

ESMT-2022-0017 Belvedere Farms
Sanitary Sewer Easement No. 1

SANITARY SEWER EASEMENT

THIS Easement Agreement, made this 6th day of September 2022 between Belvedere L.C. ("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 EXHIBIT A

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 9-6-2022

Attest by Chris Johnson, City Clerk 9-6-2022

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

This record was acknowledged before me on 9-6-2022 (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 Signature
My Commission Expires: _____



**TEALEY'S LAND
SURVEYING**

12594 W. Explorer Drive, Suite 150 • Boise, Idaho 83713
(208) 385-0636
Fax (208) 385-0696

Project No.: 4939
Date: July 29, 2022

EXHIBIT "A"

DESCRIPTION OF
CITY OF MERIDIAN SEWER MAIN EASEMENT No. 1
FOR
BELVEDERE LC

A 20.00 foot wide strip of land situated in the SE 1/4 of the SW 1/4 and the SW 1/4 of the SE 1/4 of Section 16, T.3N., R.1W., B.M., Ada County, Idaho. The boundaries of said strip of land are located 10.00 feet on each side of the following described centerline:

COMMENCING at the Southeast corner of said Section 16, marked by a brass cap; thence along the South line of said Section 16
North 89°59'54" West 2620.01 feet to the South 1/4 corner of said Section 16, marked by an aluminum cap; thence along the North-South centerline of said Section 16
North 00°09'46" West 1328.76 feet to the Center-South 1/16 corner of said Section 16; marked by a 5/8" iron pin; thence along the North line of said SW 1/4 of the SE 1/4
South 89°58'59" East 206.46 feet to the **POINT OF BEGINNING**; thence leaving said North line at right angles
South 00°01'01" West 51.24 feet to a point; thence
South 55°23'59" West 141.88 feet to a point; thence
South 39°39'13" West 129.69 feet to a point; thence
South 38°08'42" East 212.79 feet to a point; thence
South 51°51'18" West 237.14 feet to a point on the centerline of the Ridenbaugh Canal as described in Instrument No. 2021-181806 which is also the Northeast line of Lot 1 of Block 1 of Kimber Ridge Subdivision as on file in Book 102 of Plats at Page 13492 in the Office of the Recorder for Ada County, Idaho which is the **TERMINAL POINT** of said centerline.

Said Strip of Land Contains 0.355 Acre, more or less.





NORTH

0 75 150 300

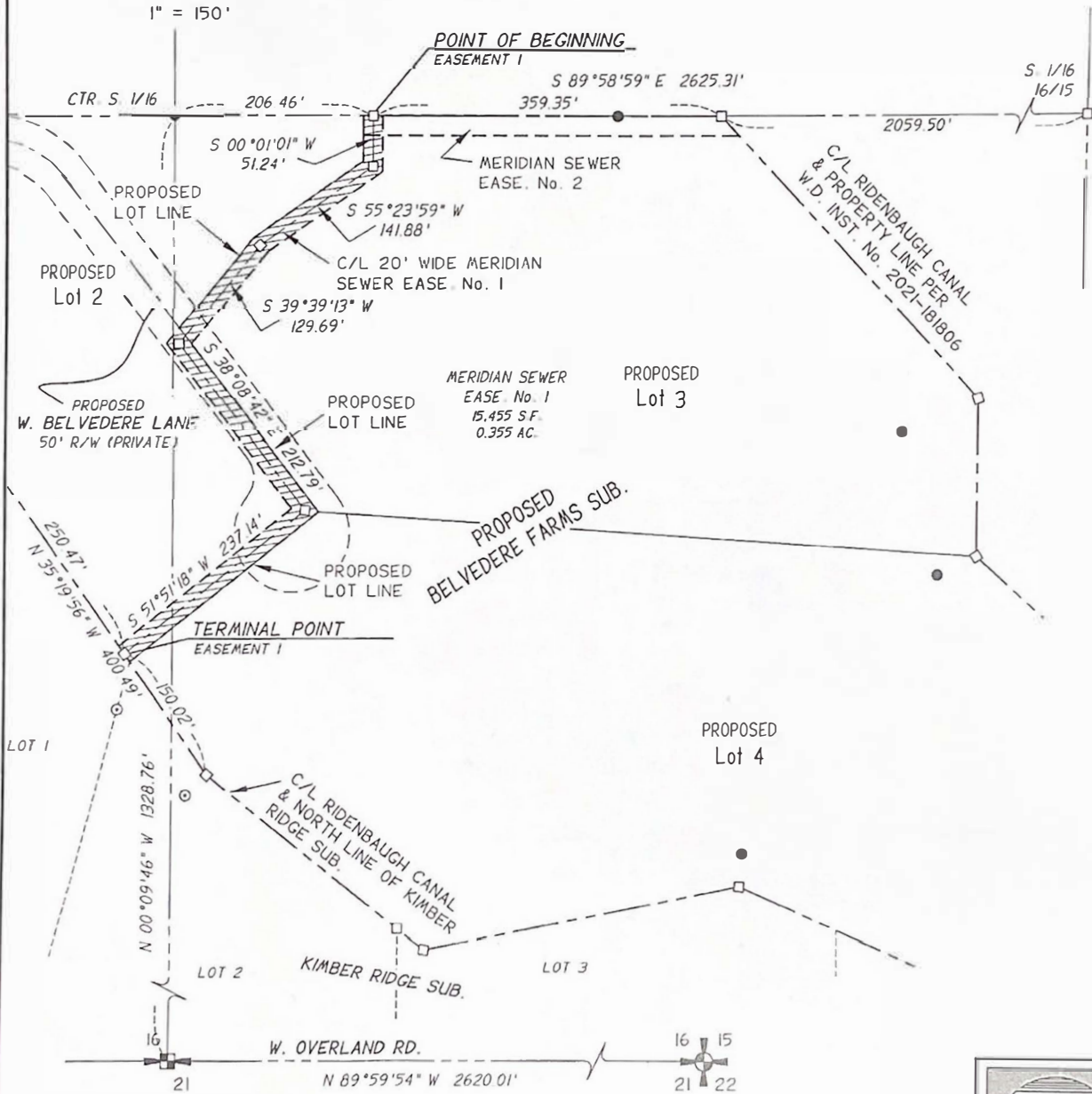


SCALE IN FEET

1" = 150'



EXHIBIT "B"
CITY OF MERIDIAN SEWER
MAIN EASEMENT No. 1
FOR BELVEDERE LC
 A PORTION OF THE SW 1/4 SE 1/4
 & THE SE 1/4 SW 1/4
 SECTION 16, T.3N., R.1W., B.M.,
 ADA COUNTY, IDAHO



TEALEY'S LAND SURVEYING

12594 W. EXPLORER DRIVE, SUITE 50, BOISE, ID 83713
208-385-0636

