

ESMT-2023-0118 Pavillion at Windsong (PAW)

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement, made this ____ day of _____ 20____ between
Rama Group 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.

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: _____

Legal Description
City of Meridian Sanitary Sewer and Water Easement
PAW Subdivision

An easement being located in the SE ¼ of the SE ¼ of Section 35, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at a Brass Cap monument marking the southeast corner of said SE ¼ of the SE ¼, from which a 5/8 inch rebar marking the southwest corner of the SE ¼ of said Section 35 bears N 89°14'45" W a distance of 2643.35 feet;

Thence along the easterly boundary of said SE ¼ of the SE ¼ N 0°15'04" E a distance of 510.94 feet to a point;

Thence leaving said boundary N 89°31'02" W a distance of 214.63 feet to the **POINT OF BEGINNING**;

Thence S 0°28'58" W a distance of 81.00 feet to a point;

Thence S 89°31'02" E a distance of 45.79 feet to a point;

Thence S 44°37'59" E a distance of 39.43 feet to a point;

Thence S 0°15'04" W a distance of 22.55 feet to a point;

Thence S 89°44'56" E a distance of 71.31 feet to a point;

Thence N 0°13'36" E a distance of 36.02 feet to a point;

Thence S 89°46'24" E a distance of 25.04 feet to a point on the westerly right-of-way of N. Linder Road;

Thence along said right-of way S 0°15'04" W a distance of 20.00 feet to a point;

Thence leaving said right-of-way N 89°46'24" W a distance of 5.03 feet to a point;

Thence S 0°13'36" W a distance of 36.03 feet to a point;

Thence N 89°44'56" W a distance of 7.98 feet to a point;

Thence S 0°15'04" W a distance of 31.63 feet to a point;

Thence N 89°44'56" W a distance of 10.00 feet to a point;

Thence N 0°15'04" E a distance of 31.63 feet to a point;

Thence N 89°44'56" W a distance of 73.33 feet to a point;

Thence S 0°15'04" W a distance of 19.00 feet to a point;
Thence S 89°44'56" E a distance of 7.00 feet to a point;
Thence S 0°15'04" W a distance of 162.02 feet to a point;
Thence S 90°00'00" E a distance of 37.78 feet to a point;
Thence S 0°00'00" W a distance of 40.00 feet to a point;
Thence N 90°00'00" W a distance of 149.00 feet to a point;
Thence N 0°00'00" E a distance of 8.73 feet to a point;
Thence S 89°49'12" W a distance of 96.05 feet to a point;
Thence N 0°15'19" E a distance of 44.30 feet to a point;
Thence S 89°44'41" E a distance of 9.00 feet to a point;
Thence N 0°15'19" E a distance of 69.58 feet to a point;
Thence N 89°44'41" W a distance of 9.00 feet to a point;
Thence N 0°15'19" E a distance of 170.81 feet to a point;
Thence S 89°31'02" E a distance of 91.16 feet to a point;
Thence N 0°23'21" E a distance of 81.00 feet to a point;
Thence S 89°31'02" E a distance of 35.47 feet to the **POINT OF BEGINNING**.

EXCLUDING THEREFROM:

A parcel being located in the SE ¼ of the SE ¼ of Section 35, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at a Brass Cap monument marking the southeast corner of said SE ¼ of the SE ¼, from which a 5/8 inch rebar marking the southwest corner of the SE ¼ of said Section 35 bears N 89°14'45" W a distance of 2643.35 feet;

Thence along the easterly boundary of said SE ¼ of the SE ¼ N 0°15'04" E a distance of 388.77 feet to a point;

Thence leaving said boundary N 89°31'02" W a distance of 173.34 feet to the **POINT OF BEGINNING**;

Thence S 0°15'04" W a distance of 207.53 feet to a point;

Thence N 90°00'00" W a distance of 129.13 feet to a point;

Thence N 0°15'19" E a distance of 213.78 feet to a point;

Thence S 89°31'02" E a distance of 123.95 feet to a point;

Thence S 44°37'59" E a distance of 7.33 feet to the **POINT OF BEGINNING**.

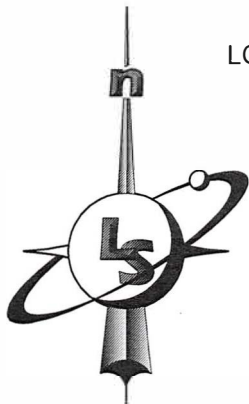
This easement contains 37,893 square feet (0.87 acres) and is subject to any other easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
August 24, 2023



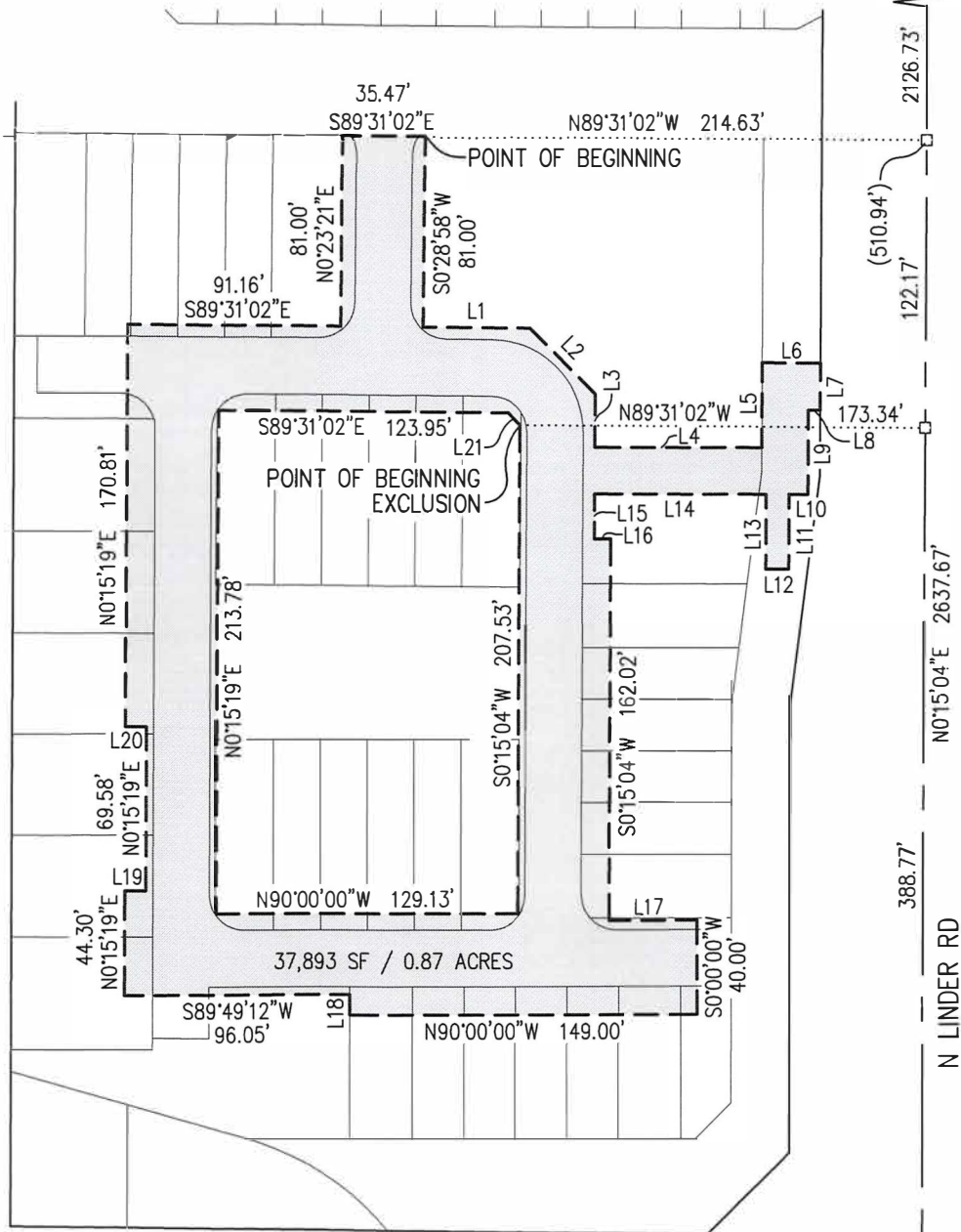
CITY OF MERIDIAN SANITARY SEWER AND WATER EASEMENT PROPOSED PAW SUBDIVISION

LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 35, T.4N.,
R.1W., B.M. CITY OF MERIDIAN, ADA COUNTY, IDAHO



1/4
35 36

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	45.79'	S89°31'02"E
L2	39.43'	S44°37'59"E
L3	22.55'	S0°15'04"W
L4	71.31'	S89°44'56"E
L5	36.02'	N0°13'36"E
L6	25.04'	S89°46'24"E
L7	20.00'	S0°15'04"W
L8	5.03'	N89°46'24"W
L9	36.03'	S0°13'36"W
L10	7.98'	N89°44'56"W
L11	31.63'	S0°15'04"W
L12	10.00'	N89°44'56"W
L13	31.63'	N0°15'04"E
L14	73.33'	N89°44'56"W
L15	19.00'	S0°15'04"W
L16	7.00'	S89°44'56"E
L17	37.78'	S90°00'00"E
L18	8.73'	N0°00'00"E
L19	9.00'	S89°44'41"E
L20	9.00'	N89°44'41"W
L21	7.33'	S44°37'59"E



1/4 35
2

N89°14'45"W 2643.35'
BASIS OF BEARING

35 36
2 1
W USTICK RD



LandSolutions
Land Surveying and Consulting

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JOB NO. 20-69