

Project Name (Subdivision):

Blakeslee Commons 2

Sanitary Sewer Easement Number: 1 & 2

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 22nd day of _____, 2020 between Bungalows Meridian 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 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.

THE GRANTOR covenants and agrees that Grantor will not place or allow to be placed any permanent structures, trees, brush, or perennial shrubs or flowers within the area described for this easement, which would interfere with the use of said easement, for the purposes stated herein.

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: _____



Project. No.: 4263-2
Date: July 23, 2020

**EXHIBIT A
DESCRIPTION FOR
CITY OF MERIDIAN SANITARY SEWER EASEMENTS FOR
PROPOSED BLAKESLEE COMMONS SUBDIVISION NO. 2**

EASEMENT NO. 1:

A City of Meridian sanitary sewer easement lying in Government Lot 2 of Section 5, T.3N., R.1E., B.M., Meridian, Ada County, Idaho and more particularly described as follows:

Commencing at a brass cap marking the North 1/4 corner of said Section 5, said point bears North 89°44'30" West 2656.56 feet from a brass cap marking the Northeast corner of said Section 5; thence

South 64°25'06" East 866.41 feet to a point marking the **POINT OF BEGINNING**;
thence

South 89°44'30" East 20.00 feet to a point; thence

South 00°15'30" West 123.32 feet to a point of curve; thence along a curve to the left 28.53 feet, said curve having a radius of 56.00 feet, a central angle of 29°11'44" and a long chord bearing

North 58°45'55" West 28.23 feet to a point of ending of curve; thence

North 54°20'09" East 5.19 feet to a point; thence

North 00°15'30" East 105.74 feet to the **POINT OF BEGINNING**,

Said easement contains 2,324 square feet,

EASEMENT NO. 2:

A City of Meridian sanitary sewer easement lying in Government Lot 2 of Section 5, T.3N., R.1E., B.M., Meridian, Ada County, Idaho and more particularly described as follows:

Commencing at a brass cap marking the North 1/4 corner of said Section 5, said point bears North 89°44'30" West 2656.56 feet from a brass cap marking the Northeast corner of said Section 5; thence

South 55°11'53" East 986.53 feet to a point marking the **POINT OF BEGINNING**;
thence

South 57°59'05" East 5.25 feet to a point; thence

South 89°44'10" East 85.17 feet to a point; thence

South 00°15'30" West 20.00 feet to a point; thence

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North 89°44'10" West 112.07 feet to a point of curve; thence along the arc of a curve to the left 32.41 feet, said curve having a radius of 56.00 feet, a central angle of 33°09'54" and a long chord bearing
North 44°50'59" East 31.96 feet to the **POINT OF BEGINNING**,

Said easement contains 2,036 square feet.



