

**ESMT-2022-0169 Outer Banks Subdivision
Sanitary Sewer Easements No. 1, 2 and 3**

SANITARY SEWER EASEMENT

THIS Easement Agreement, made this 10th day of May, 2022 between 10 Mile Franklin 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.

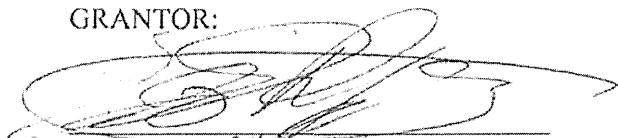
THE GRANTOR covenants and agrees with the Grantee that should any part of the right-of-way and easement hereby granted shall become part of, or lie within the boundaries of any public street, then, to such extent, such right-of-way and easement hereby granted which lies within such boundary thereof or which is a part thereof, shall cease and become null and void and of no further effect and shall be completely relinquished.

THE GRANTOR does hereby covenant with the Grantee that Grantor is lawfully seized and possessed of the aforementioned and described tract of land, and that Grantor has a good and lawful right to convey said easement, and that Grantor will warrant and forever defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

THE COVENANTS OF GRANTOR made herein shall be binding upon Grantor's successors, assigns, heirs, personal representatives, purchasers, or transferees of any kind.

IN WITNESS WHEREOF, the said parties of the first part have hereunto subscribed their signatures the day and year first herein above written.

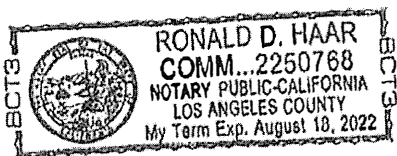
GRANTOR:



Erik Pilegaard
California
STATE OF ~~IDAHO~~)
Nevada) ss
County of ~~Ada~~)

This record was acknowledged before me on Apr 23, 2022 (date) by Erik Pilegaard (name of individual), [complete the following if signing in a representative capacity or strike the following if signing in an individual capacity] on behalf of 10 Mile Franklin LLC (name of entity on behalf of whom record was executed), in the following representative capacity: Manager (type of authority such as officer or trustee)

(stamp)



Ronald D Haar

Notary Signature

My Commission Expires: Aug 18, 2022

GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor 5-10-2022

Attest by Chris Johnson, City Clerk 5-10-2022

STATE OF IDAHO,)

: ss.

County of Ada)

This record was acknowledged before me on 5-10-2022 (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: _____



IDAHO
SURVEY
GROUP

9955 W Emerald St
Boise, ID 83704

Phone: (208) 846-8570
Fax: (208) 884-5399

**Outer Banks Subdivision
Sewer Easement Description**

Project Number 21-574 April 19, 2022

Three easements situated in the northeast quarter of the northeast quarter of Section 15, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, and being more particularly described as follows:

Easement 1:

Commencing at the north quarter-section corner of Section 15, Township 3 North, Range 1 West, Boise Meridian;

Thence S89°15'23"E, 2640.72 feet along the north line of Section 15 to the northeast corner of Section 15;

Thence S09°02'49"W, 386.96 feet on a random line to the west right-of-way line of S. Ten Mile Rd., the POINT OF BEGINNING:

Thence S00°11'38"E, 27.50 feet;
Thence S45°35'24"W, 56.62 feet;
Thence N89°24'36"W, 158.05 feet;
Thence S00°35'24"W, 34.00 feet;
Thence N89°24'36"W, 20.00 feet;
Thence N00°35'24"E, 34.00 feet;
Thence N89°24'36"W, 235.69 feet;
Thence S00°35'24"W, 23.96 feet;
Thence N89°24'36"W, 20.00 feet;
Thence N00°35'24"E, 23.96 feet;
Thence N89°24'36"W, 160.00 feet;
Thence S00°35'24"W, 31.00 feet;
Thence N89°24'36"W, 20.00 feet;
Thence N00°35'24"E, 31.00 feet;
Thence N89°24'36"W, 219.12 feet;
Thence S00°35'24"W, 20.00 feet;
Thence N89°24'36"W, 20.00 feet;





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Thence N00°35'24"E, 204.46 feet;
Thence N89°24'36"W, 35.35 feet;
Thence N00°35'24"E, 20.00 feet;
Thence S89°24'36"E, 191.30 feet;
Thence N00°35'24"E, 32.00 feet;
Thence S89°24'36"E, 20.00 feet;
Thence S00°35'24"W, 52.00 feet;
Thence N89°24'36"W, 82.33 feet;
Thence S00°35'24"W, 25.00 feet;
Thence N89°24'36"W, 20.00 feet;
Thence N00°35'24"E, 25.00 feet;
Thence N89°24'36"W, 53.63 feet;
Thence S00°35'24"W, 164.46 feet;
Thence S89°24'36"E, 215.12 feet;
Thence N00°35'24"E, 37.00 feet;
Thence S89°24'36"E, 20.00 feet;
Thence S00°35'24"W, 37.00 feet;
Thence S89°24'36"E, 221.48 feet;
Thence N00°35'24"E, 164.63 feet;
Thence N89°24'36"W, 39.65 feet;
Thence S00°35'24"W, 23.00 feet;
Thence N89°24'36"W, 20.00 feet;
Thence N00°35'24"E, 74.00 feet;
Thence S89°24'36"E, 20.00 feet;
Thence S00°35'24"W, 31.00 feet;
Thence S89°24'36"E, 104.65 feet;
Thence S00°35'24"W, 20.00 feet;
Thence N89°24'36"W, 45.00 feet;





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Thence S00°35'24"W, 164.63 feet;
Thence S89°24'36"E, 178.20 feet;
Thence N00°35'24"E, 51.00 feet;
Thence S89°24'36"E, 20.00 feet;
Thence S00°35'24"W, 51.00 feet;
Thence S89°24'36"E, 135.63 feet;
Thence N45°35'24"E, 66.93 feet;
Thence N89°48'16"E, 14.76 feet to the POINT OF BEGINNING.

The above-described easement contains 0.88 acres, more or less.

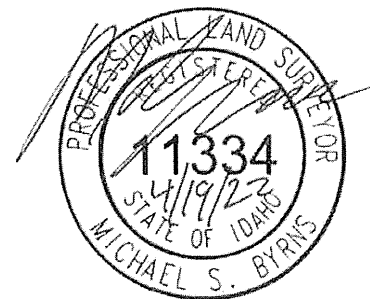
Easement 2:

Commencing at the north quarter-section corner of Section 15, Township 3 North, Range 1 West, Boise Meridian;

Thence S89°15'23"E, 2640.72 feet along the north line of Section 15 to the northeast corner of Section 15;

Thence S05°27'00"W, 788.99 feet on a random line to the west right-of-way line of S. Ten Mile Rd., the POINT OF BEGINNING:

Thence S08°39'52"W, 7.51 feet;
Thence S01°54'50"W, 12.60 feet;
Thence N80°22'42"W, 66.56 feet;
Thence N89°24'36"W, 114.14 feet;
Thence S00°35'24"W, 35.00 feet;
Thence N89°24'36"W, 20.00 feet;
Thence N00°35'24"E, 35.00 feet;
Thence N89°24'36"W, 232.92 feet;
Thence S00°35'24"E, 7.63 feet;
Thence S89°24'36"W, 20.00 feet;
Thence N00°35'24"W, 8.05 feet;
Thence N89°24'36"W, 75.76 feet;
Thence N00°35'24"E, 20.00 feet;





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Thence S89°24'36"E, 76.56 feet;
Thence N00°35'24"E, 27.21 feet;
Thence S89°24'36"E, 20.00 feet;
Thence S00°35'24"W, 27.21 feet;
Thence S89°24'36"E, 232.13 feet;
Thence N00°35'24"E, 49.00 feet;
Thence S89°24'36"E, 20.00 feet;
Thence S00°35'24"W, 49.00 feet;
Thence S89°24'36"E, 115.72 feet;
Thence S80°22'42"E, 66.33 feet to the POINT OF BEGINNING.

The above-described easement contains 0.30 acres, more or less.

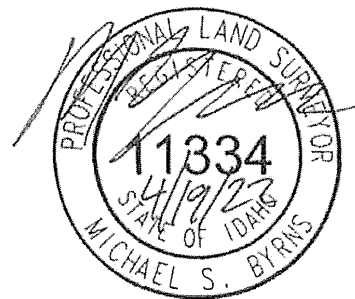
Easement 3:

Commencing at the north quarter-section corner of Section 15, Township 3 North, Range 1 West, Boise Meridian;

Thence S89°15'23"E, 2640.72 feet along the north line of Section 15 to the northeast corner of Section 15;

Thence S19°04'31"W, 1271.86 feet on a random line to the future north right-of-way line of W. Cobalt Dr., the POINT OF BEGINNING:

Thence S59°25'10"W, 20.00 feet;
Thence N29°44'38"W, 27.29 feet;
Thence N56°27'31"W, 382.45 feet;
Thence N89°24'36"W, 180.94 feet;
Thence S00°35'24"W, 208.62 feet;
Thence S89°24'36"E, 30.00 feet;
Thence S00°35'24"W, 20.00 feet;
Thence N89°24'36"W, 65.00 feet;
Thence N00°35'24"E, 20.00 feet;
Thence S89°24'36"E, 15.00 feet;
Thence N00°35'24"E, 469.70 feet;





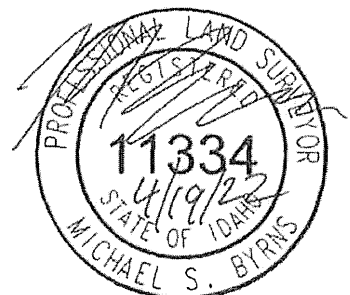
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Thence N41°49'37"W, 26.57 feet;
Thence N89°24'36"W, 35.71 feet;
Thence N00°35'24"E, 20.00 feet;
Thence S89°24'36"E, 44.53 feet;
Thence S41°49'37"E, 43.14 feet;
Thence S00°35'24"W, 248.84 feet;
Thence S89°24'36"E, 186.85 feet;
Thence S56°27'31"E, 393.12 feet;
Thence S29°44'38"E, 31.75 feet to the POINT OF BEGINNING.

The above-described easement contains 0.56 acres, more or less.



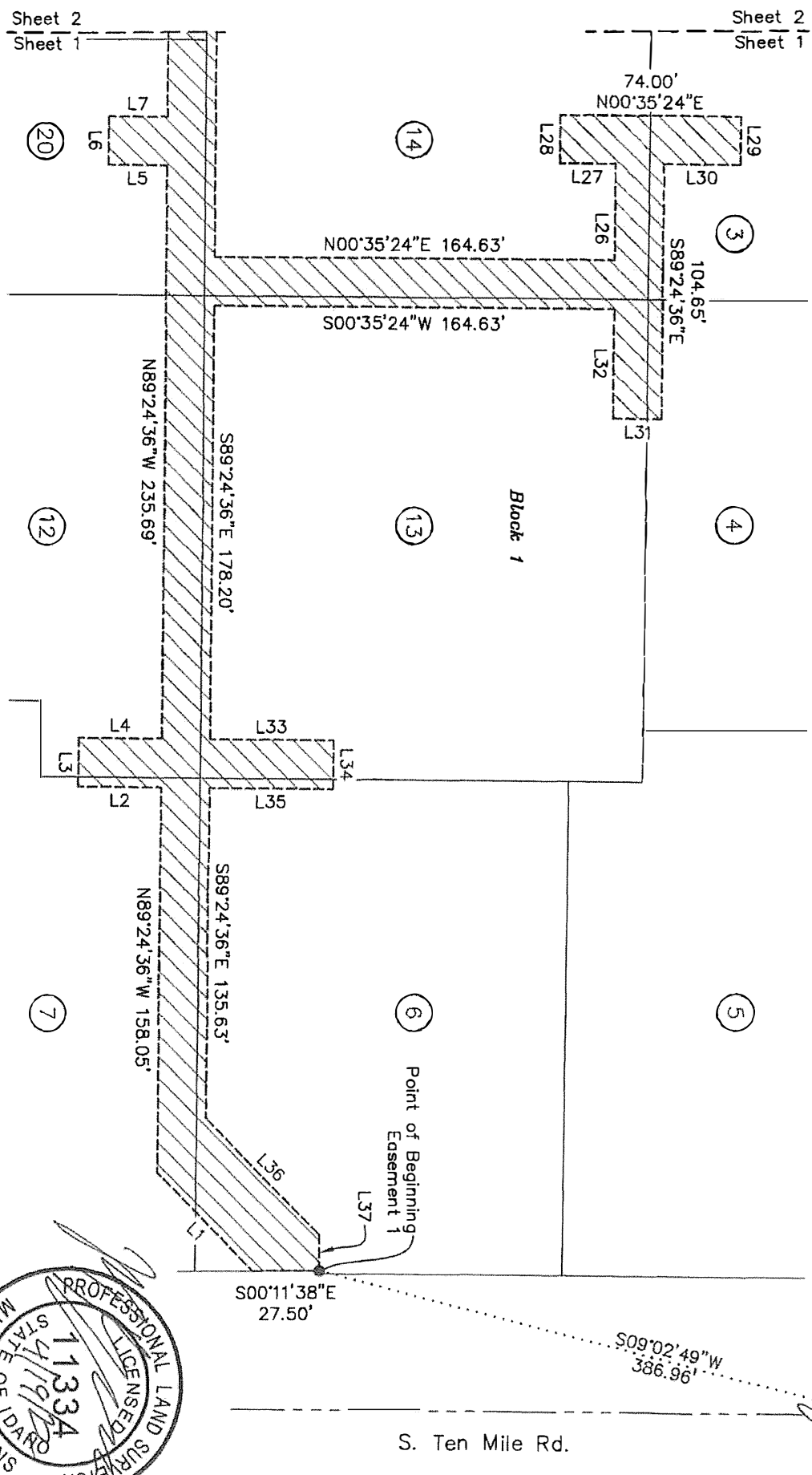
Basis of Bearings

S.10 1/4 S.15

S89°15'23"E 2640.72'

W. Franklin Rd.

S.10 S.11 S.15 S.14



Scale: 1" = 60'

0 10 30 60 120

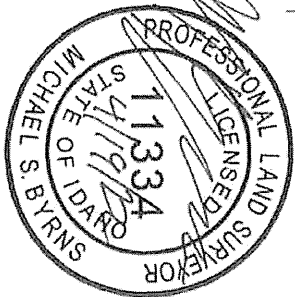
IDAHO SURVEY GROUP, LLC

9855 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-5570

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Exhibit — Drawing for
**Outer Banks Subdivision
Sewer Easement 1**

Situated in the NE1/4 of the NE1/4 of Section 15,
T.3N., R.1W., B.M., City of Meridian, Ada County, Idaho.



Job No. 21-574	Sheet No. 1 of 5	Dwg. Date 4/19/2022
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Scale: 1" = 60'

0 10 30 60 120

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**IDAHO
SURVEY
GROUP, LLC**

9665 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-6570

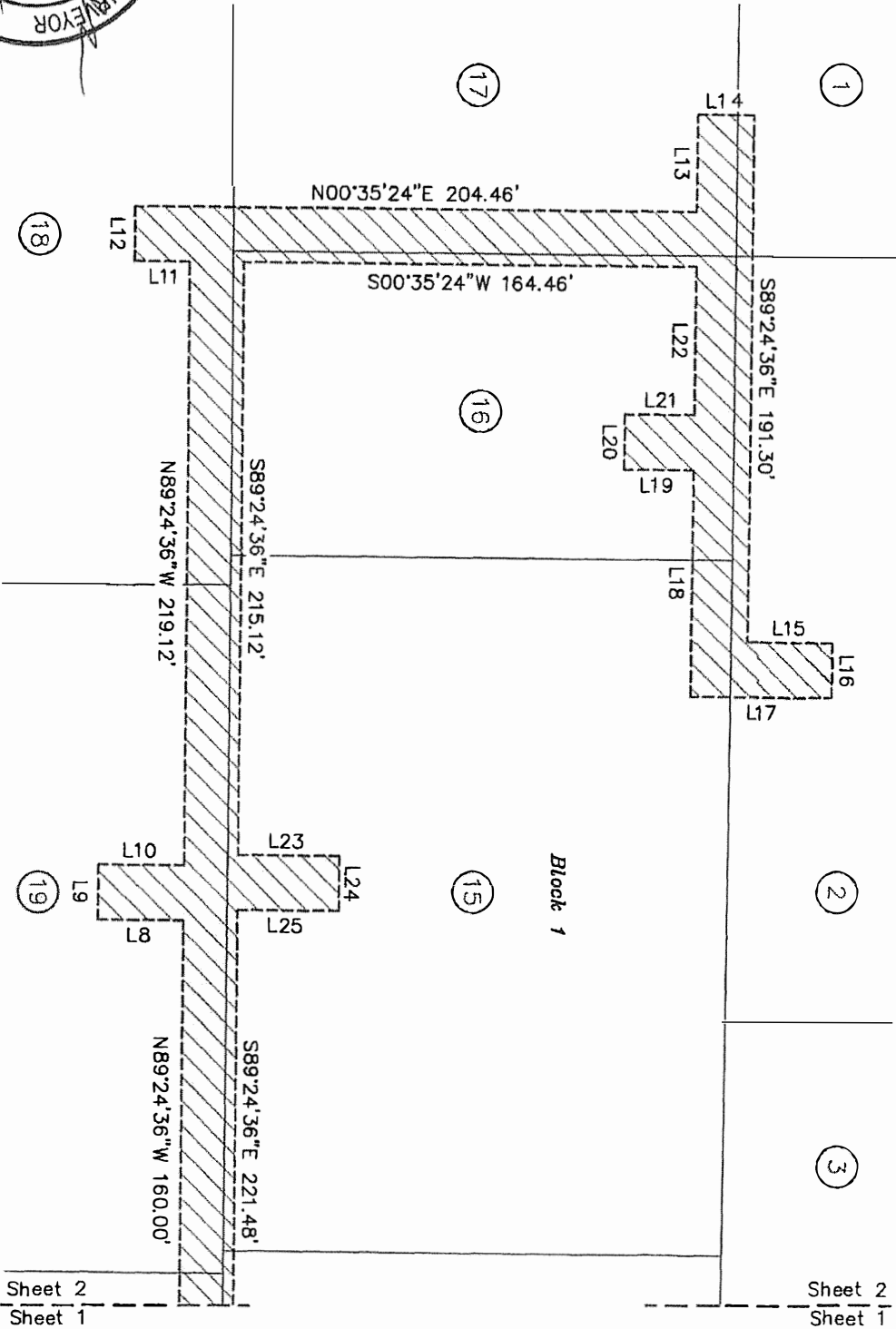
Exhibit _____ Drawing for
**Outer Banks Subdivision
Sewer Easement 1**

Situated in the NE1/4 of the NE1/4 of Section 15,
T.3N., R.1W., B.M., City of Meridian, Ada County, Idaho.

Job No.
21-574

Sheet No.
2 of 5

Dwg. Date
4/19/2022



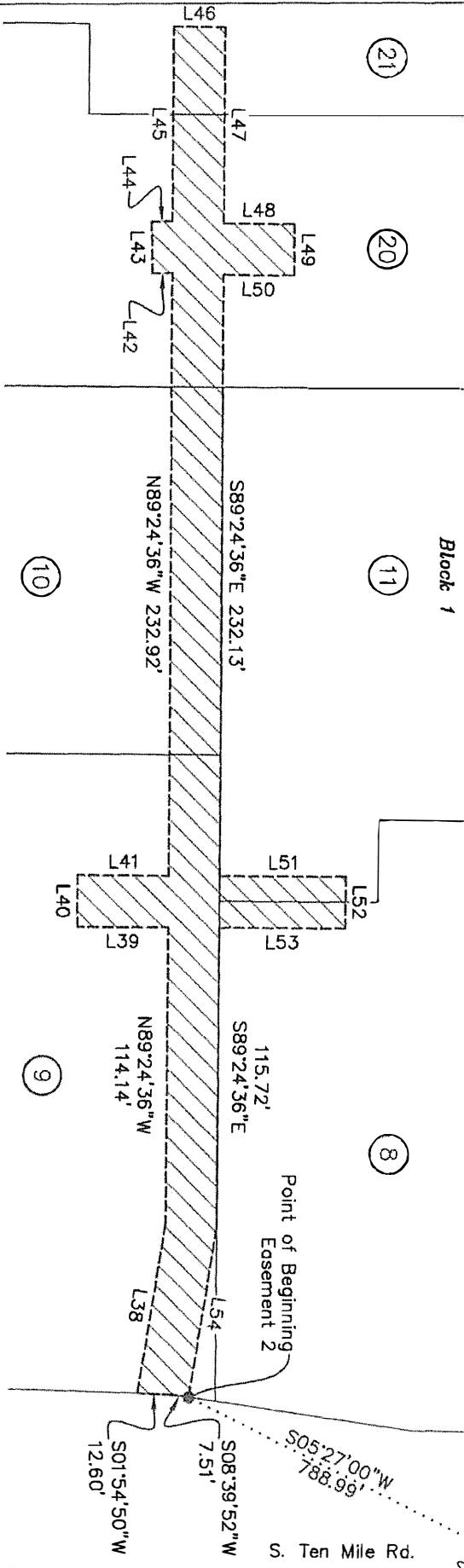
Basis of Bearings

S.10 1/4 S.11
S.15 S.14

S89°15'23"E 2640.72'

W. Franklin Rd.

S. Ten Mile Rd.



N

Scale: 1"=60'

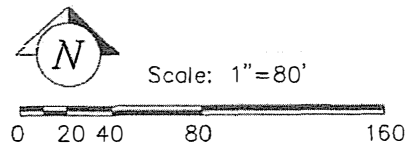
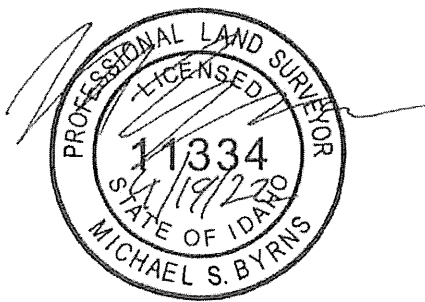
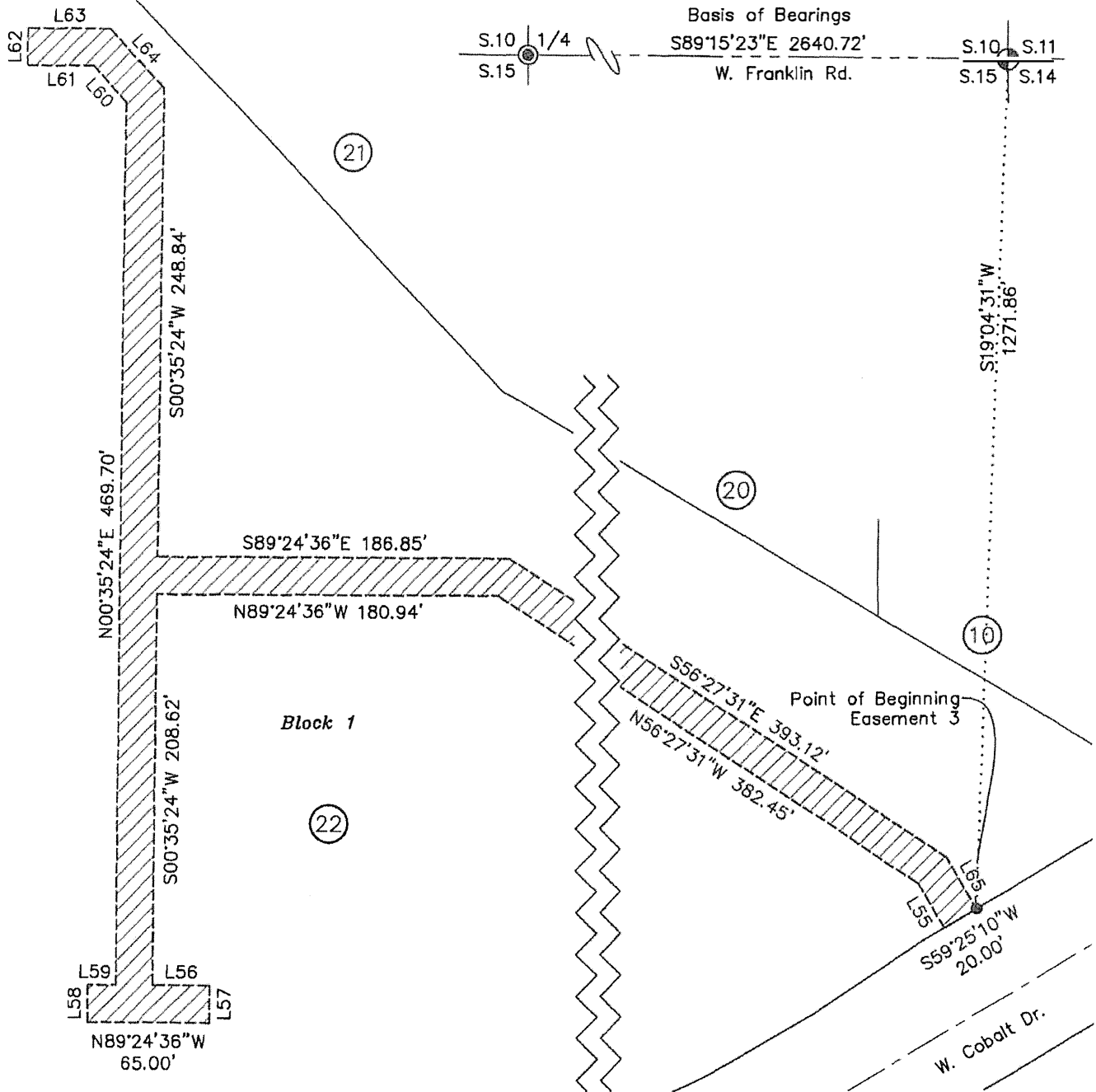
0 10 30 60 120

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IDAHO SURVEY GROUP, LLC 9955 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570	
Exhibit <u> </u> Drawing for Outer Banks Subdivision Sewer Easement 2	Job No. 21-574
Situated in the NE1/4 of the NE1/4 of Section 15, T.3N., R.1W., B.M., City of Meridian, Ada County, Idaho.	Sheet No. 3 of 5
Dwg. Date 4/19/2022	

EXHIBIT 15

EXHIBIT B



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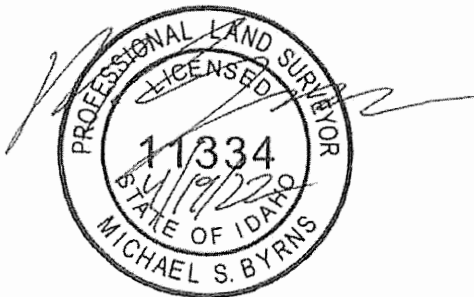
 IDAHO SURVEY GROUP, LLC 9955 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570	Exhibit ____ Drawing for Outer Banks Subdivision Sewer Easement 3	Job No. 21-574 Sheet No. 4 of 5
		Dwg. Date 4/19/2022

Situated in the NE1/4 of the NE1/4 of Section 15,
T.3N., R.1W., B.M., City of Meridian, Ada County, Idaho.

Line Table		
Line	Bearing	Length
L1	S45°35'24"W	56.62'
L2	S00°35'24"W	34.00'
L3	N89°24'36"W	20.00'
L4	N00°35'24"E	34.00'
L5	S00°35'24"W	23.96'
L6	N89°24'36"W	20.00'
L7	N00°35'24"E	23.96'
L8	S00°35'24"W	31.00'
L9	N89°24'36"W	20.00'
L10	N00°35'24"E	31.00'
L11	S00°35'24"W	20.00'
L12	N89°24'36"W	20.00'
L13	N89°24'36"W	35.35'
L14	N00°35'24"E	20.00'
L15	N00°35'24"E	32.00'
L16	S89°24'36"E	20.00'
L17	S00°35'24"W	52.00'
L18	N89°24'36"W	82.33'
L19	S00°35'24"W	25.00'
L20	N89°24'36"W	20.00'
L21	N00°35'24"E	25.00'
L22	N89°24'36"W	53.63'

Line Table		
Line	Bearing	Length
L23	N00°35'24"E	37.00'
L24	S89°24'36"E	20.00'
L25	S00°35'24"W	37.00'
L26	N89°24'36"W	39.65'
L27	S00°35'24"W	23.00'
L28	N89°24'36"W	20.00'
L30	S00°35'24"W	31.00'
L31	S00°35'24"W	20.00'
L32	N89°24'36"W	45.00'
L33	N00°35'24"E	51.00'
L34	S89°24'36"E	20.00'
L35	S00°35'24"W	51.00'
L36	N45°35'24"E	66.93'
L37	N89°48'16"E	14.76'
L38	N80°22'42"W	66.56'
L39	S00°35'24"W	35.00'
L40	N89°24'36"W	20.00'
L41	N00°35'24"E	35.00'
L42	S00°35'24"E	7.63'
L43	S89°24'36"W	20.00'
L44	N00°35'24"W	8.05'
L45	N89°24'36"W	75.76'

Line Table		
Line	Bearing	Length
L46	N00°35'24"E	20.00'
L47	S89°24'36"E	76.56'
L48	N00°35'24"E	27.21'
L49	S89°24'36"E	20.00'
L50	S00°35'24"W	27.21'
L51	N00°35'24"E	49.00'
L52	S89°24'36"E	20.00'
L53	S00°35'24"W	49.00'
L54	S80°22'42"E	66.33'
L55	N29°44'38"W	27.29'
L56	S89°24'36"E	30.00'
L57	S00°35'24"W	20.00'
L58	N00°35'24"E	20.00'
L59	S89°24'36"E	15.00'
L60	N41°49'37"W	26.57'
L61	N89°24'36"W	35.71'
L62	N00°35'24"E	20.00'
L63	S89°24'36"E	44.53'
L64	S41°49'37"E	43.14'
L65	S29°44'38"E	31.75'



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 IDAHO SURVEY GROUP, LLC	9955 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570	Exhibit ____ Drawing for Outer Banks Subdivision Sewer Easement	Job No. 21-574
		Situated in the NE1/4 of the NE1/4 of Section 15, T.3N., R.1W., B.M., City of Meridian, Ada County, Idaho.	Sheet No. 5 of 5 Dwg. Date 4/19/2022