

ESMT-2023-0024 Apex Northwest Subdivision No. 3  
Sanitary Sewer and Water Main Easement No. 2

**SANITARY SEWER AND WATER MAIN EASEMENT**

THIS Easement Agreement, made this \_\_\_ day of \_\_\_\_\_ 20\_\_ between  
scs Investments 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, 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.





February 10, 2023  
Apex Northwest Subdivision No. 3  
Project No. 22-054  
Legal Description  
City of Meridian Water and Sewer Easement

**Exhibit A**

A parcel of land for a city of Meridian water and sewer easement situated in a portion of the Southwest 1/4 of the Southeast 1/4 of Section 31, Township 3 North, Range 1 East, B.M., City of Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at a 5/8-inch rebar marking the Center-South 1/16 corner of Section 31, which bears  $N00^{\circ}16'52''E$  a distance of 1,342.44 feet from a 5/8-inch rebar marking the South 1/4 corner of said Section 31, thence following the northerly line of said Southwest 1/4 of the Southeast 1/4,  $S89^{\circ}52'08''E$  a distance of 638.62 feet;

Thence leaving said northerly line,  $S00^{\circ}07'52''W$  a distance of 43.75 feet to **POINT OF BEGINNING 1.**

Thence  $S89^{\circ}42'21''E$  a distance of 20.00 feet to the westerly boundary of proposed Apex Northwest Subdivision No. 3;

Thence following said proposed westerly boundary,  $S00^{\circ}17'39''W$  a distance of 37.00 feet to a point hereinafter referred to as Point "A";

Thence leaving said proposed westerly boundary,  $N89^{\circ}42'21''W$  a distance of 569.06 feet;

Thence  $N60^{\circ}12'15''W$  a distance of 27.30 feet to the easterly line of an existing sanitary sewer easement per Instrument No. 2020-008699 (records of Ada County, Idaho);

Thence following said easterly line,  $N02^{\circ}30'05''E$  a distance of 5.16 feet;

Thence following said easterly line,  $N30^{\circ}45'16''W$  a distance of 70.53 feet to the northerly line of said Southwest 1/4 of the Southeast 1/4;

Thence leaving said easterly line and following said northerly line,  $S89^{\circ}52'08''E$  a distance of 2.69 feet;

Thence leaving said northerly line,  $S36^{\circ}35'46''E$  a distance of 51.42 feet;

Thence  $S60^{\circ}12'15''E$  a distance of 36.35 feet;

Thence  $S89^{\circ}42'21''E$  a distance of 543.80 feet;

Thence  $N00^{\circ}17'39''E$  a distance of 17.00 feet to **POINT OF BEGINNING 1.**

Said easement contains 12,619 square feet, more or less.

**TOGETHER WITH:**

Commencing at a point previously referred to as Point "A", thence  $S03^{\circ}51'14''W$  a distance of 263.51 feet to **POINT OF BEGINNING 2.**

Thence  $S89^{\circ}42'21''E$  a distance of 30.00 feet to the westerly boundary of proposed Apex Northwest Subdivision No. 3;

Thence following said proposed westerly boundary,  $S00^{\circ}17'39''W$  a distance of 31.00 feet;

Thence leaving said proposed westerly boundary,  $N89^{\circ}42'21''W$  a distance of 30.00 feet to a point hereinafter referred to as Point "B";

Thence N00°17'36"E a distance of 31.00 feet to **POINT OF BEGINNING 2.**

Said easement contains 930 square feet, more or less.

**TOGETHER WITH:**

Commencing at a point previously referred to as Point "B", thence S02°29'09"E a distance of 289.34 feet to **POINT OF BEGINNING 3.**

Thence S89°42'21"E a distance of 21.70 feet to the westerly boundary of proposed Apex Northwest Subdivision No. 3;

Thence following said proposed westerly boundary, S00°17'39"W a distance of 20.00 feet;

Thence leaving said proposed westerly boundary, N89°42'21"W a distance of 21.70 feet;

Thence N00°17'39"E a distance of 20.00 feet;

Said easement contains 434 square feet, more or less.

Said descriptions contain a total of 13,983 square feet, more or less.

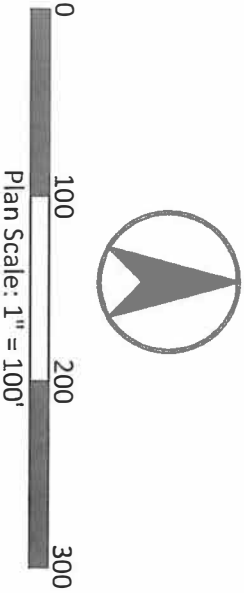
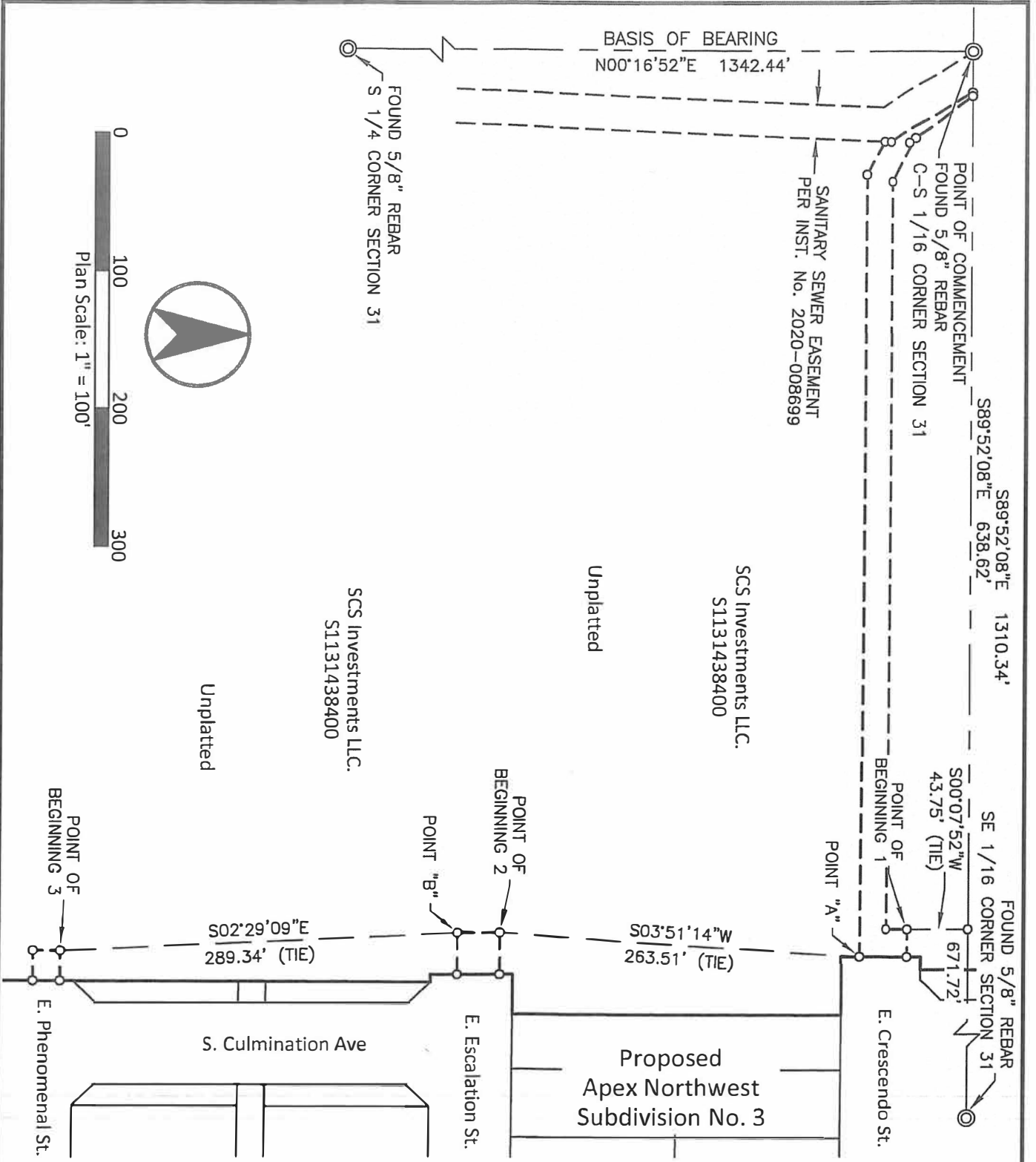
Attached hereto is **Exhibit B** and by this reference is made a part hereof.



2.10.2023


**EXHIBIT B**

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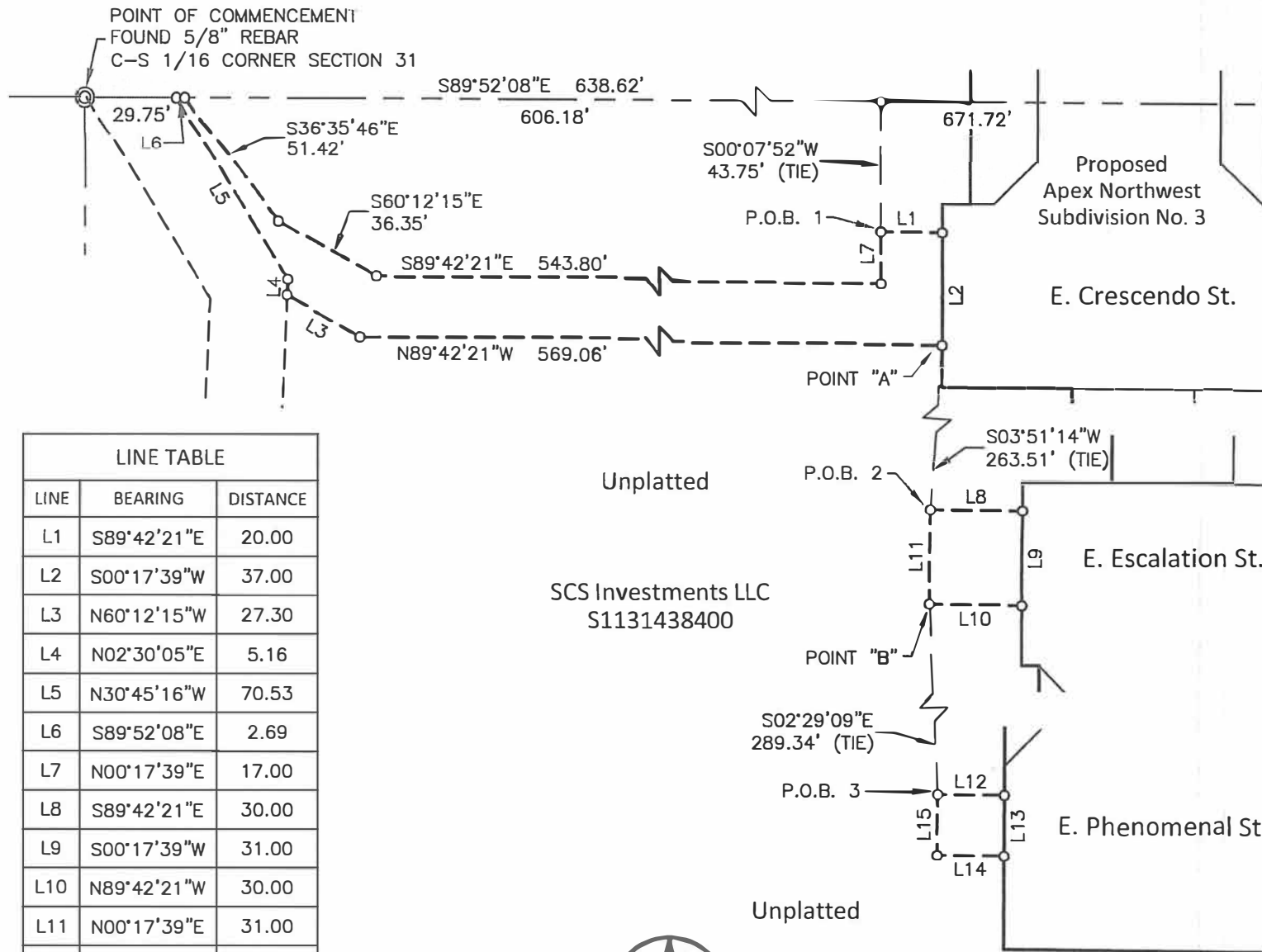
**City of Meridian Water and Sewer Easement  
Apex Northwest Subdivision No. 3**

Situated in a portion of the SW 1/4 of the SE 1/4,  
Section 31, T3N, R1E, B.M., City of Meridian, Ada County, Idaho

 <p>ENGINEERING 5725 NORTH DISCOVERY WAY BOISE, IDAHO 83713 PHONE (208) 639-6939 kmgengllp.com</p>	DATE: January 2023
	PROJECT: 22-054
	SHEET: 1 OF 2

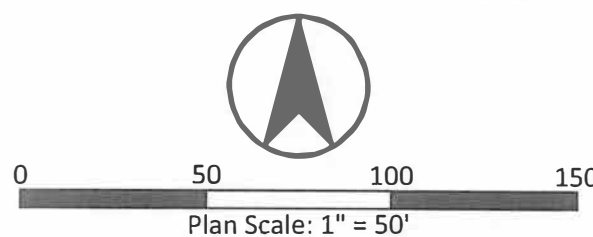
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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°42'21"E	20.00
L2	S00°17'39"W	37.00
L3	N60°12'15"W	27.30
L4	N02°30'05"E	5.16
L5	N30°45'16"W	70.53
L6	S89°52'08"E	2.69
L7	N00°17'39"E	17.00
L8	S89°42'21"E	30.00
L9	S00°17'39"W	31.00
L10	N89°42'21"W	30.00
L11	N00°17'39"E	31.00
L12	S89°42'21"E	21.70
L13	S00°17'39"W	20.00
L14	N89°42'21"W	21.70
L15	N00°17'39"E	20.00

Unplatted  
SCS Investments LLC  
S1131438400



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**km**  
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