

Project Name or Subdivision Name:
Summertown Subdivision

Sanitary Sewer & Water Main Easement Number: 2
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-2024-0045
Record Number: _____

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement made this ____ day of _____ 20__ between
Summertown 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.

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.

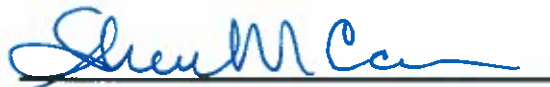
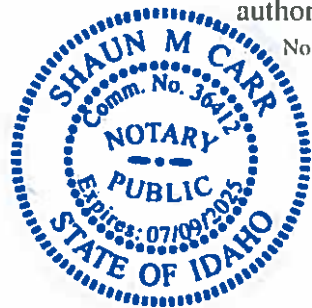
GRANTOR: **Summertown LLC**



STATE OF IDAHO)
) ss
County of Ada)

This record was acknowledged before me on 02/28/2024 (date) by Shannon R Robnett (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 Summertown 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: 07/09/2025

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: _____

EXHIBIT A
DESCRIPTION FOR
SUMMERTOWN SUBDIVISION
City of Meridian Sewer and Water Easement

A portion of Government Lot 2 of Section 1, T.3N., R.1W., Boise Meridian, City of Meridian, Ada County, State of Idaho, being more particularly described as follows:

Commencing at the N1/4 corner of said Section 1 from which the NE corner of said Section 1 bears South 89°46'48" East, 2662.22 feet;

thence along the North boundary line of said Section 1 South 89°46'48" East, 637.68 feet;

thence leaving said North boundary line South 00°23'17" West, 144.03 feet; to the **REAL POINT OF BEGINNING**;

thence continuing South 00°23'17" West, 194.00 feet;

thence South 00°19'50" East, 504.74 feet;

thence North 89°47'48" West, 32.01 feet;

thence North 00°19'50" West, 26.57 feet;

thence North 01°29'58" West, 24.51 feet across the easement to the interior;

thence North 89°47'48" West, 449.08 feet;

thence North 00°20'42" West, 57.81 feet;

thence North 89°39'18" East, 29.99 feet;

thence North 00°20'42" West, 18.47 feet;

thence North 89°39'18" East, 6.50 feet;

thence North 00°20'42" West, 11.00 feet;

thence South 89°39'18" West, 6.50 feet;

thence North 00°20'42" West, 73.72 feet;

thence North 89°39'18" East, 6.00 feet;

thence North 00°20'42" West, 11.00 feet;

thence South 89°39'18" West, 6.00 feet;

thence North 00°20'42" West, 121.56 feet;

thence North 89°39'18" East, 6.00 feet;

thence North 00°20'42" West, 11.00 feet;

thence South 89°39'18" West, 6.00 feet;
thence North 00°20'42" West, 37.65 feet;
thence North 89°40'10" East, 369.89 feet;
thence South 49°44'28" East, 12.11 feet;
thence North 40°15'32" East, 22.89 feet;
thence North 89°40'10" East, 10.02 feet;
thence South 49°44'28" East, 22.59 feet;
thence South 00°19'50" East, 18.29 feet;
thence South 89°40'10" West, 26.00 feet;
thence South 00°19'50" East, 6.65 feet;
thence South 89°40'10" West, 6.00 feet;
thence South 00°19'50" East, 10.00 feet;
thence North 89°40'10" East, 6.00 feet;
thence South 00°19'50" East, 57.86 feet;
thence South 89°40'10" West, 6.00 feet;
thence South 00°19'50" East, 10.00 feet;
thence North 89°40'10" East, 6.00 feet;
thence South 00°19'50" East, 162.47 feet;
thence South 89°40'10" West, 6.50 feet;
thence South 00°19'50" East, 10.00 feet;
thence North 89°40'10" East, 6.50 feet;
thence South 00°19'50" East, 25.02 feet;
thence North 89°40'10" East, 24.00 feet;
thence South 00°19'50" East, 40.90 feet;
thence South 01°29'58" East, 24.51 feet across the easement to the exterior;
thence North 89°47'48" West, 447.19 feet;
thence South 00°20'42" East, 26.57 feet;

thence North 89°47'48" West, 32.40 feet;
thence North 00°20'42" West, 22.62 feet;
thence South 89°39'18" West, 6.00 feet;
thence North 00°20'42" West, 29.50 feet;
thence North 89°39'18" East, 6.00 feet;
thence North 00°20'42" West, 172.97 feet;
thence South 89°34'26" West, 6.50 feet;
thence North 00°20'42" West, 11.00 feet;
thence North 89°34'26" East, 6.50 feet;
thence North 00°20'42" West, 347.01 feet;
thence South 89°40'10" West, 9.50 feet;
thence North 00°20'42" West, 5.05 feet;
thence South 89°40'10" West, 78.19 feet;
thence North 00°19'50" West, 58.40 feet;
thence North 89°40'10" East, 86.84 feet;
thence North 00°20'42" West, 52.36 feet;
thence South 42°58'02" East, 89.84 feet across the easement to the interior;
thence South 89°46'49" East, 16.50 feet;
thence North 00°20'42" West, 4.50 feet;
thence South 89°46'48" East, 358.27 feet;
thence North 00°19'50" West, 26.01 feet;
thence South 89°46'48" East, 22.73 feet;
thence South 53°02'59" East, 29.83 feet;
thence South 00°19'50" East, 22.93 feet;
thence South 89°40'10" West, 30.00 feet;
thence South 00°19'50" East, 13.00 feet;
thence North 89°40'10" East, 4.00 feet;

thence South 00°19'50" East, 70.48 feet;
thence South 89°40'10" West, 5.00 feet;
thence South 00°19'50" East, 10.00 feet;
thence North 89°40'10" East, 5.00 feet;
thence South 00°19'50" East, 107.03 feet;
thence South 89°40'10" West, 395.16 feet;
thence North 00°20'42" West, 214.81 feet;
thence North 42°58'02" West, 89.84 feet across the easement to the exterior;
thence South 89°46'48" East, 177.06 feet;
thence North 00°13'12" East, 6.00 feet;
thence South 89°46'48" East, 24.00 feet;
thence South 00°13'12" West, 6.00 feet;
thence South 89°46'48" East, 149.62 feet;
thence North 00°18'04" East, 7.20 feet;
thence South 89°46'48" East, 11.45 feet;
thence South 00°13'12" West, 7.20 feet;
thence South 89°46'48" East, 152.90 feet to the **REAL POINT OF BEGINNING.**



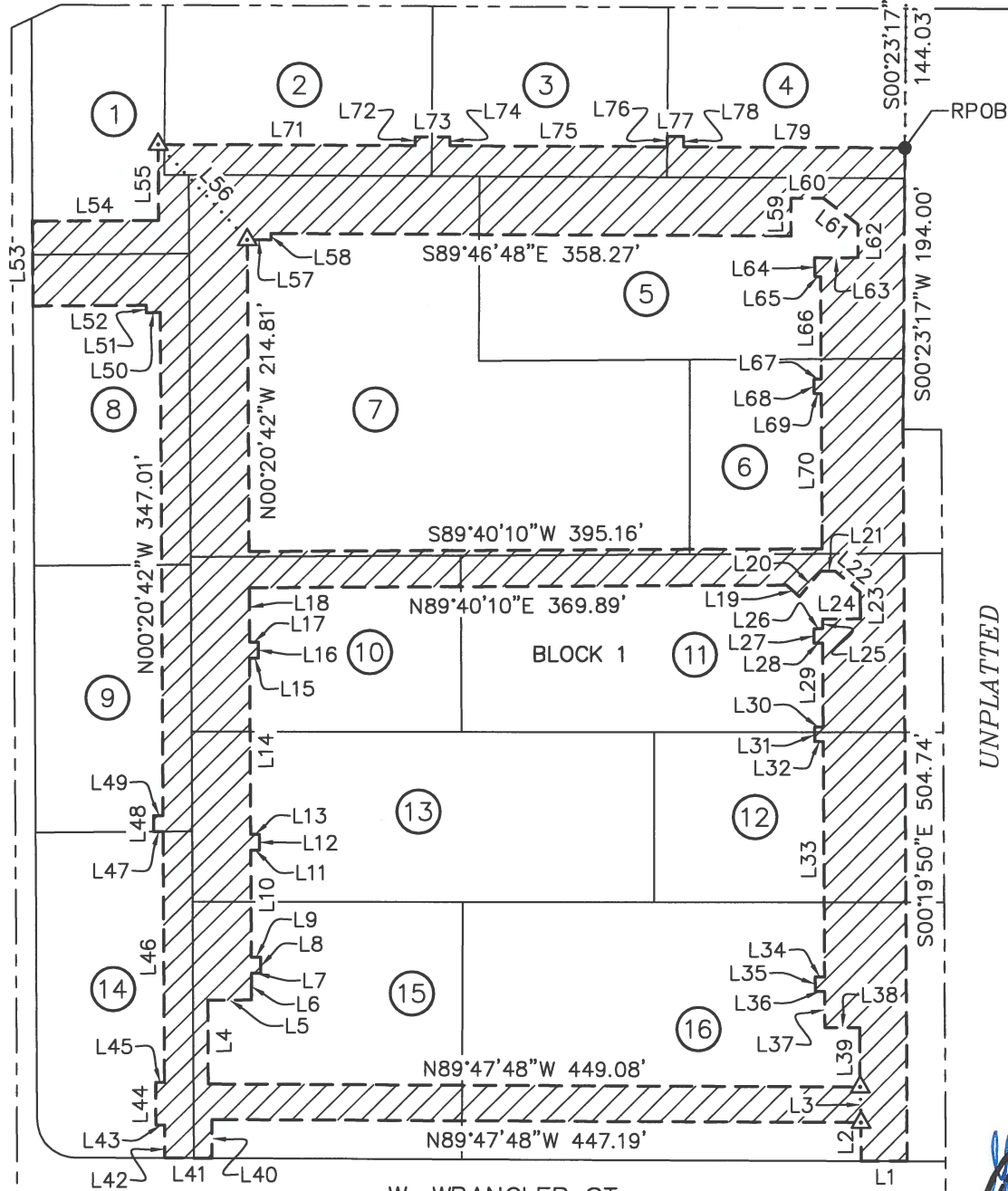
1/4 S.36 4N.,1W. S89°46'48"E 2662.22'
 S.1 3N.,1W. 637.68' 2024.54' S.36 S.31
 S.1 S.6

W. USTICK RD.

N. MERIDIAN RD.

N. VENABLE LN.

UNPLATTED



W. WRANGLER ST.

BLOCK 3

BLOCK 2

N. RIDGEBURY AVE.



Scale: 1"=120'



P:\Summertown Subdivision 21-579\dwg\Summertown Utility Easement.dwg 2/28/2024 9:21:08 AM

EXHIBIT B

ISG
IDAHO SURVEY GROUP, LLC
 9955 W. EMERALD ST.
 BOISE, IDAHO 83704
 (208) 846-8570

Exhibit Drawing for
Summertown Subdivision
 City of Meridian Sewer and Water Easement

A PORTION OF GOVERNMENT LOT 2 OF SECTION 1, T.3N., R.1W.,
 B.M., CITY OF MERIDIAN, ADA COUNTY, STATE OF IDAHO

Job No.
21-579

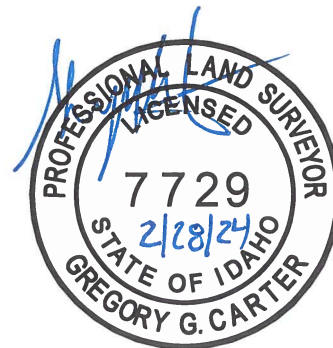
Sheet No.
1 of 2

Dwg. Date
2/28/2024

Line Table		
Line	Bearing	Length
L1	N89°47'48"W	32.01'
L2	N00°19'50"W	26.57'
L3	N01°29'58"W	24.51'
L4	N00°20'42"W	57.81'
L5	N89°39'18"E	29.99'
L6	N00°20'42"W	18.47'
L7	N89°39'18"E	6.50'
L8	N00°20'42"W	11.00'
L9	S89°39'18"W	6.50'
L10	N00°20'42"W	73.72'
L11	N89°39'18"E	6.00'
L12	N00°20'42"W	11.00'
L13	S89°39'18"W	6.00'
L14	N00°20'42"W	121.56'
L15	N89°39'18"E	6.00'
L16	N00°20'42"W	11.00'
L17	S89°39'18"W	6.00'
L18	N00°20'42"W	37.65'
L19	S49°44'28"E	12.11'
L20	N40°15'32"E	22.89'
L21	N89°40'10"E	10.02'
L22	S49°44'28"E	22.59'
L23	S00°19'50"E	18.29'
L24	N89°40'10"E	26.00'
L25	S00°19'50"E	6.65'
L26	S89°40'10"W	6.00'
L27	S00°19'50"E	10.00'
L28	N89°40'10"E	6.00'
L29	S00°19'50"E	57.86'
L30	S89°40'10"W	6.00'

Line Table		
Line	Bearing	Length
L31	S00°19'50"E	10.00'
L32	N89°40'10"E	6.00'
L33	S00°19'50"E	162.47'
L34	S89°40'10"W	6.50'
L35	S00°19'50"E	10.00'
L36	N89°40'10"E	6.50'
L37	S00°19'50"E	25.02'
L38	N89°40'10"E	24.00'
L39	S00°19'50"E	40.90'
L40	S00°20'42"E	26.57'
L41	N89°47'48"W	32.40'
L42	N00°20'42"W	22.62'
L43	S89°39'18"W	6.00'
L44	N00°20'42"W	29.50'
L45	N89°39'18"E	6.00'
L46	N00°20'42"W	172.97'
L47	S89°34'26"W	6.50'
L48	N00°20'42"W	11.00'
L49	N89°34'26"E	6.50'
L50	S89°40'10"W	9.50'
L51	N00°20'42"W	5.05'
L52	S89°40'10"W	78.19'
L53	N00°19'50"W	58.40'
L54	N89°40'10"E	86.84'
L55	N00°20'42"W	52.36'
L56	S42°58'02"E	89.84'
L57	S89°46'49"E	16.50'
L58	N00°20'42"W	4.50'
L59	S00°19'50"E	26.01'
L60	S89°46'48"E	22.73'

Line Table		
Line	Bearing	Length
L61	S53°02'59"E	29.83'
L62	S00°19'50"E	22.93'
L63	S89°40'10"W	30.00'
L64	S00°19'50"E	13.00'
L65	N89°40'10"E	4.00'
L66	S00°19'50"E	70.48'
L67	S89°40'10"W	5.00'
L68	S00°19'50"E	10.00'
L69	N89°40'10"E	5.00'
L70	S00°19'50"E	107.03'
L71	S89°46'48"E	177.06'
L72	N00°13'12"E	6.00'
L73	S89°46'48"E	24.00'
L74	S00°13'12"W	6.00'
L75	S89°46'48"E	149.62'
L76	N00°18'04"E	7.20'
L77	S89°46'48"E	11.45'
L78	S00°13'12"W	7.20'
L79	S89°46'48"E	152.90'



P:\Summertown Subdivision 21-579\dwg\Summertown Utility Easement.dwg 2/28/2024 9:21:25 AM

ISG IDAHO SURVEY GROUP, LLC
 9955 W. EMERALD ST.
 BOISE, IDAHO 83704
 (208) 846-8570

Exhibit Drawing for
Summertown Subdivision
 City of Meridian Sewer and Water Easement
 A PORTION OF GOVERNMENT LOT 2 OF SECTION 1, T.3N., R.1W.,
 B.M., CITY OF MERIDIAN, ADA COUNTY, STATE OF IDAHO

Job No.
21-579
 Sheet No.
2 of 2
 Dwg. Date
2/28/2024