

**Apex Northwest Subdivision No. 4
Sanitary Sewer and Water Main Easement No. 1
ESMT-2023-0160**

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement, made this 21 day of November 20 23 between
Eagle 1 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.

LB

GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor 11-21-2023

Attest by Chris Johnson, City Clerk 11-21-2023

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

This record was acknowledged before me on 11-21-2023 (date) by Robert E. Simison and Chris Johnson on behalf of the City of Meridian, in their capacities as Mayor and City Clerk, respectively.

(stamp)

Notary Signature
My Commission Expires: _____

LVB

October 23, 2023
Apex Northwest Subdivision No. 4
Project No. 22-053
Legal Description
City of Meridian Utility Easement

Exhibit A

A parcel of land for a City of Meridian Water and Sewer Easement situated in a portion of the Southeast 1/4 of the Southwest 1/4 of Section 31, Township 3 North, Range 1.East, B.M., City of Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at a found 5/8-inch rebar marking the South 1/4 corner of said Section 31, which bears N89°42'21"W a distance of 2,640.00 feet from an aluminum cap marking the Southeast corner of said Section 31;

Thence following the easterly line of said Southeast 1/4 of the Southwest 1/4 of Section 31, N00°16'52"E a distance of 311.49 feet to the **POINT OF BEGINNING**.

Thence leaving said easterly line, N89°43'08"W a distance of 47.00 feet;

Thence N00°16'52"E a distance of 38.00 feet;

Thence S89°43'08"E a distance of 47.00 feet to said easterly line;

Thence following said easterly line, S00°16'52"W a distance of 38.00 feet to the **POINT OF BEGINNING**.

Said parcel contains 1,786 square feet, more or less, and is subject to any existing easements and/or rights-of-way of record or implied.

Attached hereto is **Exhibit B** and by this reference is hereby made a part hereof.



P:\22-053\CAD\SURVE\EXHIBITS\22-053 CITY OF MERIDIAN UTILITY EASEMENT WHITE FAMILY.DWG, AARON BALLARD, 10/23/2023, ESTUDIO907.PC3, 08.5X11 P

C-S 1/16 CORNER SECTION 31

S00°16'52"W 992.95'

Proposed Apex Northwest Subdivision No. 4



0 60 120 180
Plan Scale: 1" = 60'

S89°43'08"E 47.00'
N00°16'52"E 38.00'
N89°43'08"W 47.00'

S00°16'52"W 38.00'

POINT OF BEGINNING

Eagle1, LLC
S1131347000

Unplatted

S. Sublimity Ave.
(Proposed)

N00°16'52"E 311.49'

E. Lake Hazel Rd.

S. Locust Grove Rd.

POINT OF COMMENCEMENT
FOUND 5/8" REBAR, "ALB 12459"
S 1/4 CORNER SECTION 31

N89°42'21"W 2640.00'
BASIS OF BEARING

FOUND ALUMINUM CAP
SE CORNER SECTION 31

31 32
6 5



ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: October 2023

PROJECT: 22-053

SHEET:
1 OF 1

Exhibit B - City of Meridian Water and Sewer Easement
Apex Northwest Subdivision No. 4

A portion of the SE 1/4 of the SW 1/4 of Section 31,
T3N., R1E., B.M., City of Meridian, Ada County, Idaho