

Project Name (Subdivision):

HENSLEY STATION NO 2 #1

Sanitary Sewer & Water Main Easement Number:

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 _____ 2020 between Hensley Properties 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:_____

EXHIBIT A
Legal Description
Hensley Station Subdivision No. 2
City of Meridian Sanitary Sewer and Water Easement

An easement located in the SW ¼ of Section 10, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at an Aluminum Cap monument marking the southwest corner of said Section 10, from which a Brass Cap monument marking the northwest corner of said SW ¼ of Section 10 bears N 0°38'57" E a distance of 2653.05 feet;

Thence N 0°38'57" E along the westerly boundary of said SW ¼ a distance of 1087.83 feet to a point;

Thence leaving said westerly boundary S 89°15'44" E a distance of 375.69 feet to a point on the northerly right-of-way of W. Aviator Street;

Thence leaving said right-of-way N 0°44'16" E a distance of 156.11 feet to the **POINT OF BEGINNING**;

Thence N 0°36'41" E a distance of 229.18 feet to a point of curvature;

Thence a distance of 29.53 feet along the arc of a 19.00 foot radius curve left, said curve having a central angle of 89°02'31" and a long chord bearing N 43°54'34" W a distance of 26.64 feet to a point of tangency;

Thence N 88°25'50" W a distance of 114.15 feet to a point;

Thence N 1°34'23" E a distance of 38.00 feet to a point;

Thence S 88°25'50" E a distance of 114.15 feet to a point of curvature;

Thence a distance of 88.58 feet along the arc of a 57.00 foot radius curve right, said curve having a central angle of 89°02'31" and a long chord bearing S 43°54'34" E a distance of 79.93 feet to a point of tangency;

Thence S 0°36'41" W a distance of 226.28 feet to a point;

Thence N 89°23'19" W a distance of 21.50 feet to a point;

Thence S 0°36'41" W a distance of 2.90 feet to a point;

Thence N 89°23'19" W a distance of 16.50 feet to the **POINT OF BEGINNING**.

This easement contains 15,228 square feet (0.350 acres) more or less and is subject to any other easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
November 6, 2020



EXHIBIT B

CITY OF MERIDIAN SANITARY SEWER & WATER EASEMENT

HENSLEY STATION SUBDIVISION NO. 2

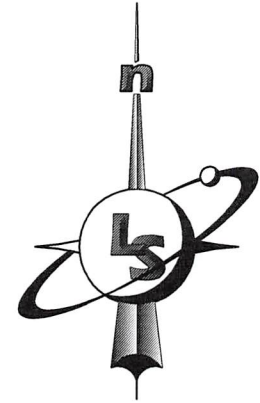
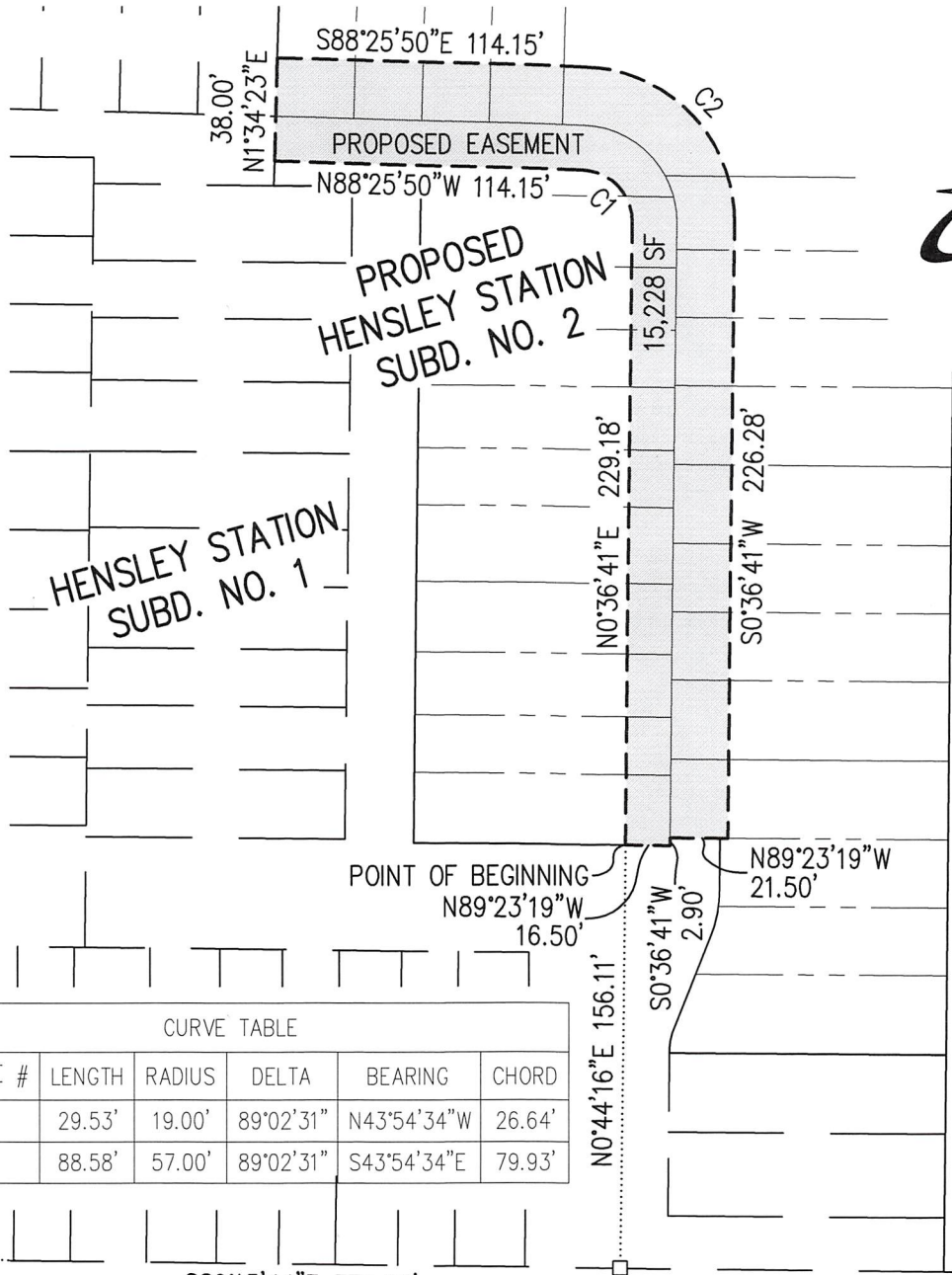
LOCATED IN THE SW 1/4 OF SECTION 10, T3N, R1W, B.M.
CITY OF MERIDIAN, ADA COUNTY, IDAHO



W. PINE AVE.

1565.22'
BASIS OF BEARING
N0°38'57"E
2653.05'

N. BLACK CAT RD.

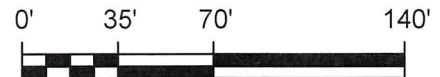


CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	29.53'	19.00'	89°02'31"	N43°54'34"W	26.64'
C2	88.58'	57.00'	89°02'31"	S43°54'34"E	79.93'

W. AVIATOR ST.



W. FRANKLIN RD.



LandSolutions

Land Surveying and Consulting

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