

Project Name (Subdivision):

Gander Creek South 3

Sanitary Sewer Easement Number: 1

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 Open Door Rentals 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 and 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.

THE GRANTOR covenants and agrees that Grantor shall not place or allow to be placed any permanent structures or obstructions within the easement area that would interfere with Grantee's use of said easement, including, but not limited to, buildings, trash enclosures, carports, sheds, fences, trees, or deep-rooted shrubs.

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
Gander Creek South Subdivision No. 3
June 29, 2023

A portion of the Southeast 1/4 of the Northeast 1/4 of Section 32, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

Easement "A"

Commencing at the Northeast corner of said Section 32 from which the East 1/4 corner of said Section 32 bears South 00°32'37" West, 2,633.68 feet; thence South 18°45'03" West, 1,619.71 feet to the **POINT OF BEGINNING**;

thence South 01°00'47" West, 55.47 feet;

thence North 88°59'13" West, 20.00 feet;

thence North 01°00'47" East, 55.47 feet;

thence South 88°59'13" East, 20.00 feet to the **POINT OF BEGINNING**.

Containing 1,109 square feet or 0.025 acres, more or less.

AND

Easement "B"

Commencing at the Northeast corner of said Section 32 from which the East 1/4 corner of said Section 32 bears South 00°32'37" West, 2,633.68 feet; thence South 14°49'12" West, 2,039.25 feet to the **POINT OF BEGINNING**;

thence South 14°52'02" West, 41.00 feet;

thence North 75°07'58" West, 134.94 feet;

thence North 14°52'02" East, 20.00 feet;

thence South 75°07'58" East, 60.45 feet;

thence North 75°36'36" East, 42.97 feet;

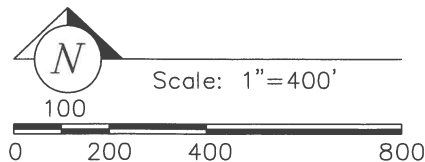
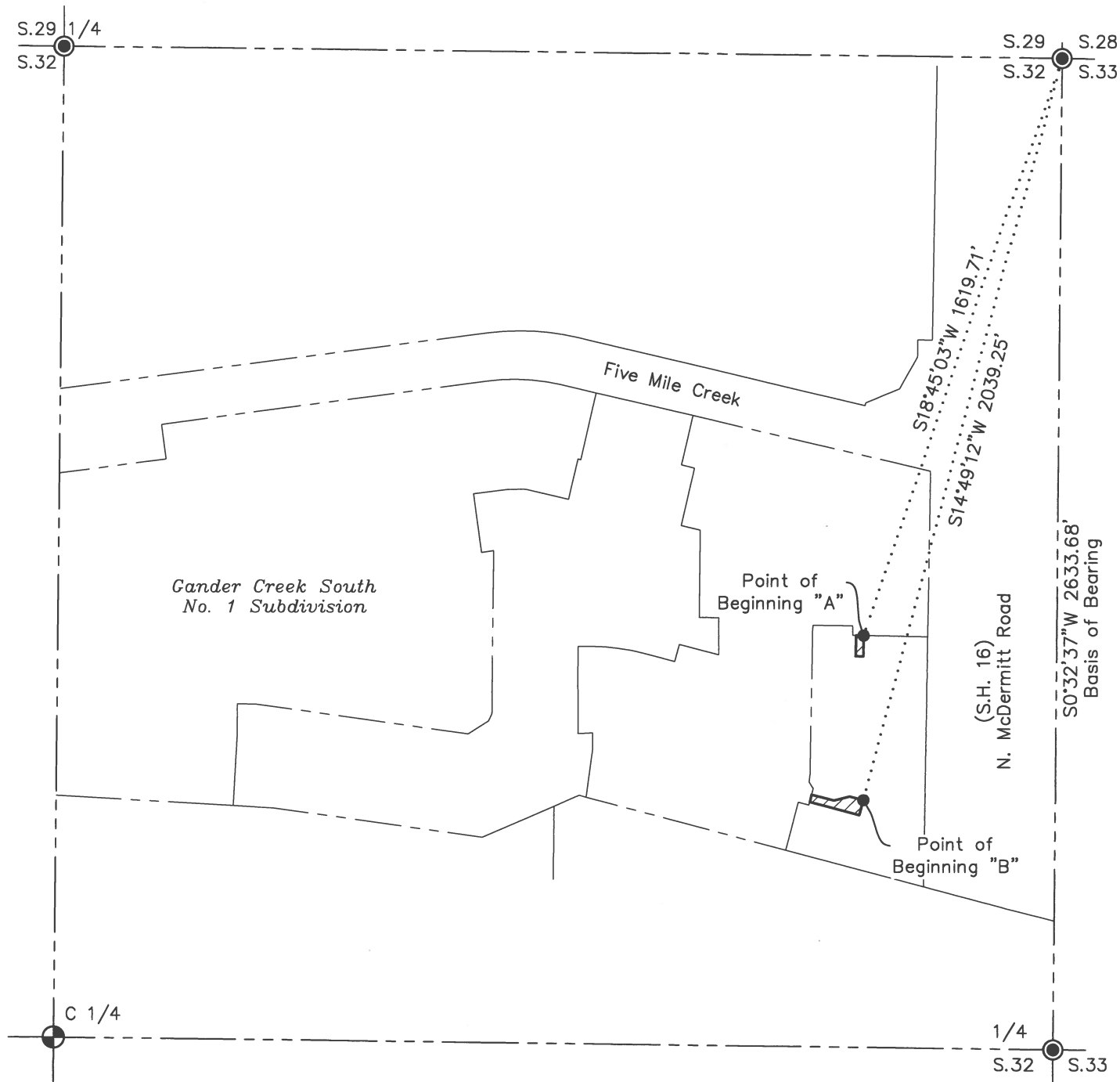
thence South 75°07'58" East, 37.00 feet to the **POINT OF BEGINNING**.

Containing 3,869 square feet or 0.089 acres, more or less.

End of Description.



Exhibit B



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**IDAHO
SURVEY
GROUP, LLC**

9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

Exhibit B Gander Creek South Subdivision No. 3

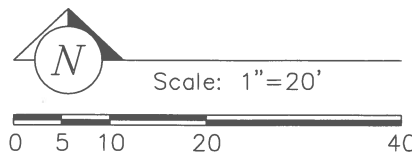
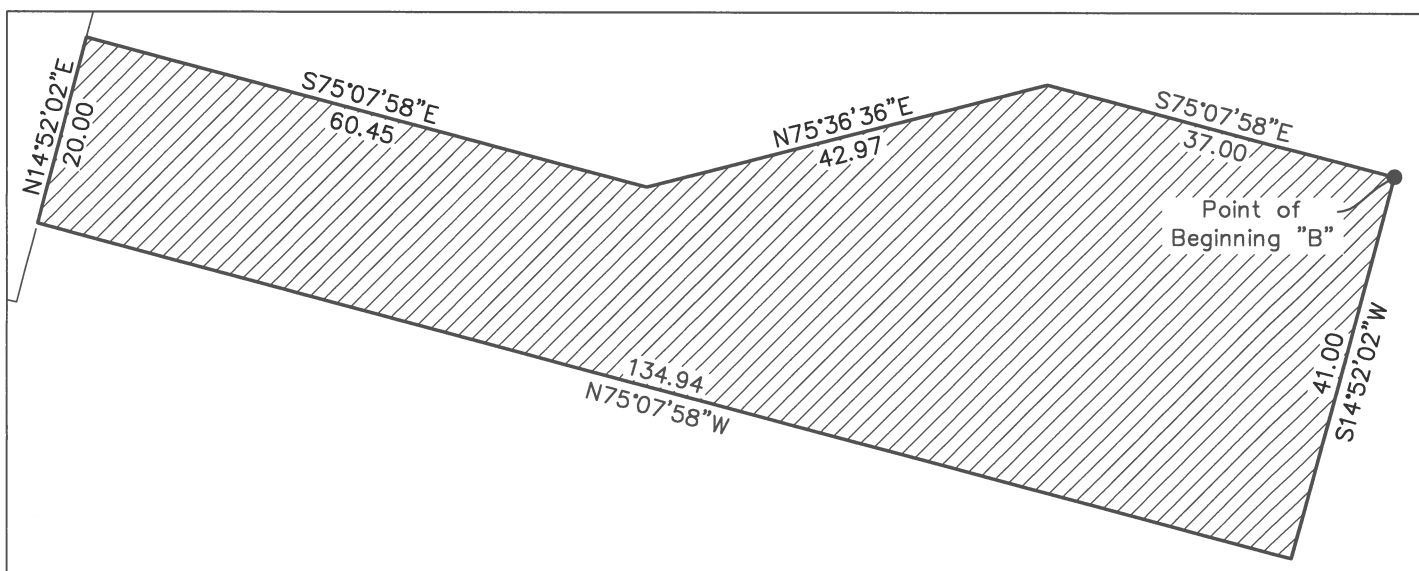
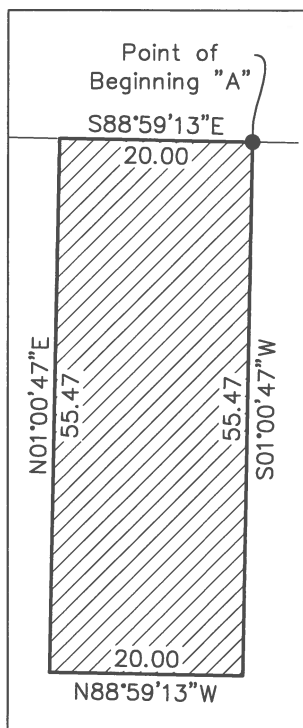
A portion of the SE1/4 of the NE1/4 of Section 32,
T.4N., R.1W., B.M., City Of Meridian, Ada County, Idaho.

Job No.
21-572

Sheet No.
1 of 2

Dwg. Date
6/29/2023

Exhibit B



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A portion of the SE1/4 of the NE1/4 of Section 32,
T.4N., R.1W., B.M., City Of Meridian, Ada County, Idaho.

Job No.
21-572

Sheet No.
2 of 2

Dwg. Date
6/29/2023