

EMERGENCY ACCESS EASEMENT AGREEMENT

THIS AGREEMENT made this ____ day of _____, 20____, between Challenger Development Inc., hereinafter referred to as “Grantor” and the **City of Meridian**, an Idaho municipal corporation, hereinafter referred to as “Grantee”;

WITNESSETH:

WHEREAS, Grantor is the owner of real property on portions of which the City of Meridian is requiring an access area for emergency vehicles as a condition of development approval; and

WHEREAS, Grantor desires to grant an easement for ingress and egress across those certain parts of Grantor’s property defined herein to allow for emergency vehicle access; and

WHEREAS, Grantor shall construct certain improvements upon the easement described herein; and

NOW, THEREFORE, the parties agree as follows:

THE GRANTOR does hereby grant unto the Grantee an easement on the following property, described on Exhibit “A” and depicted on Exhibit “B” attached hereto and incorporated herein.

THE EASEMENT hereby granted is for the purpose of providing a non-exclusive easement and right-of-way on, over, across and through Grantor’s property with the free right of access to such property at any and all times and for the purpose of allowing egress and ingress to and from the property for emergency vehicle access. Pursuant to the International Fire Code, this access road shall be constructed of an improved surface capable of supporting 80,000 GVW;

TO HAVE AND TO HOLD, said easement unto said Grantee, its successors and assigns forever;

THE GRANTOR, hereby covenants and agrees that no structures shall be constructed, erected, or placed upon the surface of the easement area that would materially impair the normal operation or use of the easement area for emergency vehicular purposes. No parking of vehicles within the easement area shall be permitted. THE GRANTOR hereby covenants and agrees that it 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.

IT IS EXPRESSLY UNDERSTOOD AND AGREED, by and between the parties hereto, that the Grantor shall repair and maintain the access roadway improvements.



Sawtooth Land Surveying, LLC

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

1044 Northwest Blvd., Ste. G
Coeur d'Alene, ID 83814
P: (208) 714-4544
F: (208) 292-4453

141 1st Avenue East
Jerome, ID 83338
P: (208) 329-5303
F: (208) 324-3821

Exhibit A Emergency Fire Access Legal Description

BASIS OF BEARING for this description is North 00°01'00" West, from a brass cap marking the southeast corner of Section 32 and the brass cap marking the E1/4 Corner of Section 32, both in T. 4 N., R. 1 E., B.M., Ada County, Idaho.

An easement being located in the N1/2 of the SE1/4 of Section 32, T. 4 N., R. 1 E., B.M., Ada County, Idaho, more particularly described as follows:

COMMENCING at a brass cap marking the E1/4 Corner of said Section 32;

Thence South 89°39'12" West, coincident with the north line of said SE1/4 of Section 32, a distance of 1271.70 feet to the **POINT OF BEGINNING**;

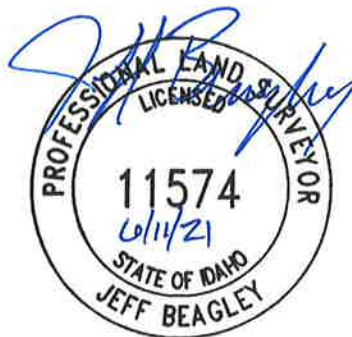
Thence South 00°18'00" East, 100.39 feet;

Thence South 89°42'00" West, 20.00 feet;

Thence North 00°18'00" West, 100.38 feet to said north line;

Thence North 89°39'12" East, coincident with said north line, 20.00 feet to the **POINT OF BEGINNING**.

Said easement contains 2,008 square feet and/or 0.046 acres, more or less.



N. DASHWOOD PL.

ZEBULON HEIGHTS SUBDIVISION NO. 2
BK 99, PG 12772

20.00'
N 89°39'12" E

N 00°18'00" W 100.38'
S 00°18'00" E 100.39'

S 89°42'00" W
20.00'

POINT OF BEGINNING
2,008 Sq.Ft /
0.046 AC.±

245.50'

S 89°39'12" W 1267.42'

1026.20'

JASMINE ACRES
LOT 1, BLOCK 1
BK 59, PG 5829

E 1/4 CORNER
SECTION 32
CP&F 109103130

N. EAGLE ROAD

N 00°10'00" W 2654.19'
BASIS OF BEARINGS

SE CORNER
SEC 32
CP&F 113077810

T. 4 N., R 1 E., B.M.



NTS



PROJECT: DELANO SUBDIVISION NO. 1 EMERGENCY FIRE ACCESS EXHIBIT MERIDIAN, IDAHO	OWNER/DEVELOPER: CONGER GROUP	2030 S. WASHINGTON AVE. EMMETT, ID 83617 P: (208) 398-8104 F: (208) 398-8105 WWW.SAWTOOTHLS.COM	DWG # 18094-EX
	DATE: 6/2021		PROJECT # 18094 SHEET 1 OF 1

