

Project Name (Subdivision):

Meridian Middle School Cafeteria Addition

Sanitary Sewer & Water Main Easement Number:

1 of 1

Identify this Easement by sequential number if Project contains more than one easement of this type.
(See Instructions for additional information).

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement, made this ___ day of _____ 20___ between Joint School District #2 dba West Ada School District (“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.

(stamp)

Notary Signature
My Commission Expires: _____



September 6, 2023
Project No.: 121036

SEWER – WATER EASEMENT
CITY of MERIDIAN
WEST ADA SCHOOL DISTRICT (MERIDIAN MIDDLE SCHOOL)

An easement located in the Northeast quarter of the Northwest quarter of Section 12, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

COMMENCING at the North One Quarter corner of said Section 12, (from which the Center One Quarter corner of said Section 12 bears South 00° 35' 21" West, 2652.93 feet distant);

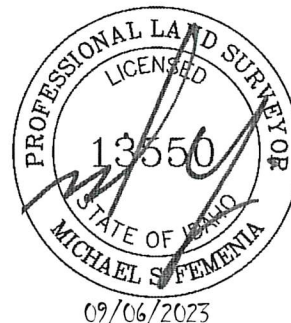
Thence on the north-south mid-section line of said Section 12, South 00° 35' 21" West, 307.22 feet;

Thence leaving said mid-section line, North 89° 24' 39" West, 64.00 feet, to a point on the westerly right of way line of West 8th Street and the **POINT OF BEGINNING**:

- Thence South 00° 35' 21" West, 20.00 feet;
- Thence North 89° 14' 05" West, 183.50 feet;
- Thence South 45° 08' 55" East, 88.29 feet;
- Thence South 44° 51' 05" West, 20.00 feet;
- Thence North 45° 08' 55" West, 93.80 feet;
- Thence North 88° 24' 29" West, 116.40 feet;
- Thence South 64° 25' 25" West, 6.46 feet;
- Thence South 25° 34' 35" East, 18.66 feet;
- Thence South 64° 25' 25" West, 20.00 feet;
- Thence North 25° 34' 35" West, 18.66 feet;
- Thence South 64° 25' 25" West, 93.72 feet;
- Thence North 25° 17' 33" West, 20.00 feet;
- Thence North 64° 25' 25" East, 40.79 feet;
- Thence North 00° 45' 55" East, 26.12 feet;
- Thence North 89° 14' 05" West, 139.53 feet;
- Thence North 00° 45' 55" East, 20.00 feet;
- Thence South 89° 14' 05" East, 537.16 feet to the **POINT OF BEGINNING**.

The above-described easement contains 0.39 acres (17,168 Ft²) more or less.

PREPARED BY:
The Land Group, Inc.
Michael S. Femenia

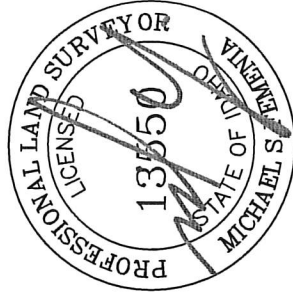


Sewer / Water Easement

for

City of Meridian

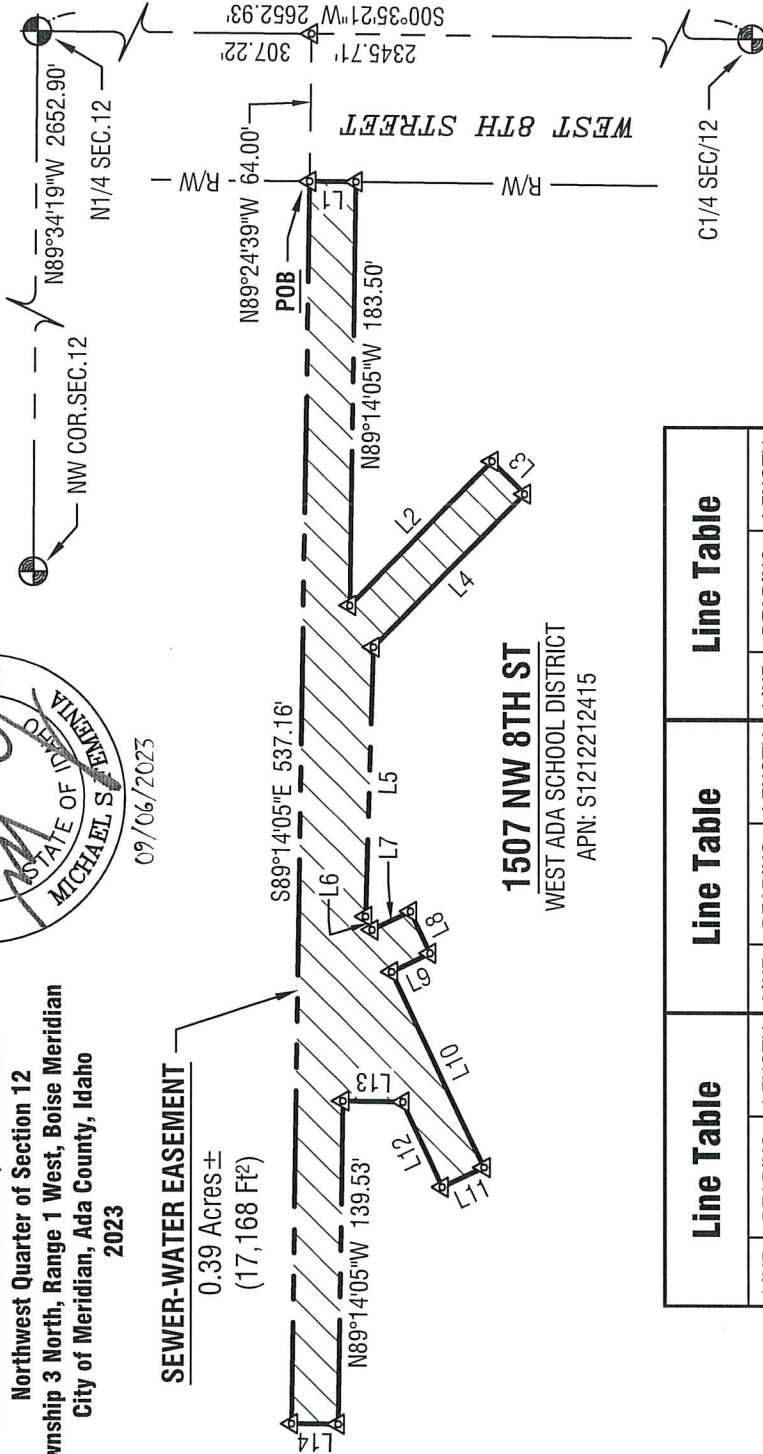
Situate in the Northeast Quarter of the
Northwest Quarter of Section 12
Township 3 North, Range 1 West, Boise Meridian
City of Meridian, Ada County, Idaho
2023



09/06/2023

SEWER-WATER EASEMENT

0.39 Acres ±
(17,168 Ft²)



1507 NW 8TH ST
WEST ADA SCHOOL DISTRICT
APN: S1212212415

Line Table			Line Table			Line Table		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S00°35'21\"W	20.00'	L6	S64°25'25\"W	6.46'	L11	N25°17'33\"W	20.00'
L2	S45°08'55\"E	88.29'	L7	S25°34'35\"E	18.66'	L12	N64°25'25\"E	40.79'
L3	S44°51'05\"W	20.00'	L8	S64°25'25\"W	20.00'	L13	N00°45'55\"E	26.12'
L4	N45°08'55\"W	93.80'	L9	N25°34'35\"W	18.66'	L14	N00°45'55\"E	20.00'
L5	N88°24'29\"W	116.40'	L10	S64°25'25\"W	93.72'			

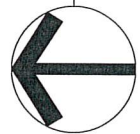


Exhibit "B"

Horizontal Scale: 1" = 80'



Project No.: 121036
Date of Issuance: September 6, 2023



Sewer - Water Easement (City of Meridian)

West Ada School District Meridian Middle School

1