

Project Name or Subdivision Name:

Pollard North Subdivision No. 1 – Alley Sewer Easement 1

Sanitary Sewer & Water Main Easement Number: 1

Identify this Easement by sequential number if the project contains more than one easement of this type. See instructions/checklist for additional information.

For Internal Use Only **ESMT-2025-0128**

Record Number: _____

SANITARY SEWER EASEMENT

THIS Easement Agreement made this 5th day of November 2025 between SCS Investments LLC, an Idaho limited liability company ("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 11-5-2025

Attest by Chris Johnson, City Clerk 11-5-2025

STATE OF IDAHO,)

: ss.

County of Ada)

This record was acknowledged before me on 11-5-2025 (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 Stamp Below

Notary Signature
My Commission Expires: 3-28-2028

October 15, 2025
Project No. 24-288
Pollard Subdivision No. 1
City of Meridian Sewer Easement
Legal Description

Exhibit A

A parcel of land for a City of Meridian sewer easement situated in a portion of the Southwest 1/4 of the Southeast 1/4 of Section 21, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at an aluminum cap marking the South 1/4 corner of said Section 21, which bears S00°32'12"W a distance of 1,317.30 feet from a 5/8-inch rebar marking the Center-South 1/16 corner of said Section 21, thence following the westerly line of said Southwest 1/4 of the Southeast 1/4, N00°32'12"E a distance of 1,197.30 feet;

Thence leaving said westerly line, S89°20'25"E a distance of 138.27 feet to **POINT OF BEGINNING 1.**

Thence S89°20'25"E a distance of 36.00 feet;

Thence S00°39'35"W a distance of 75.00 feet;

Thence S89°20'25"E a distance of 99.88 feet to a point hereinafter referred to as Point "A";

Thence S00°39'35"W a distance of 36.00 feet;

Thence N89°20'25"W a distance of 135.88 feet;

Thence N00°39'35"E a distance of 111.00 feet to **POINT OF BEGINNING 1.**

Said parcel contains 7,592 square feet (0.174 acres), more or less.

TOGETHER WITH:

Commencing at a point previously referred to as Point "A", thence S89°20'25"E a distance of 60.00 feet to **POINT OF BEGINNING 2.**

Thence S89°20'25"E a distance of 819.12 feet;

Thence S00°27'11"W a distance of 36.00 feet;

Thence N89°20'25"W a distance of 819.25 feet;

Thence N00°39'35"E a distance of 36.00 feet to **POINT OF BEGINNING 2.**

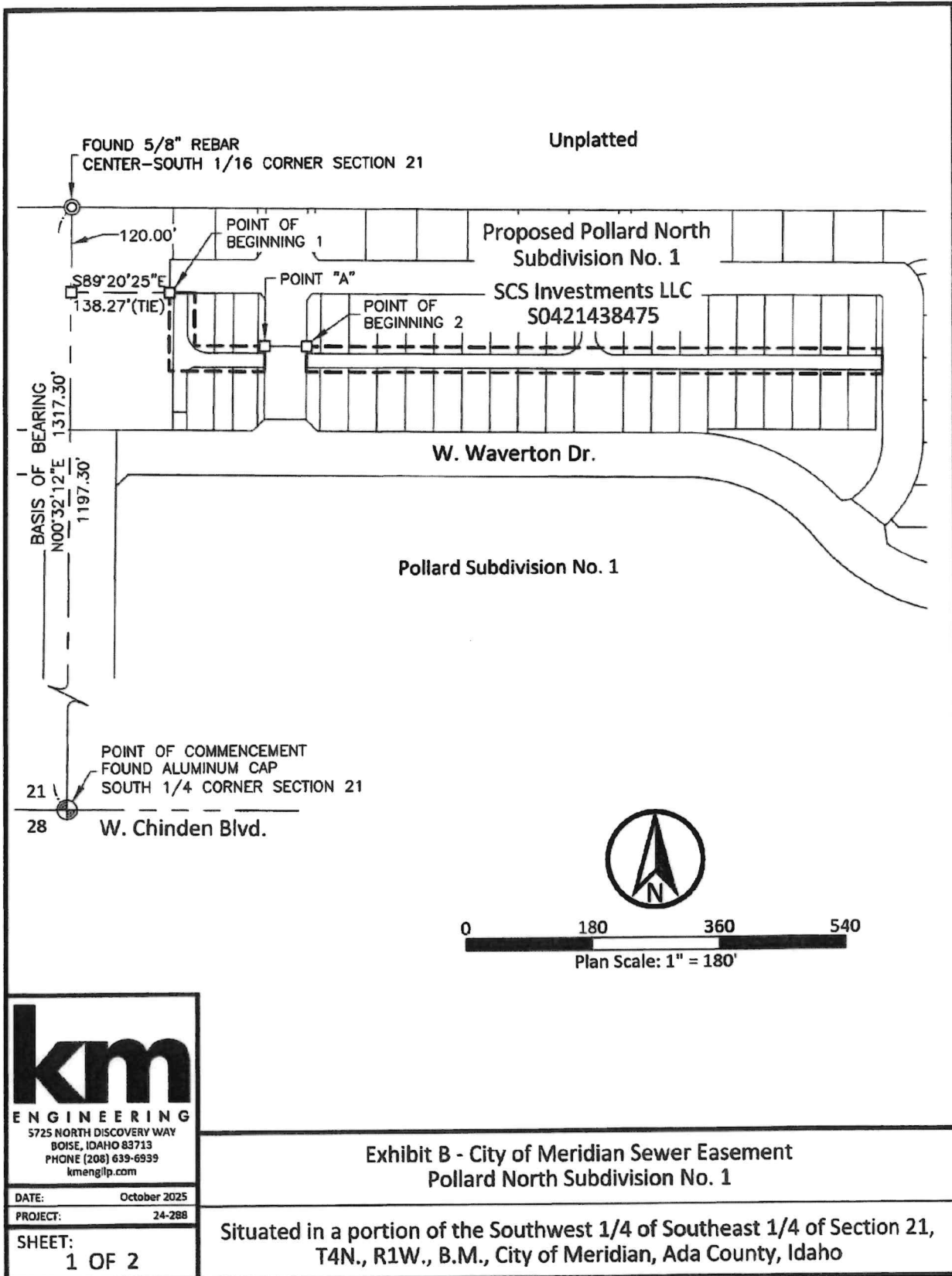
Said parcel contains 29,491 square feet (0.677 acres), more or less.

Said description contains a total of 37,083 square feet (0.851 acres), more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

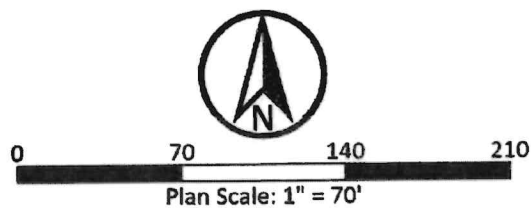
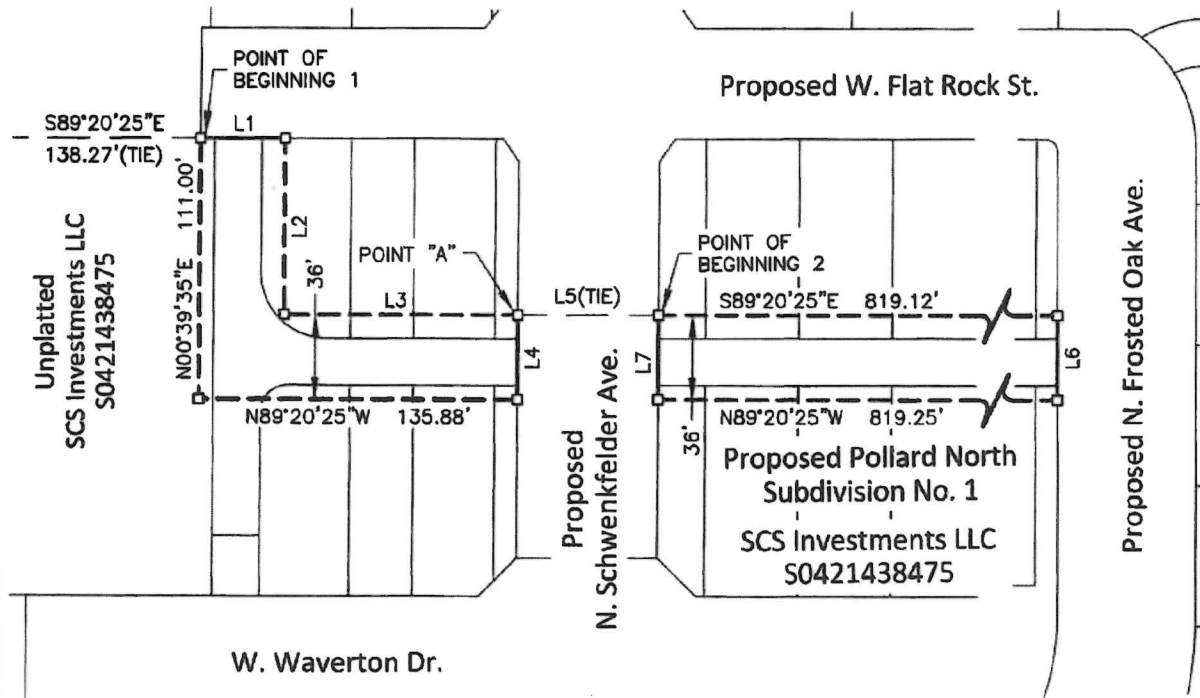
Attached hereto is Exhibit B and by this reference is made a part hereof.



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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°20'25"E	36.00'
L2	S00°39'35"W	75.00'
L3	S89°20'25"E	99.88'
L4	S00°39'35"W	36.00'
L5	S89°20'25"E	60.00'
L6	S00°27'11"W	36.00'
L7	N00°39'35"E	36.00'

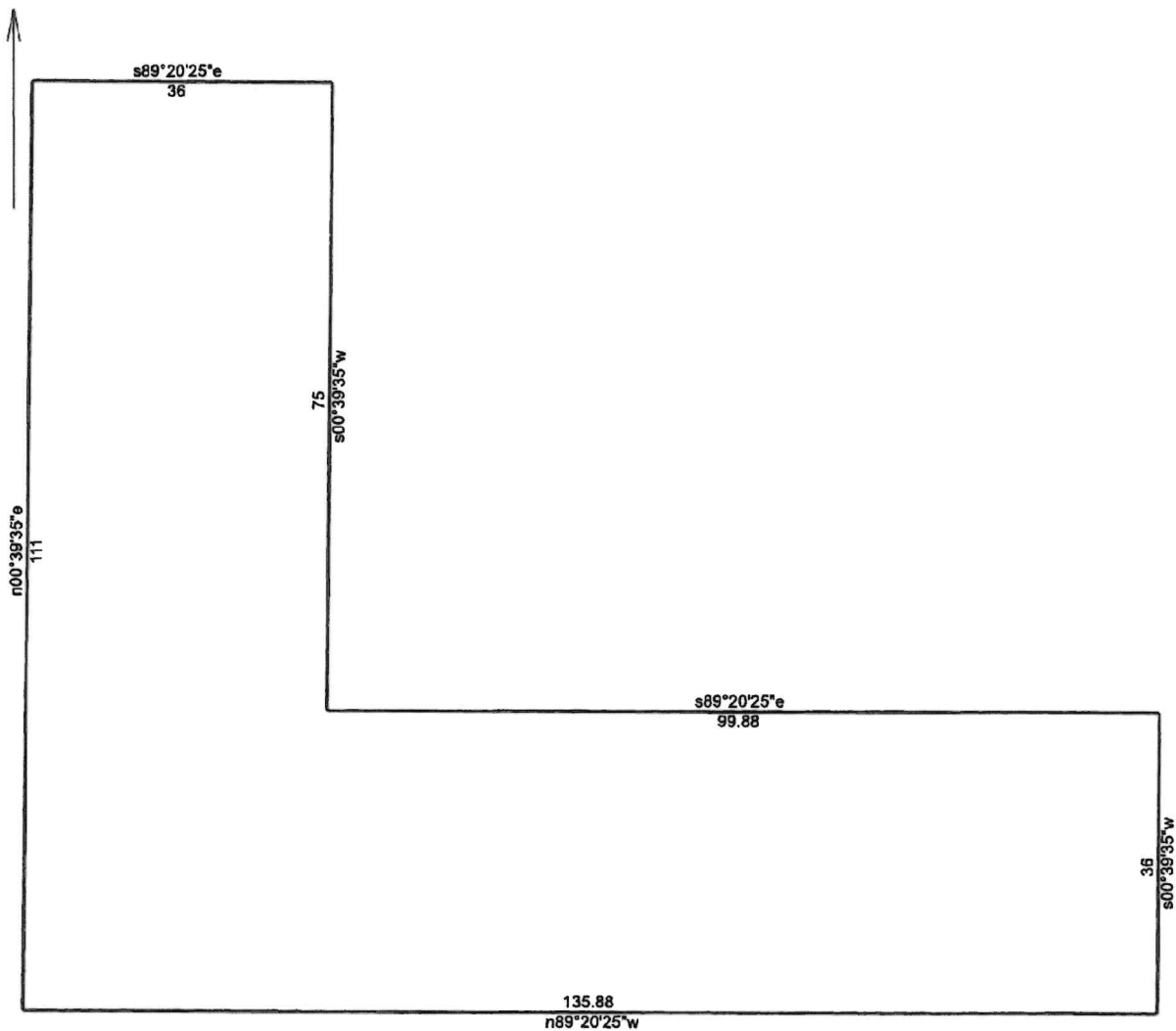
km
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6999
kmengllp.com

DATE: October 2025
PROJECT: 24-288

SHEET:
2 OF 2

**Exhibit B - City of Meridian Sewer Easement
Pollard North Subdivision No. 1**

A portion of the SE 1/4 of SW 1/4 and the SW 1/4 of SE 1/4 of Section 21,
T4N., R1W., B.M., City of Meridian, Ada County, Idaho



P.O.B. 1

10/15/2025

Scale: 1 inch= 20 feet

File:

Tract 1: 0.1743 Acres (7592 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=494 ft.

01 s89.2025e 36

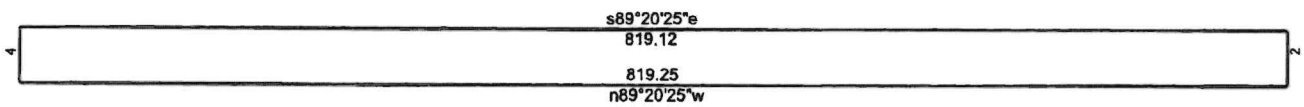
02 s00.3935w 75

03 s89.2025e 99.88

04 s00.3935w 36

05 n89.2025w 135.88

06 n00.3935e 111



P.O.B. 2

10/15/2025

Scale: 1 inch= 110 feet

File:

Tract 1: 0.6770 Acres (29491 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=1710 ft.

01 s89.2025e 819.12

02 s00.2711w 36

03 n89.2025w 819.25

04 n00.3935e 36