

Project Name or Subdivision Name:

Hadler Subdivision No. 1

Sanitary Sewer & Water Main Easement Number: 01

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-2024-0160

Record Number: _____

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement made this 19th day of November 2024 between
F111, 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 11-19-2024

Attest by Chris Johnson, City Clerk 11-19-2024

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

This record was acknowledged before me on 11-19-2024 (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: _____



Hadler Subdivision No. 1
City of Meridian Water & Sewer Easement
Boundary Description
Project Number 23-121 July 8, 2024

An easement situated in Lot 1, Block 1, Rescue Ranch Subdivision (Book 106 of Plats at Pages 14734 to 14736, Records of Ada County, Idaho) in the northwest quarter of the southwest quarter of Section 5, Township 2 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at the west quarter-section corner of Section 5, Township 2 North, Range 1 East, Boise Meridian, which bears N00°04'42"W, 2655.92 feet from the southwest corner of Section 5;

Thence S89°52'50"E, 37.00 feet along the north line of the southwest quarter of Section 5 to the northwest corner of Lot 1, Block 1 of Rescue Ranch Subdivision, on the east right-of-way line of S. Locust Grove Rd;

Thence S00°04'42"E, 127.73 feet along the boundary of Lot 1 and the east right-of-way line of S. Locust Grove Rd.;

Thence S89°52'50"E, 2.00 feet to the POINT OF BEGINNING:

Thence continuing S89°52'50"E, 161.61 feet;

Thence S00°07'10"W, 2.13 feet;

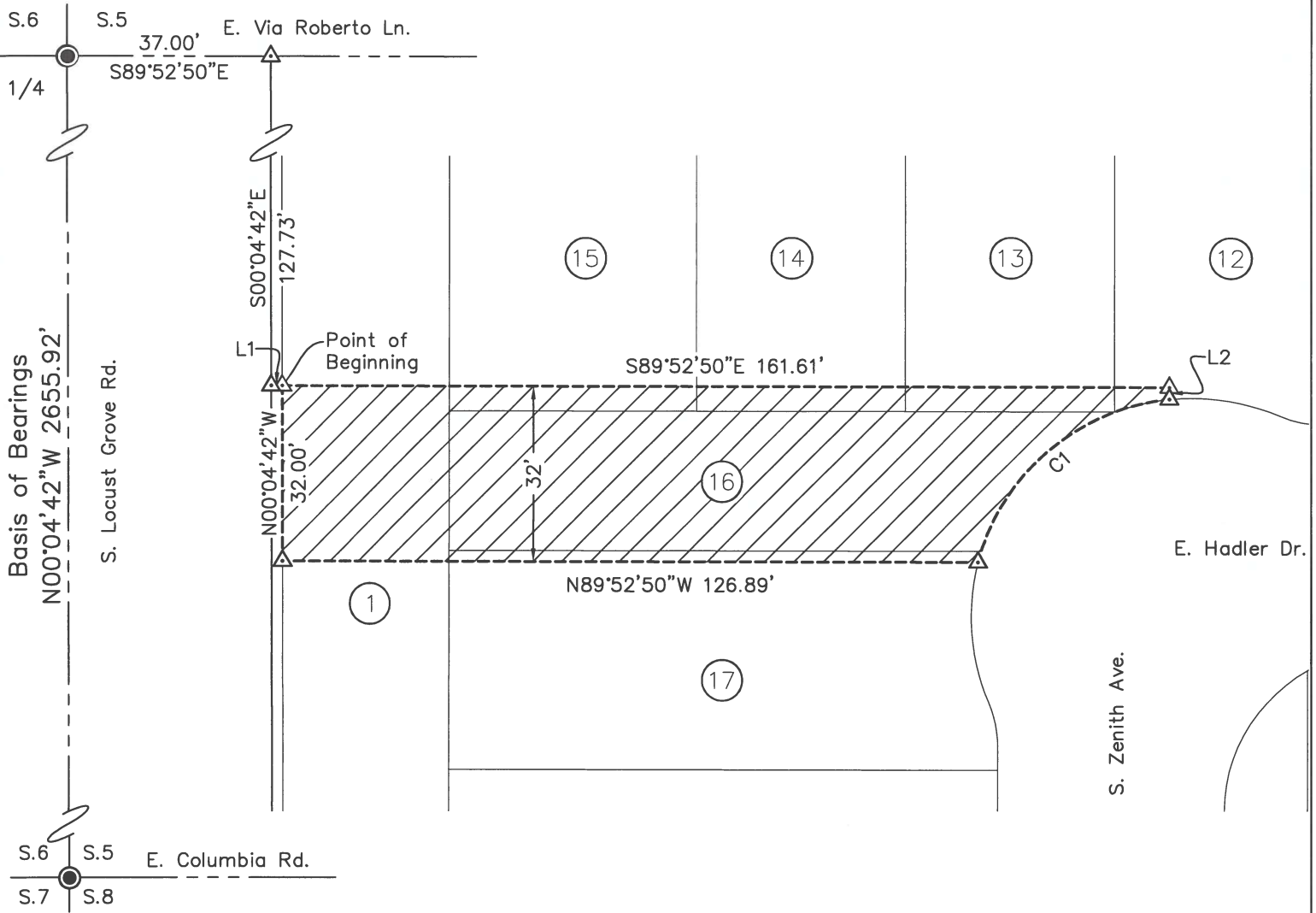
Thence 48.66 feet on a non-tangent curve to the left, having a radius of 40.00 feet, a central angle of 69°42'19", a chord bearing of S49°19'09"W, and a chord length of 45.72 feet;

Thence on a non-tangent line N89°52'50"W, 126.89 feet;

Thence N00°04'42"W, 32.00 feet to the POINT OF BEGINNING.

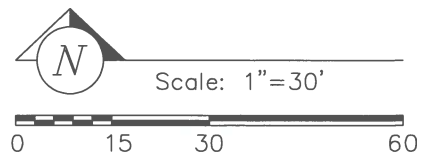
The above-described easement contains 4,430 square feet, more or less.





Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	48.66'	40.00'	69°42'19"	S49°19'09"W	45.72'

Line Table		
Line	Bearing	Length
L1	S89°52'50"E	2.00'
L2	S00°07'10"W	2.13'



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Coordinate System: Ada County

 IDAHO SURVEY GROUP, LLC 9939 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570	Exhibit B Drawing for Hadler Subdivision No. 1 City of Meridian – Water and Sewer Easement Sited in Lot 1, Block 1, Rescue Ranch Subdivision, in the Northwest Quarter of the Southwest Quarter of Section 5, Township 2 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho.		Job No. 23-121
			Sheet No. 1
			Dwg. Date 7/8/2024