

ESMT-2022-0179 Impressive East Ridge No. 3
Sanitary Sewer and Water Main Easement No. 1

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement, made this 9th day of August 20 22 between
G20 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, 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.

GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor 8-9-2022

Attest by Chris Johnson, City Clerk 8-9-2022

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

This record was acknowledged before me on 8-9-2022 (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: _____



Sawtooth Land Surveying, LLC

P: (208) 398-8104 F: (208) 398-8105
2030 S. Washington Ave., Emmett, ID 83617

Sewer and Water Easement No. 1 Description

BASIS OF BEARINGS for this description is N. 89°59'28" W. between the 5/8" rebar illegible cap marking the E1/16 corner common to Sections 32 and 5, and the brass cap marking the S1/4 corner of Section 32, both in T. 3 N., R. 1 E., B.M., Ada County, Idaho.

An easement located in the SW1/4 of the SE1/4 of Section 32, T. 3 N., R. 1 E., B.M., City of Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at a 5/8" rebar with illegible cap marking the E1/16 corner of said Section 32;

Thence N. 39°44'36" W., 763.02 feet to the **POINT OF BEGINNING**;

Thence N. 89°59'28" W., 30.00 feet;

Thence N. 0°00'32" E., 152.00 feet to the beginning of a curve to the left with a radius of 27.00 feet;

Thence 42.41 feet along the arc of said curve, with a central angle of 90°00'00", subtended by a chord bearing N. 44°59'28" W., 38.18 feet;

Thence N. 89°59'28" W., 450.60 feet;

Thence N. 0°00'32" E., 30.00 feet;

Thence S. 89°59'28" E., 450.60 feet to the beginning of a curve to the right with a radius of 57.00 feet;

Thence 89.54 feet along the arc of said curve, with a central angle of 90°00'00", subtended by a chord bearing S. 44°59'28" E., 80.61 feet;

Thence S. 0°00'32" W., 152.00 feet to the **POINT OF BEGINNING**.

The above described easement contains 0.461 acres, more or less.

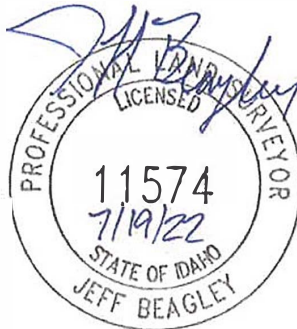
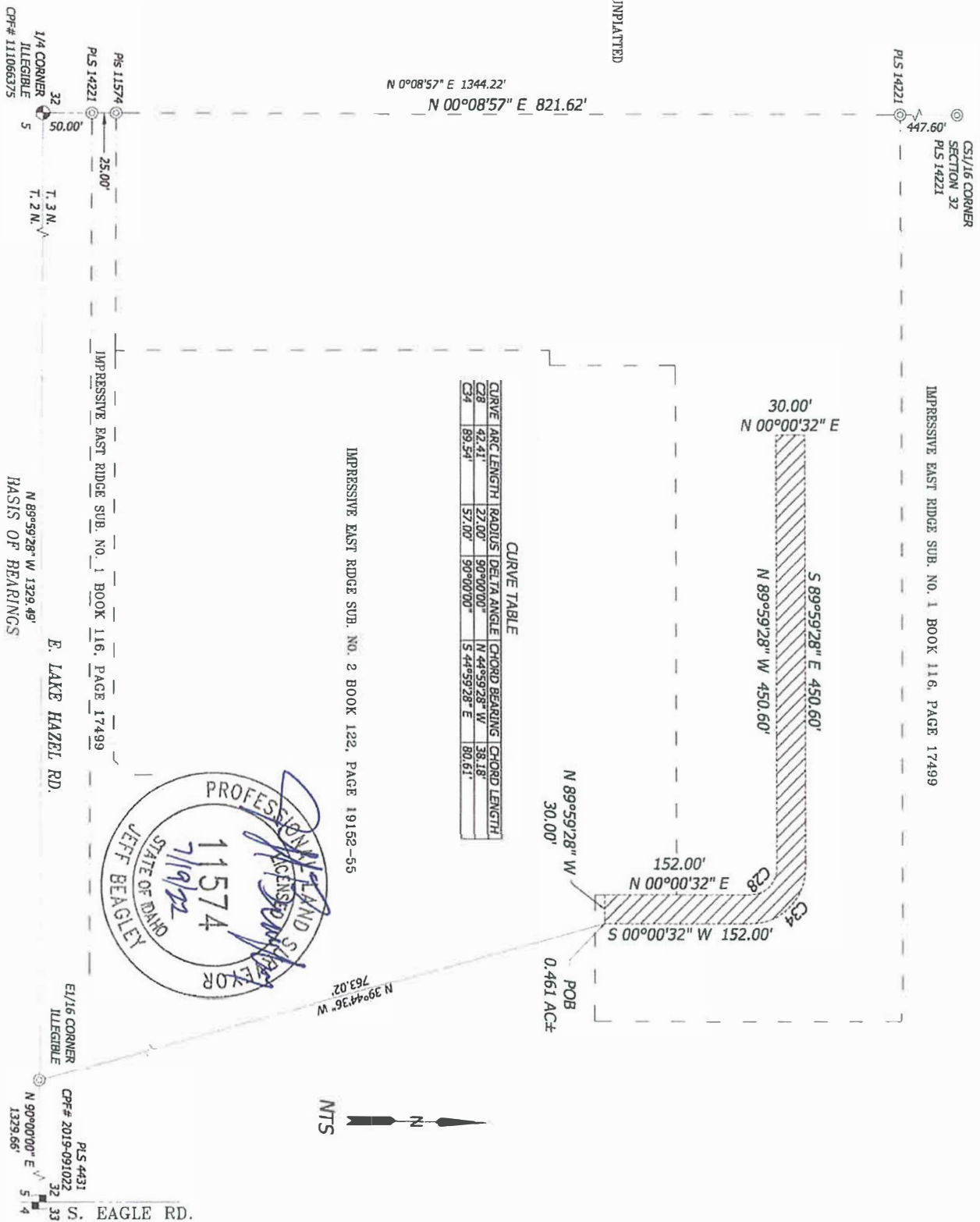


EXHIBIT B



PROJECT:
 IMPRESSIVE EAST RIDGE SUBDIVISION NO. 3
 SEWER/WATER EASEMENT NO. 1 EXHIBIT
 SW1/4 OF THE SE1/4
 SECTION 32, T. 3 N., R. 1 E., B.M.,
 CITY OF MERIDIAN, ADA COUNTY, IDAHO

OWNER/DEVELOPER:
 CONGER
 DATE: 7/2022

2030 S. WASHINGTON AVE.
 EMMETT, ID 83617
 P: (208) 398-8104
 F: (208) 398-8105
 WWW.SAWTOOTHLS.COM

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 1 OF 1