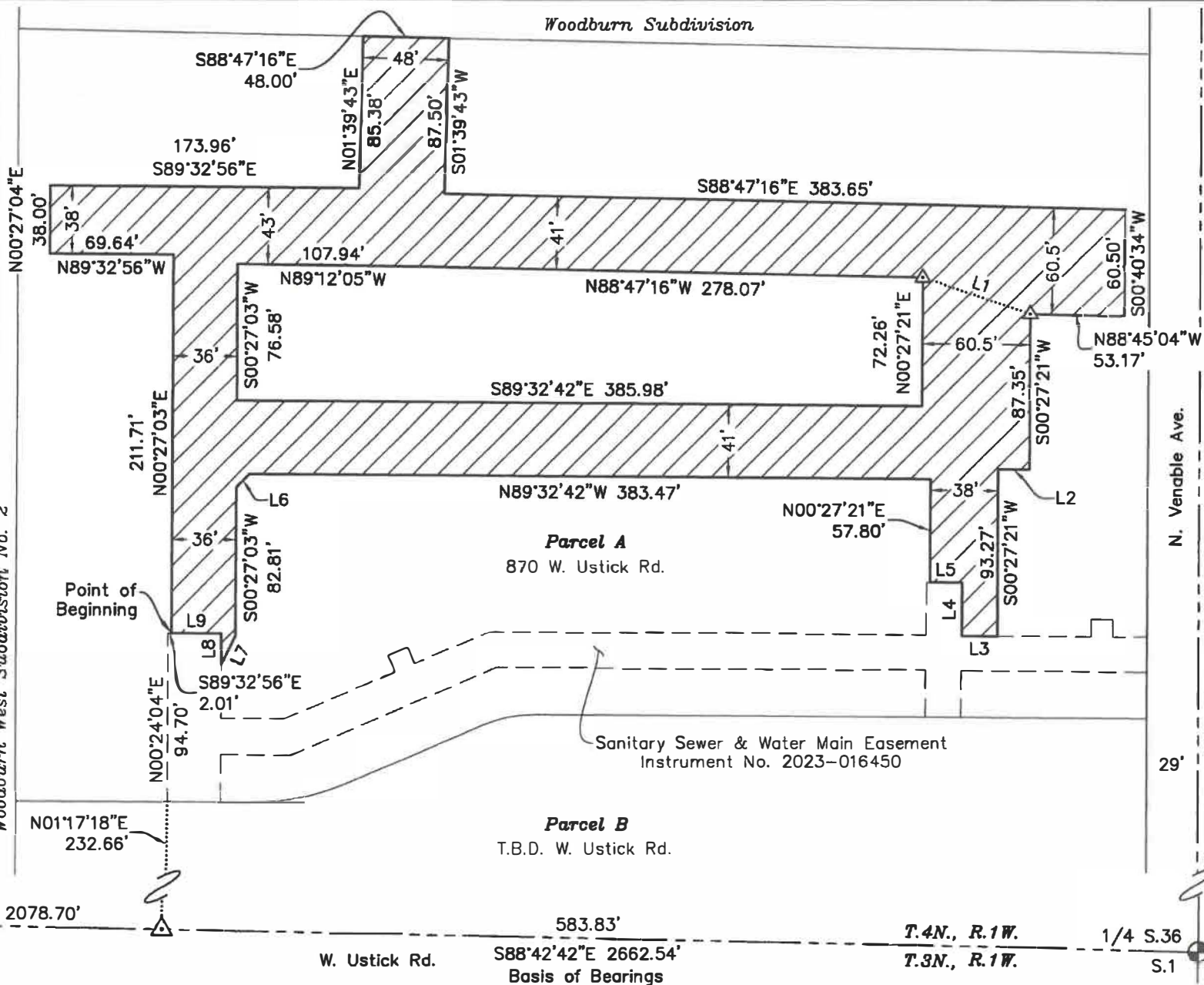
The above-described easement contains 1.45 acres, more or less.



Line Table		
Line	Bearing	Length
L1	N71°01'23"W	63.80'
L2	N89°32'39"W	17.50'
L3	N89°32'54"W	20.00'
L4	N00°27'21"E	29.82'
L5	N89°32'39"W	18.00'
L6	S45°27'11"W	10.61'
L7	S26°02'39"W	18.51'
L8	N00°24'04"E	17.88'
L9	N89°32'56"W	27.99'



Woodburn West Subdivision No. 2



P:\Settlers Square 22-221\dwg\22-221 City of Meridian Utility Easement Townhouses Exhibit.dwg 7/24/2023 8:15:13 AM



**IDAHO
SURVEY
GROUP, LLC**

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

**Exhibit B Drawing for
Driftwood Subdivision
City of Meridian Utility Easement**

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
7/24/2023