

ESMT-2022-0262 Rustler Subdivision

SANITARY SEWER EASEMENT

THIS Easement Agreement, made this 20th day of December, 20 22 between Wendell Lawrence and Kathleen Lawrence (“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.

EXHIBIT A

DESCRIPTION FOR THE CITY OF MERIDIAN
SANITARY SEWER

AN AREA OF LAND BEING THE SOUTHERLY 25 FEET OF LOT 7, BLOCK 1, STETSON ESTATES NO. 2 SUBDIVISION, AS FILED IN RECORDS OF ADA COUNTY IN BOOK 8 OF PLATS AT PAGES 8563, 8564, 8565 AND 8566, IN THE WEST 1/2 OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BOISE CITY, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A BRASS CAP MARKING THE NORTH 1/4 QUARTER CORNER OF SAID SECTION 26 BEING S89°34'06"E 2655.19 EAST OF A BRASS CAP MARKING THE NORTHWEST CORNER OF SAID SECTION 26; THENCE N 89°34'06" W 1327.33 FEET ALONG THE NORTHERLY BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION TO A 5/8-INCH REBAR MARKING THE WEST 1/16TH CORNER OF SAID SECTION; THENCE S 0°03'25" W 1328.54 FEET ALONG THE WESTERLY BOUNDARY OF THE NE ¼ NW ¼ OF SAID SECTION TO A 5/8-INCH REBAR MARKING THE NORTHWEST 1/16TH CORNER OF SAID SECTION AND NORTHWEST CORNER OF SAID LOT 7; THENCE CONTINUING S 0°03'25" W 827.01 FEET ALONG SAID WESTERLY BOUNDARY TO A 5/8-INCH REBAR MARKING THE SOUTHWEST CORNER OF SAID LOT 7, ALSO BEING THE **POINT OF BEGINNING**;

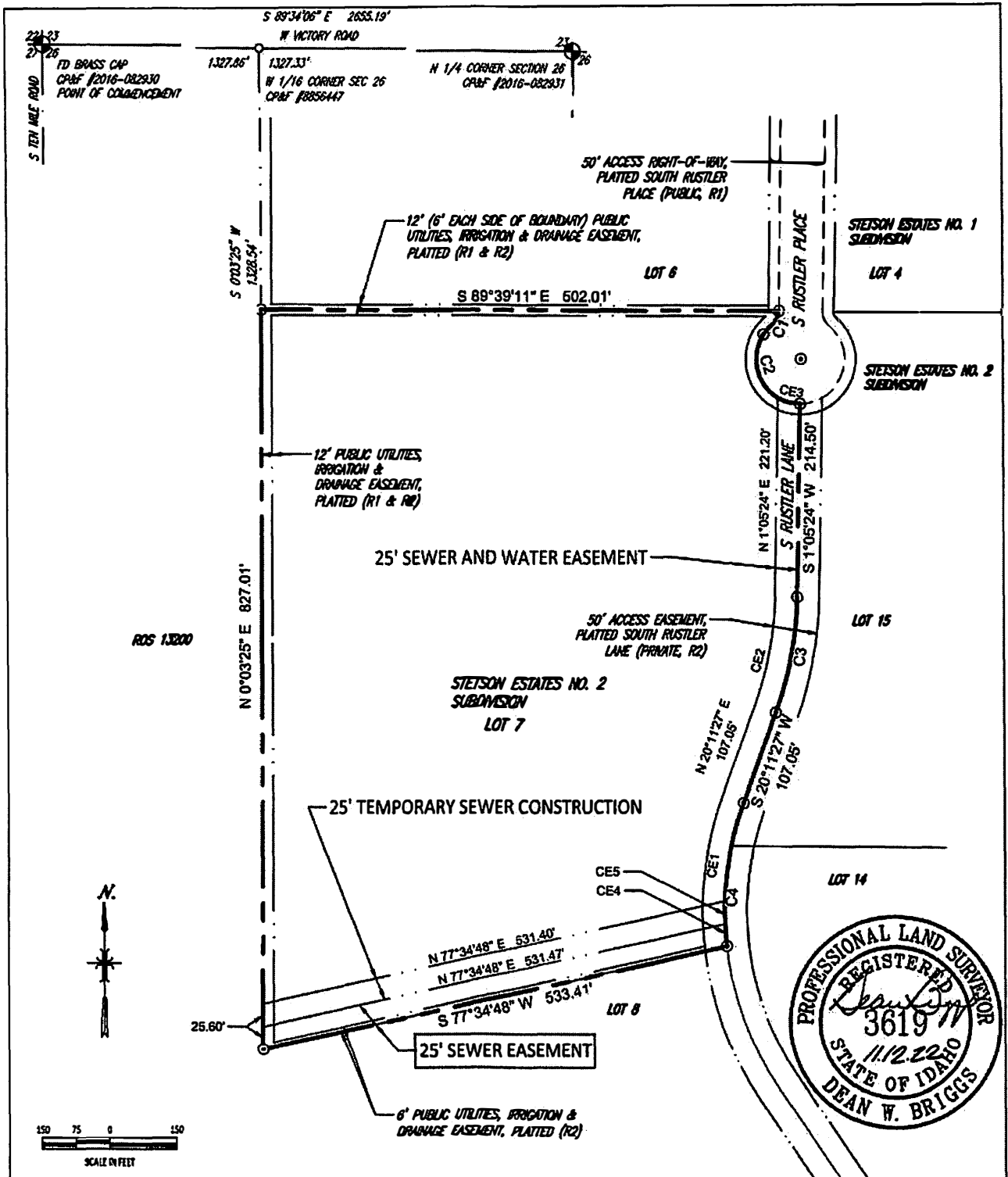
THENCE N 0°03'25" E 25.60 FEET ALONG SAID WESTERLY BOUNDARY OF SAID LOT 7 TO A POINT.


THENCE N 77°34'48" E 531.47 FEET ALONG A LINE 25 FEET NORTH OF AND PARALLEL TO THE SOUTHERLY BOUNDARY OF SAID LOT 7 TO A POINT OF NONTANGENT CURVE ON THE WESTERLY BOUNDARY OF SAID LOT 7;

THENCE ALONG A NONTANGENT CURVE [CE4] TO THE LEFT 25.26 FEET WITH A RADIUS OF 350.00 FEET THROUGH A CENTRAL ANGLE OF 4°08'04" WITH A CHORD BEARING S 4°14'46" E 25.25 FEET TO A 5/8-INCH REBAR MARKING THE SOUTHWEST CORNER OF SAID LOT 7;

THENCE S 77°34'48" W 531.41 FEET TO THE **POINT OF BEGINNING**.

BEARINGS HEREIN USED ARE BASED ON THE NORTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 26 BEARING S 89°34'06" E



REVISION : BY: SHEET : 1 OF 1 EXHIBIT B CITY OF MERIDIAN	RUSTLER SUBDIVISION STETSON ESTATES NO. 2 SUBDIVISION, LOT 7 ADA COUNTY, IDAHO		BRIGGS ENGINEERING, INC.  CIVIL STRUCTURAL LAND SURVEY 5999 W STATE 'A' • GARDEN CITY, IDAHO 83703 • (208) 344-9700
	CITY OF MERIDIAN - EASEMENT PERMANENT SEWER		
DWG DATE: NOVEMBER 2022	DWG NO. 210708-EASEMENT	SCALE: 1" = 150'	These drawings, or any portion thereof, shall not be used on any Project or extensions of this Project except by written agreement from Briggs Engineering, Inc.