

Project Name or Subdivision Name:

Lavender Place

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: _____

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement made this 1 day of _____ 20____ between
LH Development 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

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
Lavender Place Subdivision
City of Meridian Sewer and Water Easement

An easement located in the SE ¼ of the SW ¼ of Section 32, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at a 5/8 inch diameter iron pin marking the southwest corner of said SE ¼ the SW ¼ (W 1/16 Corner), from which an Aluminum cap monument marking the southeast corner of said SE ¼ of the SW ¼ bears S 89°58'24" E a distance of 1331.96 feet;

Thence N 0°09'52" W along the westerly boundary of said SE ¼ of the SW ¼ a distance of 295.91.00 feet to a point;

Thence leaving said boundary S 89°58'24" E a distance of 63.91 feet to a point on the southeasterly boundary of Lavender Heights Subdivision No. 1, as shown in Book 122 of Plats on Pages 19137-19140, records of Ada County, Idaho being the **POINT OF BEGINNING**;

Thence leaving said boundary N 90°00'00" E a distance of 18.56 feet to a point;

Thence S 45°00'00" E a distance of 29.57 feet to a point;

Thence S 88°37'06" E a distance of 36.90 feet to a point;

Thence S 67°30'00" E a distance of 19.80 feet to a point;

Thence S 22°30'00" E a distance of 35.78 feet to a point;

Thence S 63°43'13" E a distance of 30.79 feet to a point;

Thence S 75°33'01" E a distance of 79.45 feet to a point;

Thence N 14°26'52" E a distance of 53.74 feet to a point;

Thence N 33°19'39" E a distance of 18.67 feet to a point;

Thence N 0°00'02" E a distance of 71.87 feet to a point on the boundary of said Lavender Heights Subdivision No. 1;

Thence along said boundary S 75°33'08" E a distance of 20.65 feet to a point;

Thence leaving said boundary S 0°00'02" W a distance of 72.70 feet to a point;

Thence S 33°19'39" W a distance of 21.33 feet to a point;

Thence S 14°26'32" W a distance of 50.42 feet to a point;

Thence S 75°33'01" E a distance of 331.00 feet to a point;
Thence N 14°26'52" E a distance of 71.01 feet to a point;
Thence S 75°34'33" E a distance of 20.00 feet to a point;
Thence S 14°26'52" W a distance of 48.32 feet to a point;
Thence S 75°33'08" E a distance of 12.00 feet to a point;
Thence S 14°26'52" W a distance of 13.89 feet to a point;
Thence S 89°42'57" E a distance of 65.28 feet to a point;
Thence S 0°05'41" W a distance of 20.00 feet to a point;
Thence N 89°44'02" W a distance of 70.39 feet to a point;
Thence S 14°26'52" W a distance of 18.86 feet to a point on the boundary of said Lavender Heights Subdivision No. 1;
Thence along said boundary N 89°58'24" W a distance of 43.74 feet to a point;
Thence leaving said boundary N 14°26'52" E a distance of 8.60 feet to a point;
Thence N 75°33'01" W a distance of 408.65 feet to a point;
Thence S 14°26'52" W a distance of 51.71 feet to a point;
Thence S 76°03'16" E a distance of 9.01 feet to a point;
Thence S 13°45'15" W a distance of 19.94 feet to a point;
Thence N 76°30'23" W a distance of 33.65 feet to a point;
Thence N 0°04'38" E a distance of 20.14 feet to a point;
Thence N 13°29'44" E a distance of 54.13 feet to a point;
Thence N 71°00'48" W a distance of 18.53 feet to a point;
Thence N 26°16'40" E a distance of 11.04 feet to a point;
Thence N 63°47'05" W a distance of 16.88 feet to a point;
Thence N 22°30'00" W a distance of 11.24 feet to a point;
Thence N 0°00'00" E a distance of 10.10 feet to a point;

Thence N 89°26'57" W a distance of 4.20 feet to a point;

Thence N 22°30'00" W a distance of 11.99 feet to a point;

Thence N 67°35'53" W a distance of 6.16 feet to a point;

Thence N 88°33'08" W a distance of 33.57 feet to a point;

Thence N 45°00'00" W a distance of 29.23 feet to a point;

Thence N 90°00'00" W a distance of 6.34 feet to a point on the boundary of said Lavender Heights Subdivision No. 1;

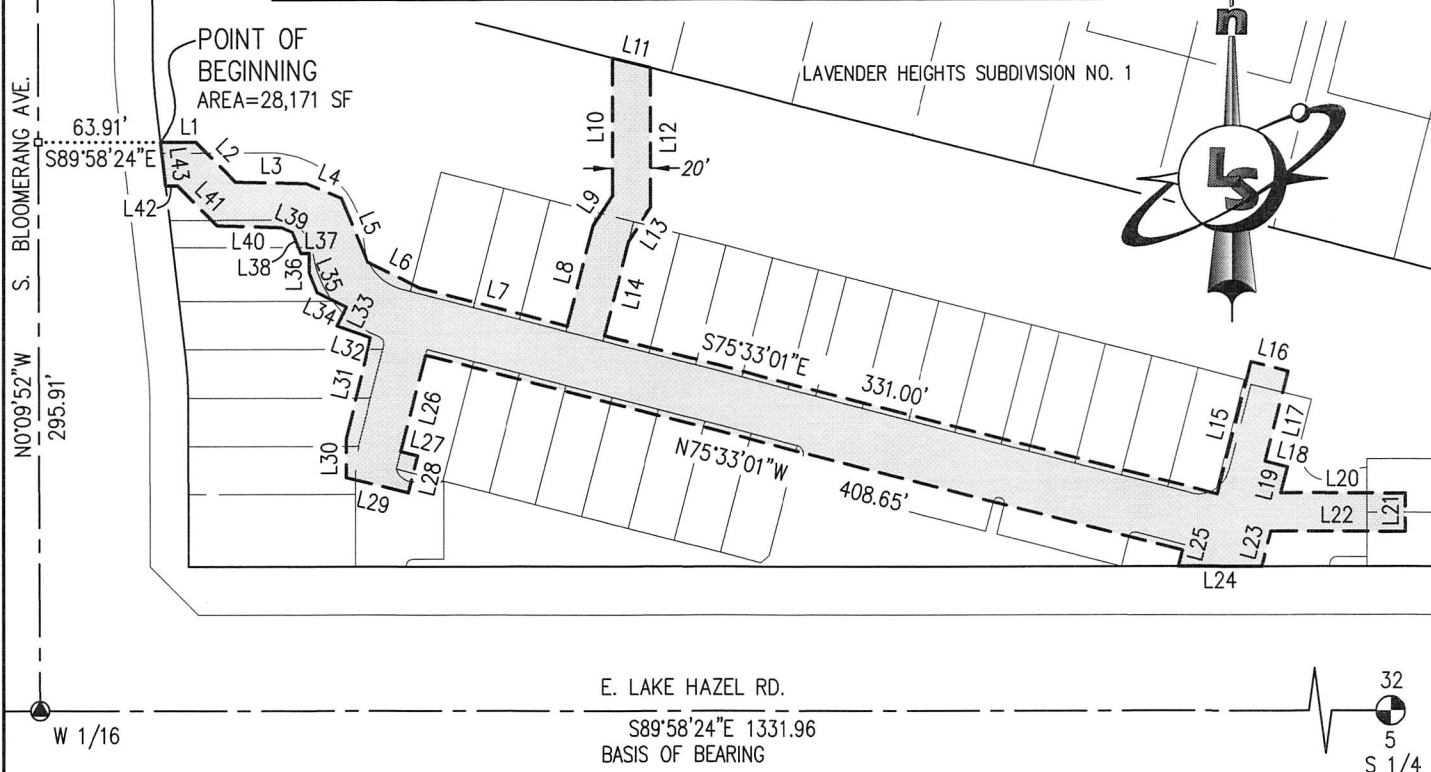
Thence along said boundary N 6°41'33" W a distance of 23.16 feet to the **POINT OF BEGINNING**.

This easement contains 28,171 square feet (0.647 acres) and is subject to any other easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
September 10, 2024



LAVENDER PLACE - CITY OF MERIDIAN SEWER AND WATER EASEMENT - EXHIBIT B



LINE TABLE		
LINE	LENGTH	DIRECTION
L1	18.56'	N90°00'00"E
L2	29.57'	S45°00'00"E
L3	36.90'	S88°37'06"E
L4	19.80'	S67°30'00"E
L5	35.78'	S22°30'00"E
L6	30.79'	S63°43'13"E
L7	79.45'	S75°33'01"E
L8	53.74'	N14°26'52"E
L9	18.67'	N33°19'39"E
L10	71.87'	N0°00'02"E
L11	20.65'	S75°33'08"E

LINE TABLE		
LINE	LENGTH	DIRECTION
L12	72.70'	S0°00'02"W
L13	21.33'	S33°19'39"W
L14	50.42'	S14°26'52"W
L15	71.01'	N14°26'52"E
L16	20.00'	S75°34'33"E
L17	48.32'	S14°26'52"W
L18	12.00'	S75°33'08"E
L19	13.89'	S14°26'52"W
L20	65.28'	S89°42'57"E
L21	20.00'	S0°05'41"W
L22	70.39'	N89°44'02"W

LINE TABLE		
LINE	LENGTH	DIRECTION
L23	18.86'	S14°26'52"W
L24	43.74'	N89°58'24"W
L25	8.60'	N14°26'52"E
L26	51.71'	S14°26'52"W
L27	9.01'	S76°03'16"E
L28	19.94'	S13°45'15"W
L29	33.65'	N76°30'23"W
L30	20.14'	N0°04'38"E
L31	54.13'	N13°29'44"E
L32	18.53'	N71°00'48"W
L33	11.04'	N26°16'40"E

LINE TABLE		
LINE	LENGTH	DIRECTION
L34	16.88'	N63°47'05"W
L35	11.24'	N22°30'00"W
L36	10.10'	N0°00'00"E
L37	4.20'	N89°26'57"W
L38	11.99'	N22°30'00"W
L39	6.16'	N67°35'53"W
L40	33.57'	N88°33'08"W
L41	29.23'	N45°00'00"W
L42	6.34'	N90°00'00"W
L43	23.16'	N6°41'33"W



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JOB NO. 17-55