

ESMT-2023-0129

Elderberry Subdivision Sanitary Sewer
and Water Main Easement No. 2

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement, made this ___ day of _____ 20__ between
ACCOUNTSERV CPAS PLLC (“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, 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.

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: _____



Professional Engineers, Land Surveyors and Planners

924 3rd St. So. Nampa, ID 83651
Ph (208) 454-0256 Fax (208) 467-4130

e-mail: dholzhey@masonandassociates.us

EXHIBIT A

FOR: Long & Joy
JOB NO.: MR0121
DATE: August 16, 2023

ELDERBERRY SUBDIVISION WATER AND SANITARY SEWER EASEMENT 2

An easement of land being a portion of Blocks 3 and 4 of the Amended Plat of F.A. Nourse's Third Addition as filed in the office of the Ada County Recorder, Boise, Idaho, in Book 7 of Plats at Page 299 lying in the NW1/4 of Section 7, Township 3 North, Range 1 East, Boise Meridian, Ada County Idaho, more particularly described as follows:

Commencing at northwest corner of Section 7;

Thence S 00° 24' 03" W a distance of 1041.87 feet along the west boundary of the NW1/4;

Thence N 89° 36' 49" E a distance of 40.00 feet to the northwest corner of Block 3;

Thence S 00° 24' 03" W a distance of 63.99 feet along the west boundary Block 3;

Thence N 89° 36' 49" E a distance of 79.62 feet parallel with the north boundary of Block 3 to the **POINT OF BEGINNING** of said easement;

Thence N 00° 24' 03" E a distance of 113.50 feet parallel with the west boundary Blocks 3 & 4;

Thence N 89° 37' 05" W a distance of 79.62 feet to a point on the west boundary of Block 4;

Thence N 00° 24' 03" E a distance of 16.00 feet along the west boundary Block 4;



Professional Engineers, Land Surveyors and Planners

Thence N 89° 37' 05" E a distance of 95.38 feet parallel with the north boundary of Block 3 to a point on the west boundary of Block 3;

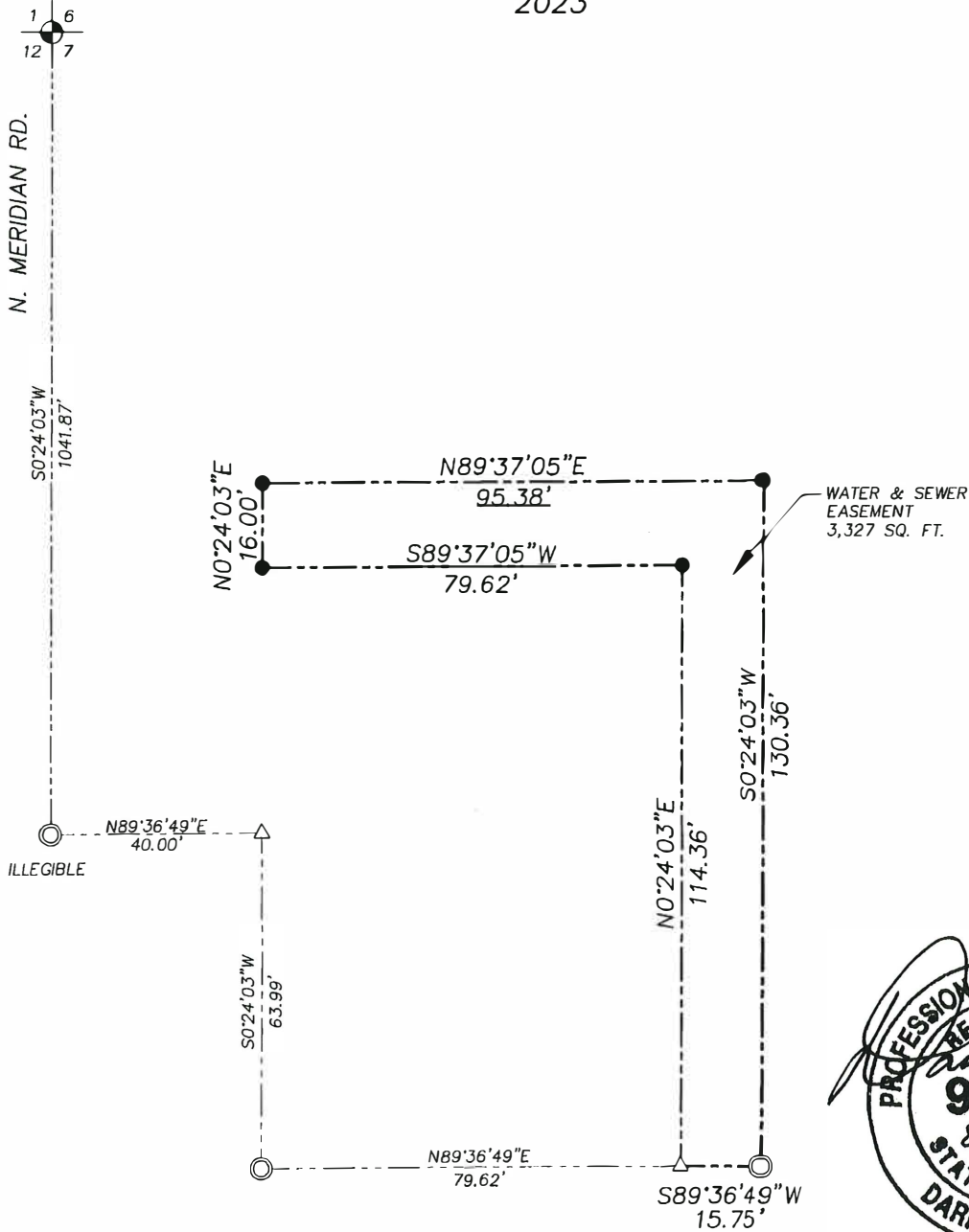
Thence S 00° 24' 03" W a distance of 130.36 feet parallel with the west boundary Blocks 3 & 4;

Thence S 89° 36' 49" W a distance of 15.75 feet parallel with the north boundary of Block 3 to the **POINT OF BEGINNING** of said easement.



EXHIBIT B ELDERBERRY ESTATES SUBDIVISION WATER & SANITARY SEWER EASEMENT 2

A PORTION OF BLOCKS 3 AND 4, F.A. NOURSE'S THIRD ADDITION,
A PART OF THE NW 1/4, SECTION 7, T. 3 N., R. 1 E., B.M.,
MERIDIAN, ADA COUNTY, IDAHO
2023



LEGEND

- △ CALCULATED POINT
- ⊙ FOUND 5/8" IRON PIN
- SET 1/2" IRON PIN W/
PLASTIC CAP "PLS 9366"
- ⊕ FOUND BRASS CAP MONUMENT
- EASEMENT LINE
- SECTION LINE
- TIE LINE

WATER & SANITARY SEWER EASEMENT 2

1402 N. MERIDIAN RD. WATER & SANITARY SEWER EASEMENT 2

Mason & Associates

Professional Engineers,
Land Surveyors
& Planners
824 3rd St. South, Nampa, ID 83851
(208) 454-0255 Fax (208) 457-4130

JOB NO. **MR0121**

DWG NO. **MR0121 EXHIBIT**

SCALE: **NTS**

REV. △

FIELD BOOK NO.

DRAWN BY: DATE:

CS

8/16/2023