

Project Name or Subdivision Name:

Floyd Subdivision R25039

Sanitary Sewer & Water Main Easement Number: \_\_\_\_\_

Identify this Easement by sequential number if the project contains more than one easement of this type. See instructions/checklist for additional information.

For Internal Use Only

Record Number: ESMT-2026-0079

### **SANITARY SEWER EASEMENT**

THIS Easement Agreement made this 21st day of April 2026 between  
Randall T Floyd and Jerri-Sue Floyd ("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 and 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.



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 Stamp Below

\_\_\_\_\_  
Notary Signature

My Commission Expires: \_\_\_\_\_

April 8, 2026  
Floyd Subdivision  
City of Meridian Sanitary Sewer Easement  
Legal Description  
Exhibit A

A 20-foot wide sanitary sewer easement in favor of the City of Meridian, being a portion of Lot 3, Block 1, Gibson Subdivision, lying in the Southeast 1/4 of the Southwest 1/4 of Section 4, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

**COMMENCING** at the South Quarter Corner of said Section 4 which bears South 90°00'00" East a distance of 2614.02 feet from the Southwest corner of said Section 4; thence along the extended east boundary line of said Lot 3 North 00°46'23" East a distance of 30.00 feet to the southeast corner of said Lot 3; thence along the south boundary line of said Lot 3 North 90°00'00" West a distance of 438.78 feet to a point on a line parallel with and distant 20.00 feet from the west boundary line of said Lot 3, said point being the **Point of Beginning**; thence

on last said parallel line the following three (3) courses:

1. North 02°43'19" West a distance of 177.26 feet; thence
2. North 20°26'19" West a distance of 40.99 feet; thence
3. North 47°40'16" West a distance of 290.98 feet; to a point on the west boundary line of said Lot 3; thence

Along the boundary line of last said Lot 3 the following five (5) courses:

1. South 00°34'09" West a distance of 26.81 feet; thence
2. South 47°40'16" East a distance of 268.27 feet; thence
3. South 20°26'19" East a distance of 33.03 feet; thence
4. South 02°43'19" East a distance of 173.19 feet; thence
5. North 90°00'00" East a distance of 20.02 feet to the **Point of Beginning**.

Said easement contains 9837.19 square feet, more or less.



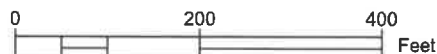
A PORTION OF THE SE 1/4 SW 1/4 OF  
SECTION 4, T. 2N, R. 1E, B.M., CITY OF  
MERIDIAN, ADA COUNTY, IDAHO

MARCH 2026

SHEET 1 OF 1

# FLOYD SUBDIVISION SEWER EASEMENT EXHIBIT B

Scale 1" = 200'



BEARINGS AND DISTANCES MAY VARY  
FROM PREVIOUS PLATS DUE TO  
DIFFERENT METHODS OF MEASUREMENTS.

LOT 2, BLOCK 1  
VANTAGE POINTE SUBDIVISION

1/16 CORNER  
CTR SW 1/4

N89°49'58"W - 685.27'

Parcel Line Table

| Line # | Bearing       | Distance |
|--------|---------------|----------|
| L1     | N2° 43' 19"W  | 177.26'  |
| L2     | N20° 26' 19"W | 40.99'   |
| L3     | N47° 40' 16"W | 290.98'  |
| L4     | S0° 34' 09"W  | 26.81'   |
| L5     | S47° 40' 16"E | 268.27'  |
| L6     | S20° 26' 19"E | 33.03'   |
| L7     | S2° 43' 19"E  | 173.19'  |
| L8     | N90° 00' 00"E | 20.02'   |

BLOCK 1  
LINEAGE ESTATES SUBDIVISION

UNPLATTED

LOT 3  
BLOCK 1  
GIBSON SUBDIVISION

20.00' CITY OF MERIDIAN  
SANITARY SEWER EASEMENT

POINT OF BEGINNING

5  
4  
8  
9

S 90°00'00" E 2614.02'

EAST COLUMBIA ROAD

438.78'

N90°00'00"W - 458.80'

N00°46'23"E  
30.00'

POINT OF COMMENCEMENT

## LEGEND:

- SUBJECT PARCEL
- SECTION LINES
- REFERENCE BOUNDARIES
- TIE LINES



JOB No: R25246



ACKERMAN  
ESTVOLD

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