

**Project Name (Subdivision):**

**Bainbridge Subdivision No. 12**

**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 Brighton Development Inc. \_\_\_\_\_ (“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:\_\_\_\_\_



March 24, 2021  
Project No. 20-145  
Bainbridge Subdivision No. 12  
Legal Description  
City of Meridian Sewer and Water Easement

**Exhibit A**

A parcel of land for a City of Meridian Sewer and Water Easement being situated in a portion of the North 1/2 of the Northeast 1/4 of Section 27, Township 4 North, Range 1 West, B.M., City of Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at an aluminum cap marking the Northeast corner of said Section 27, which bears S89°17'35"E a distance of 2,647.29 feet from an aluminum cap marking the North 1/4 corner of said Section 27, thence following the northerly line of the Northeast 1/4 of said Section 27, N89°17'35"W a distance of 1,687.00 feet;

Thence leaving said northerly line, S00°42'25"W a distance of 245.00 feet to a 5/8-inch rebar on the boundary of Bainbridge Subdivision No. 11 (Book 119 of Plats at Pages 18477-18482, records of Ada County, Idaho) and being the **POINT OF BEGINNING**.

Thence leaving said boundary, S89°17'35"E a distance of 281.50 feet;

Thence 113.88 feet along the arc of a curve to the right, said curve having a radius of 72.50 feet, a delta angle of 89°59'59", a chord bearing of S44°17'35"E and a chord distance of 102.53 feet;

Thence S00°42'24"W a distance of 557.02 feet;

Thence 112.99 feet along the arc of a curve to the right, said curve having a radius of 72.50 feet, a delta angle of 89°17'36", a chord bearing of S45°21'12"W and a chord distance of 101.90 feet;

Thence S90°00'00"W a distance of 281.72 feet to a 5/8-inch rebar on the boundary of said Bainbridge Subdivision No. 11;

Thence following said boundary, N00°00'00"W a distance of 56.00 feet to a 5/8-inch rebar;

Thence leaving said boundary, N90°00'00"E a distance of 281.72 feet;

Thence 25.71 feet along the arc of a curve to the left, said curve having a radius of 16.50 feet, a delta angle of 89°17'36", a chord bearing of N45°21'12"E and a chord distance of 23.19 feet;

Thence N00°42'24"E a distance of 77.52 feet;

Thence N89°17'35"W a distance of 214.00 feet to a 5/8-inch rebar on the boundary of said Bainbridge Subdivision No. 11;

Thence following said boundary, N00°42'25"E a distance of 20.00 feet to a 5/8-inch rebar;

Thence leaving said boundary, S89°17'35"E a distance of 214.00 feet;

Thence N00°42'24"E a distance of 362.00 feet;

Thence N89°17'35"W a distance of 214.00 feet to a 5/8-inch rebar on the boundary of said Bainbridge Subdivision No. 11;

Thence following said boundary, N00°42'25"E a distance of 20.00 feet to a 5/8-inch rebar;

Thence leaving said boundary, S89°17'35"E a distance of 214.00 feet;

Thence N00°42'24"E a distance of 77.50 feet;

Thence 25.92 feet along the arc of a curve to the left, said curve having a radius of 16.50 feet, a delta angle of 89°59'59", a chord bearing of N44°17'35"W and a chord distance of 23.33 feet;

Thence N89°17'35"W a distance of 281.50 feet to a 5/8-inch rebar on the boundary of said Bainbridge Subdivision No. 11;

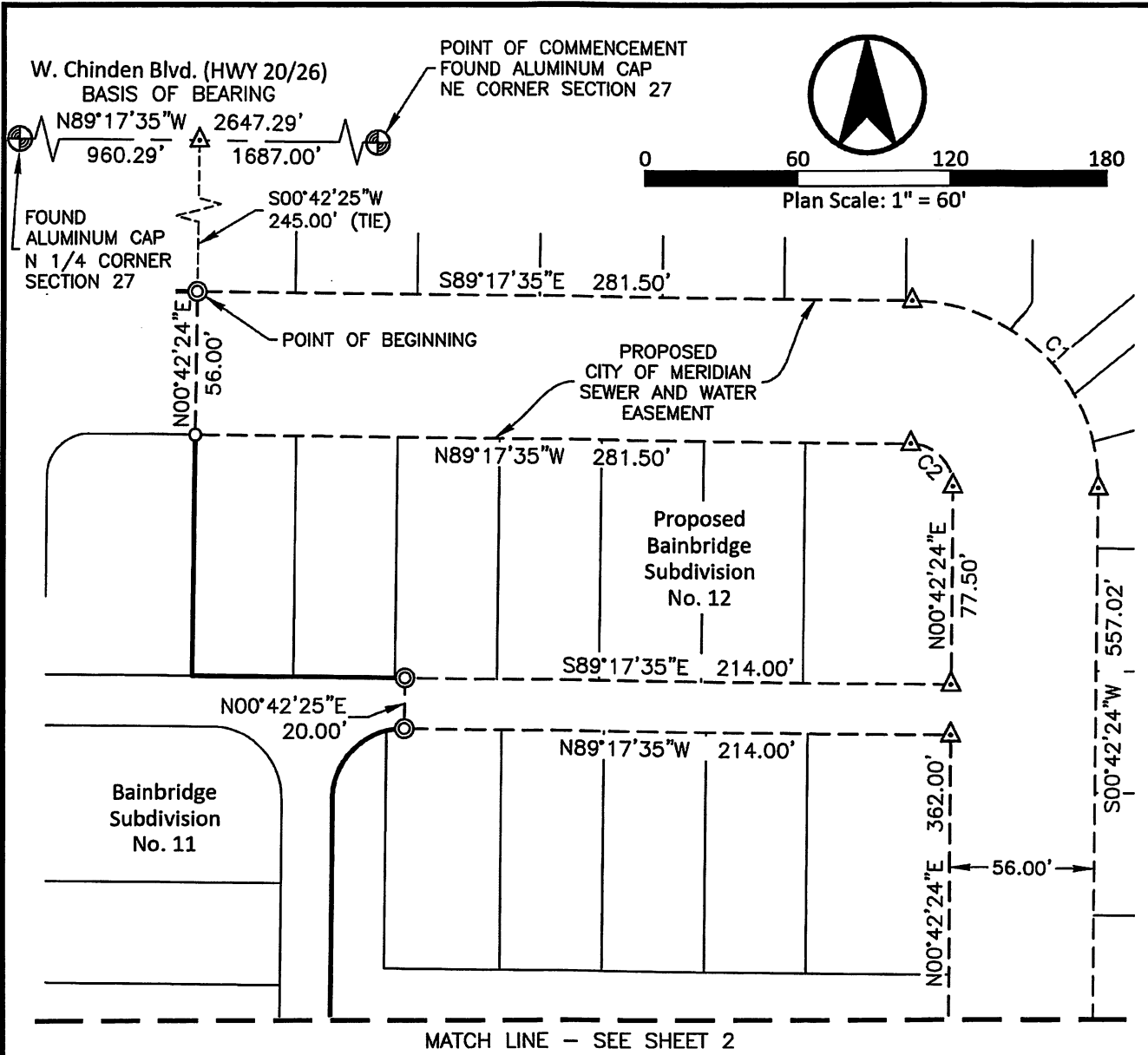
Thence following said boundary, N00°42'24"E a distance of 56.00 feet to the **POINT OF BEGINNING**.

Said parcel contains a total of 1.816 acres (79,091 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.



F:\20-145\CAD\SURVEY\EXHIBITS\20-145 CITY OF MERIDIAN SEWER AND WATER EASEMENT.DWG, CRAIG DRAPER, 3/24/2021, DWG TO PDF.PC3, 08.5X11 P [PDF]



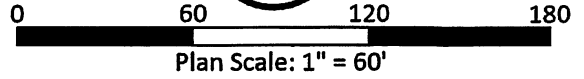
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	72.50'	113.88'	89°59'59"	S44°17'35"E	102.53'
C2	16.50'	25.92'	89°59'59"	N44°17'35"W	23.33'

**km**  
**ENGINEERING**  
 9233 WEST STATE STREET  
 BOISE, IDAHO 83714  
 PHONE (208) 639-6939  
 kmengllp.com

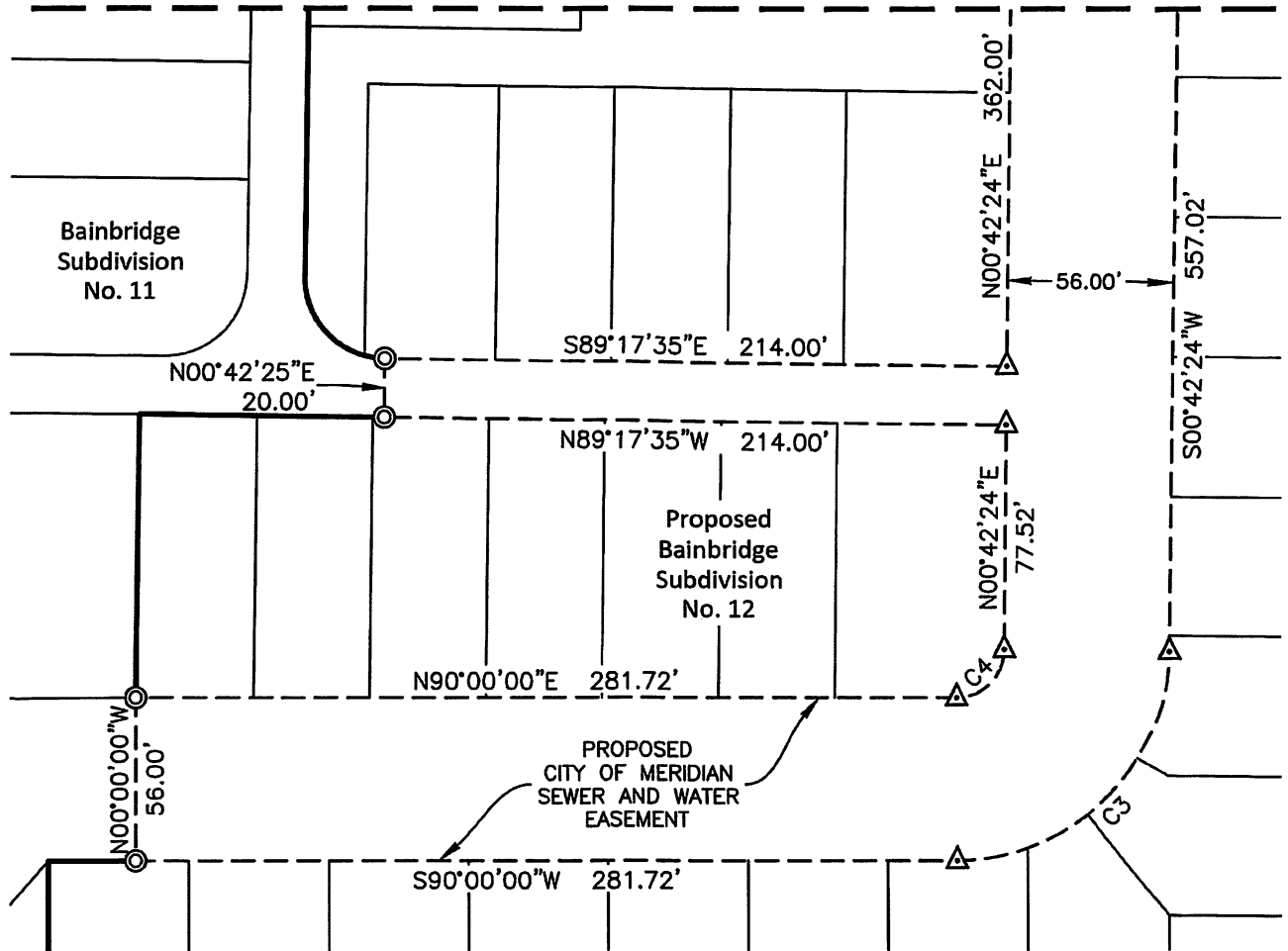
DATE: March 2021  
 PROJECT: 20-145  
 SHEET:  
 1 OF 2

**Exhibit B - Meridian Sewer and Water Easement  
 Bainbridge Subdivision No. 12**

A portion of the N 1/2 of the NE 1/4 of Section 27  
 T4N., R1W., B.M., City of Meridian, Ada County, Idaho



MATCH LINE - SEE SHEET 1



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C3	72.50'	112.99'	89°17'36"	S45°21'12"W	101.90'
C4	16.50'	25.71'	89°17'36"	N45°21'12"E	23.19'



DATE: March 2021  
PROJECT: 20-145

SHEET:  
2 OF 2

Exhibit B - Meridian Sewer and Water Easement  
Bainbridge Subdivision No. 12

A portion of the N 1/2 of the NE 1/4 of Section 27  
T4N., R1W., B.M., City of Meridian, Ada County, Idaho

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