

Project Name (Subdivision):

Foxcroft Subdivision no 1

Water Main Easement Number: #1

Identify this Easement by sequential number if Project contains more than one Water Main easement.

(See Instructions for additional information).

WATER MAIN EASEMENT

THIS Easement Agreement, made this ____ day of _____, 20²³ between Challenger Development Inc ("Grantor"), and the City of Meridian, an Idaho Municipal Corporation ("Grantee");

WHEREAS, the Grantor desires to provide a water main right-of-way across the premises and property hereinafter particularly bounded and described; and

WHEREAS, the water main 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 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 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, its 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 shall not place or allow to be placed any permanent structures or obstructions within the easement area that would interfere with Grantee's use of said easement, including, but not limited to, buildings, trash enclosures, carports, sheds, fences, trees, or deep-rooted shrubs.

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

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
Water Line Easement
Foxcroft Subdivision No. 1
July 27, 2023

A portion of the Northeast 1/4 of the Southeast 1/4 of Section 10, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho more particularly described as follows:

Easement "A"

Commencing at the East 1/4 corner of said Section 10 from which the Center 1/4 corner of said Section 10 bears, North 89°36'02" West, 2655.68 feet; thence South 79°06'11" West, 977.63 feet to the westerly boundary line of Mile High Pines Subdivision as filed in Book 123 of Plats at Pages 19602 through 19606, records of Ada County, Idaho and the **POINT OF BEGINNING**;

thence on said westerly boundary line, South 06°07'28" West, 22.20 feet;

thence leaving said westerly boundary, North 58°09'58" West, 39.56 feet;

thence 21.06 feet on the arc of a curve to the left having a radius of 83.50 feet, a central angle of 14°27'03" and a long chord which bears North 49°37'24" East, 21.00 feet;

thence South 58°09'58" East, 23.51 feet to the **POINT OF BEGINNING**.

Containing 621 square feet, more or less.

AND

Easement "B"

Commencing at the East 1/4 corner of said Section 10 from which the Center 1/4 corner of said Section 10 bears, North 89°36'02" West, 2655.68 feet; thence South 50°37'53" West, 999.29 feet to the **POINT OF BEGINNING**;

thence 14.66 feet on the arc of a curve to the left having a radius of 55.00 feet, a central angle of 15°16'30" and a long chord which bears North 50°30'37" West, 14.62 feet;

thence North 47°07'58" East, 1.94 feet to the southwesterly boundary line of Mile High Pines Subdivision as filed in Book 123 of Plats at Pages 19602 through 19606, records of Ada County, Idaho



thence on said southwesterly boundary line, South 42°52'02" East, 14.49 feet to the **POINT OF BEGINNING**.

Containing 9 square feet, more or less.

AND

Easement "C"

Commencing at the East 1/4 corner of said Section 10 from which the Center 1/4 corner of said Section 10 bears, North 89°36'02" West, 2655.68 feet; thence South 50°37'53" West, 999.29 feet to the southwesterly boundary line of Mile High Pines Subdivision as filed in Book 123 of Plats at Pages 19602 through 19606, records of Ada County, Idaho and the **POINT OF BEGINNING**;

thence on said southwesterly boundary line, South 42°52'02" East, 8.51 feet;

thence leaving said westerly boundary, South 47°07'58" West, 0.66 feet;

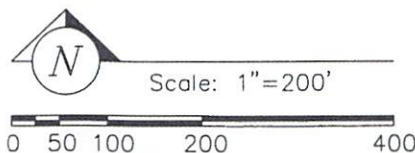
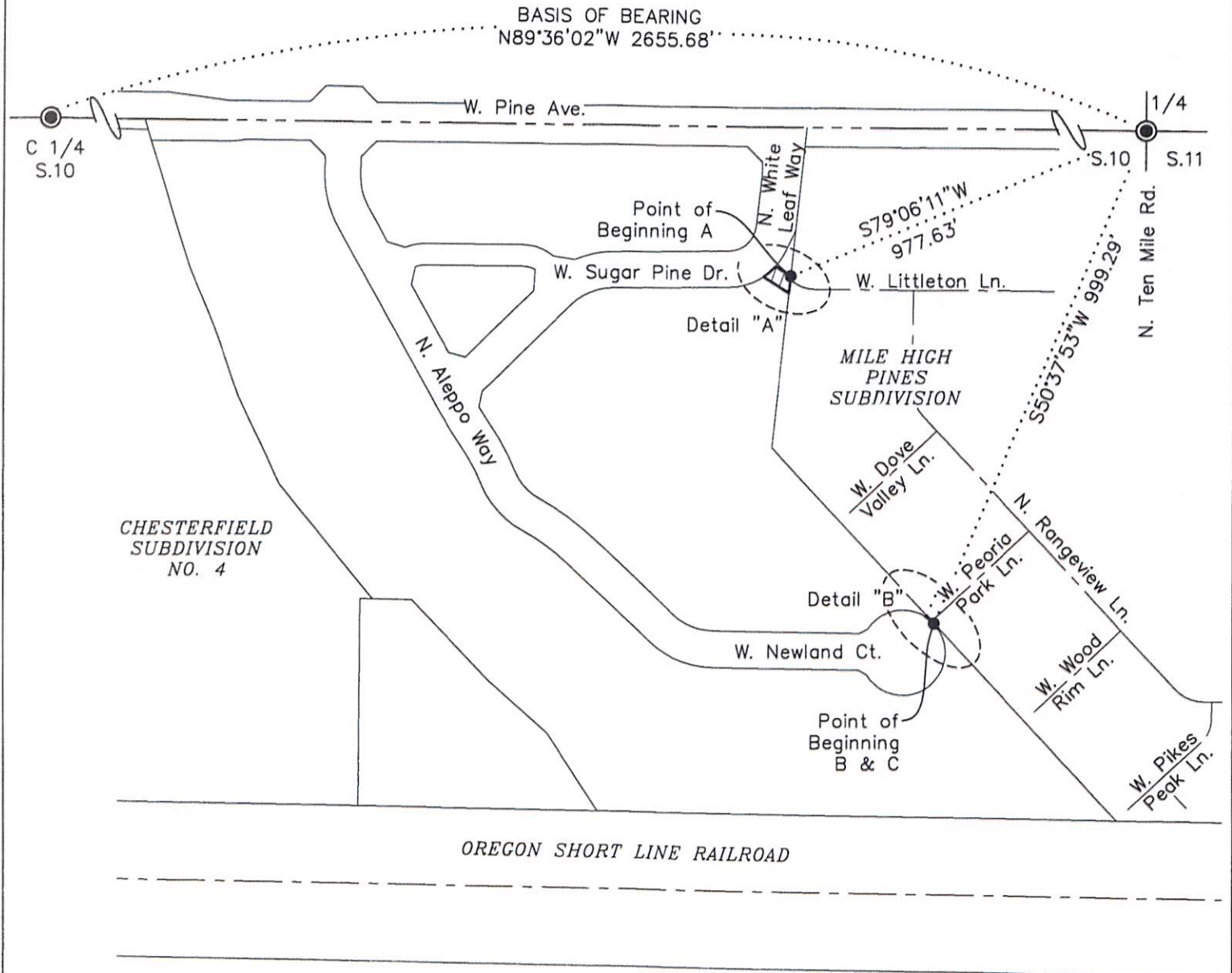
thence 8.54 feet on the arc of a curve to the left having a radius of 55.00 feet, a central angle of 08°54'04" and a long chord which bears North 38°25'19" West, 8.54 feet to the **POINT OF BEGINNING**.

Containing 2 square feet, more or less.

End of Description.



EXHIBIT B



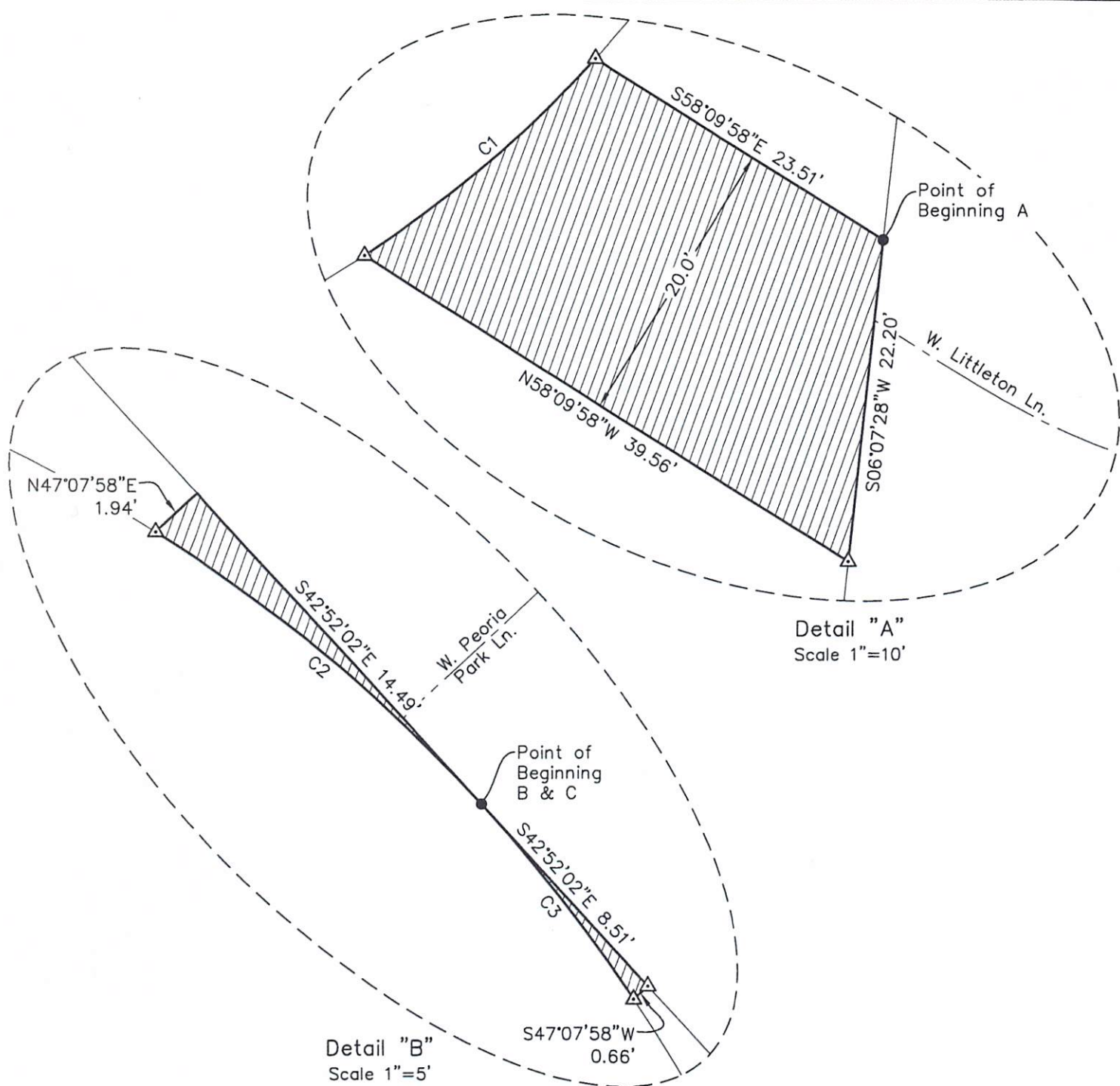
SEE SHEET 2 FOR DETAILS

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	IDAHO SURVEY GROUP, LLC	9955 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570

EXHIBIT B WATER LINE EASEMENT FOXCROFT SUBDIVISION NO. 1
A PORTION OF THE NE1/4 OF THE SE1/4 OF SECTION 10, T.3N., R.1W., B.M., CITY OF MERIDIAN, ADA COUNTY, IDAHO

JOB NO. 21-159
SHEET NO. 1 OF 2
DWG. DATE 7/27/2023



Detail "A"
Scale 1"=10'

Detail "B"
Scale 1"=5'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.
C1	21.06	83.50	14°27'03"	N49°37'24"E	21.00
C2	14.66	55.00	15°16'30"	N50°30'37"W	14.62
C3	8.54	55.00	8°54'04"	N38°25'19"W	8.54



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**IDAHO
SURVEY
GROUP, LLC**

9955 W. EMERALD ST
BOISE, IDAHO 83704
(208) 846-8570

EXHIBIT B

WATER LINE EASEMENT

FOXCROFT SUBDIVISION NO. 1

A PORTION OF THE NE1/4 OF THE SE1/4 OF SECTION 10, T.3N., R.1W.,
B.M., CITY OF MERIDIAN, ADA COUNTY, IDAHO

JOB NO. 21-159
SHEET NO. 2 OF 2
DWG. DATE 7/27/2023