



Memo

To: Mayor and Hayden City Council

From: Dulci Kau, P.E., City Engineer

Date: 6/10/2025

Agenda Item: Acceptance of Rivelle, LLC Dedication of Right-of-Way and Grant of Easement

Agenda Item Location

Consent

Background and Recommended Action or Motion

The property owner of Parcel No. H00000162100 has elected to dedicate right-of-way and grant an easement so that Phantom Drive can be constructed in accordance with the City of Hayden Transportation Plan. The property owner has provided the required right-of-way and easement documentation.

Staff recommends acceptance of Rivelle, LLC's dedication of right-of-way and grant of easement and permit the Mayor to sign on behalf of the City prior to recordation with Kootenai County.

Functional Impact of Authorizing

If approved, the City would have the right-of-way and easement in accordance with the Transportation Plan.

Functional Impact of Not Authorizing

If not approved, the City would have to acquire the easement at the expense of the citizens of Hayden to comply with the Transportation Plan.

Fiscal Impact

This item has no fiscal impact for the City of Hayden.

Budget Funding Source / Transfer Request

N/A

Attachment

Vicinity Map

Right-of-Way Dedication

Grant of Easement



After recording return document to:
City of Hayden
8930 N Government Way
Hayden, Idaho 83835

Document Title: RIGHT-OF-WAY DEDICATION DEED
Grantor(s): Rivelle, LLC
Grantee(s): City of Hayden
Legal Description: South 37.50' of the S $\frac{1}{2}$ S $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$, S16 T51N R4W
Assessor's Tax Parcel Number: H-0000-016-2100

RIGHT-OF-WAY DEDICATION DEED

The Grantor, **Rivelle, LLC**, in consideration of the sum of One and No/100 Dollars (\$1.00), and other valuable consideration of which is hereby acknowledged, hereby grants unto the **CITY OF HAYDEN**, a municipal corporation, and its assigns, a public right-of-way, to be used for all lawful right of way purposes, surface and subsurface, including but not limited to right-of-way uses as well as sidewalks, plantings, right of way beautification improvements where deemed appropriate by the City, installation, operation and maintenance of utilities, stormwater and such other uses that municipalities may make of rights-of-way and easements from time to time, now or in the future, for the use and benefit of the public, over, under, upon and across the hereinafter described lands. All such uses are unrestricted in location within the right-of-way and shall not be limited in any way whatsoever by the state of being, condition or location of the street.

The City of Hayden shall have the right to utilize such additional width as may be necessary temporarily for the placing of excavated materials thereon and for initial construction and maintenance operations. The City of Hayden agrees that it will at its own expense and to the extent reasonably practicable, restore the surface of land to the same conditions that existed prior thereto.

Said lands being situated in the City of Hayden, Kootenai County, State of Idaho, legally described on Exhibit A and depicted on Exhibit B as attached hereto:

Also, the undersigned hereby requests the Assessor and Treasurer of said County to set-over to the remainder the lien of all unpaid taxes, if any, affecting the property hereby conveyed.

It is understood and agreed that delivery of this Deed is hereby tendered and that the

For legal description and additional conditions, see Exhibits "A" and "B" attached hereto and made a part hereof.

Also, the undersigned hereby requests the Assessor and Treasurer of said County to set-over to the remainder the lien of all unpaid taxes, if any, affecting the property hereby conveyed.

It is understood and agreed that delivery of this Deed is hereby tendered and that the terms and obligations hereof shall not become binding upon the City of Hayden unless and until accepted and approved hereon in writing for the City of Hayden, by the Mayor.

CITY OF HAYDEN

Attest:

City Clerk

By: _____
Mayor

Date: _____

DATED this _____ day of _____, 20____.



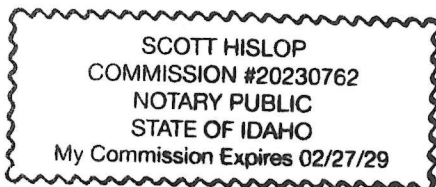
Robert Bloem, Managing Member
Rivelle, LLC

STATE OF Idaho)
) ss
County of Kootenai)

On this 29th day of May 20 25, before me, a Notary for the state of Idaho, personally appeared Robert Bloem known, or identified to be the manager or a member of Rivelle, L.L.C., an Idaho limited liability company that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein mentioned, and on oath stated that are authorized to execute said instrument.

GIVEN under my hand and official seal the day and year last above written.

(SEAL)





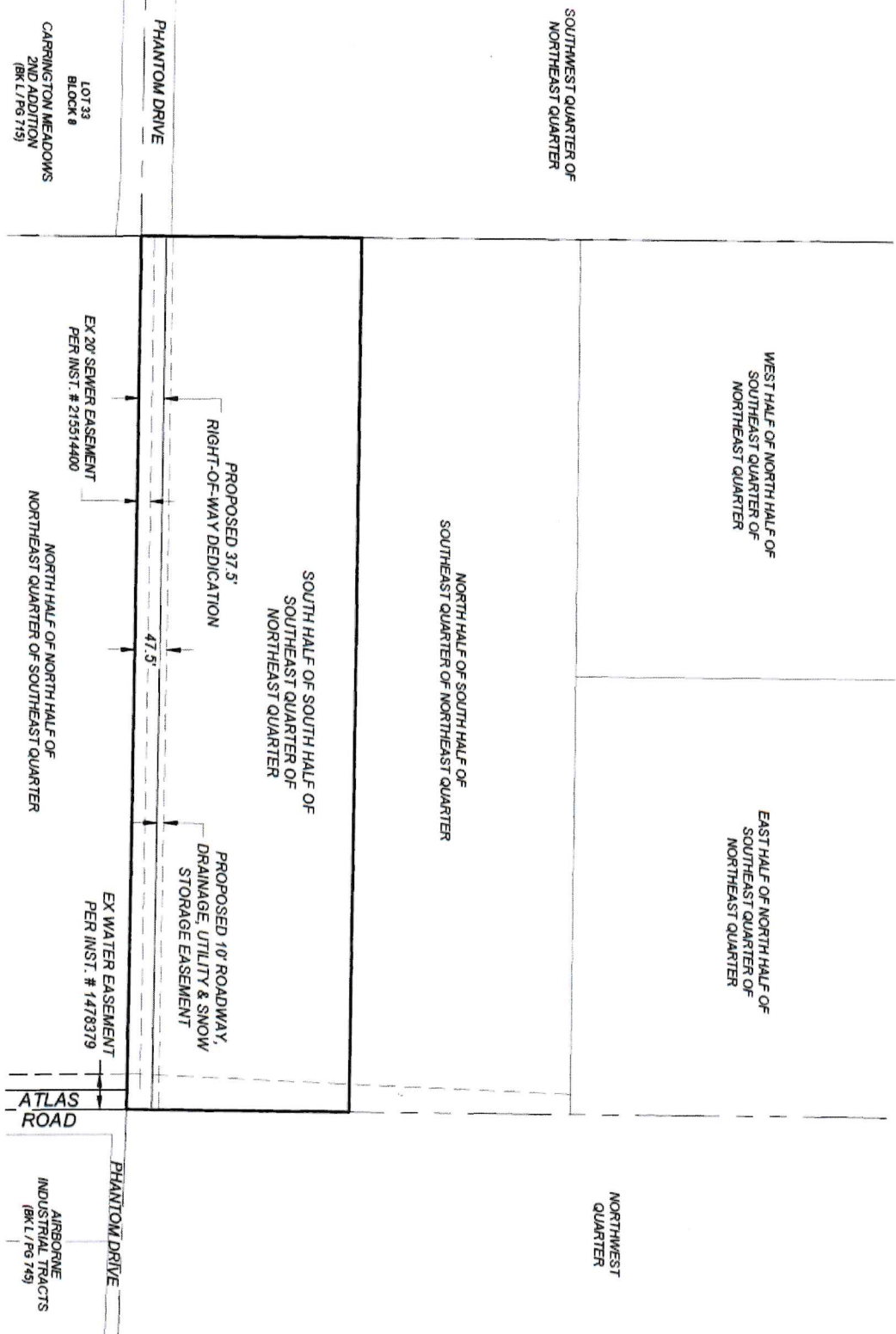
Notary Public in and for the State of Id,
Residing at: Liberty Lake
My commission expires: 2/27/2029

EXHIBIT A

Right-of-Way Legal Description

A strip of land, 37.50 feet in width, lying over the South half of the South half of the southeast quarter of the northeast quarter of Section 16, Township 51 North, Range 4 West, Boise Meridian, City of Hayden, Kootenai County, Idaho.
Said strip being the South 37.50 feet of said South half of the South half of the southeast quarter of the northeast quarter of Section 16

EXHIBIT B



SECTION 16, TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY OF HAYDEN, KOOTENAI COUNTY, IDAHO

After recording return document to:
City of Hayden
8930 N Government Way
Hayden, Idaho 83835

Document Title: GRANT OF EASEMENT
Grantor(s): Rivelle, LLC
Grantee(s): City of Hayden
Legal Description: North 10' of South 47.50' of the S ½ S ½ SE ¼ NE ¼, S16 T51N R4W
Assessor's Tax Parcel Number: H-0000-016-2100

GRANT OF EASEMENT

The Grantor(s), **Rivelle, LLC**, in consideration of the sum of One and No/100 Dollars (\$1.00), and other valuable consideration of which is hereby acknowledged, hereby grants unto the **CITY OF HAYDEN**, a municipal corporation, and its assigns, an easement, to be used for all lawful right of way purposes, surface and subsurface, including but not limited to right-of-way uses as well as sidewalks, plantings, right of way beautification improvements where deemed appropriate by the City, installation, operation and maintenance of utilities, stormwater, snow storage and such other uses that municipalities may make of rights-of-way and easements from time to time, now or in the future, for the use and benefit of the public, over, under, upon and across the hereinafter described lands. All such uses are unrestricted in location within the easement and shall not be limited in any way whatsoever by the state of being, condition or location of the street.

The City of Hayden shall have the right to utilize such additional width as may be necessary temporarily for the placing of excavated materials thereon and for initial construction and maintenance operations. The City of Hayden agrees that it will at its own expense and to the extent reasonably practicable, restore the surface of land to the same conditions that existed prior thereto.

Said lands being situated in the City of Hayden, Kootenai County, State of Idaho, legally described in Exhibit A and depicted on Exhibit B as attached hereto.

It is understood and agreed that delivery of this Easement is hereby tendered and that the terms and obligations hereof shall not become binding upon the City of Hayden unless and until accepted and approved hereon in writing for the City of Hayden, by the Mayor.

CITY OF HAYDEN

Attest:

City Clerk

By: _____
Mayor

Date: _____

DATED this _____ day of _____, 20____.

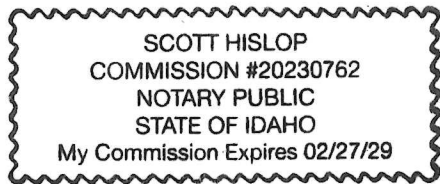


Robb Bloem, Member
Rivelle, LLC

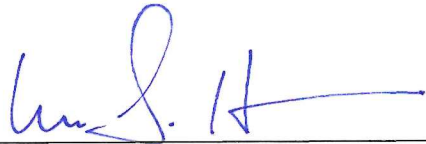
STATE OF IDAHO)
) ss
County of Kootenai)

On this 2nd day of May, 2025, before me, a Notary for the state of Idaho, personally appeared Robb Bloem, known, or identified to be a Member of Rivelle, LLC, a limited liability company that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein mentioned, and on oath stated that are authorized to execute said instrument.

GIVEN under my hand and official seal the day and year last above written.



WPA



Notary Public in and for the State of Idaho

Residing at: Spokane WA

My commission expires: 02/27/2029

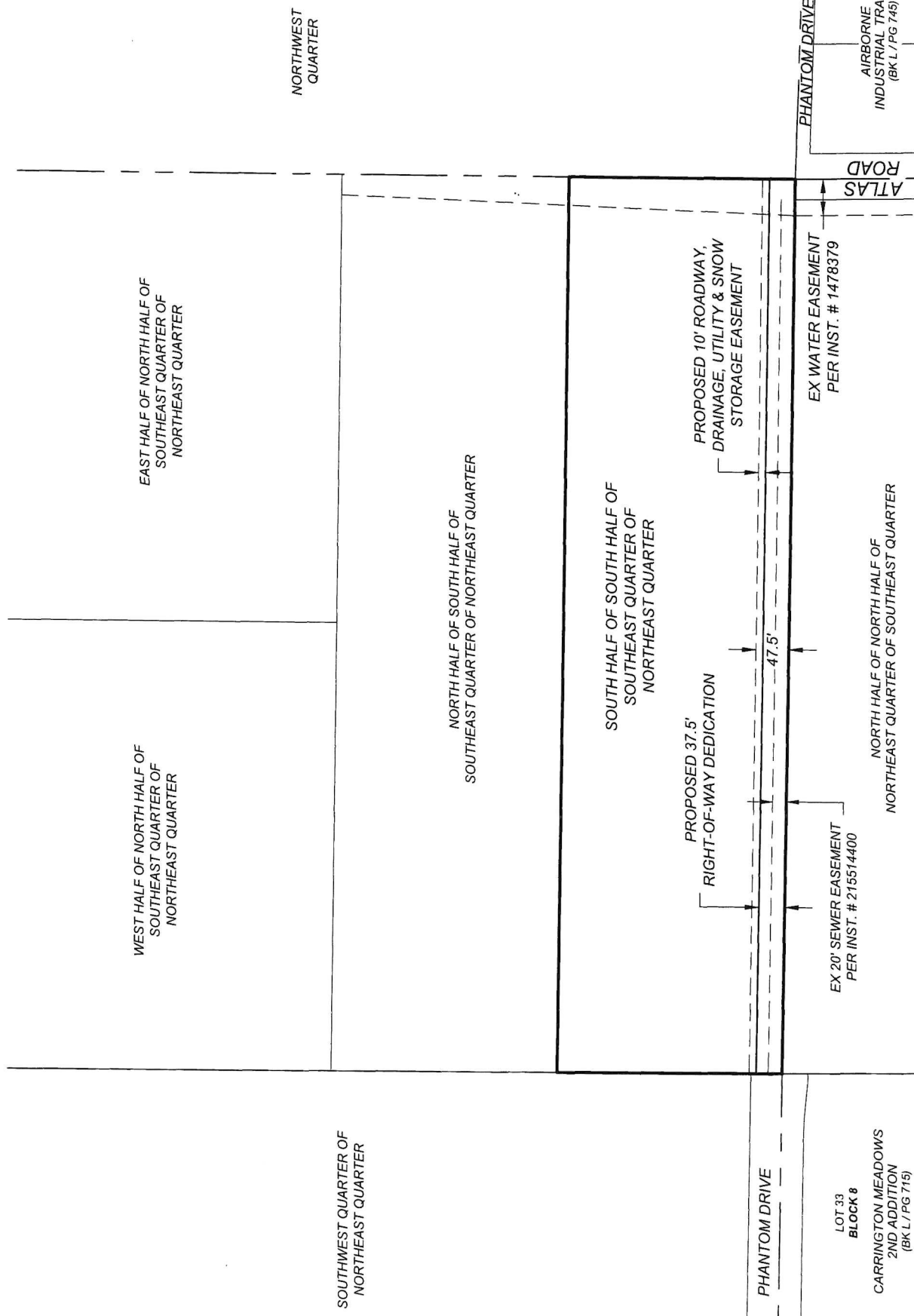
EXHIBIT A

Easement Legal Description

A strip of land, ten (10) feet in width, lying over the South half of the South half of the southeast quarter of the northeast quarter of Section 16, Township 51 North, Range 4 West, Boise Meridian, City of Hayden, Kootenai County, Idaho.

Said strip being the North ten (10) feet of the South 47.50 feet of said South half of the South half of the southeast quarter of the northeast quarter of Section 16.

EXHIBIT B



24-015 - R/W DEDICATION
MAY 15, 2025
SCALE: 1" = 200'

SECTION 16, TOWNSHIP 51 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY OF HAYDEN, KOOTENAI COUNTY, IDAHO