

Project Name (Subdivision):

SHELBURNE EAST SUBDIVISION NO 1

Sanitary Sewer Easement Number: ONE

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

SANITARY SEWER EASEMENT

THIS Easement Agreement, made this ____ day of _____, 20____ between Shelburne Properties 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 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

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: _____

EXHIBIT A
Legal Description
City of Meridian Sanitary Sewer Easement
Shelburne East Subdivision No. 1

An easement located in the NW ¼ of the SE ¼ of Section 28, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at a 1 inch diameter iron pin monument marking the northeast corner of the SE ¼ (Center ¼ corner) of said Section 28, from which an Aluminum cap monument marking the northeast corner of said SE ¼ bears S 89°23'16" E a distance of 2656.47 feet;

Thence S 0°29'30" W along the westerly boundary of said SE ¼ a distance of 442.00 feet to the **POINT OF BEGINNING**;

Thence leaving said boundary S 89°21'05" E a distance of 139.89 feet to a point on a curve;

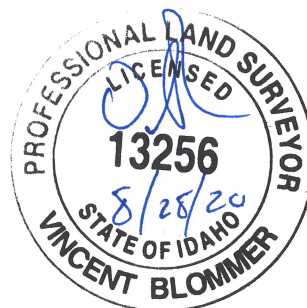
Thence a distance of 33.99 feet along the arc of a 55.00 foot radius non-tangent curve left, said curve having a central angle of 35°24'37" and a long chord bearing S 52°38'06" E a distance of 33.45 feet to a point;

Thence N 89°21'05" W a distance of 166.65 feet to a point on the westerly boundary of said SE ¼;

Thence along said boundary N 0°29'30" E a distance of 20.00 feet to the **POINT OF BEGINNING**.

Said easement contains 3,007 square feet (0.069 acres) more or less and is subject to any other easements existing or in use.

Vincent Blommer, PLS
Land Solutions, PC
August 28, 2020

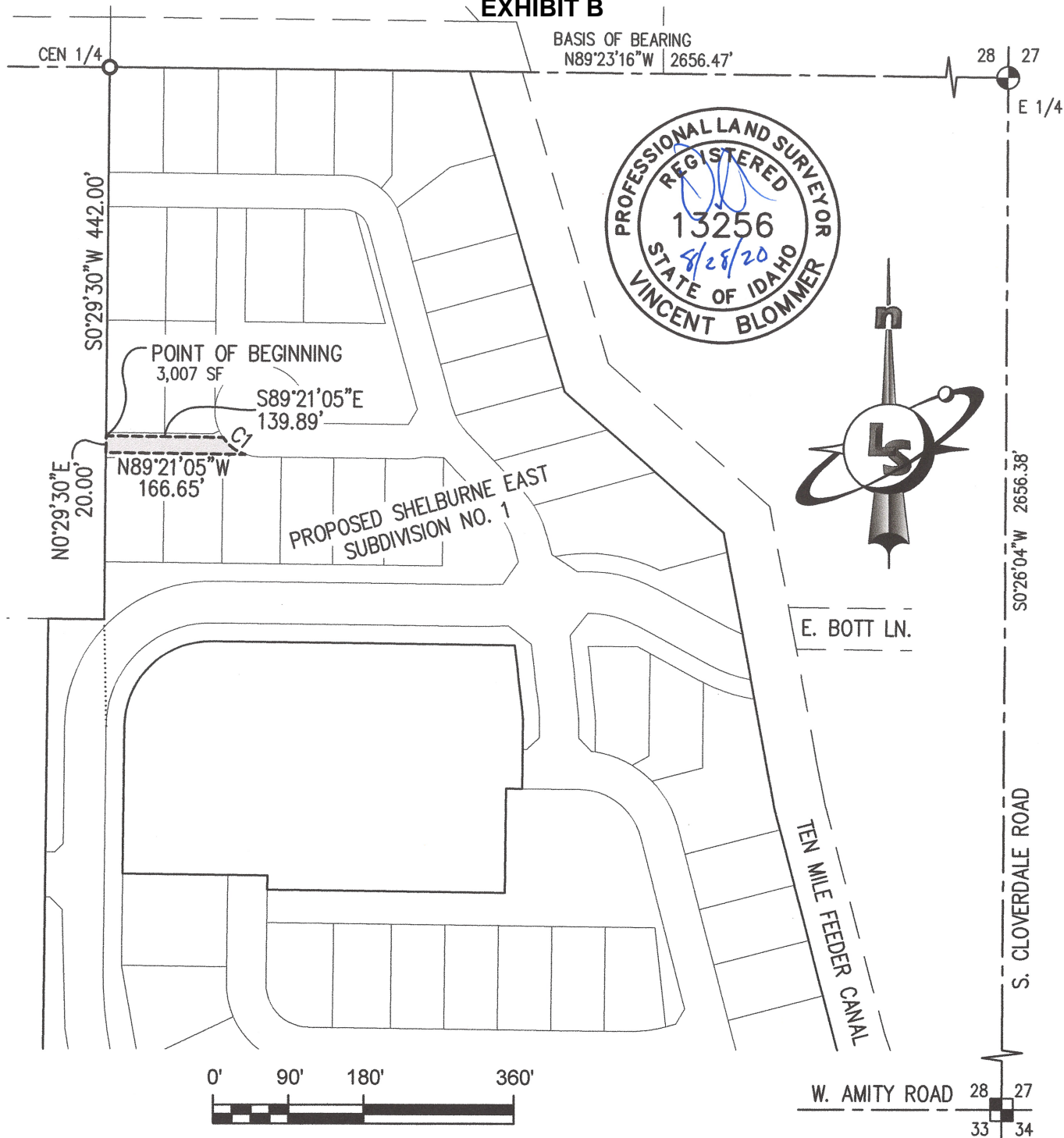


CITY OF MERIDIAN SANITARY SEWER EASEMENT

SHELBURNE EAST SUBDIVISION NO. 1

LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 28, T.3N., R.1E., B.M.
MERIDIAN, ADA COUNTY, IDAHO

EXHIBIT B



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	33.99'	55.00'	35°24'37"	S52°38'06"E	33.45'

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JOB NO. 18-84