

Project Name or Subdivision Name:

Brundage Estates Subdivision No. 1

Sanitary Sewer & Water Main Easement Number: ¹_____

ESMT-2025-0029

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement made this 8th_ day of April, 2025, between L.C. Development, Inc., an Idaho Corporation ("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 4-8-2025

Attest by Chris Johnson, City Clerk
4-8-2025

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

This record was acknowledged before me on 4-8-2025 (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

Brundage Estates Subdivision No. 1 – City of Meridian Sewer and Water Easements

Easement parcels being located in the SW ¼ of the NW ¼ and the NW ¼ of the SW ¼ of Section 25, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, and more particularly described as follows:

Easement 1

Commencing at an Aluminum Cap monument marking the northwest corner of said NW ¼ of the SW ¼, from which an Aluminum Cap monument marking the northwest corner of said Section 25 bears N 0°37'18" E a distance of 2651.67 feet;

Thence N 67°03'36" E a distance of 145.10 feet to the **POINT OF BEGINNING**;

Thence N 0°37'18" E a distance of 34.00 feet to a point;

Thence S 89°22'42" E a distance of 37.00 feet to a point;

Thence S 0°37'18" W a distance of 34.00 feet to a point;

Thence N 89°22'42" W a distance of 37.00 feet to the **POINT OF BEGINNING**.

This easement contains 1,258 square feet (0.029 acres) and is subject to any other easements existing or in use.

Easement 2

Commencing at an Aluminum Cap monument marking the northwest corner of said NW ¼ of the SW ¼, from which an Aluminum Cap monument marking the northwest corner of said Section 25 bears N 0°37'18" E a distance of 2651.67 feet;

Thence S 0°31'26" W along the westerly boundary of said NW ¼ of the SW ¼ a distance of 427.02 feet to a point;

Thence leaving said westerly boundary S 89°28'34" E a distance of 48.00 feet to the **POINT OF BEGINNING**;

Thence continuing S 89°28'34" E a distance of 140.38 feet to a point;

Thence N 69°06'53" E a distance of 34.73 feet to a point on a curve;

Thence a distance of 20.06 feet along the arc of a 173.50 foot radius non-tangent curve left, said curve having a central angle of 6°37'27" and a long chord bearing S 24°51'28" E a distance of 20.05 feet;

Thence S 69°06'53" W a distance of 39.90 feet to a point;

Thence N 89°28'34" W a distance of 144.16 feet to a point;

Thence N 0°31'26" E a distance of 20.00 feet the **POINT OF BEGINNING**.

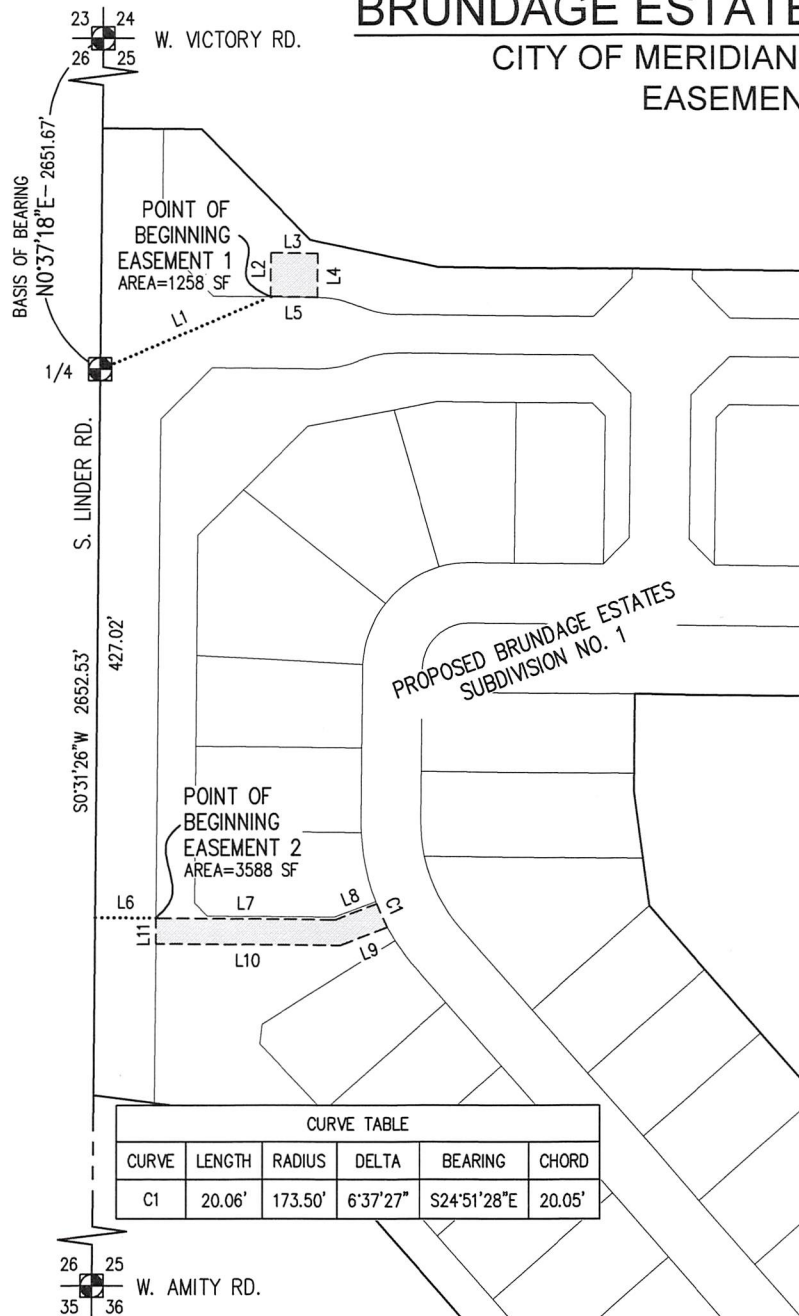
This easement contains 3,588 square feet (0.082 acres) and is subject to any other easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
March 20, 2025



Exhibit B

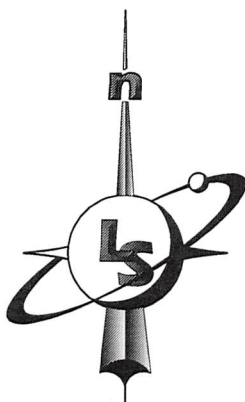
BRUNDAGE ESTATES SUBDIVISION NO. 1 CITY OF MERIDIAN - SEWER AND WATER EASEMENTS - EXHIBIT



LINE TABLE		
LINE	LENGTH	BEARING
L1	145.10'	N67°03'36"E
L2	34.00'	N0°37'18"E
L3	37.00'	S89°22'42"E
L4	34.00'	S0°37'18"W
L5	37.00'	N89°22'42"W
L6	48.00'	S89°28'34"E
L7	140.38'	S89°28'34"E
L8	34.73'	N69°06'53"E
L9	39.90'	S69°06'53"W
L10	144.16'	N89°28'34"W
L11	20.00'	N0°31'26"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	20.06'	173.50'	6°37'27"	S24°51'28"E	20.05'

26 25
35 36 W. AMITY RD.



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JOB NO. 22-27