

Project Name (Subdivision):

Shafer View Terrace

Sanitary Sewer & Water Main Easement Number:

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

ESMT-2023-0165

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement, made this 28th day of November 2023 between Shafer View North, 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 11-28-2023

Attest by Chris Johnson, City Clerk 11-28-2023

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

This record was acknowledged before me on 11-28-2023 (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: 3-28-2028



Water and Sewer Easement

An easement over and across a portion of Lot 4, Block 1 of Shafer View Estates Subdivision as recorded in Book 84 of Plats at Pages 9403 and 9404, Records of Ada County, said easement is located in the North Half of the Southwest Quarter of Section 31, Township 3 North, Range 1 East of the Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the found aluminum cap monument at the Quarter Corner common to Section 31, T3N, R1E and Section 36, T3N, R1W, from which the found brass cap at the township corner common to Township 3 North, Ranges 1 East and 1 West, and Township 2 North, Ranges 1 East and 1 West bears S 00° 05' 17" E a distance of 2669.99 feet; thence S 00° 05' 17" E along the township line for a distance of 915.40 feet; thence N 89° 54' 43" E for a distance of 400.66 feet to the **POINT OF BEGINNING**;

Thence N 28° 48' 47" E for a distance of 100.03 feet;

Thence 103.86 feet along a curve to the left, said curve having a radius of 200.00 feet, a central angle of 29°45'10" and a long chord bearing N 13° 56' 12" E a distance of 102.69 feet;

Thence N 00° 56' 23" W for a distance of 108.06 feet;

Thence N 04° 38' 55" E for a distance of 83.46 feet;

Thence 30.26 feet along a curve to the left, said curve having a radius of 250.00 feet, a central angle of 06°56'03" and a long chord bearing N 87° 27' 34" E a distance of 30.24 feet;

Thence S 04° 38' 55" W for a distance of 85.78 feet;

Thence S 00° 56' 23" E for a distance of 106.59 feet;

Thence 37.42 feet along a curve to the right, said curve having a radius of 230.00 feet, a central angle of 09°19'19" and a long chord bearing S 03° 43' 17" W a distance of 37.38 feet;

Thence S 87° 09' 55" E for a distance of 126.22 feet;

Thence S 03° 59' 33" E for a distance of 30.21 feet;

Thence N 87° 09' 55" W for a distance of 134.75 feet;

(CONTINUED ON NEXT PAGE)

Thence 51.59 feet along a curve to the right, said curve having a radius of 230.00 feet, a central angle of 12°51'05" and a long chord bearing S 22° 23' 14" W a distance of 51.48 feet;

Thence S 28° 48' 47" W for a distance of 107.74 feet to the northerly right-of-way of E. Shafer View Drive;

Thence along said right-of-way 30.98 feet along a curve to the right, said curve having a radius of 475.00 feet, a central angle of 03°44'13" and a long chord bearing N 46° 46' 53" W a distance of 30.97 feet to the **POINT OF BEGINNING**.

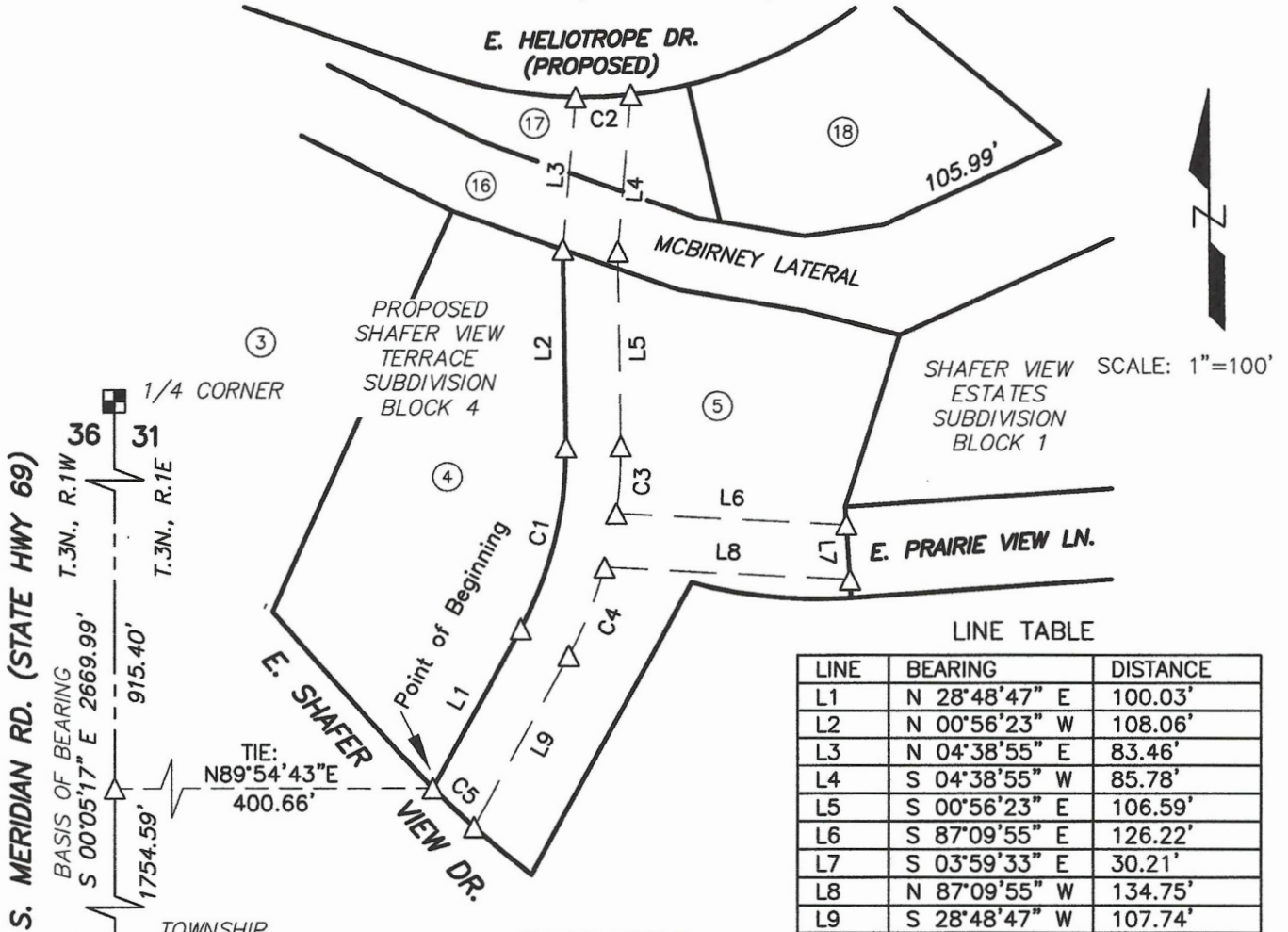
Easement contains 0.370 acres, or 16,125 square feet, more or less.



EXHIBIT B

EXHIBIT MAP

WATER and SEWER EASEMENT
 OVER A PORTION OF LOT 4, BLOCK 1, SHAFER VIEW ESTATES SUBDIVISION,
 BOOK 84, PAGES 9403-9404, RECORDS OF ADA COUNTY, IDAHO,
 LYING WITHIN THE N 1/2 OF THE SW 1/4 OF SECTION 31, T.3N., R.1E., B.M.
 CITY OF MERIDIAN, ADA COUNTY, IDAHO



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 28°48'47" E	100.03'
L2	N 00°56'23" W	108.06'
L3	N 04°38'55" E	83.46'
L4	S 04°38'55" W	85.78'
L5	S 00°56'23" E	106.59'
L6	S 87°09'55" E	126.22'
L7	S 03°59'33" E	30.21'
L8	N 87°09'55" W	134.75'
L9	S 28°48'47" W	107.74'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	103.86'	200.00'	29°45'10"	N 13°56'12" E	102.69'
C2	30.26'	250.00'	6°56'03"	N 87°27'34" E	30.24'
C3	37.42'	230.00'	9°19'19"	S 03°43'17" W	37.38'
C4	51.59'	230.00'	12°51'05"	S 22°23'14" W	51.48'
C5	30.98'	475.00'	3°44'13"	N 46°46'53" W	30.97'

LEGEND

- SECTION LINE
- PROPOSED LOT LINE
- EASEMENT
- ⊕ BRASS CAP MONUMENT
- ⊞ ALUMINUM CAP MONUMENT
- △ CALCULATED POINT



ACCURATE
 SURVEYING & MAPPING

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DATE: OCT., 2023

JOB 20-227