

Lennon Pointe Subdivision
ESMT-2023-0097

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement, made this ____ day of _____ 20____ between
____ Lane Development 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.

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: _____

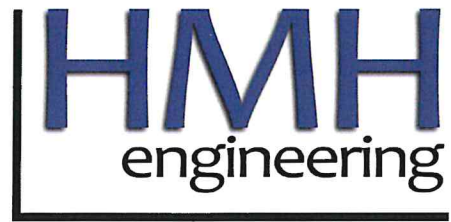


EXHIBIT A
SEWER & WATER EASEMENT

Lennon Pointe Subdivision
City of Meridian Water & Sewer Easement Legal Description

A strip of land situate in the North 1/2 of the West 1/2 of Government Lot 4 in Section 1, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, and more particularly described as follows:

COMMENCING at the Northwest corner of Section 1 as described in Corner Record Instrument No. 109109699, from which the West 1/4 corner as described in Corner Record Instrument No. 108044955 bears, South 00°01'03" East, 2699.19 feet; thence South 00°01'03" East, 683.16 feet to the southerly boundary of the North 1/2 of the West 1/2 of Government Lot 4; thence along said boundary, South 88°59'01" East, 73.98 feet to the easterly right-of-way for N. Linder Road monumented by a 5/8-inch bar with cap PLS11463; thence continuing along said boundary, South 88°59'01" East, 342.71 feet to the westerly right of way for N. Zion Park Ave.; thence along said right of way, North 00°36'53" East, 26.20 feet; thence continuing along said right of way on the arc of a non-tangent curve to the right 45.40 feet, having a radius of 73.51 feet, a central angle of 35°23'15" and subtended by a chord bearing North 18°08'12" East, 44.68 feet to the **POINT OF BEGINNING**;

Thence North 37°03'03" West, 10.34 feet; Thence North 89°57'15" West, 146.96 feet; Thence North 45°09'38" West, 39.44 feet; Thence North 00°09'56" West, 48.18 feet; Thence North 89°57'15" West, 12.50 feet; Thence North 00°12'26" East, 119.32 feet; Thence North 89°57'15" West, 17.60 feet; Thence North 00°02'45" East, 20.00 feet; Thence South 89°57'15" East, 17.65 feet; Thence North 00°12'26" East, 33.13 feet; Thence North 89°57'15" West, 17.75 feet; Thence North 00°02'45" East, 20.00 feet; Thence South 89°57'15" East, 17.80 feet; Thence North 00°12'26" East, 33.83 feet; Thence North 89°57'15" West, 17.90 feet; Thence North 00°02'45" East, 20.00 feet; Thence South 89°57'15" East, 17.96 feet; Thence North 00°12'26" East, 16.68 feet; Thence South 89°59'45" East, 32.93 feet; Thence North 45°02'32" East, 15.70 feet; Thence South 89°56'42" East, 60.10 feet; Thence North 45°02'31" East, 12.49 feet; Thence North 00°02'30" East, 16.57 feet; Thence North 43°44'22" West, 70.40 feet; Thence North 89°32'36" West, 89.66 feet; Thence North 00°27'24" East, 42.93 feet; Thence South 89°18'18" East, 40.15 feet; Thence South 00°43'10" West, 10.00 feet; Thence South 89°18'18" East, 65.44 feet; Thence South 43°18'37" East, 65.55 feet; Thence South 89°04'42" East, 112.26 feet; Thence North 01°16'58" East, 47.89 feet; Thence North 88°43'02" West, 90.73 feet; Thence North 01°16'58" East, 20.00 feet; Thence South 88°43'02" East, 90.66 feet; Thence North 01°16'58" East, 21.31 feet; Thence North 88°43'02" West, 14.08 feet; Thence North 01°16'58" East, 20.00 feet; Thence South 88°51'10" East, 25.25 feet; Thence North 45°00'00" West, 57.08 feet; Thence South 88°43'02" East, 29.01 feet; Thence South 44°57'50" East, 58.01 feet; Thence South 00°02'30" West, 16.97 feet; Thence North 89°57'30" West, 6.85 feet; Thence South 00°02'30" West, 23.59 feet; Thence South 88°43'02" East, 87.85 feet; Thence South 01°16'58" West, 20.00 feet; Thence North 88°43'02" West, 87.42 feet; Thence South 00°02'30" West, 19.92 feet; Thence South 89°57'30" East, 5.13 feet; Thence South 00°02'30" West, 20.00 feet; Thence North

EXHIBIT A
SEWER & WATER EASEMENT

89°57'30" West, 5.13 feet; Thence South 00°02'30" West, 8.88 feet; Thence South 76°31'53" East, 30.80 feet to the westerly right of way for N. Zion Park Ave and the northerly right of way for W. Pebblestone Dr and POINT 'A';

Thence along said westerly right of way on the arc of a non-tangent curve to the left 38.62 feet, having a radius of 73.50 feet, a central angle of 30°06'25" and subtended by a chord bearing South 39°32'47" West, 38.18 feet;

Thence North 77°26'58" West, 34.34 feet; Thence North 89°11'19" West, 101.90 feet; Thence South 00°00'00" East, 60.74 feet; Thence North 89°59'45" West, 112.40 feet; Thence South 00°02'57" West, 30.21 feet; Thence South 89°57'15" East, 7.69 feet; Thence South 00°02'45" West, 20.00 feet; Thence North 89°57'15" West, 7.68 feet; Thence South 00°00'35" West, 34.00 feet; Thence South 89°57'15" East, 7.66 feet; Thence South 00°02'45" West, 20.00 feet; Thence North 89°57'15" West, 7.64 feet; Thence South 00°00'35" West, 34.00 feet; Thence South 89°57'15" East, 7.62 feet; Thence South 00°02'45" West, 20.00 feet; Thence North 89°57'15" West, 7.61 feet; Thence South 00°00'35" West, 34.00 feet; Thence South 89°57'15" East, 7.59 feet; Thence South 00°02'45" West, 46.00 feet; Thence North 89°57'15" West, 7.56 feet; Thence South 00°00'35" West, 37.55 feet; Thence South 45°09'38" East, 32.91 feet; Thence South 89°57'15" East, 173.22 feet; Thence South 58°51'21" West, 16.38 feet to westerly right of way for N. Zion Park Ave.;

Thence along said westerly right of way on the arc of a non-tangent curve to the left 29.29 feet, having a radius of 73.51 feet, a central angle of 22°49'42" and subtended by a chord bearing South 47°14'40" West, 29.09 feet to the **POINT OF BEGINNING**.

TOGETHER WITH:

BEGINNING at the northerly right of way for W. Pebblestone Dr and POINT 'A'; thence along said northerly right of way on the arc of a non-tangent curve to the right 46.35 feet, having a radius of 73.50 feet, a central angle of 36°07'48" and subtended by a chord bearing South 72°39'54" West, 45.58 feet; thence South 89°16'12" East, 55.51 feet to the **POINT OF BEGINNING 'A'**:

Thence North 00°37'20" East, 15.84 feet; Thence South 89°41'55" East, 24.04 feet to the easterly boundary of the North 1/2 of the West 1/2 of Government Lot 4;

Thence along said boundary, South 00°24'05" West, 16.03 feet to the northerly right of way for W. Pebblestone Dr; Thence along said right of way, South 89°16'12" East, 24.20 feet to **POINT OF BEGINNING 'A'**.

Containing 40,121 square feet more or less.

The sidelines of this easement are 10-feet left, right or beyond the sanitary sewer lines and manholes, the water lines, valves, meters, and hydrants. These objects are serving as monuments to this easement.

Prepared by:
Ronald M. Hodge, PLS
Survey Department Manager
RMH:tk

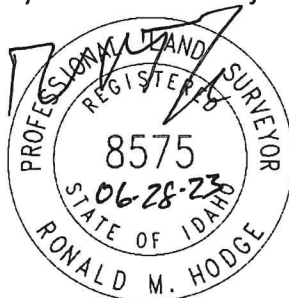


EXHIBIT B SEWER & WATER EASEMENT



Point of Commencement
Corner Record
2015-041317

W. USTICK ROAD

N. LINDER ROAD

N00°01'03"W 2699.19'
683.16'

W. PEBBLESTONE DR. (PRIVATE)

BLOCK 1

NW 15TH LN. (PRIVATE)

W. SINDON LN. (PRIVATE)

Point of Beginning

Creason Creek Subdivision No. 2

W. PEBBLESTONE DR.

Creason Creek Subdivision No. 1

BLOCK 2

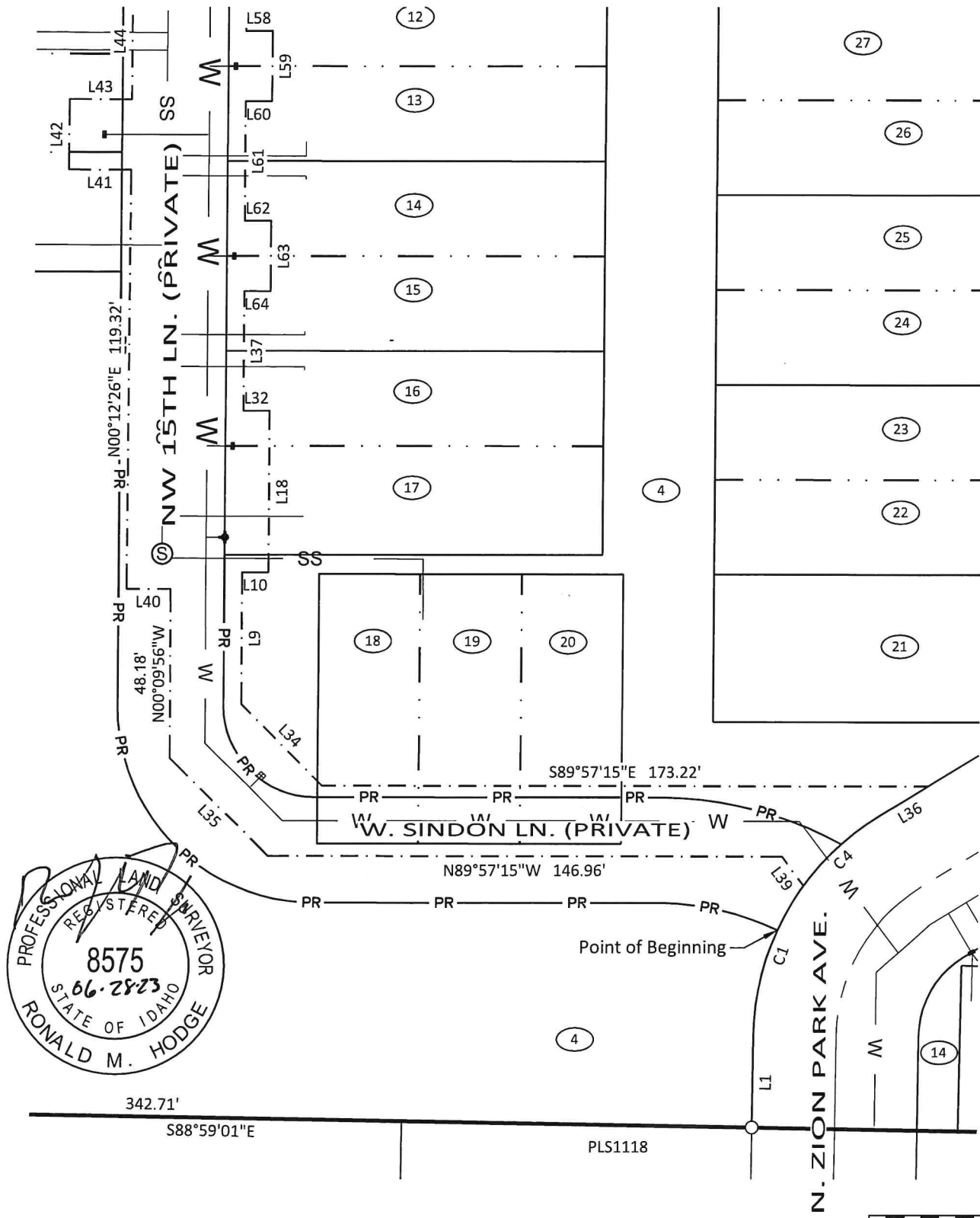
N. ZION PARK AVE.

Corner Record
108044955

SCALE: 1" = 100'

HMH ENGINEERING
(208) 342-7957

EXHIBIT B SEWER & WATER EASEMENT



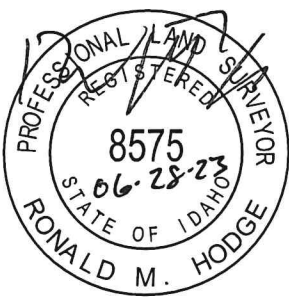
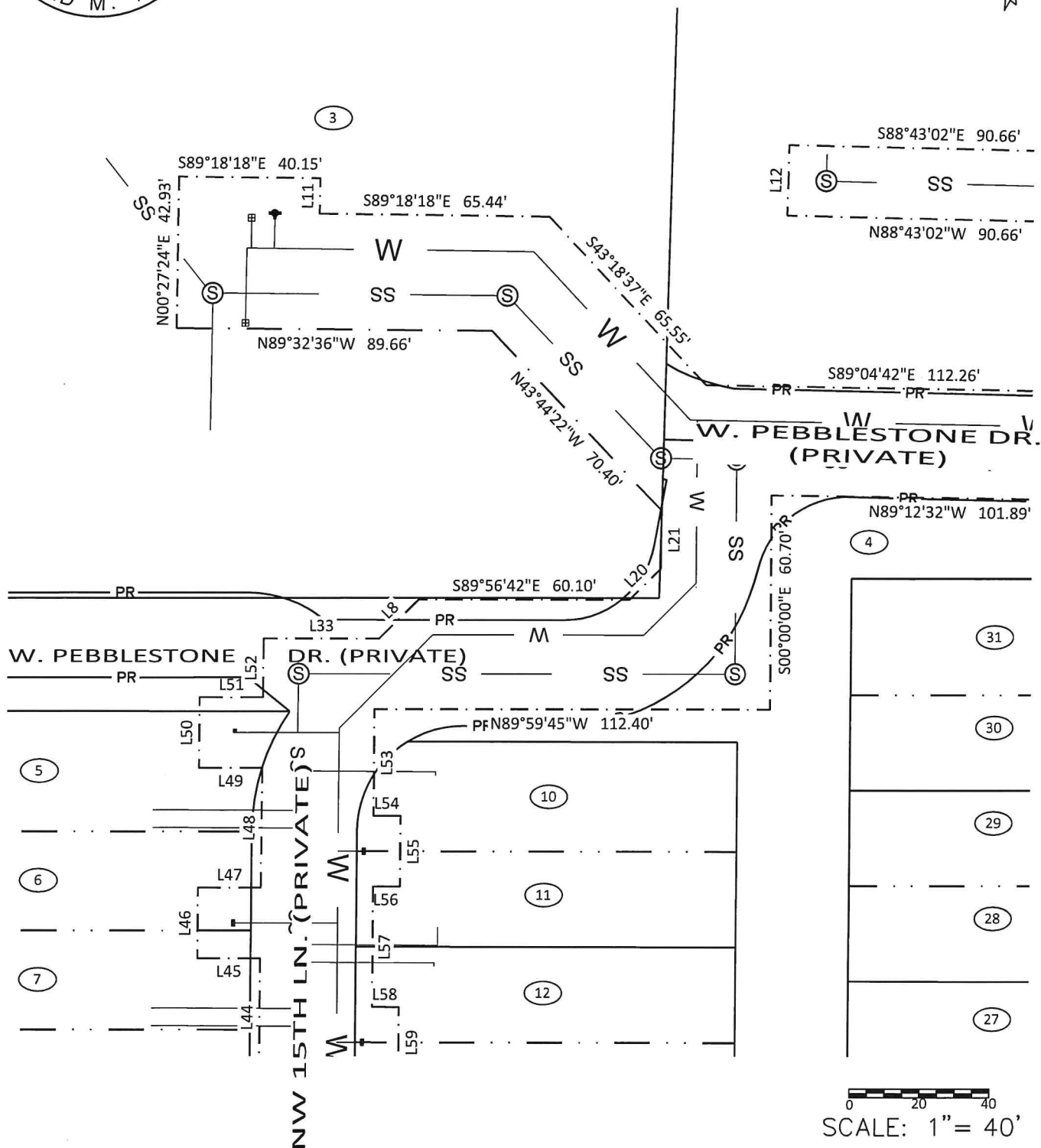


EXHIBIT B SEWER & WATER EASEMENT



0 20 40

SCALE: 1" = 40'

HMH ENGINEERING
(208) 342-7957

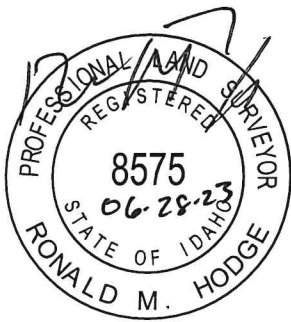


EXHIBIT B SEWER & WATER EASEMENT

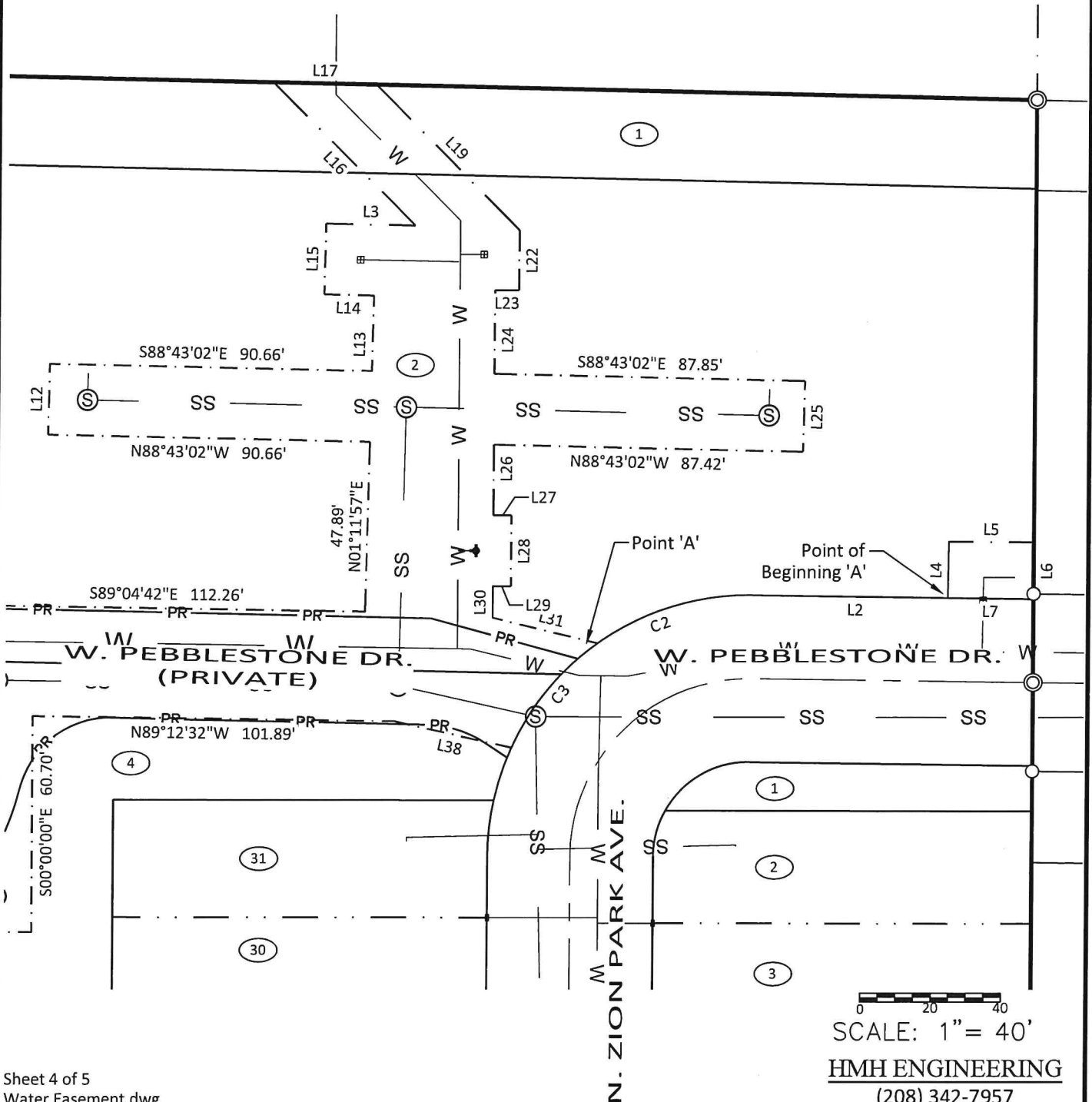


EXHIBIT B

SEWER & WATER EASEMENT

Line Table		
L#	Len	Direction
L1	26.20	S0°36'53"W
L2	55.51	S89°16'12"E
L3	25.25	S88°51'10"E
L4	15.84	N0°37'20"E
L5	24.04	S89°41'55"E
L6	16.03	S0°02'45"W
L7	24.20	N89°16'12"W
L8	15.70	S45°02'32"W
L9	37.55	S0°00'35"W
L10	7.56	N89°57'15"W
L11	10.00	N0°43'10"E
L12	20.00	N1°16'58"E
L13	21.31	N1°16'58"E
L14	14.08	N88°43'02"W
L15	20.00	N1°16'58"E
L16	57.08	S45°00'00"E
L17	29.01	S88°43'02"E

Line Table		
L#	Len	Direction
L18	46.00	S0°02'45"W
L19	58.01	S44°57'50"E
L20	12.49	S45°02'31"W
L21	16.57	S0°02'30"W
L22	16.97	S0°02'30"W
L23	6.85	N89°57'30"W
L24	23.59	S0°02'30"W
L25	20.00	S1°16'58"W
L26	19.92	S0°02'30"W
L27	5.13	N89°57'30"W
L28	20.00	S0°02'30"W
L29	5.13	S89°57'30"E
L30	8.88	S0°02'30"W
L31	30.80	N76°31'53"W
L32	7.59	S89°57'15"E
L33	32.93	S89°59'45"E
L34	32.91	S45°09'38"E

Line Table		
L#	Len	Direction
L35	39.44	N45°09'38"W
L36	16.38	S58°51'21"W
L37	34.00	S0°00'35"W
L38	34.24	N77°24'58"W
L39	10.34	N37°03'03"W
L40	12.50	N89°57'15"W
L41	17.60	N89°57'15"W
L42	20.00	N0°02'45"E
L43	17.65	S89°57'15"E
L44	33.13	N0°12'26"E
L45	17.75	N89°57'15"W
L46	20.00	N0°02'45"E
L47	17.80	S89°57'15"E
L48	33.83	N0°12'26"E
L49	17.90	N89°57'15"W
L50	20.00	N0°02'45"E
L51	17.96	S89°57'15"E

Line Table		
L#	Len	Direction
L52	16.68	N0°12'26"E
L53	30.21	S0°02'57"W
L54	7.69	S89°57'15"E
L55	20.00	S0°02'45"W
L56	7.85	N89°57'15"W
L57	34.00	S0°14'02"W
L58	7.96	S89°57'15"E
L59	20.00	S0°02'45"W
L60	7.64	N89°57'15"W
L61	34.00	S0°00'35"W
L62	7.62	S89°57'15"E
L63	20.00	S0°02'45"W
L64	7.61	N89°57'15"W

Curve Table					
C#	Length	Radius	Delta	Chd Len	Chd Brg
C1	45.40	73.51	35°23'15"	44.68	S18°08'12"W
C2	46.35	73.50	36°07'48"	45.58	S72°39'54"W
C3	38.62	73.50	30°06'25"	38.18	S39°32'47"W
C4	29.29	73.51	22°49'42"	29.09	S47°14'40"W

LEGEND

	Subdivision Boundary
	Section Line
	Sewer-Water Easement Line
	Lot Lines
	Private Road Easement Line
	Tie Line
	Survey Monuments

