

Project Name or Subdivision Name:

Avani Subdivision No. 1

Sanitary Sewer & Water Main Easement Number: 1

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 ESMT-2024-0113

Record Number: \_\_\_\_\_

### **SANITARY SEWER AND WATER MAIN EASEMENT**

THIS Easement Agreement made this \_\_\_\_ day of \_\_\_\_\_ 20\_\_ between  
F111 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.

Notary Stamp Below

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

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



Sawtooth Land Surveying, LLC

EXHIBIT A

P: (208) 398-8104 F: (208) 398-8105  
2030 S. Washington Ave., Emmett, ID 83617

### Off-Site Water Easement Description

**BASIS OF BEARING** for this description is N. 0°43'00" E., between a brass cap marking the 1/4 corner common to Sections 15 and 16 and an aluminum cap marking the northwest corner of Section 15, T. 3 N., R. 1 W., B.M., Ada County, Idaho.

An easement located in the SW1/4 of the NW1/4 of Section 15, T. 3 N., R. 1 W., B.M., Ada County, Idaho, more particularly described as follows:

**COMMENCING** at a brass cap marking the 1/4 corner common to Sections 15 and 16;

Thence N. 0°43'00" E., coincident with the west line of said SW1/4 of the NW1/4 and the centerline of S. Black Cat Road, 660.15 feet;

Thence leaving said west line, S. 89°17'00" E., 50.00 feet to the easterly right of way of said S. Black Cat Road and the **POINT OF BEGINNING**;

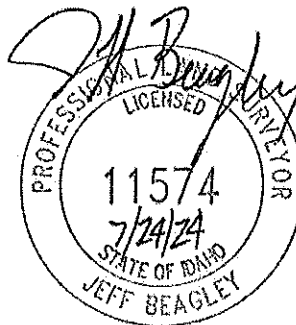
Thence N. 0°43'00" E., coincident with said easterly right of way and parallel with said west line, 31.50 feet;

Thence S. 89°17'00" E., 180.85 feet to the beginning of a non-tangent curve to the right;

Thence 31.64 feet along the arc of said curve, having a radius of 284.50 feet, through a central angle of 6°22'19", subtended by a chord bearing S. 5°46'12" W., 31.62 feet;

Thence N. 89°17'00" W., 178.06 feet to the **POINT OF BEGINNING**.

The above described easement contains 0.13 acres more or less.



**EXHIBIT B**

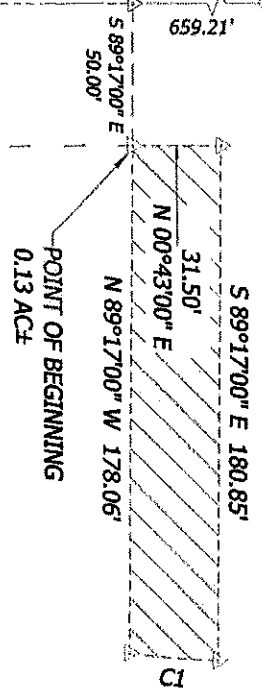
BASIS OF BEARING  
N 0°43'00" E 2657.19'

S. BLACK CAT RD 660.15'

16  
15  
1/4 CORNER  
PE 1811

9  
16  
15  
10 W. FRANKLIN ROAD  
PLS 14221

1328.59'  
N1/16 CORNER  
NO CAP



CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
CI	31.64'	284.50'	6°22'19"	S 05°46'12" W	31.62'

SW1/4 NW1/4  
SEC. 15  
T.3 N., R.1 W., B.M.



*[Handwritten Signature]*  
 PROFESSIONAL SURVEYOR  
 LICENSE # 11574  
 STATE OF IDAHO  
 7/24/24  
 JEFF BEAGLEY

PROJECT: OFF-SITE WATER EASEMENT EXHIBIT ADA COUNTY, IDAHO	OWNER/DEVELOPER: CONGER GROUP	 2030 S. WASHINGTON AVE. EMMETT, ID 83617 P: (208) 398-8104 F: (208) 398-8105 WWW.SAWTOOTHLS.COM	DWG # 123135-EX
	DATE: 7/2024		PROJECT # 123135
			SHEET 1 OF 2