

Project Name or Subdivision Name:  
The Oaks North Subdivision No. 13

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  
Record Number: ESMT-2024-0027

### **SANITARY SEWER EASEMENT**

THIS Easement Agreement made this \_\_\_\_ day of \_\_\_\_\_ 20\_\_ between  
Toll Southwest 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.

Notary Stamp Below

\_\_\_\_\_  
Notary Signature

My Commission Expires: \_\_\_\_\_

EXHIBIT A  
Legal Description  
City of Meridian Sanitary Sewer Easement  
The Oaks North Subdivision No. 13

An easement being located in the SE ¼ of the NE ¼ of Section 28, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at a Brass Cap monument marking the northeast corner of said Section 28, from which a Brass Cap monument marking the southeast corner of the NE ¼ (E ¼ corner) of said Section 28 bears S 0°29'20" W a distance of 2638.62 feet;

Thence S 0°29'20" W along the east boundary of said NE ¼ a distance of 2209.04 feet to a point;

Thence leaving said boundary N 89°22'02" W a distance of 48.00 feet to the **POINT OF BEGINNING**;

Thence S 0°29'20" W a distance of 40.00 feet to a point;

Thence N 89°22'02" W a distance of 131.42 feet to a point;

Thence S 77°25'20" W a distance of 26.13 feet to a point on a curve;

Thence a distance of 49.10 feet along the arc of a 55.00 foot radius non-tangent curve left, said curve having a central angle of 51°08'41" and a long chord bearing N 45°10'47" W a distance of 47.48 feet to a point;

Thence N 77°25'20" E a distance of 56.35 feet to point;

Thence S 89°22'02" E a distance of 135.95 feet to the **POINT OF BEGINNING**.

This easement contains 6,825 square feet (0.157 acres) more or less and is subject to any other easements existing or in use.

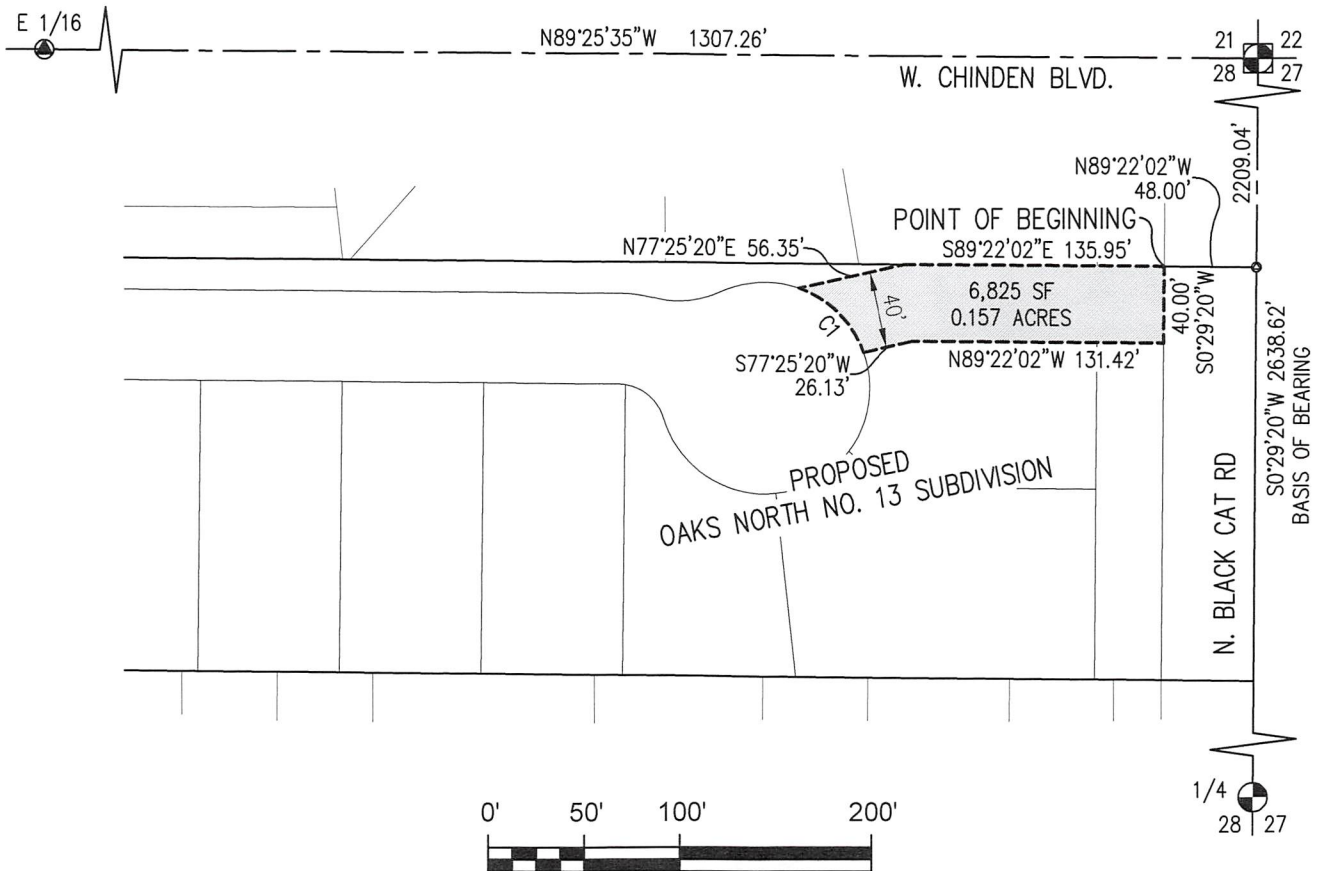
Clinton W. Hansen, PLS  
Land Solutions, PC  
August 24, 2023



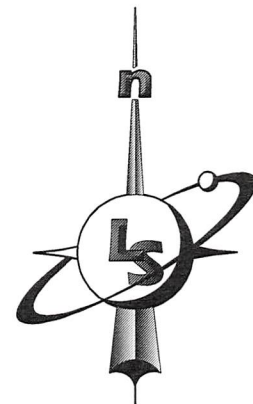
# CITY OF MERIDIAN SANITARY SEWER EASEMENT

THE OAKS NORTH SUBDIVISION NO. 13

LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 28, T4N, R1W, BM  
MERIDIAN, ADA COUNTY, IDAHO



| CURVE TABLE |        |        |           |             |        |
|-------------|--------|--------|-----------|-------------|--------|
| CURVE #     | LENGTH | RADIUS | DELTA     | BEARING     | CHORD  |
| C1          | 49.10' | 55.00' | 51°08'41" | N45°10'47"W | 47.48' |



**LandSolutions**  
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