

Project Name or Subdivision Name:

Slatestone Subdivision

Sanitary Sewer & Water Main Easement Number: N/A

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-2025-0027

### **SANITARY SEWER EASEMENT**

THIS Easement Agreement made this 22nd day of April 20 25 between  
LASHER ENTERPRISES LLC ("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.

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.

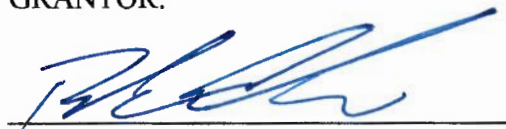
THE GRANTOR does hereby covenant with the Grantee that Grantor is lawfully seized and possessed of the aforementioned and described tract of land, and that Grantor has a good and lawful right to convey said easement, and that Grantor will warrant and forever defend the title and quiet possession thereof 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.

GRANTOR:

LASHER ENTERPRISES LLC  
3930 SE ADILYNN PL  
MERIDIAN, ID 83642-0000



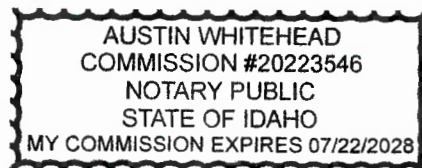
STATE OF IDAHO )


) ss

County of Ada )

This record was acknowledged before me on 3-21-25 (date) by Braden Lasher  
(name of individual), [complete the following *if* signing in a representative capacity, or strike  
the following *if* signing in an individual capacity] on behalf of Lasher Enterprises LLC  
(name of entity on behalf of whom record was executed), in the following representative  
capacity: Manager (type of authority such as officer or trustee)

Notary Stamp Below



  
Notary Signature  
My Commission Expires: 07-22-28

GRANTEE: CITY OF MERIDIAN

\_\_\_\_\_  
Robert E. Simison, Mayor 4-22-2025

\_\_\_\_\_  
Attest by Chris Johnson, City Clerk 4-22-2025

STATE OF IDAHO, )

: ss.

County of Ada )

This record was acknowledged before me on 4-22-2025 (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: \_\_\_\_\_

Slatestone Subdivision  
Project No: 210791  
Date: April 1, 2025  
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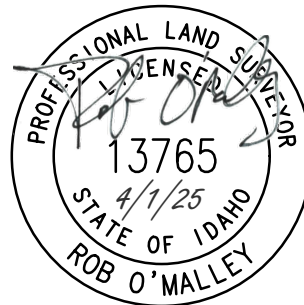
**EXHIBIT "A"**  
**CITY OF MERIDIAN**  
**ACCESS AND UTILITY EASEMENT DESCRIPTION**

A parcel of land located in the NE1/4 of the SW1/4 of Section 24, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

**BEGINNING** at the center south 1/16 corner of said Section 24; thence, along the south boundary of said NE1/4 of the SW1/4,

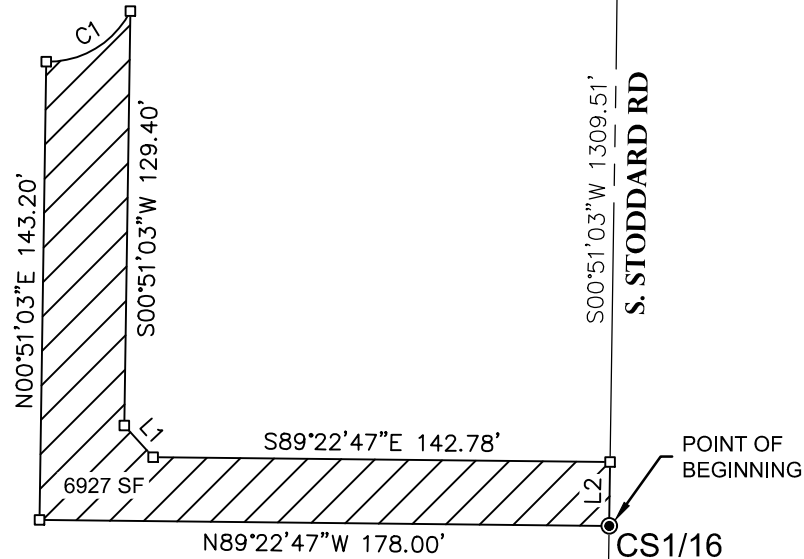
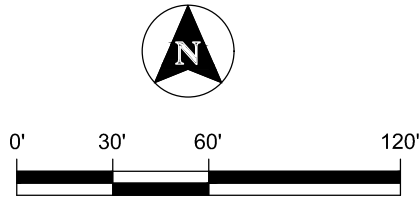
1. N.89°22'47"W., 178.00 feet; thence leaving said boundary,
2. N.00°51'03"E., 143.20 feet to the beginning of a non-tangent curve; thence,
3. Northeasterly along said curve to the left having a radius of 29.00 feet, an arc length of 32.25 feet, through a central angle of 63°42'30", of which the long chord bears N.58°59'47"E., 30.61 feet; thence, non-tangent from said curve,
4. S.00°51'03"W., 129.40 feet; thence,
5. S.42°22'01"E., 13.46 feet; thence,
6. S.89°22'47"E., 142.78 feet to the east boundary of said NE1/4 of the SW1/4; thence, along said boundary,
7. S.00°51'03"W., 20.00 feet to the **POINT OF BEGINNING**.

**CONTAINING:** 6,927 square feet.



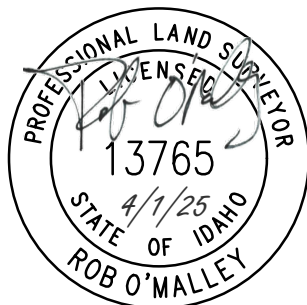
## EXHIBIT "B" - ACCESS AND UTILITY EASEMENT

FOR SLATESTONE SUBDIVISION, LOCATED IN THE NE1/4 OF THE SW1/4 OF SECTION 24,  
TOWNSHIP 3 NORTH, RANGE 1 WEST BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO  
2024



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S42°22'01"E	13.46'
L2	S00°51'03"W	20.00'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	29.00'	32.25'	63°42'30"	N58°59'47"E	30.61'



W. VICTORY RD 24  
25

210791-V-XB\_CITY ACCESS.dwg

4/1/25

210791



332 N. BROADMORE WAY  
NAMPA, IDAHO 83687  
208-442-6300 | WWW.ARDURRA.COM