

Project Name or Subdivision Name:

"Pine 43 Animal Farm", Water Main Easement

Water Main Easement Number: 01

Identify this Easement by sequential number if the project contains more than one easement of this type. See instructions/checklist for additional information.

For Internal Use Only ESMT-2024-0108

Record Number: _____

WATER MAIN EASEMENT

THIS Easement Agreement made this ____ day of _____ 20__ between _____ Animal Farm Real Estate, LLC. _____ ("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.

Notary Stamp Below

Notary Signature

My Commission Expires: _____

Exhibit "A"
Pine 43 Animal Farm
Waterline Easement Legal Description
Project No. 10-24-049 July 29, 2024

A tract of land situate in the northeast quarter of the southwest quarter of Section 8, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, County of Ada, State of Idaho, and being more particularly described as follows:

Commencing at the west quarter corner of said Section 8; thence from said Point of Commencement, South 89°54'57" East, coincident with the north line of the southwest quarter of said Section 8, a distance of 2,649.69 feet to the center quarter corner of said Section 8; thence leaving said north line, the following two (2) consecutive courses and distances:

1. South 00°32'12" West, a distance of 51.00 feet to the northeasterly corner of the tract of land described in the Quitclaim Deed to DRB Investments, LLC, recorded as Instrument No. 2021-182484, Official Records of Ada County, said tract being hereinafter referred to as the "DRB Tract", and
2. South 89°54'00" West, coincident with the northerly line of said DRB Tract, a distance of 534.03 feet to the northwesterly corner of said DRB Tract;

thence leaving said northerly line, coincident with the westerly line of said DRB Tract, the following two (2) consecutive courses and distances:

1. South 44°49'58" East, a distance of 28.15 feet, and
2. South 00°06'00" East, a distance of 174.29 feet to the **Point of Beginning** of this description;

thence from said **Point of Beginning**, continuing South 00°06'00" East, coincident with said westerly line, a distance of 40.50 feet; thence leaving said westerly line, the following twelve (12) consecutive courses and distances:

1. South 89°54'00" West, a distance of 11.00 feet,
2. North 00°06'00" West, a distance of 20.50 feet,
3. South 89°54'00" West, a distance of 13.62 feet,
4. South 59°52'48" West, a distance of 95.37 feet,
5. along the arc of a tangent curve to the right, concave northwesterly, having a radius of 55.00 feet, through a central angle of 11°56'59", an arc length of 11.47 feet, and a chord bearing South 65°51'18" West, a distance of 11.45 feet,
6. South 00°06'00" East, a distance of 36.63 feet,
7. South 89°54'00" West, a distance of 20.00 feet,
8. North 00°06'00" West, a distance of 34.00 feet,

9. along the arc of a non-tangent curve to the right, concave northerly, having a radius of 55.00 feet, through a central angle of 28°23'57", an arc length of 27.26 feet, and a chord bearing North 72°50'10" West, a distance of 26.98 feet,
10. along the arc of a reverse curve to the left, concave southwesterly, having a radius of 295.00 feet, through a central angle of 31°25'58", an arc length of 161.84 feet, and a chord bearing North 74°21'10" West, a distance of 159.82 feet,
11. South 89°55'51" West, a distance of 42.78 feet, and
12. along the arc of a tangent curve to the left, concave southeasterly, having a radius of 295.00 feet, through a central angle of 31°19'08", an arc length of 161.25 feet, and a chord bearing South 74°16'17" West, a distance of 159.25 feet to a point on the easterly right-of-way line of N. Webb Way;

thence coincident with said easterly right-of-way line, the following two (2) consecutive courses and distances:

1. North 30°35'56" West, a distance of 5.00 feet, and
2. along the arc of a tangent curve to the right, concave northeasterly, having a radius of 221.50 feet, through a central angle of 6°44'44", an arc length of 26.08 feet, and a chord bearing North 27°13'34" West, a distance of 26.06 feet;

thence leaving said easterly right-of-way line, the following eighteen (18) consecutive courses and distances:

1. along the arc of a non-tangent curve to the right, concave southeasterly, having a radius of 326.00 feet, through a central angle of 3°36'20", an arc length of 20.51 feet, and a chord bearing North 60°45'33" East, a distance of 20.51 feet,
2. South 27°26'17" East, a distance of 11.00 feet,
3. along the arc of a non-tangent curve to the right, concave southeasterly, having a radius of 315.00 feet, through a central angle of 27°22'08", an arc length of 150.47 feet, and a chord bearing North 76°14'47" East, a distance of 149.04 feet,
4. North 89°55'51" East, a distance of 42.78 feet,
5. along the arc of a tangent curve to the right, concave southerly, having a radius of 315.00 feet, through a central angle of 1°00'50", an arc length of 5.57 feet, and a chord bearing South 89°33'44" East, a distance of 5.57 feet,
6. North 00°06'00" West, a distance of 62.50 feet,
7. North 89°54'00" East, a distance of 22.50 feet,
8. North 00°06'00" West, a distance of 12.50 feet,
9. North 89°54'00" East, a distance of 20.00 feet,
10. South 00°06'00" East, a distance of 12.50 feet,
11. North 89°54'00" East, a distance of 11.00 feet,

12. South 00°06'00" East, a distance of 20.00 feet,
13. South 89°54'00" West, a distance of 33.50 feet,
14. South 00°06'00" East, a distance of 43.50 feet,
15. along the arc of a non-tangent curve to the right, concave southwesterly, having a radius of 315.00 feet, through a central angle of 26°46'33", an arc length of 147.21 feet, and a chord bearing South 72°01'28" East, a distance of 145.87 feet,
16. along the arc of a reverse curve to the left, concave northerly, having a radius of 35.00 feet, through a central angle of 61°29'00", an arc length of 37.56 feet, and a chord bearing South 89°22'42" East, a distance of 35.78 feet,
17. North 59°52'48" East, a distance of 100.74 feet, and
18. North 89°54'00" East, a distance of 29.98 feet to the **Point of Beginning**.


Containing an area of 14,328 square feet of land, more or less.

The above-described tract of land is shown on Exhibit "B" attached hereto and made a part hereof.

End of Description.

J-U-B ENGINEERS, Inc.

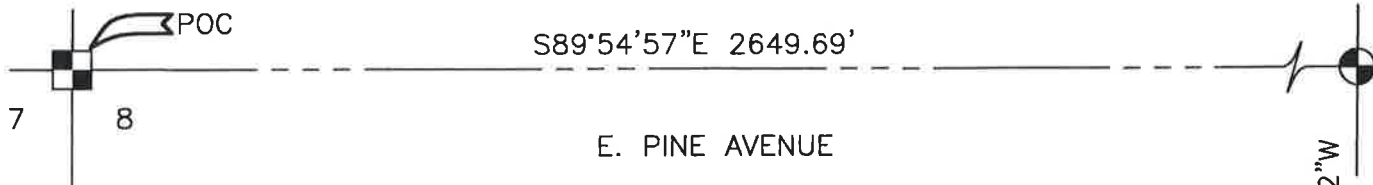
This description was prepared by me or under my supervision. If any portion of this description is modified or removed (including, but not limited to, the graphic portion shown on the attached Exhibit "B") without the written consent of Timothy Harrigan, PLS, all professional liability associated with this document is hereby declared null and void.



Timothy Harrigan, PLS 17665

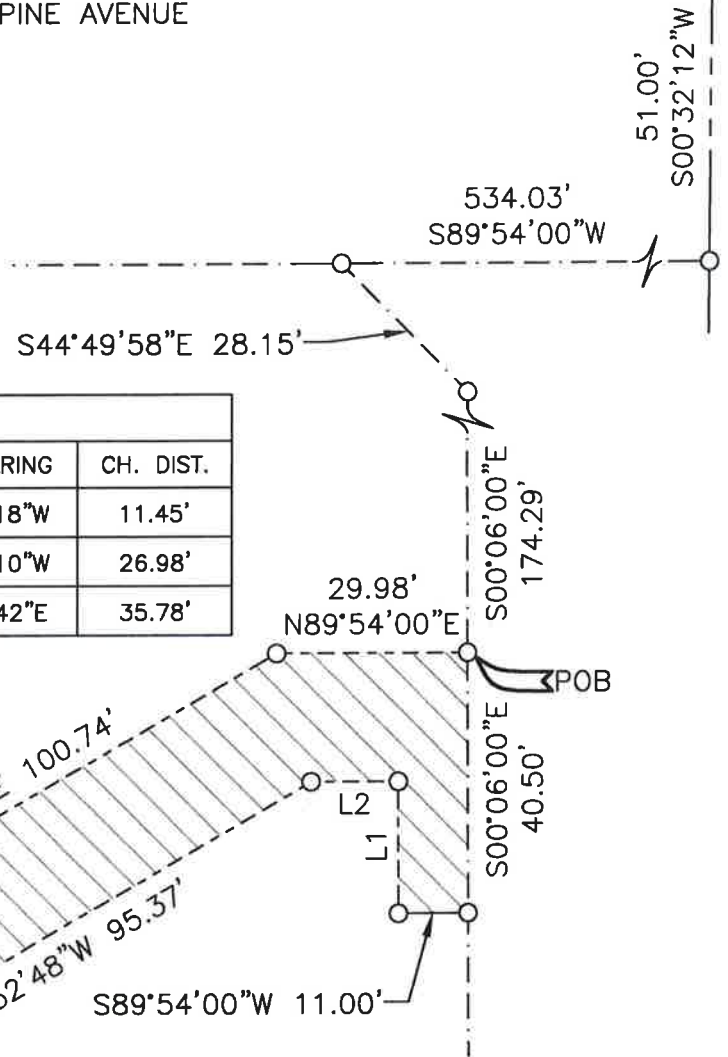
7/29/2024
Date





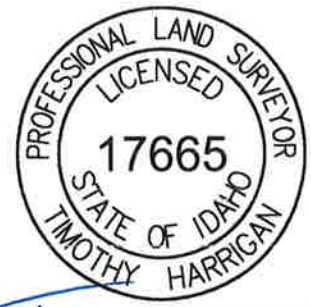
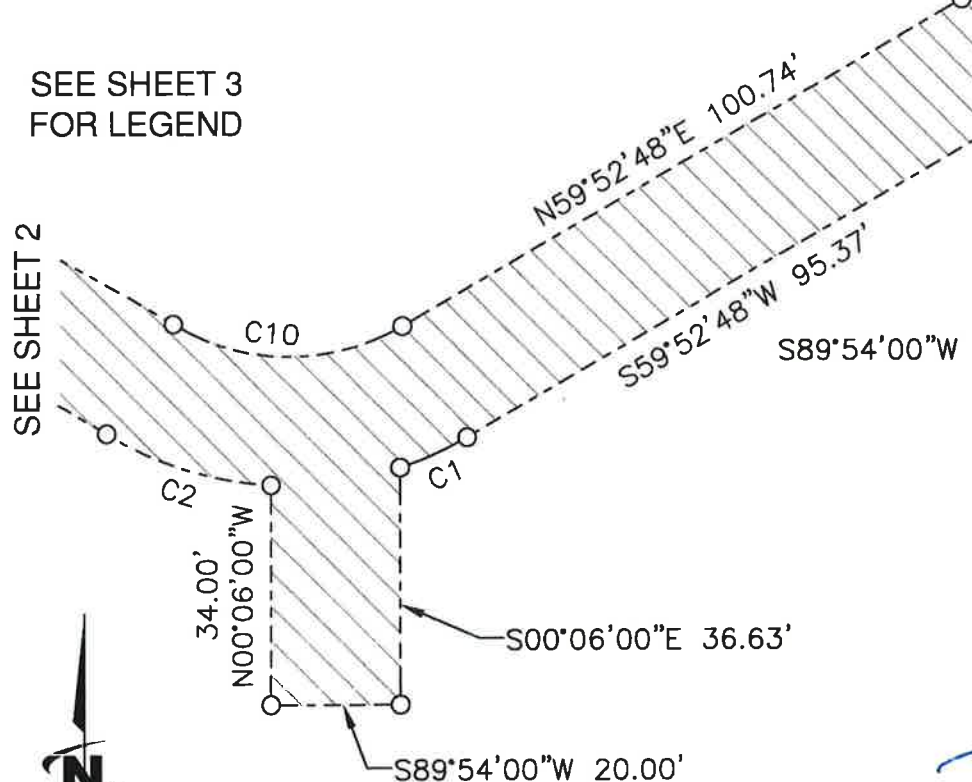
LINE TABLE		
NO.	BEARING	DIST.
L1	N00°06'00\"W	20.50'
L2	S89°54'00\"W	13.62'

CURVE TABLE					
NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C1	55.00'	11°56'59\"	11.47'	S65°51'18\"W	11.45'
C2	55.00'	28°23'57\"	27.26'	N72°50'10\"W	26.98'
C10	35.00'	61°29'00\"	37.56'	S89°22'42\"E	35.78'



SEE SHEET 3 FOR LEGEND

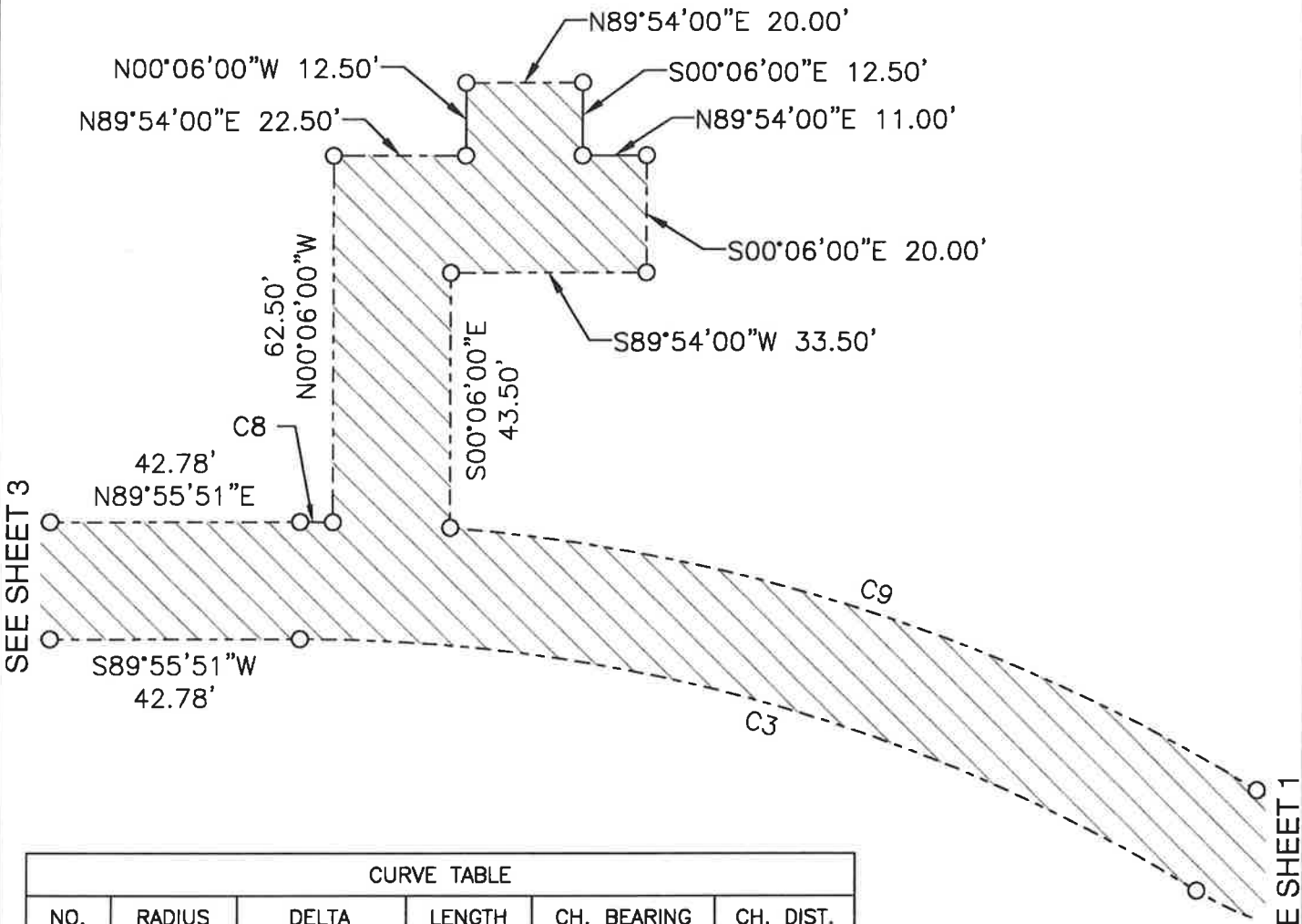
SEE SHEET 2



[Handwritten Signature]
7/29/2024



EXHIBIT "B"



SEE SHEET 3

SEE SHEET 1

CURVE TABLE					
NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C3	295.00'	31°25'58"	161.84'	N74°21'10"W	159.82'
C8	315.00'	1°00'50"	5.57'	S89°33'44"E	5.57'
C9	315.00'	26°46'33"	147.21'	S72°01'28"E	145.87'



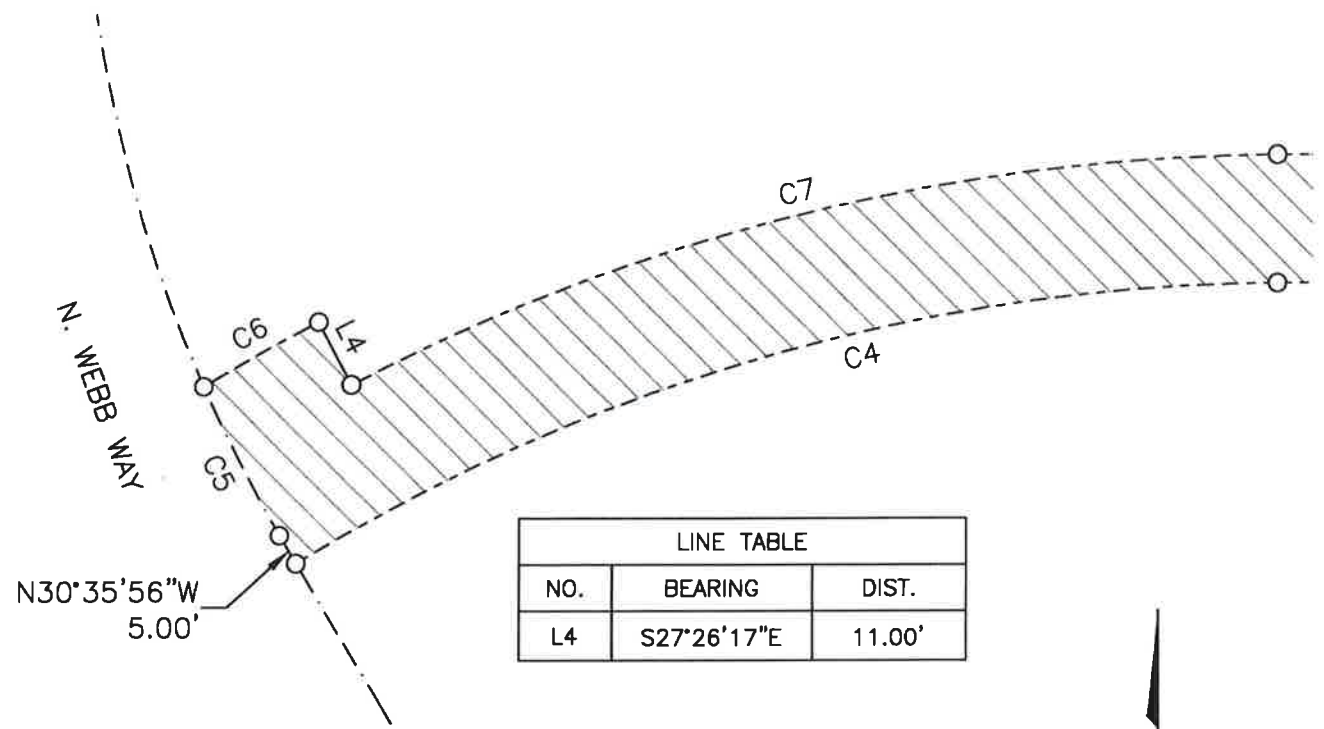
SEE SHEET 3
FOR LEGEND



[Handwritten Signature]
7/29/2024

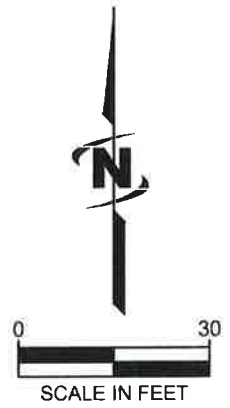
EXHIBIT "B"

SEE SHEET 2









LINE TABLE		
NO.	BEARING	DIST.
L4	S27°26'17"E	11.00'

CURVE TABLE					
NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C4	295.00'	31°19'08"	161.25'	S74°16'17"W	159.25'
C5	221.50'	6°44'44"	26.08'	N27°13'34"W	26.06'
C6	326.00'	3°36'20"	20.51'	N60°45'33"E	20.51'
C7	315.00'	27°22'08"	150.47'	N76°14'47"E	149.04'



LEGEND

-  - QUARTER CORNER
-  - CENTER QUARTER CORNER
-  - DIMENSION POINT
- POC - POINT OF COMMENCEMENT
- POB - POINT OF BEGINNING
-  - SECTION LINE
-  - ADJACENT PARCEL
-  - EASEMENT AREA:
14,328± SF OF LAND

PROFESSIONAL LAND SURVEYOR
 LICENSED
 17665
 STATE OF IDAHO
 TIMOTHY HARRIGAN

[Signature]
 7/29/2024

EXHIBIT "B"

**PINE 43 ANIMAL FARM SUBDIVISION
 EASEMENT - WATERLINE**

SITUATE IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF
 SECT. 8, T3N, R1E, BM, CITY OF MERIDIAN, COUNTY OF ADA, STATE OF IDAHO

SHEET
 3 OF 3