

ESMT-2023-0019 Anvil Subdivision Offsite
Sanitary Sewer Easement No. 1

SANITARY SEWER EASEMENT

THIS Easement Agreement, made this 14th day of February, 2023 between Cynthia Ross ("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 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, it's 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 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.

GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor 2-14-2023

Attest by Chris Johnson, City Clerk 2-14-2023

STATE OF IDAHO,)
 : ss.
County of Ada)

This record was acknowledged before me on 2-14-2023 (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 Signature
My Commission Expires: 3-28-2028



Sawtooth Land Surveying, LLC

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

Exhibit A

Sewer Easement

BASIS OF BEARINGS is S. $01^{\circ}00'47''$ W. between a found aluminum cap marking the $1/4$ corner of sections 28 and 29 and a found brass cap marking the southeast corner of section 29, T. 4 N., R. 1 W., B.M., Ada County, Idaho.

A 20-foot-wide easement located in the NE $1/4$ of the SE $1/4$ of Section 29, T. 4 N., R. 1 W., Boise Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at an aluminum cap marking the $1/4$ corner common to Sections 28 and 29;

Thence S. $67^{\circ}51'08''$ W., 357.39 feet to beginning of a non-tangent curve to the left and the **POINT OF BEGINNING**;

Thence 173.74 feet along the arc of said curve with a radius of 10155.00 feet, a delta angle of $0^{\circ}58'49''$, subtended by a chord bearing S. $01^{\circ}30'05''$ W., 173.74 feet;

Thence S. $01^{\circ}00'41''$ W., 205.60 feet;

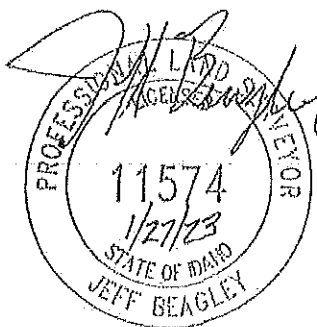
Thence N. $89^{\circ}22'11''$ W., 20.00 feet;

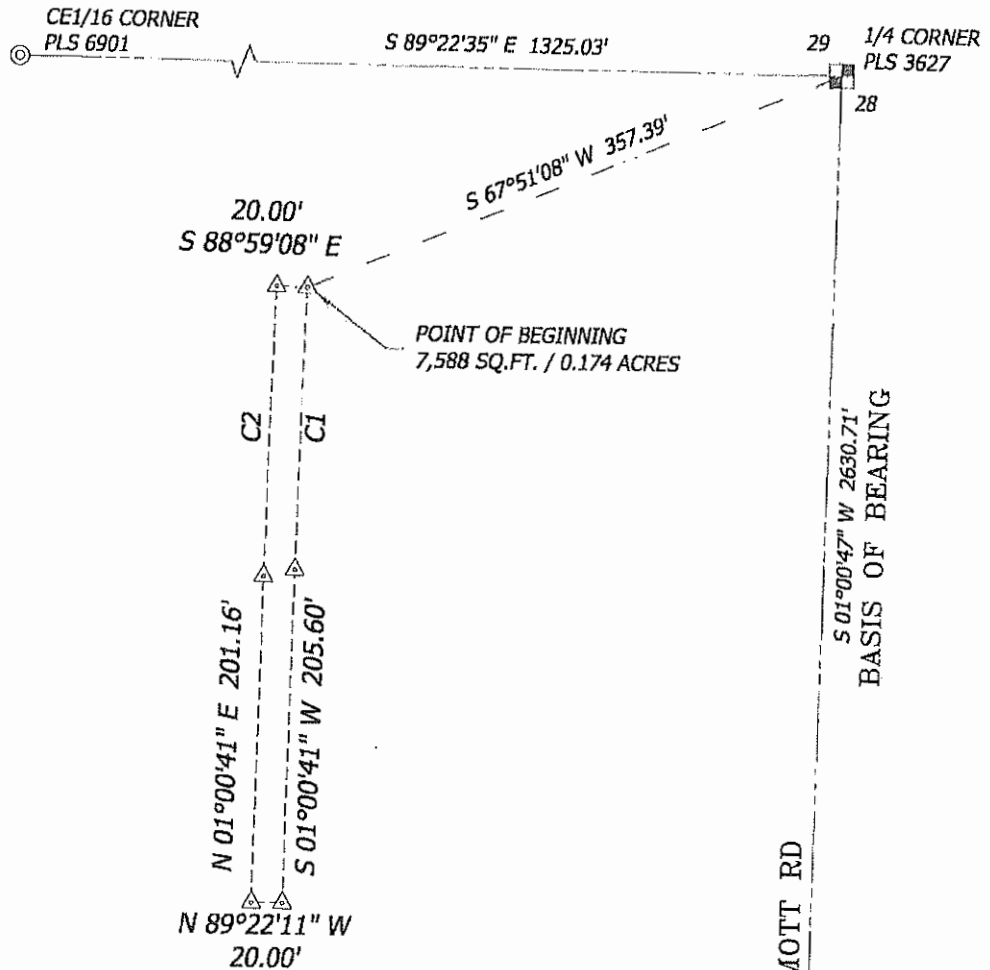
Thence N. $01^{\circ}00'41''$ E., 201.16 feet to the beginning of a tangent curve to the right;

Thence 178.32 feet along the arc of said curve with a radius of 10175.00 feet, a delta angle of $1^{\circ}00'15''$, subtended by a chord bearing N. $01^{\circ}29'16''$ E., 178.32 feet;

Thence S. $88^{\circ}59'08''$ E., 20.00 feet to the **POINT OF BEGINNING**.

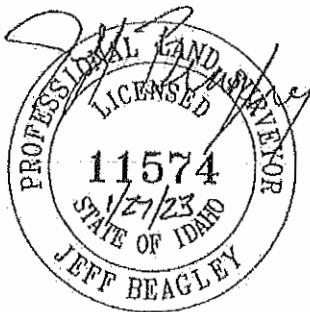
Said easement contains 7,588 sq. feet 0.174 acres more or less.





CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	10155.00'	173.74'	173.74'	S 01°30'05\" W	0°58'49\"
C2	10175.00'	178.32'	178.32'	N 01°29'16\" E	1°00'15\"



McMILLAN RD

PLS 8575

NTS

PROJECT:

20' SEWER EASEMENT
NE 1/4 OF THE SE 1/4, SEC. 29
T. 4 N., R 1 W. B.M.
ADA COUNTY

OWNER/DEVELOPER:

CONGER
Exhibit B

DATE: 1/26/2023



SAWTOOTH
Land Surveying, LLC

2030 S. WASHINGTON AVE.
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DWG #
122099-EX

PROJECT #
122099

SHEET
1 OF 1