

Project Name or Subdivision Name:

"McDermott Village" Sewer Easement

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-2024-0139

Record Number: _____

SANITARY SEWER EASEMENT

THIS Easement Agreement made this 3rd day of December 2024 between Pacific McDermott Village Apartments 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.

GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor 12-3-2024

Attest by Chris Johnson, City Clerk 12-3-2024

STATE OF IDAHO,)

: ss.

County of Ada)

This record was acknowledged before me on 12-3-2024 (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: _____

September 24, 2024

Easement Description

A parcel of land being located in the Southeast Quarter of Section 32, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Southeast Corner of Section 32, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho from which the East 1/16 Corner common to Sections 32 and Section 5 bears North 89°17'49" West 1,325.58 feet;

Thence North 00°30'38" East, a distance of 1,273.52 feet along the section line of Section 32, and North 89°29'22" West, 703.81 feet to a point on the westerly right-of-way line of N. Alameda Creek Ave., said point being the POINT OF BEGINNING of this description,

THENCE North 76°19'16" West, a distance of 24.79 feet;

THENCE North 89°26'57" West, a distance of 41.63 feet;

THENCE South 00°33'03" West, a distance of 25.60 feet;

THENCE South 89°26'57" East, a distance of 19.33 feet;

THENCE South 76°19'16" East, a distance of 45.05 feet to a point on the westerly right-of-way line of said N. Alameda Creek Ave.;

THENCE North 13°40'51" East, a distance of 2.41 feet to the beginning of a tangent curve to the left with a radius of 76.50 feet, a central angle of 13°00'14", and a chord bearing and distance of North 07°10'44" East, 17.33 feet;

THENCE in a northerly direction, with said tangent curve to the left, an arc distance of 17.36 feet;

THENCE North 00°40'37" East, a distance of 10.65 feet; to the POINT OF BEGINNING.

Containing 1,849± square feet or 0.042± acres of land.

EXHIBIT "A"

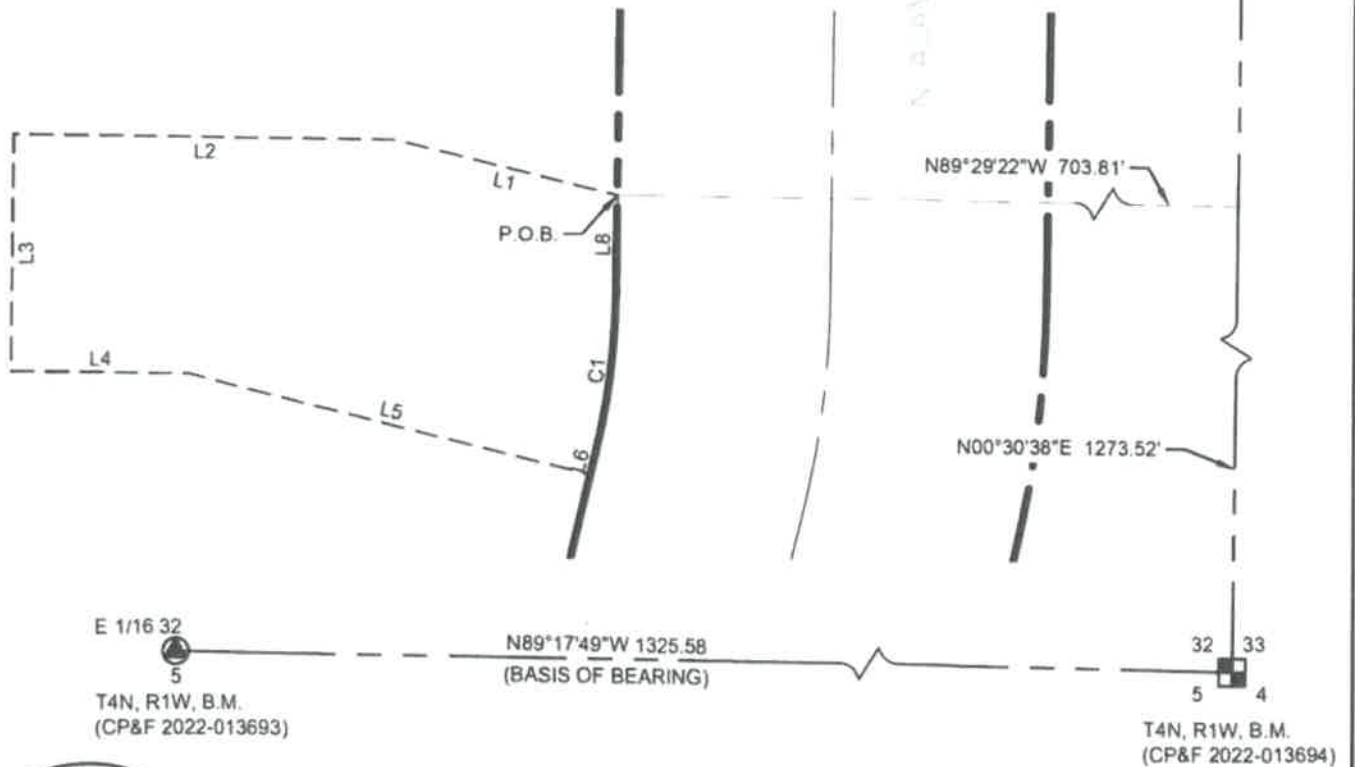
K:\BOI_Civil\093969000 McDermott Village\Project Files\To Others\KH Survey\XUT_OFF_ESMT_BD-2.dwg EASE S1 Sep 24, 2024 9:34am by Brad Daley

LINE TABLE

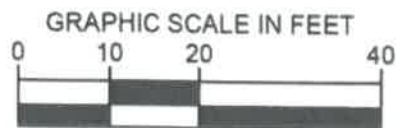
NO.	BEARING	LENGTH
L1	N76°19'16"W	24.79'
L2	N89°26'57"W	41.63'
L3	S00°33'03"W	25.60'
L4	S89°26'57"E	19.33'
L5	S76°19'16"E	45.05'
L6	N13°40'51"E	2.41'
L8	N00°40'37"E	10.65'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	13°00'14"	76.50'	17.36'	N07°10'44"E	17.33'



- SECTION CORNER
- SIXTEENTH CORNER
- BOUNDARY LINE
- TIE LINE
- EASEMENT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE



Kimley»Horn
1100 W. IDAHO STREET
SUITE 210
BOISE, IDAHO 83702
PHONE: (208) 287-2888
www.kimley-horn.com

PROJECT:

McDERMOTT VILLAGE SUBD NO. 1
EASEMENT

TITLE:

EXHIBIT "B"

JOB NO.: 093969000

SCALE: 1" = 20'

DATE: 9/24/2024

SHEET: SHEET 2 OF 2