

Section 17. DRIVEWAYS. Any driveway constructed on any lot in this subdivision shall be of concrete or asphalt and shall be connected to the concrete curb at the edge of the street in a manner that it will not disturb the drainage pattern created by the street and curb section.

Section 18. SIDEWALKS. The Grantor will provide standard concrete sidewalks four feet in width adjacent to the back of the curb on one side of the streets in this subdivision according to the requirements of the Ada County Highway District. The Grantee and his builder will be held responsible for any and all breakage of these sidewalks which occur after placement by the Grantor.

ARTICLE II
EASEMENTS

(a) Easements for installation and maintenance of utilities, irrigation and drainage facilities five feet in width are reserved along all lot lines, in addition to those easements that are shown on the recorded plat. Within these easements no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the direction or impede the flow of water through drainage channels in the easements. The easement area of each lot and all improvement in it shall be maintained continuously be the owner of the lot, except for those improvements for which a public authority or utility company is responsible.



(b) An easement is hereby granted to the Idaho Power Company, a Corporation, its licensees, successors and assigns, a permanent and perpetual easement and right-of-way, sufficient in which to install and maintain an underground electric power line, including the perpetual right to enter upon the real estate hereinafter described, at all reasonable times, to construct, maintain and repair underground power lines through, under and across said lands, together with the right, at the sole expense of Grantee, to excavate and refill ditches and trenches for the location of said power lines, and the further right to remove trees, bushes, sod, flowers, shrubbery, and other obstructions and improvements interfering with the location, construction, and maintenance of said power lines on and across the following premises, belonging to the said owner in Ada County, State of Idaho in the following locations, to-wit:

Downend Subdivision #2, Ada County, Idaho, a strip of land ten (10) feet wide, five (5) feet on each side of the boundary line of the actual building sites, running from the street right-of-way or utility easements as shown on the plat to a point or points on said boundary line.

The electrical system generally will consist of buried power wires, transformers, junction boxes and other equipment, part of which may be extended above the ground necessary to serve electric power to these premises and adjacent premises.