

Project Name or Subdivision Name:  
Foxcroft Subdivision No. 2 and 3

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Sanitary Sewer & Water Main Easement Number: \_\_\_\_\_  
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-2024-0028  
Record Number: \_\_\_\_\_

**SANITARY SEWER EASEMENT**

THIS Easement Agreement made this \_\_\_\_ day of \_\_\_\_\_ 20\_\_ between Open Door Rentals LLC and Viper Investments 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

\_\_\_\_\_  
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  
**Sanitary Sewer Easement**  
Foxcroft Subdivision  
December 18, 2022

A portion of the South 1/2 of the Northeast 1/4 of Section 10, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho more particularly described as follows:

Commencing at the Center 1/4 corner of said Section 10 from which the East 1/4 corner of said Section 10 bears South 89°36'02" East, 2655.68 feet; thence on the east-west centerline of said Section 10, South 89°36'02" East, 1,093.56 feet; thence leaving said east-west centerline, North 00°23'58" East, 45.00 feet to the **POINT OF BEGINNING**;

thence continuing North 00°23'58" East, 124.40 feet;

thence North 71°48'21" East, 84.01 feet;

thence North 00°03'48" East, 262.51 feet;

thence South 89°56'12" East, 134.43 feet;

thence North 45°03'48" East, 29.80 feet;

thence North 00°03'48" East, 128.92 feet;

thence North 89°44'54" East, 58.83 feet;

thence South 04°27'00" West, 5.23 feet;

thence South 85°32'17" East, 52.93 feet;

thence South 43°18'48" West, 58.56 feet;

thence South 89°44'54" West, 51.08 feet;

thence South 00°03'48" West, 118.10 feet;

thence North 89°56'12" West, 134.43 feet;

thence South 45°03'48" West, 29.80 feet;



thence South 00°03'48" West, 235.90 feet;

thence South 71°48'21" West, 67.49 feet;

thence South 36°06'09" West, 26.98 feet;

thence South 00°23'58" West, 76.04 feet;

thence South 89°36'02" East, 18.50 feet;

thence South 00°23'58" West, 17.38 feet to the north right-of-way line of W. Pine Avenue;

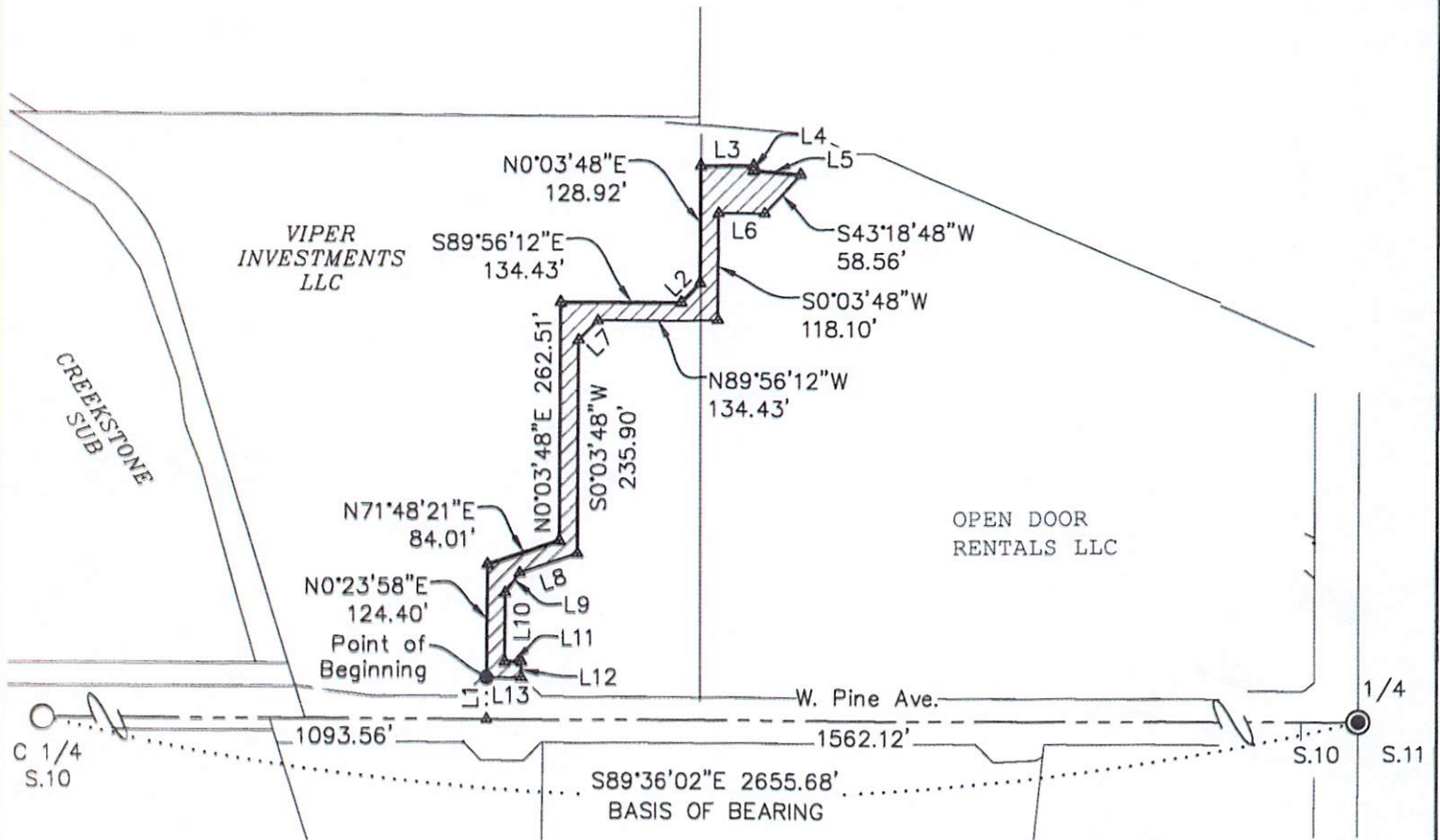
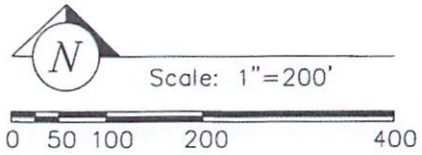
thence on said north right-of-way line, North 89°36'02" West, 38.50 feet to the **POINT OF BEGINNING**.

Containing 19,930 square feet or 0.46 acres, more or less.

End of Description.



# EXHIBIT B



LINE TABLE		
LINE	BEARING	LENGTH
L1	N0°23'58"E	45.00
L2	N45°03'48"E	29.80
L3	N89°44'54"E	58.83
L4	S4°27'00"W	5.23
L5	S85°32'17"E	52.93
L6	S89°44'54"W	51.08
L7	S45°03'48"W	29.80

LINE TABLE		
LINE	BEARING	LENGTH
L8	S71°48'21"W	67.49
L9	S36°06'09"W	26.98
L10	S0°23'58"W	76.04
L11	S89°36'02"E	18.50
L12	S0°23'58"W	17.38
L13	N89°36'02"W	38.50

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

EXHIBIT DRAWING FOR  
**SANITARY SEWER EASEMENT**  
 FOXCROFT SUBDIVISION

A PORTION OF THE S1/2 OF THE NE1/4 OF SECTION 10, T.3N., R.1W., B.M.,  
 CITY OF MERIDIAN, ADA COUNTY, IDAHO

JOB NO.  
21-159

SHEET NO.  
1

DWG. DATE  
12/18/2022