

Project Name (Subdivision):

Linder Village

Sanitary Sewer & Water Main Easement Number:

I

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 **High Desert Development Linder Village, LLC**, an Idaho limited liability company ("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.

THE GRANTOR covenants and agrees that Grantor will not place or allow to be placed any permanent structures, trees, brush, or perennial shrubs or flowers within the area described for this easement, which would interfere with the use of said easement, for the purposes stated herein.

THE GRANTOR covenants and agrees with the Grantee that should any part of the right-of-way and easement hereby granted shall become part of, or lie within the boundaries of any public street, then, to such extent, such right-of-way and easement hereby granted which lies within such boundary thereof or which is a part thereof, shall cease and become null and void and of no further effect and shall be completely relinquished.

THE GRANTOR does hereby covenant with the Grantee that Grantor is lawfully seized and possessed of the aforementioned and described tract of land, and that Grantor has a good and lawful right to convey said easement, and that Grantor will warrant and forever defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

THE COVENANTS OF GRANTOR made herein shall be binding upon Grantor's successors, assigns, heirs, personal representatives, purchasers, or transferees of any kind.

IN WITNESS WHEREOF, the said parties of the first part have hereunto subscribed their signatures the day and year first herein above written.

GRANTOR:

HIGH DESERT DEVELOPMENT LINDER VILLAGE, LLC,
an Idaho limited liability company

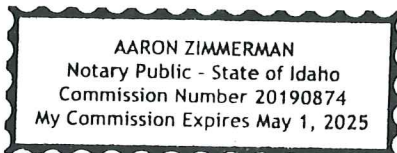
By: _____

Name: Joseph D. Huarte
Its: Manager

STATE OF IDAHO)
) ss.
County of Ada)

On this 1st day of December, 2020, before me, Aaron Zimmerman, a Notary Public in and for said State, personally appeared Joseph D. Huarte, known or identified to me to be the Manager of High Desert Development Linder Village, LLC, the limited liability company that executed the within instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public for Idaho
Residing at 827 W. Idaho St, Boise ID 83702
My commission expires 1 May 2025

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: _____



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Exhibit A:

Linder Village Subdivision – Water and Sewer Easement #1 Description

All of the land within the Midway Place Subdivision, recorded in Book 1 of Plats at Page 33 of the Ada County Records, in the North 1/2 of Northwest 1/4 of Section 25, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, a portion of the Grantor's parcels (granted under Warranty Deed Instrument No. 104009792 and Warranty Deed Instrument No. 11106778) more particularly described as follows:

COMMENCING at the Corner of Sections 23, 24, 25 and 26, monumented with a found Aluminum Cap as shown on CP&F Record 2017-072470 from which the Quarter Corner common to Sections 24 and 25 monumented with a 2" Aluminum Cap as shown on CP&F Record 2017-072469 bears South 89° 22' 30" East, 2669.54 feet;

- A. thence South 00°55'10" West, 1328.81 feet to the SW Corner of the N 1/2 of the NW 1/4 monumented with a found 5/8" rebar with cap "FLSI ID PLS 7612";
- B. Thence South 89°25'01" East, 48.50 feet along the south line of the North 1/2 of the Northwest 1/4 to the Easterly right-of-way of N. Linder Road and the Westerly boundary line of said Grantor's parcel;
- C. Thence along said right-of-way and westerly boundary line, North 00°55'10" East, 95.48 feet to the **POINT OF BEGINNING**;

- 1. Thence continuing along said right-of-way and westerly boundary line, North 00°55'10" East, 20.00 feet;
- 2. Thence leaving said right-of-way and westerly boundary line, South 89°22'04" East, 9.49 feet to a point;
- 3. Thence North 00°37'56" East, 15.00 feet to a point;
- 4. Thence South 89°22'04" East, 20.00 feet to a point;
- 5. Thence South 00°37'56" West, 15.00 feet to a point;
- 6. Thence South 89°22'04" East, 80.49 feet to a point;
- 7. Thence North 00°37'56" East, 15.00 feet to a point;
- 8. Thence South 89°22'04" East, 41.19 feet to a point;
- 9. Thence South 00°37'56" West, 15.00 feet to a point;
- 10. Thence South 89°22'04" East, 83.39 feet to a point;
- 11. Thence North 00°37'56" East, 136.22 feet to a point;
- 12. Thence North 22°26'06" West, 126.30 feet to a point;
- 13. Thence South 68°07'56" West, 16.10 feet to a point;
- 14. Thence North 22°26'06" West, 25.00 feet to a point;
- 15. Thence North 68°07'56" East, 16.10 feet to a point;
- 16. Thence North 22°26'06" West, 21.33 feet to a point;
- 17. Thence North 00°37'56" East, 166.73 feet to a point;



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18. Thence North 19°20'05" East, 53.15 feet to a point;
19. Thence North 66°52'04" West, 17.25 feet to a point;
20. Thence North 19°20'05" East, 20.04 feet to a point;
21. Thence South 66°52'04" East, 15.55 feet to a point;
22. Thence North 23°07'56" East, 25.71 feet to a point;
23. Thence North 66°52'04" West, 99.51 feet to a point;
24. Thence North 89°22'04" West, 107.25 feet to a point on the west line of the Grantors Parcel and the East right-of-way of N. Linder Road;
25. Thence along said west line and said east right-of-way North 00°55'10" East, 20.00 feet to a point;
26. Thence South 89°22'04" East, 111.13 feet to a point;
27. Thence South 66°52'04" East, 102.16 feet to a point;
28. Thence North 19°20'05" East, 53.13 feet to a point;
29. Thence North 00°37'56" East, 246.91 feet to a point;
30. Thence South 89°22'04" East, 20.00 feet to a point;
31. Thence South 00°37'56" West, 44.82 feet to a point;
32. Thence North 68°07'56" East, 28.30 feet to a point;
33. Thence North 21°52'04" West, 23.21 feet to a point;
34. Thence North 68°07'56" East, 20.00 feet to a point;
35. Thence South 21°52'04" East, 23.21 feet to a point;
36. Thence North 68°07'56" East, 151.78 feet to a point;
37. Thence South 89°22'04" East, 14.81 feet to a point;
38. Thence North 00°38'09" East, 7.00 feet to a point;
39. Thence South 89°22'04" East, 20.00 feet to a point;
40. Thence South 00°38'09" West, 7.00 feet to a point;
41. Thence South 89°22'04" East, 215.47 feet to a point;
42. Thence North 00°38'09" East, 7.00 feet to a point;
43. Thence South 89°22'04" East, 20.00 feet to a point;
44. Thence South 00°38'09" West, 7.00 feet to a point;
45. Thence South 89°22'04" East, 199.25 feet to a point;
46. Thence North 00°38'09" East, 7.00 feet to a point;
47. Thence South 89°22'04" East, 20.00 feet to a point;
48. Thence South 00°38'09" West, 7.00 feet to **POINT 'A'**;
49. Thence South 89°22'04" East, 153.21 feet to a point;
50. Thence North 00°38'09" East, 7.00 feet to a point;
51. Thence South 89°22'04" East, 20.00 feet to a point;
52. Thence South 00°38'09" West, 7.00 feet to a point;
53. Thence South 89°22'04" East, 200.70 feet to a point;
54. Thence North 00°38'09" East, 7.00 feet to a point;
55. Thence South 89°22'04" East, 20.00 feet to a point;



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56. Thence South 00°38'09" West, 7.00 feet to a point;
57. Thence South 89°22'04" East, 267.88 feet to a point;
58. Thence North 00°38'09" East, 7.00 feet to a point;
59. Thence South 89°22'04" East, 20.00 feet to a point;
60. Thence South 00°38'09" West, 7.00 feet to a point;
61. Thence South 89°22'04" East, 153.77 feet to a point;
62. Thence North 79°22'56" East, 71.36 feet to a point;
63. Thence North 68°07'56" East, 42.71 feet to a point;
64. Thence North 21°52'04" West, 10.00 feet to a point;
65. Thence North 68°07'56" East, 20.00 feet to a point;
66. Thence South 21°52'04" East, 10.00 feet to a point;
67. Thence North 68°07'56" East, 18.50 feet to a point;
68. Thence South 89°22'04" East, 145.19 feet to a point;
69. Thence South 00°37'56" West, 298.03 feet to **POINT 'B'**;
70. Thence South 89°22'04" East, 284.93 feet to a point;
71. Thence South 44°22'04" East, 70.20 feet to a point;
72. Thence North 56°52'56" East, 75.27 feet to a point;
73. Thence North 79°22'56" East, 60.56 feet to a point;
74. Thence North 10°37'04" West, 10.00 feet to a point;
75. Thence North 79°22'56" East, 20.00 feet to a point;
76. Thence South 10°37'04" East, 10.80 feet to a point;
77. Thence South 89°22'04" East, 34.69 feet to a point;
78. Thence North 00°38'06" East, 40.85 feet to a point;
79. Thence South 89°21'54" East, 20.00 feet to a point;
80. Thence South 00°38'06" West, 40.84 feet to a point;
81. Thence South 89°22'04" East, 54.79 feet to a point on the Easterly boundary line of said Grantor's parcel;
82. Thence along the Easterly boundary line of said Grantor's parcel, South 00°32'03" West, 20.00 feet to a point;
83. Thence leaving the Easterly boundary line of said Grantor's parcel, North 89°22'04" West, 54.83 feet to a point;
84. Thence South 00°38'06" West, 64.81 feet to a point;
85. Thence North 89°21'54" West, 20.00 feet to a point;
86. Thence North 00°38'06" East, 64.80 feet to a point;
87. Thence North 89°22'04" West, 36.81 feet to a point;
88. Thence South 79°22'56" West, 70.60 feet to a point;
89. Thence South 56°52'56" West, 72.21 feet to a point;
90. Thence South 45°37'54" West, 384.78 feet to a point;
91. Thence South 68°07'54" West, 88.44 feet to a point;
92. Thence North 89°22'06" West, 215.80 feet to a point;



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93. Thence South 79°22'56" West, 57.04 feet to a point;
94. Thence South 68°07'56" West, 35.98 feet to a point;
95. Thence South 21°52'04" East, 78.62 feet to a point;
96. Thence South 00°37'56" West, 244.17 feet to a point on the Northerly easement line of Sewer Easement Instrument No. 2016-013033;
97. Thence along said Northerly easement line, North 89°25'01" West, 41.94 feet to a point;
98. Thence leaving said Northerly easement line, North 00°37'56" East, 249.33 feet to a point;
99. Thence North 21°57'00" West, 57.84 feet to a point;
100. Thence South 68°07'56" West, 95.69 feet to a point;
101. Thence North 89°22'04" West, 180.70 feet to a point;
102. Thence South 00°43'03" West, 17.38 feet to a point;
103. Thence North 89°17'33" West, 530.99 feet to **POINT 'C'**;
104. Thence South 00°37'56" West, 16.41 feet to a point;
105. Thence North 89°22'04" West, 25.64 feet to a point;
106. Thence South 11°52'56" West, 141.63 feet to a point;
107. Thence South 00°37'56" West, 94.87 feet to a point on the Northerly easement line of Sewer Easement Instrument No. 2016-0133034;
108. Thence along said Northerly easement line, North 89°25'01" West, 38.94 feet to a point;
109. Thence leaving said Northerly easement line, North 00°34'58" East, 107.48 feet to a point;
110. Thence North 89°24'02" West, 256.60 feet to a point;
111. Thence South 58°56'09" West, 103.04 feet to a point;
112. Thence South 75°16'14" West, 107.75 feet to a point;
113. Thence North 89°24'02" West, 81.19 feet to a point;
114. Thence South 00°37'56" West, 75.06 feet to a point on the south line of the Grantors Parcel and the south line of the North 1/2 of the Northwest 1/4 of Section 25;
115. Thence along said south lines of the Grantors Parcel and the North 1/2 of the Northwest 1/4 of Section 25 North 89°25'01" West, 20.00 feet to a point;
116. Thence North 00°37'56" East, 75.07 feet to a point;
117. Thence North 89°24'02" West, 18.00 feet to a point;
118. Thence North 00°37'56" East, 20.20 feet to a point;
119. Thence North 89°22'04" West, 234.67 feet to a point to the **POINT OF BEGINNING**.

EXCEPTING THEREFROM THE FOLLOWING PARCEL OF LAND:

Beginning at the previously described **POINT 'A'**; Thence South 63°01'44" East, 84.51 feet to the **POINT OF BEGINNING**;



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Thence South 00°27'35" West, 302.30 feet to a point;
Thence North 89°22'04" West, 48.48 feet to a point;
Thence North 00°37'13" East, 10.00 feet to a point;
Thence North 89°22'04" West, 20.00 feet to a point;
Thence South 00°37'13" West, 9.79 feet to a point;
Thence South 79°22'56" West, 51.12 feet to a point;
Thence South 68°07'56" West, 83.88 feet to a point;
Thence North 89°21'51" West, 253.98 feet to a point;
Thence North 00°37'56" East, 10.00 feet to a point;
Thence North 89°21'51" West, 20.00 feet to a point;
Thence South 00°37'56" West, 10.00 feet to a point;
Thence North 89°21'51" West, 190.85 feet to a point;
Thence North 66°52'04" West, 98.05 feet to a point;
Thence North 23°07'56" East, 48.34 feet to a point;
Thence North 00°37'56" East, 190.97 feet to a point;
Thence South 89°22'04" East, 10.00 feet to a point;
Thence North 00°37'56" East, 21.87 feet to a point;
Thence North 68°07'56" East, 174.07 feet to a point;
Thence South 89°22'04" East, 18.82 feet to a point;
Thence South 00°36'35" West, 17.71 feet to a point;
Thence South 89°23'25" East, 73.67 feet to a point;
Thence South 00°37'56" West, 9.39 feet to a point;
Thence South 89°22'00" East, 20.00 feet to a point;
Thence North 00°37'56" East, 9.40 feet to a point;
Thence South 89°23'25" East, 204.92 feet to a point;
Thence South 00°37'56" West, 9.49 feet to a point;
Thence South 89°22'00" East, 20.00 feet to a point;
Thence North 00°37'56" East, 9.49 feet to a point;
Thence South 89°23'25" East, 123.63 feet to a point;
Thence South 00°37'53" West, 9.55 feet to a point;
Thence South 89°22'00" East, 20.00 feet to a point;
Thence North 00°37'53" East, 9.55 feet to a point;
Thence South 89°23'25" East, 80.24 feet to a point to the **POINT OF BEGINNING**.

ALSO EXCEPTING THEREFROM THE FOLLOWING PARCEL OF LAND:

Beginning at previously described **POINT 'A'**; Thence South 79°28'30" East, 116.41 feet to the **POINT OF BEGINNING**;



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Thence South 89°22'04" East, 5.61 feet to a point;
Thence South 00°37'56" West, 27.09 feet to a point;
Thence South 89°22'00" East, 20.00 feet to a point;
Thence North 00°37'56" East, 27.09 feet to a point;
Thence South 89°22'04" East, 8.43 feet to a point;
Thence South 00°37'53" West, 27.09 feet to a point;
Thence South 89°22'00" East, 20.00 feet to a point;
Thence North 00°37'53" East, 27.09 feet to a point;
Thence South 89°22'04" East, 218.37 feet to a point;
Thence South 00°37'56" West, 27.09 feet to a point;
Thence South 89°22'00" East, 20.00 feet to a point;
Thence North 00°37'56" East, 9.59 feet to a point;
Thence South 89°22'04" East, 250.21 feet to a point;
Thence South 00°37'53" West, 13.23 feet to a point;
Thence South 89°22'07" East, 20.00 feet to a point;
Thence North 00°37'53" East, 13.23 feet to a point;
Thence South 89°22'04" East, 9.80 feet to a point;
Thence South 00°37'56" West, 13.23 feet to a point;
Thence South 89°22'07" East, 20.00 feet to a point;
Thence North 00°37'56" East, 13.23 feet to a point;
Thence South 89°22'04" East, 32.53 feet to a point;
Thence South 00°37'30" West, 258.08 feet to a point;
Thence South 15°56'58" East, 46.13 feet to a point;
Thence North 89°22'04" West, 20.81 feet to a point;
Thence North 00°37'56" East, 10.00 feet to a point;
Thence North 89°22'04" West, 20.00 feet to a point;
Thence South 00°37'56" West, 10.00 feet to a point;
Thence North 89°22'04" West, 279.42 feet to a point;
Thence North 00°37'56" East, 10.00 feet to a point;
Thence North 89°22'04" West, 20.00 feet to a point;
Thence South 00°37'56" West, 10.00 feet to a point;
Thence North 89°22'04" West, 232.74 feet to a point;
Thence North 00°37'13" East, 10.00 feet to a point;
Thence North 89°22'04" West, 20.00 feet to a point;
Thence South 00°37'13" West, 10.00 feet to a point;
Thence North 89°22'04" West, 18.10 feet to a point;
Thence North 00°37'56" East, 10.00 feet to a point;
Thence North 89°22'04" West, 20.00 feet to a point;
Thence South 00°37'56" West, 10.00 feet to a point;
Thence North 89°22'04" West, 7.09 feet to a point;



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Thence North 00°37'56" East, 319.80 feet to a point to the **POINT OF BEGINNING**.

ALSO EXCEPTING THEREFROM THE FOLLOWING PARCEL OF LAND:

Beginning at previously described **POINT 'B'**; Thence North 89°22'04" West, 20.00 feet to the **POINT OF BEGINNING**;

Thence North 89°22'04" West, 110.55 feet to a point;
Thence North 00°37'56" East, 7.50 feet to a point;
Thence North 89°22'04" West, 20.00 feet to a point;
Thence South 00°37'56" West, 7.50 feet to a point;
Thence North 89°22'04" West, 199.80 feet to a point;
Thence North 00°37'56" East, 233.03 feet to a point;
Thence South 89°22'04" East, 62.12 feet to a point;
Thence North 79°22'56" East, 75.30 feet to a point;
Thence North 68°07'56" East, 77.28 feet to a point;
Thence South 00°37'56" West, 28.10 feet to a point;
Thence South 89°22'04" East, 20.00 feet to a point;
Thence North 00°37'56" East, 28.84 feet to a point;
Thence South 89°22'04" East, 102.99 feet to a point;
Thence South 00°37'56" West, 278.03 feet to a point to the **POINT OF BEGINNING**.

ALSO EXCEPTING THEREFROM THE FOLLOWING PARCEL OF LAND:

Beginning at previously described **POINT 'B'**; Thence South 51°55'27" West, 31.98 feet to the **POINT OF BEGINNING**;

Thence South 89°22'04" East, 301.61 feet to a point;
Thence South 44°22'04" East, 61.35 feet to a point;
Thence South 45°37'54" West, 101.21 feet to a point;
Thence North 44°22'04" West, 10.00 feet to a point;
Thence South 45°37'54" West, 20.00 feet to a point;
Thence South 44°22'04" East, 10.00 feet to a point;
Thence South 45°37'54" West, 244.39 feet to a point;
Thence South 68°07'54" West, 38.21 feet to a point;
Thence North 21°52'06" West, 10.00 feet to a point;
Thence South 68°07'54" West, 20.00 feet to a point;
Thence South 21°52'06" East, 10.00 feet to a point;
Thence South 68°07'54" West, 22.27 feet to a point;



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Thence North 89°22'06" West, 213.79 feet to a point;
Thence South 79°22'56" West, 45.00 feet to a point;
Thence North 10°37'04" West, 12.00 feet to a point;
Thence South 79°22'56" West, 20.00 feet to a point;
Thence South 10°37'04" East, 12.80 feet to a point;
Thence South 68°07'56" West, 33.85 feet to a point;
Thence North 21°52'04" West, 40.34 feet to a point;
Thence North 00°37'56" East, 273.71 feet to a point;
Thence North 21°52'04" West, 35.06 feet to a point;
Thence North 00°37'56" East, 15.75 feet to a point;
Thence South 89°22'04" East, 68.00 feet to a point;
Thence South 00°38'09" West, 26.12 feet to a point;
Thence South 89°22'04" East, 20.00 feet to a point;
Thence North 00°38'09" East, 26.12 feet to a point;
Thence South 89°22'04" East, 87.53 feet to a point;
Thence South 00°38'09" West, 26.12 feet to a point;
Thence South 89°22'04" East, 20.00 feet to a point;
Thence North 00°38'09" East, 26.12 feet to a point;
Thence South 89°22'04" East, 109.87 feet to a point;
Thence South 00°38'09" West, 26.12 feet to a point;
Thence South 89°22'04" East, 20.00 feet to a point;
Thence North 00°38'09" East, 26.12 feet to a point to the **POINT OF BEGINNING**.

ALSO EXCEPTING THEREFROM THE FOLLOWING PARCEL OF LAND:

Beginning at previously described **POINT 'C'**; Thence North 12°51'21" West, 37.72 feet to the **POINT OF BEGINNING**;

Thence North 00°37'56" East, 114.09 feet to a point;
Thence South 89°22'04" East, 28.04 feet to a point;
Thence North 00°37'56" East, 20.00 feet to a point;
Thence North 89°22'04" West, 28.04 feet to a point;
Thence North 00°37'56" East, 160.20 feet to a point;
Thence North 75°11'34" East, 45.56 feet to a point;
Thence South 00°37'13" West, 9.52 feet to a point;
Thence South 89°24'07" East, 20.00 feet to a point;
Thence North 00°37'13" East, 10.00 feet to a point;
Thence South 89°24'07" East, 63.90 feet to a point;
Thence North 00°27'35" East, 14.61 feet to a point;
Thence South 89°22'04" East, 67.83 feet to a point;



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Thence South 00°37'13" West, 23.41 feet to a point;
Thence South 89°24'28" East, 20.00 feet to a point;
Thence North 00°37'13" East, 23.39 feet to a point;
Thence South 89°22'04" East, 240.43 feet to a point;
Thence South 00°38'09" West, 23.22 feet to a point;
Thence South 89°24'28" East, 20.00 feet to a point;
Thence North 00°38'09" East, 23.21 feet to a point;
Thence South 89°22'04" East, 183.86 feet to a point;
Thence South 00°38'09" West, 23.08 feet to a point;
Thence South 89°24'28" East, 25.99 feet to a point;
Thence North 00°38'09" East, 23.06 feet to a point;
Thence South 89°22'04" East, 98.01 feet to a point;
Thence South 00°37'56" West, 244.76 feet to a point;
Thence South 21°57'00" East, 45.18 feet to a point;
Thence South 68°07'56" West, 91.68 feet to a point;
Thence North 89°22'04" West, 123.55 feet to a point;
Thence North 00°37'56" East, 10.00 feet to a point;
Thence North 89°22'04" West, 20.00 feet to a point;
Thence South 00°37'56" West, 10.00 feet to a point;
Thence North 89°22'04" West, 278.75 feet to a point;
Thence North 00°37'56" East, 10.00 feet to a point;
Thence North 89°22'04" West, 20.00 feet to a point;
Thence South 00°37'56" West, 10.00 feet to a point;
Thence North 89°22'04" West, 274.24 feet to a point to the **POINT OF BEGINNING**.

ALSO EXCEPTING THEREFROM THE FOLLOWING PARCEL OF LAND:

Beginning at previously described **POINT 'C'**; Thence North 55°16'47" West, 69.34 feet to the **POINT OF BEGINNING**;

Thence South 79°22'56" West, 108.74 feet to a point;
Thence South 68°07'56" West, 50.50 feet to a point;
Thence South 56°52'56" West, 101.89 feet to a point;
Thence North 33°02'18" West, 10.00 feet to a point;
Thence South 56°52'56" West, 20.00 feet to a point;
Thence South 33°02'18" East, 10.00 feet to a point;
Thence South 56°52'56" West, 72.47 feet to a point;
Thence North 33°07'04" West, 10.00 feet to a point;
Thence South 56°52'56" West, 20.00 feet to a point;
Thence South 33°07'04" East, 10.00 feet to a point;



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Thence South 56°52'56" West, 84.88 feet to a point;
Thence South 79°22'56" West, 89.71 feet to a point;
Thence North 89°22'04" West, 20.44 feet to a point;
Thence North 00°37'56" East, 12.00 feet to a point;
Thence North 89°22'04" West, 25.20 feet to a point;
Thence South 00°37'56" West, 12.00 feet to a point;
Thence North 89°22'04" West, 28.52 feet to a point;
Thence North 00°37'56" East, 143.92 feet to a point;
Thence North 21°52'04" West, 176.75 feet to a point;
Thence North 00°37'56" East, 163.55 feet to a point;
Thence North 23°07'56" East, 35.18 feet to a point;
Thence South 66°52'04" East, 22.30 feet to a point;
Thence North 23°07'56" East, 20.00 feet to a point;
Thence North 66°52'04" West, 22.30 feet to a point;
Thence North 23°07'56" East, 20.72 feet to a point;
Thence South 66°52'04" East, 102.03 feet to a point;
Thence South 89°21'51" East, 344.56 feet to a point;
Thence South 00°38'09" West, 25.91 feet to a point;
Thence South 89°21'48" East, 25.99 feet to a point;
Thence North 00°38'09" East, 25.91 feet to a point;
Thence South 89°21'51" East, 102.23 feet to a point;
Thence North 68°07'56" East, 38.89 feet to a point;
Thence South 00°39'27" West, 292.40 feet to a point to the **POINT OF BEGINNING**.

ALSO EXCEPTING THEREFROM THE FOLLOWING PARCEL OF LAND:

Beginning at previously described **POINT 'C'**; Thence North 86°32'56" West, 59.54 feet to the **POINT OF BEGINNING**;

Thence South 14°21'33" West, 129.36 feet to a point;
Thence North 89°24'02" West, 265.96 feet to a point;
Thence North 56°52'56" East, 186.27 feet to a point;
Thence North 68°07'56" East, 46.56 feet to a point;
Thence North 79°22'56" East, 67.60 feet to a point;
Thence South 74°24'14" East, 33.60 feet to a point to the **POINT OF BEGINNING**.

END OF DESCRIPTION.

See the attached 8-page sketch.

Containing 309,282 net square feet or 7.100 net acres, more or less.

19045 Easement.docx

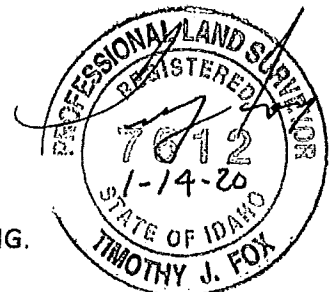


EXHIBIT B LINDER VILLAGE SUBDIVISION - WATER AND SEWER EASEMENT #1

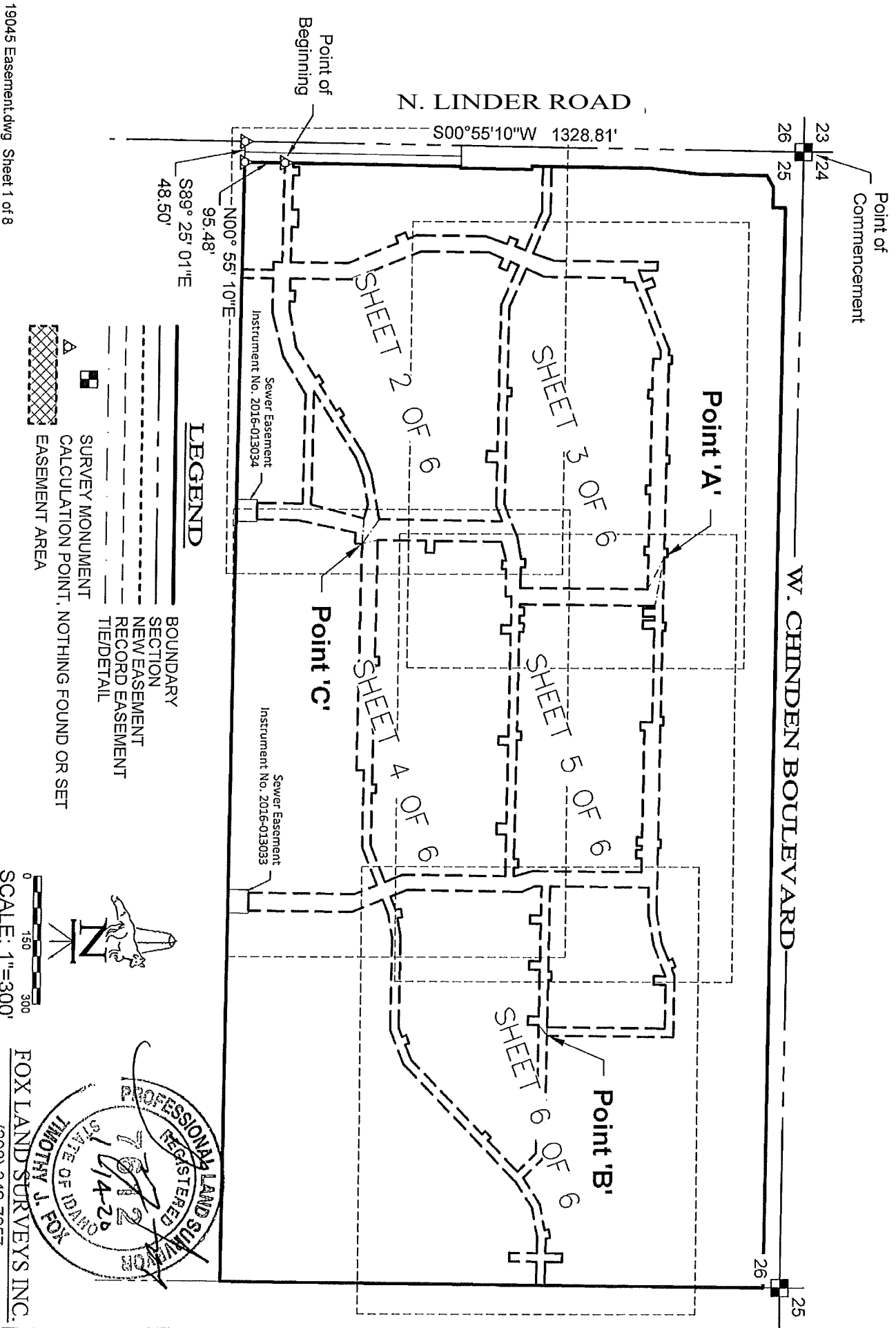


EXHIBIT B UNDER VILLAGE SUBDIVISION - WATER AND SEWER EASEMENT #1

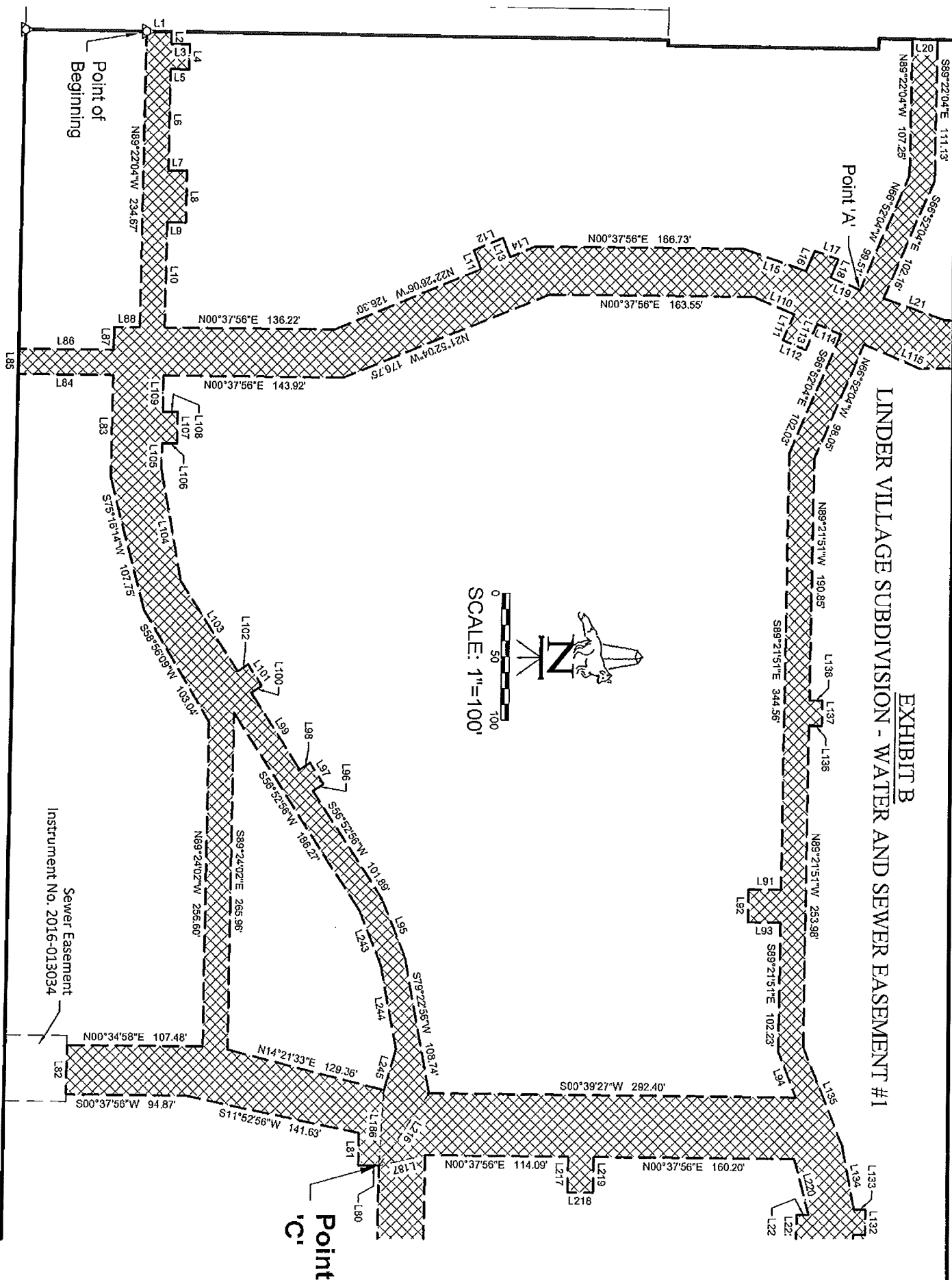


EXHIBIT B LINDER VILLAGE SUBDIVISION - WATER AND SEWER EASEMENT #1

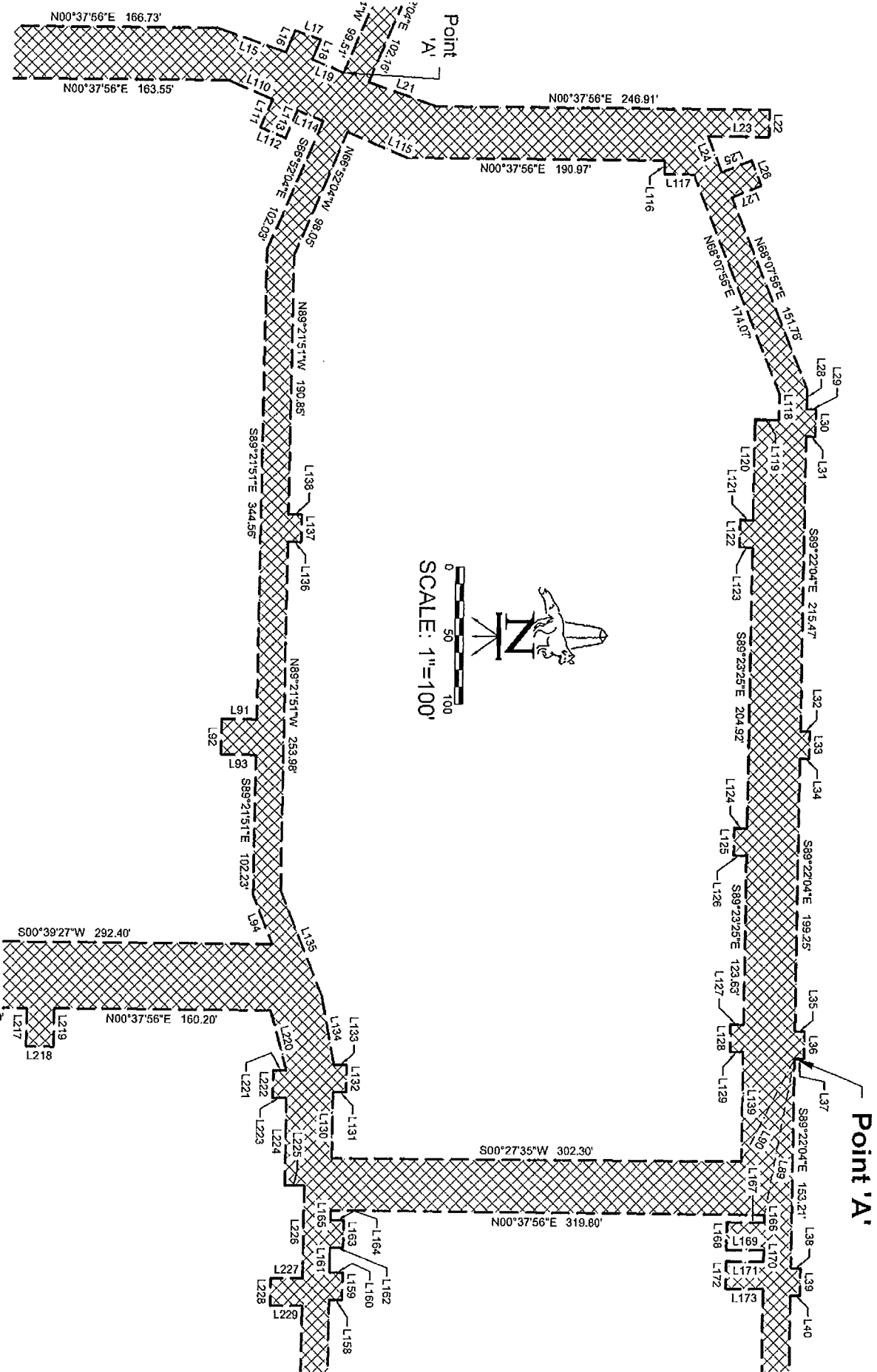
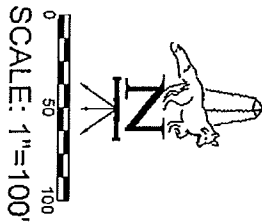
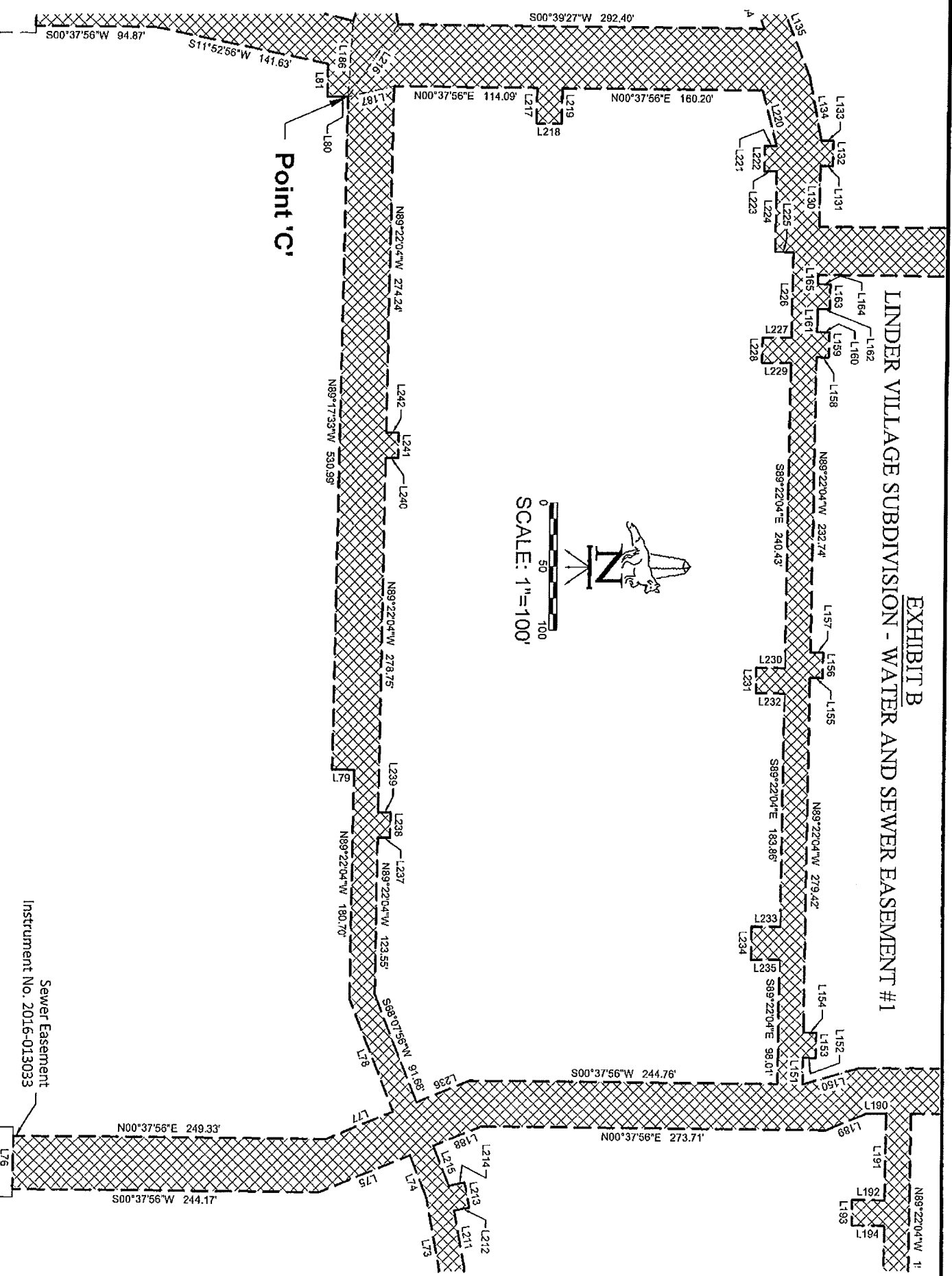


EXHIBIT B LINDER VILLAGE SUBDIVISION - WATER AND SEWER EASEMENT #1

19045 Easement.dwg Sheet 4 of 8



Point 'C'

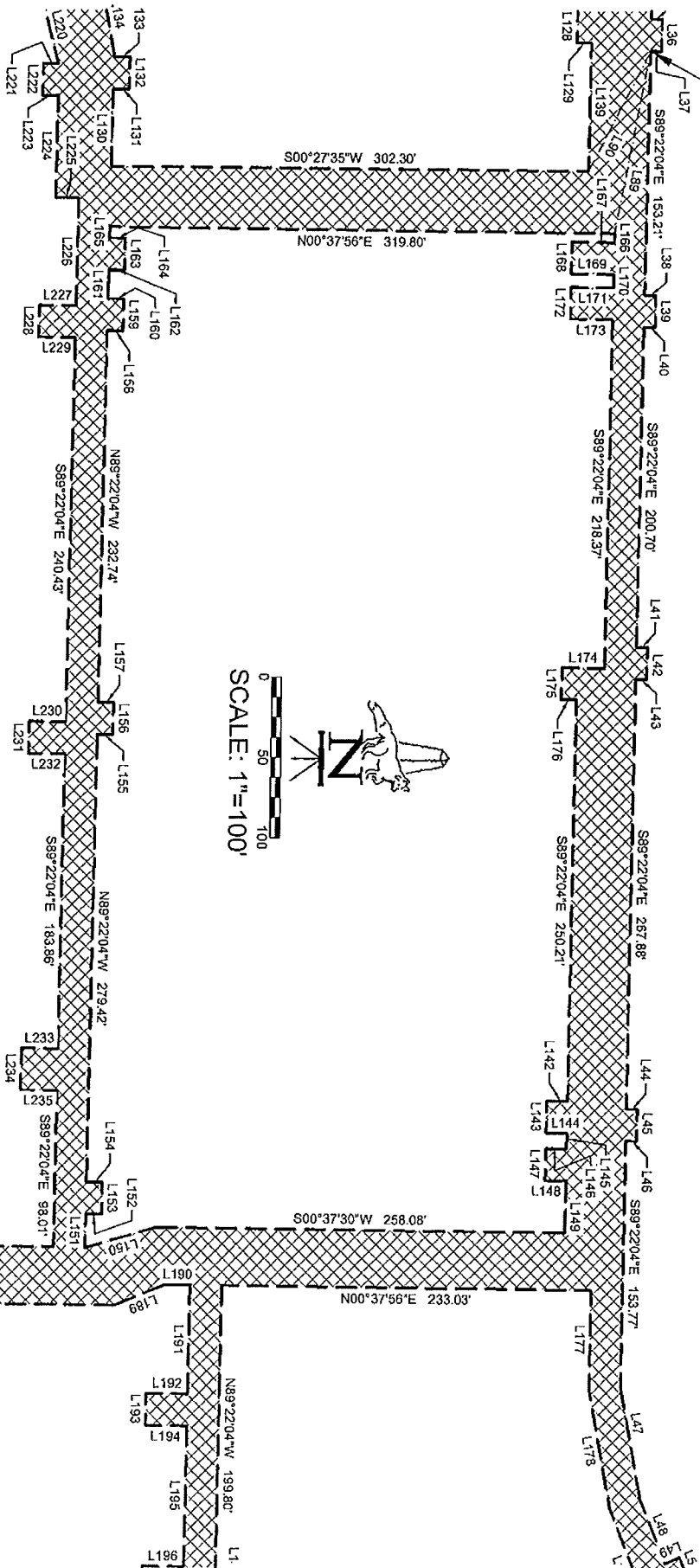


Sewer Easement
Instrument No. 2016-013033

FOX LAND SURVEYS INC.
(208) 342-7957

EXHIBIT B LINDER VILLAGE SUBDIVISION - WATER AND SEWER EASEMENT #1

Point 'A'



SCALE: 1"=100'



219
218
217

EXHIBIT B LINDER VILLAGE SUBDIVISION - WATER AND SEWER EASEMENT #1

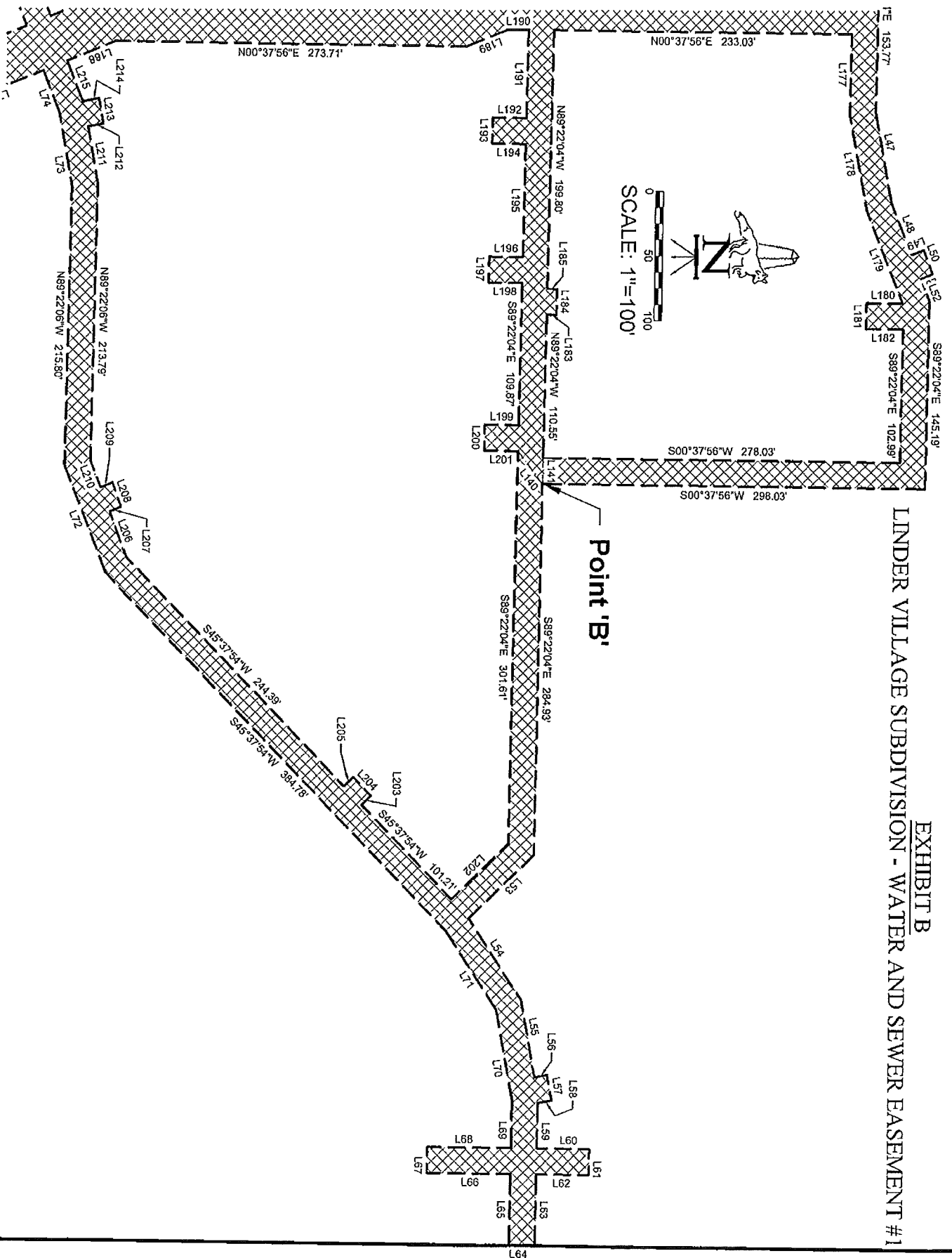


EXHIBIT B
LINDER VILLAGE SUBDIVISION - WATER AND SEWER EASEMENT #1

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N00° 55' 10"E	20.00'
L2	S89° 22' 04"E	9.49'
L3	N00° 37' 56"E	15.00'
L4	S89° 22' 04"E	20.00'
L5	S00° 37' 56"W	15.00'
L6	S89° 22' 04"E	80.49'
L7	N00° 37' 56"E	15.00'
L8	S89° 22' 04"E	41.19'
L9	S00° 37' 56"W	15.00'
L10	S89° 22' 04"E	83.39'
L11	S68° 07' 56"W	18.10'
L12	N22° 26' 06"W	25.00'
L13	N68° 07' 56"E	16.10'
L14	N22° 26' 06"W	21.33'
L15	N19° 20' 05"E	53.15'
L16	N66° 52' 04"W	17.25'
L17	N19° 20' 05"E	20.04'
L18	S66° 52' 04"E	15.55'
L19	N23° 07' 56"E	25.71'
L20	N00° 55' 10"E	20.00'
L21	N19° 20' 05"E	53.13'
L22	S89° 22' 04"E	20.00'
L23	S00° 37' 56"W	44.82'
L24	N68° 07' 56"E	28.30'
L25	N21° 52' 04"W	23.21'
L26	N68° 07' 56"E	20.00'
L27	S21° 52' 04"E	23.21'
L28	S89° 22' 04"E	14.81'
L29	N00° 38' 09"E	7.00'
L30	S89° 22' 04"E	20.00'
L31	S00° 38' 09"W	7.00'
L32	N00° 38' 09"E	7.00'
L33	S89° 22' 04"E	20.00'
L34	S00° 38' 09"W	7.00'
L35	N00° 38' 09"E	7.00'
L36	S89° 22' 04"E	20.00'
L37	S00° 38' 09"W	7.00'
L38	N00° 38' 09"E	7.00'
L39	S89° 22' 04"E	20.00'
L40	S00° 38' 09"W	7.00'
L41	N00° 38' 09"E	7.00'
L42	S89° 22' 04"E	20.00'
L43	S00° 38' 09"W	7.00'
L44	N00° 38' 09"E	7.00'
L45	S89° 22' 04"E	20.00'
L46	S00° 38' 09"W	7.00'
L47	N79° 22' 56"E	71.36'
L48	N68° 07' 56"E	42.71'
L49	N21° 52' 04"W	10.00'
L50	N68° 07' 56"E	20.00'

LINE TABLE		
LINE	DIRECTION	LENGTH
L51	S21° 52' 04"E	10.00'
L52	N68° 07' 56"E	18.50'
L53	S44° 22' 04"E	70.20'
L54	N56° 52' 56"E	75.27'
L55	N79° 22' 56"E	60.56'
L56	N10° 37' 04"W	10.00'
L57	N79° 22' 56"E	20.00'
L58	S10° 37' 04"E	10.80'
L59	S89° 22' 04"E	34.69'
L60	N00° 38' 06"E	40.85'
L61	S89° 21' 54"E	20.00'
L62	S00° 38' 06"W	40.84'
L63	S89° 22' 04"E	54.79'
L64	S00° 32' 03"W	20.00'
L65	N89° 22' 04"W	54.83'
L66	S00° 38' 06"W	64.81'
L67	N89° 21' 54"W	20.00'
L68	N00° 38' 06"E	64.80'
L69	N89° 22' 04"W	38.81'
L70	S79° 22' 56"W	70.60'
L71	S56° 52' 56"W	72.21'
L72	S68° 07' 54"W	88.44'
L73	S79° 22' 56"W	57.04'
L74	S68° 07' 56"W	35.98'
L75	S21° 52' 04"E	78.62'
L76	N89° 25' 01"W	41.94'
L77	N21° 57' 00"W	57.84'
L78	S68° 07' 56"W	95.69'
L79	S00° 43' 03"W	17.38'
L80	S00° 37' 56"W	16.41'
L81	N89° 22' 04"W	25.64'
L82	N89° 25' 01"W	38.94'
L83	N89° 24' 02"W	81.19'
L84	S00° 37' 56"W	75.06'
L85	N89° 25' 01"W	20.00'
L86	N00° 37' 56"E	75.07'
L87	N89° 24' 02"W	18.00'
L88	N00° 37' 56"E	20.20'
L89	S79° 28' 30"E	116.41'
L90	S63° 01' 44"E	84.51'
L91	S00° 38' 09"W	25.91'
L92	S89° 21' 48"E	25.99'
L93	N00° 38' 09"E	25.91'
L94	N68° 07' 56"E	38.89'
L95	S68° 07' 56"W	50.50'
L96	N33° 02' 18"W	10.00'
L97	S56° 52' 56"W	20.00'
L98	S33° 02' 18"E	10.00'
L99	S56° 52' 56"W	72.47'
L100	N33° 07' 04"W	10.00'

LINE TABLE		
LINE	DIRECTION	LENGTH
L101	S56° 52' 56"W	20.00'
L102	S33° 07' 04"E	10.00'
L103	S56° 52' 56"W	84.88'
L104	S79° 22' 56"W	89.71'
L105	N89° 22' 04"W	20.44'
L106	N00° 37' 56"E	12.00'
L107	N89° 22' 04"W	25.20'
L108	S00° 37' 56"W	12.00'
L109	N89° 22' 04"W	28.52'
L110	N23° 07' 56"E	35.18'
L111	S66° 52' 04"E	22.30'
L112	N23° 07' 56"E	20.00'
L113	N66° 52' 04"W	22.30'
L114	N23° 07' 56"E	20.72'
L115	N23° 07' 56"E	48.34'
L116	S89° 22' 04"E	10.00'
L117	N00° 37' 56"E	21.87'
L118	S89° 22' 04"E	18.82'
L119	S00° 36' 35"W	17.71'
L120	S89° 23' 25"E	73.67'
L121	S00° 37' 56"W	9.39'
L122	S89° 22' 00"E	20.00'
L123	N00° 37' 56"E	9.40'
L124	S00° 37' 56"W	9.49'
L125	S89° 22' 00"E	20.00'
L126	N00° 37' 56"E	9.49'
L127	S00° 37' 53"W	9.55'
L128	S89° 22' 00"E	20.00'
L129	N00° 37' 53"E	9.55'
L130	N89° 22' 04"W	48.48'
L131	N00° 37' 13"E	10.00'
L132	N89° 22' 04"W	20.00'
L133	S00° 37' 13"W	9.79'
L134	S79° 22' 56"W	51.12'
L135	S68° 07' 56"W	83.88'
L136	N00° 37' 56"E	10.00'
L137	N89° 21' 51"W	20.00'
L138	S00° 37' 56"W	10.00'
L139	S89° 23' 25"E	80.24'
L140	S51° 55' 27"W	31.98'
L141	N89° 22' 04"W	20.00'
L142	S00° 37' 53"W	13.23'
L143	S89° 22' 07"E	20.00'
L144	N00° 37' 53"E	13.23'
L145	S89° 22' 04"E	9.80'
L146	S00° 37' 56"W	13.23'
L147	S89° 22' 07"E	20.00'
L148	N00° 37' 56"E	13.23'
L149	S89° 22' 04"E	32.53'
L150	S15° 56' 58"E	46.13'

EXHIBIT B
LINDER VILLAGE SUBDIVISION - WATER AND SEWER EASEMENT #1

LINE TABLE		
LINE	DIRECTION	LENGTH
L151	N89° 22' 04"W	20.81'
L152	N00° 37' 56"E	10.00'
L153	N89° 22' 04"W	20.00'
L154	S00° 37' 56"W	10.00'
L155	N00° 37' 56"E	10.00'
L156	N89° 22' 04"W	20.00'
L157	S00° 37' 56"W	10.00'
L158	N00° 37' 13"E	10.00'
L159	N89° 22' 04"W	20.00'
L160	S00° 37' 13"W	10.00'
L161	N89° 22' 04"W	18.10'
L162	N00° 37' 56"E	10.00'
L163	N89° 22' 04"W	20.00'
L164	S00° 37' 56"W	10.00'
L165	N89° 22' 04"W	7.09'
L166	S89° 22' 04"E	5.61'
L167	S00° 37' 56"W	27.09'
L168	S89° 22' 00"E	20.00'
L169	N00° 37' 56"E	27.09'
L170	S89° 22' 04"E	8.43'
L171	S00° 37' 53"W	27.09'
L172	S89° 22' 00"E	20.00'
L173	N00° 37' 53"E	27.09'
L174	S00° 37' 56"W	27.09'
L175	S89° 22' 00"E	20.00'
L176	N00° 37' 56"E	9.59'
L177	S89° 22' 04"E	62.12'
L178	N79° 22' 56"E	75.30'
L179	N68° 07' 56"E	77.28'
L180	S00° 37' 56"W	28.10'
L181	S89° 22' 04"E	20.00'
L182	N00° 37' 56"E	28.84'
L183	N00° 37' 56"E	7.50'
L184	N89° 22' 04"W	20.00'
L185	S00° 37' 56"W	7.50'
L186	N86° 32' 56"W	59.54'
L187	N12° 51' 21"W	37.72'
L188	N21° 52' 04"W	40.34'
L189	N21° 52' 04"W	35.06'
L190	N00° 37' 56"E	15.75'
L191	S89° 22' 04"E	68.00'
L192	S00° 38' 09"W	26.12'
L193	S89° 22' 04"E	20.00'
L194	N00° 38' 09"E	26.12'
L195	S89° 22' 04"E	87.53'
L196	S00° 38' 09"W	26.12'
L197	S89° 22' 04"E	20.00'
L198	N00° 38' 09"E	26.12'
L199	S00° 38' 09"W	26.12'
L200	S89° 22' 04"E	20.00'

LINE TABLE		
LINE	DIRECTION	LENGTH
L201	N00° 38' 09"E	26.12'
L202	S44° 22' 04"E	61.35'
L203	N44° 22' 04"W	10.00'
L204	S45° 37' 54"W	20.00'
L205	S44° 22' 04"E	10.00'
L206	S88° 07' 54"W	38.21'
L207	N21° 52' 06"W	10.00'
L208	S88° 07' 54"W	20.00'
L209	S21° 52' 06"E	10.00'
L210	S88° 07' 54"W	22.27'
L211	S79° 22' 56"W	45.00'
L212	N10° 37' 04"W	12.00'
L213	S79° 22' 56"W	20.00'
L214	S10° 37' 04"E	12.80'
L215	S88° 07' 56"W	33.85'
L216	N55° 16' 47"W	69.34'
L217	S89° 22' 04"E	28.04'
L218	N00° 37' 56"E	20.00'
L219	N89° 22' 04"W	28.04'
L220	N75° 11' 34"E	45.56'
L221	S00° 37' 13"W	9.52'
L222	S89° 24' 07"E	20.00'
L223	N00° 37' 13"E	10.00'
L224	S89° 24' 07"E	63.90'
L225	N00° 27' 35"E	14.61'
L226	S89° 22' 04"E	67.83'
L227	S00° 37' 13"W	23.41'
L228	S89° 24' 28"E	20.00'
L229	N00° 37' 13"E	23.39'
L230	S00° 38' 09"W	23.22'
L231	S89° 24' 28"E	20.00'
L232	N00° 38' 09"E	23.21'
L233	S00° 38' 09"W	23.08'
L234	S89° 24' 28"E	25.99'
L235	N00° 38' 09"E	23.06'
L236	S21° 57' 00"E	45.18'
L237	N00° 37' 56"E	10.00'
L238	N89° 22' 04"W	20.00'
L239	S00° 37' 56"W	10.00'
L240	N00° 37' 56"E	10.00'
L241	N89° 22' 04"W	20.00'
L242	S00° 37' 56"W	10.00'
L243	S68° 07' 56"W	46.56'
L244	S79° 22' 56"W	67.60'
L245	N74° 24' 14"W	33.60'