

Project Name (Subdivision):

Hill's Century Farm North No. 1

Sanitary Sewer & Water Main Easement Number:

1

Identify this Easement by sequential number if Project contains more than one easement of this type.
(See Instructions for additional information).

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement, made this ___ day of _____ 20__ between
DWT Investments 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

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.

(stamp)

Notary Signature

My Commission Expires:_____

October 8, 2020
Hill's Century Farm North Subdivision No. 1
Project No. 19-173
Legal Description
City of Meridian Sewer and Water Easement

Exhibit A

Parcels of land for a City of Meridian sewer and water easement situated in a portion of the North 1/2 of the Northwest 1/4 of Section 33, Township 3 North, Range 1 East, B.M., City of Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at an aluminum cap marking the Northwest corner of said Section 33, which bears N89°15'22"W a distance of 2,660.62 feet from a brass cap marking the North 1/4 corner of said Section 33;
Thence following the northerly line of said Northwest 1/4, S89°15'22"E a distance of 373.96 feet;
Thence leaving said northerly line, S00°44'38"W a distance of 37.00 feet to the southerly right-of-way line of East Amity Road;
Thence following said southerly right-of-way line, S89°15'22"E a distance of 19.80 feet to **POINT OF BEGINNING 1.**

Thence following said southerly right-of-way line, S89°15'22"E a distance of 20.00 feet to a point herein after referred to as Point "A";
Thence leaving said southerly right-of-way line, S00°44'36"W a distance of 26.00 feet;
Thence N89°15'24"W a distance of 20.00 feet;
Thence N00°44'36"E a distance of 26.00 feet to **POINT OF BEGINNING 1.**

Said parcel contains 520 square feet.

TOGETHER WITH:

Commencing at a point previously referred to as Point "A", thence following the southerly right-of-way line of East Amity Road, S89°15'22"E a distance of 474.46 feet to **POINT OF BEGINNING 2.**

Thence following said southerly right-of-way line, S89°15'22"E a distance of 20.00 feet;
Thence leaving said southerly right-of-way line, S00°32'08"W a distance of 140.58 feet;
Thence S89°15'22"E a distance of 113.86 feet;
Thence N00°44'38"E a distance of 19.51 feet;
Thence S89°15'22"E a distance of 20.00 feet;
Thence S00°44'38"W a distance of 19.51 feet;
Thence S89°15'22"E a distance of 260.00 feet;
Thence N00°44'38"E a distance of 19.50 feet;
Thence S89°15'22"E a distance of 20.00 feet;
Thence S00°44'38"W a distance of 19.50 feet;
Thence S89°15'22"E a distance of 247.32 feet;
Thence S00°44'38"W a distance of 32.00 feet to a point herein after referred to as Point "B";
Thence N89°15'22"W a distance of 247.32 feet;
Thence S00°44'38"W a distance of 19.50 feet;
Thence N89°15'22"W a distance of 20.00 feet;
Thence N00°44'38"E a distance of 19.50 feet;

Thence N89°15'22"W a distance of 260.00 feet;
Thence S00°44'38"W a distance of 19.49 feet;
Thence N89°15'22"W a distance of 20.00 feet;
Thence N00°44'38"E a distance of 19.49 feet;
Thence N89°15'22"W a distance of 113.75 feet;
Thence S00°32'08"W a distance of 316.84 feet;
Thence N89°27'52"W a distance of 641.29 feet;
Thence 34.56 feet along the arc of a curve to the left, said curve having a radius of 22.00 feet, a delta angle of 90°00'00", a chord bearing of S45°32'08"W and a chord distance of 31.11 feet;
Thence S00°32'08"W a distance of 224.86 feet;
Thence N89°27'52"W a distance of 192.53 feet to the easterly right-of-way line of South Eagle Road;
Thence following said easterly right-of-way line, N00°13'13"E a distance of 30.00 feet;
Thence leaving said easterly right-of-way line, S89°27'52"E a distance of 136.70 feet;
Thence N00°32'08"E a distance of 194.86 feet;
Thence 122.52 feet along the arc of a curve to the right, said curve having a radius of 78.00 feet, a delta angle of 90°00'00", a chord bearing of N45°32'08"E and a chord distance of 110.31 feet;
Thence S89°27'52"E a distance of 610.29 feet;
Thence N00°32'08"E a distance of 272.96 feet;
Thence N89°15'22"W a distance of 25.91 feet;
Thence N00°32'08"E a distance of 20.00 feet;
Thence S89°15'22"E a distance of 36.91 feet;
Thence N00°32'08"E a distance of 140.58 feet to **POINT OF BEGINNING 2.**

Said parcel contains 92,123 square feet (2.115 acres).

TOGETHER WITH:

Commencing at a point previously referred to as Point "B", thence S14°18'43"W a distance of 144.08 feet;
Thence N89°43'49"W a distance of 9.50 feet to **POINT OF BEGINNING 3.**

Thence S00°16'11"W a distance of 21.50 feet;
Thence N89°43'49"W a distance of 20.00 feet;
Thence N00°16'11"E a distance of 21.50 feet;
Thence S89°43'49"E a distance of 20.00 feet to **POINT OF BEGINNING 3.**

Said parcel contains 430 square feet.

Said description contains a total of 2.137 acres (92,073 square feet), more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

Attached hereto is Exhibit B and by this reference is made a part hereof.



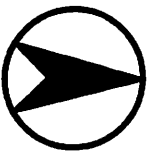
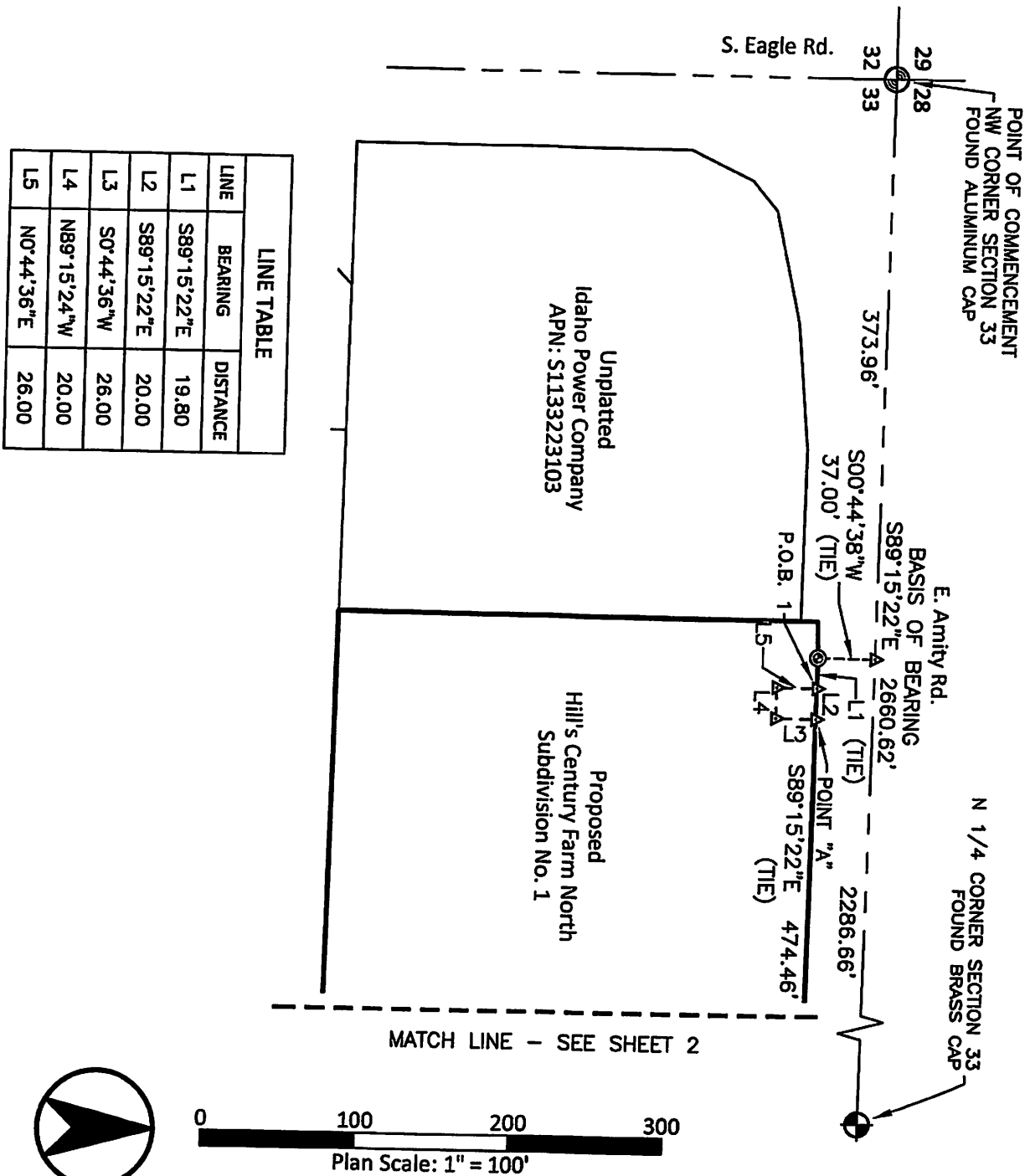


Exhibit B Hill's Century Farm North Subdivision

City of Meridian Sewer and Water Easement
N 1/2 NW 1/4 Sec. 33, T3N., R1E., B.M., City of Meridian, Ada County, Idaho

DATE: October 2020
PROJECT: 19-173
SHEET: 1 OF 3

km
ENGINEERING
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6539
kmengllp.com

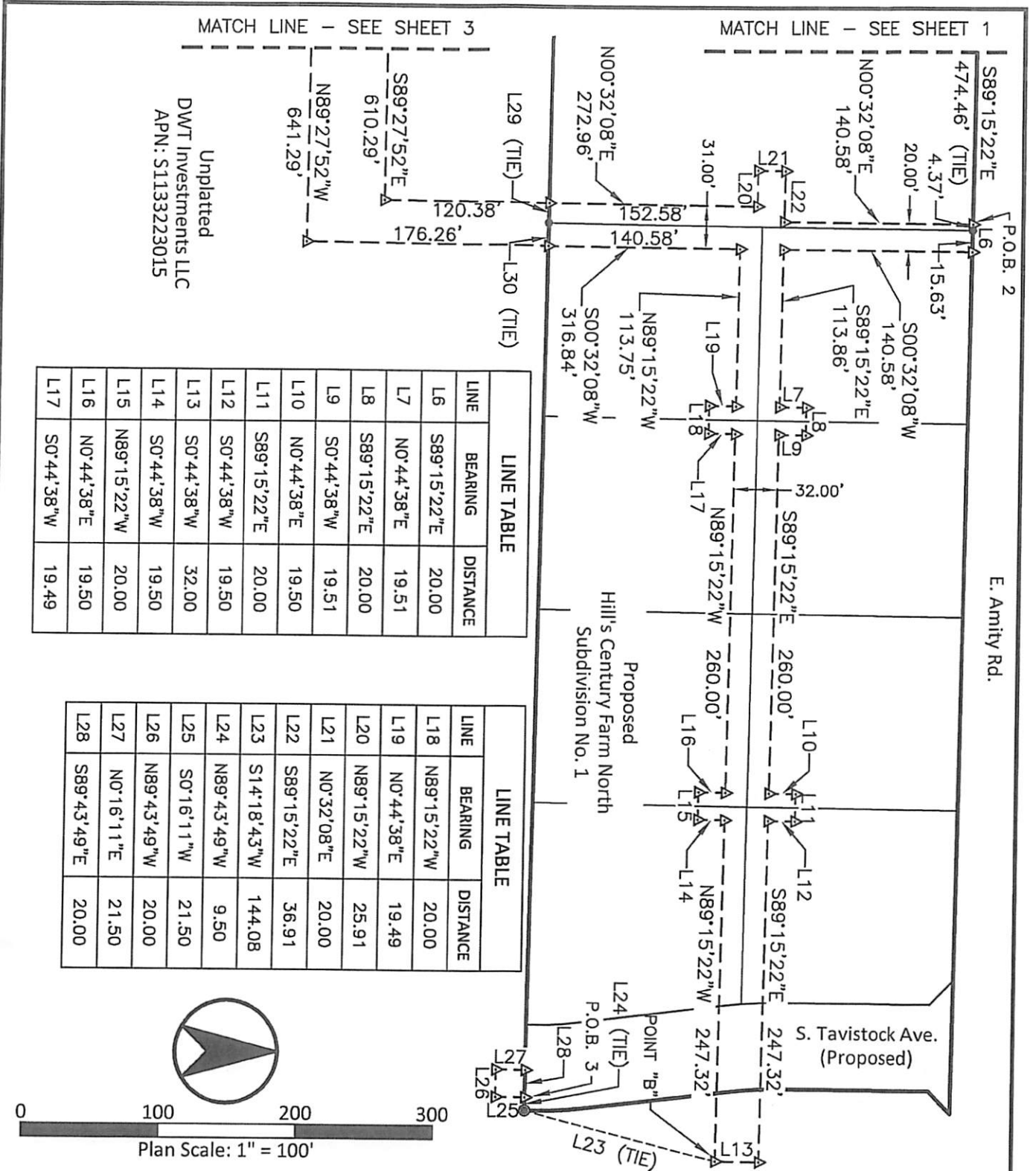


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DATE: October 2020
PROJECT: 19-173
SHEET: 2 OF 3

km
ENGINEERING
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
kme@kmp.com

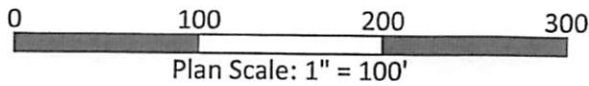
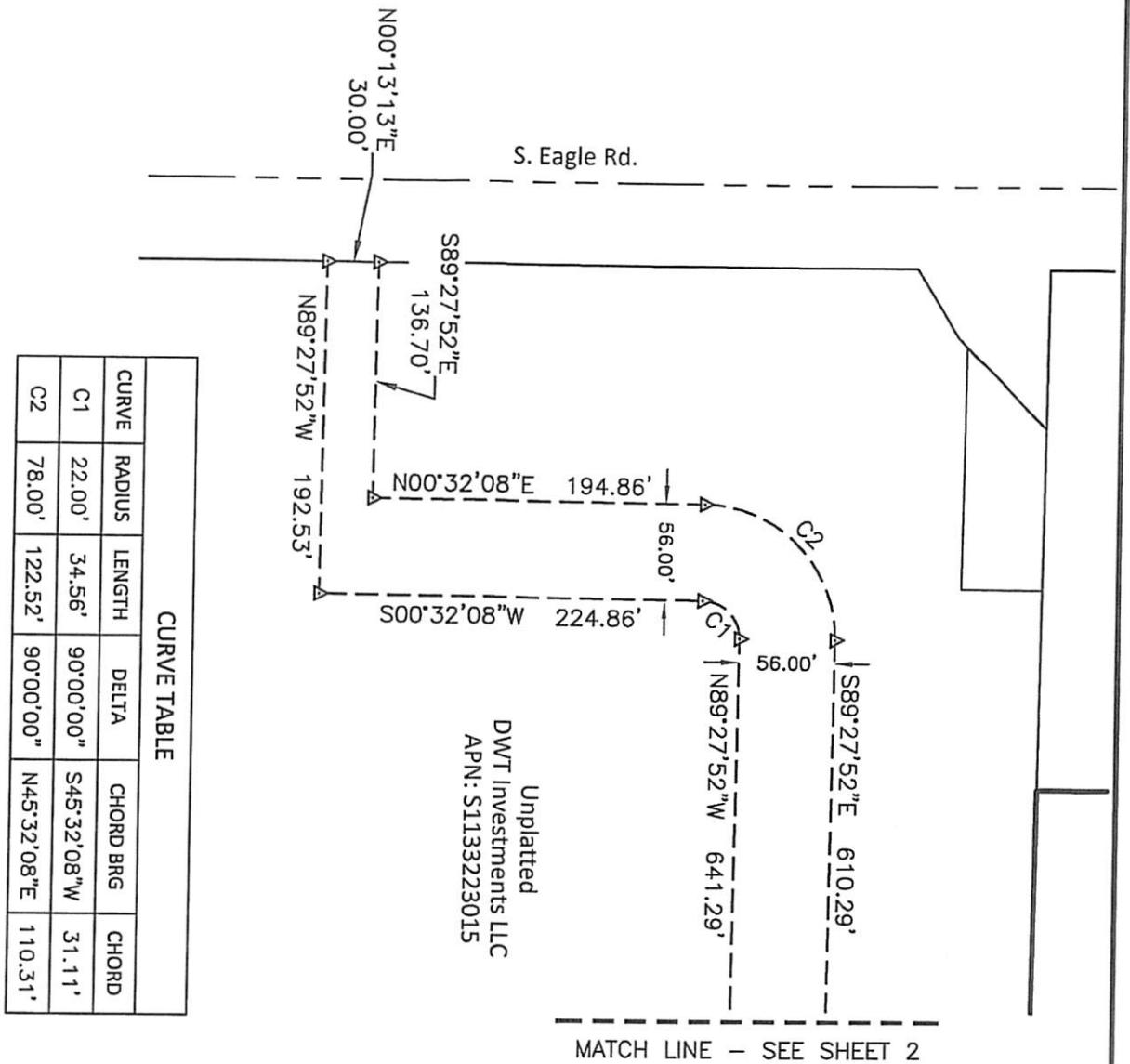
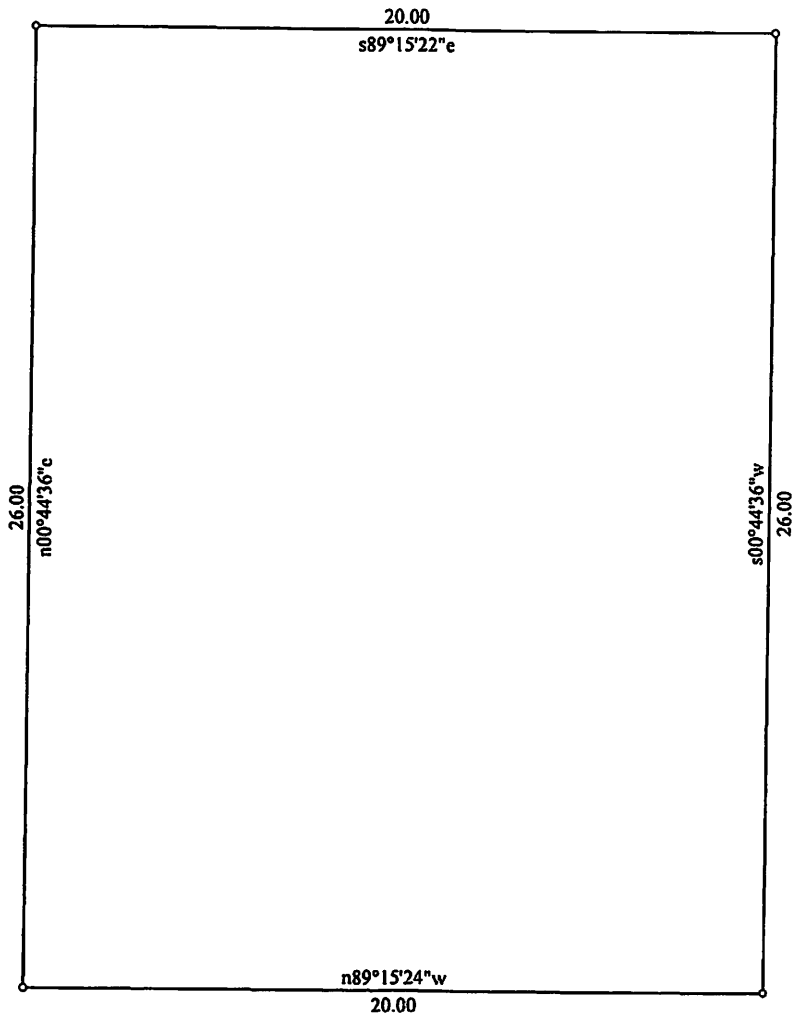


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SHEET: 3 OF 3

km
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kmengllp.com



Title: 201002 City of Meridian Sewer and Water Easement 19-173 #1

Date: 10-02-2020

Scale: 1 inch = 5 feet

File:

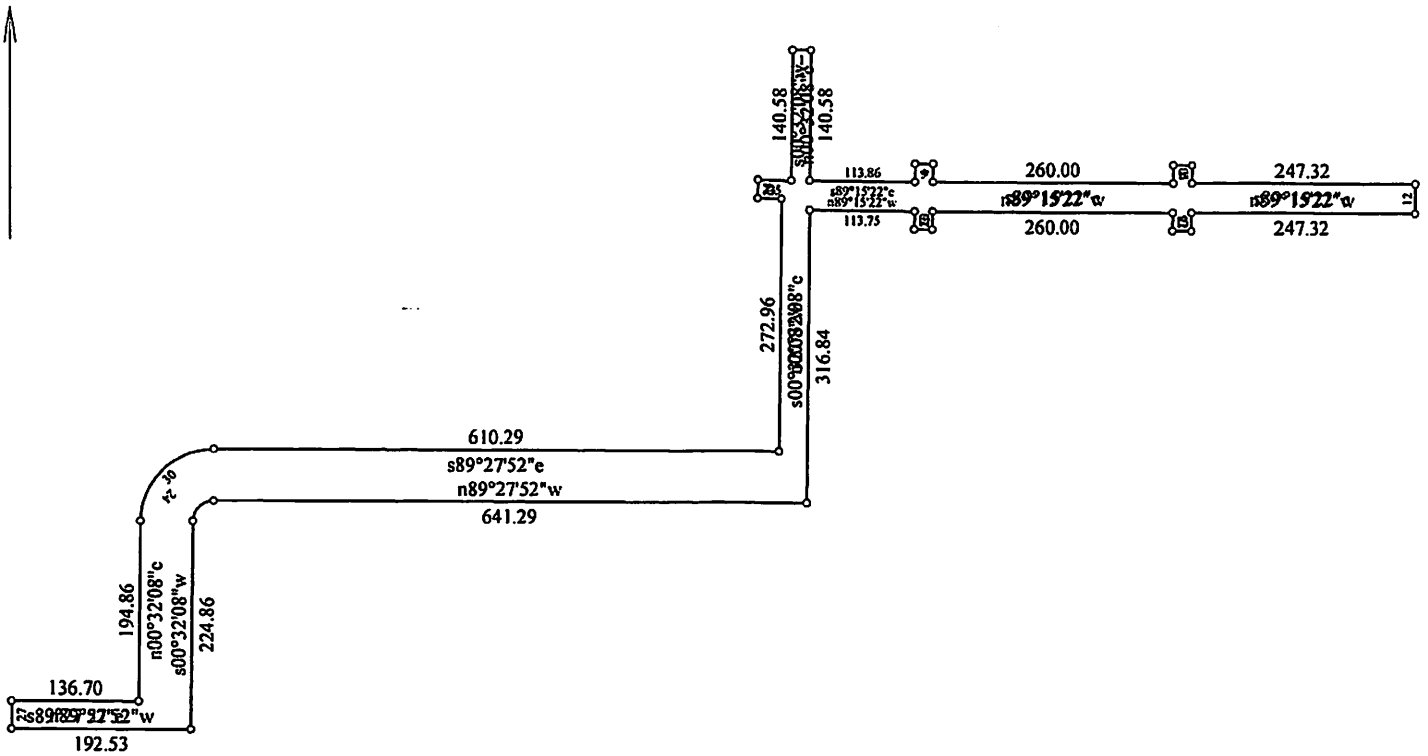
Tract 1: 0.012 Acres: 520 Sq Feet: Closure = n00.4437e 0.00 Feet: Precision >1/999999: Perimeter = 92 Feet

001=s89.1522e 20.00

003=n89.1524w 20.00

002=s00.4436w 26.00

004=n00.4436e 26.00



Title: City of Meridian Sewer and Water Easement 19-173 parcel 2

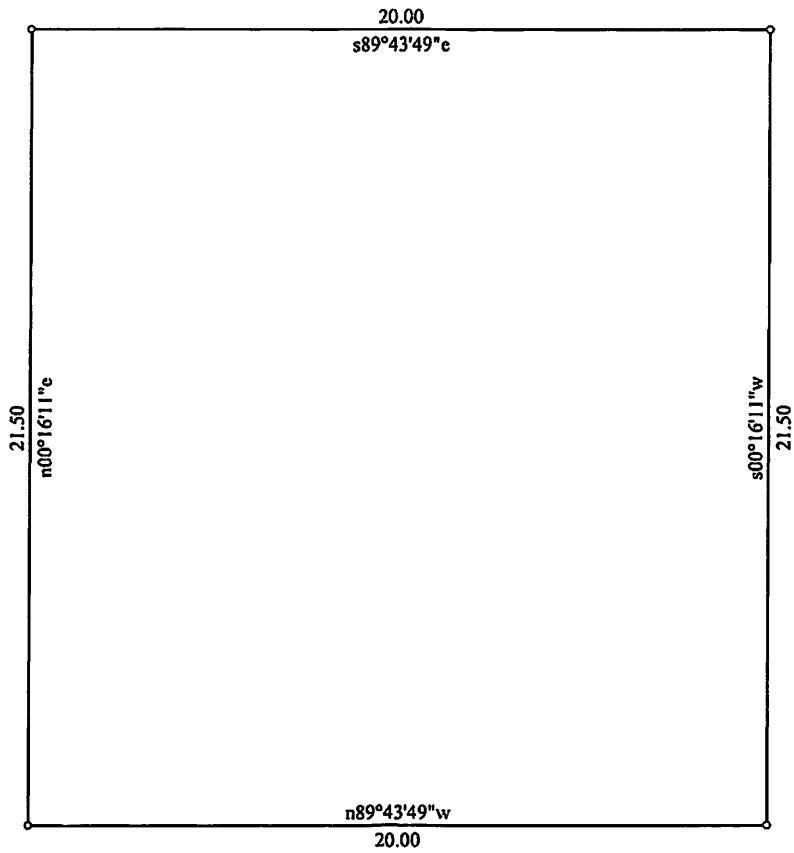
Date: 10-06-2020

Scale: 1 inch = 200 feet

File:

Tract 1: 2.115 Acres: 92123 Sq Feet: Closure = s13.1957e 0.01 Feet: Precision = 1/683212: Perimeter = 4672 Feet

001=s89.1522e 20.00	014=s00.4438w 19.50	027=n00.1313e 30.00
002=s00.3208w 140.58	015=n89.1522w 20.00	028=s89.2752e 136.70
003=s89.1522e 113.86	016=n00.4438e 19.50	029=n00.3208e 194.86
004=n00.4438e 19.51	017=n89.1522w 260.00	030: Lt, R=78.00, Delta=90.0000
005=s89.1522e 20.00	018=s00.4438w 19.49	Bng=n45.3208e, Chd=110.31
006=s00.4438w 19.51	019=n89.1522w 20.00	031=s89.2752e 610.29
007=s89.1522e 260.00	020=n00.4438e 19.49	032=n00.3208e 272.96
008=n00.4438e 19.50	021=n89.1522w 113.75	033=n89.1522w 25.91
009=s89.1522e 20.00	022=s00.3208w 316.84	034=n00.3208e 20.00
010=s00.4438w 19.50	023=n89.2752w 641.29	035=s89.1522e 36.91
011=s89.1522e 247.32	024: Lt, R=22.00, Delta=90.0000	036=n00.3208e 140.58
012=s00.4438w 32.00	Bng=s45.3208w, Chd=31.11	
013=n89.1522w 247.32	025=s00.3208w 224.86	
	026=n89.2752w 192.53	



Title: City of Meridian Sewer and Water Easement 19-173 No. 3		Date: 10-05-2020
Scale: 1 inch = 5 feet	File:	
Tract 1: 0.010 Acres: 430 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 83 Feet		
001=s00.1611w 21.50	003=n00.1611e 21.50	
002=n89.4349w 20.00	004=s89.4349e 20.00	