

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement, made this ____ day of _____ 20____ between
ATSAW SL 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, 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, nor shall Grantee be responsible for repairing, replacing or restoring the Fencing as defined below and depicted in Exhibit C, which is attached hereto and incorporated herein.



June 19, 2023
Project No. 122155

EXHIBIT A

ATSAW SL, LLC – BLACK CAT PROJECT
BUILDING D - SEWER / WATER EASEMENT

An easement located in the Southeast Quarter of the Northeast Quarter of Section 16, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Section Corner common to Sections 9, 10, 15 and 16 of said Township 3 North, Range 1 West, (from which point the East One Quarter Corner of said Section 16 bears South 00° 43' 09" West, 2657.26 feet distant);

Thence from said Section Corner, South 00° 43' 09" West, a distance of 1394.07 feet on the East line of said Section 16;

Thence North 89°23'16" West, a distance of 25.00 feet to the POINT OF BEGINNING;

Thence South 00° 43' 09" West, a distance of 30.00 feet;
Thence North 89° 23' 16" West, a distance of 407.99 feet;
Thence South 00° 29' 07" West, a distance of 23.41 feet;
Thence South 89° 30' 53" East, a distance of 10.00 feet;
Thence South 00° 29' 07" West, a distance of 20.00 feet;
Thence North 89° 30' 53" West, a distance of 10.00 feet;
Thence South 00° 29' 07" West, a distance of 334.96 feet;
Thence South 89° 30' 53" East, a distance of 10.37 feet;
Thence South 00° 29' 07" West, a distance of 20.00 feet;
Thence North 89° 30' 53" West, a distance of 10.37 feet;
Thence South 00° 29' 07" West, a distance of 331.00 feet;
Thence South 89° 30' 55" East, a distance of 11.38 feet;
Thence South 00° 29' 07" West, a distance of 20.00 feet;
Thence North 89° 30' 55" West, a distance of 11.38 feet;
Thence South 00° 29' 07" West, a distance of 275.75 feet to a point on the southerly boundary line of Parcel "B", as shown on ROS No. 13698 of Ada County Records;
Thence North 89° 16' 51" West, a distance of 20.00 feet on said southerly boundary line;
Thence North 00° 29' 07" East, a distance of 273.69 feet;
Thence North 89° 30' 53" West, a distance of 10.00 feet;
Thence North 00° 29' 07" East, a distance of 751.42 feet;
Thence North 89° 23' 16" West, a distance of 383.71 feet;
Thence South 00° 36' 44" West, a distance of 16.49 feet;
Thence North 89° 23' 16" West, a distance of 20.00 feet;
Thence North 00° 36' 44" East, a distance of 16.49 feet;
Thence North 89° 23' 16" West, a distance of 19.81 feet;
Thence South 00° 29' 09" West, a distance of 209.55 feet;
Thence South 04° 04' 06" West, a distance of 284.81 feet;
Thence South 85° 55' 54" East, a distance of 18.45 feet;

Thence South 04° 04' 06" West, a distance of 20.00 feet;
Thence North 85° 55' 54" West, a distance of 18.45 feet;
Thence South 04° 04' 06" West, a distance of 95.19 feet;
Thence South 00° 29' 06" West, a distance of 158.21 feet;
Thence South 89° 30' 53" East, a distance of 74.01 feet;
Thence South 00° 29' 04" West, a distance of 20.00 feet;
Thence North 89° 30' 53" West, a distance of 74.01 feet;
Thence South 00° 29' 06" West, a distance of 42.17 feet;
Thence South 89° 30' 54" East, a distance of 39.51 feet;
Thence South 00° 29' 06" West, a distance of 20.00 feet;
Thence North 89° 30' 54" West, a distance of 39.51 feet;
Thence South 00° 29' 06" West, a distance of 72.67 feet to a point on the southerly boundary line of said Parcel "B";
Thence North 88° 10' 09" West, a distance of 30.01 feet on said southerly boundary line;
Thence North 00° 29' 06" East, a distance of 313.28 feet;
Thence North 04° 04' 06" East, a distance of 400.00 feet;
Thence North 00° 29' 09" East, a distance of 208.68 feet;
Thence North 89° 23' 16" West, a distance of 79.00 feet to a point on the westerly boundary line of said Parcel "B";
Thence North 00° 29' 04" East, a distance of 30.00 feet on said westerly boundary line;
Thence South 89° 23' 16" East, a distance of 795.54 feet;
Thence North 00° 36' 44" East, a distance of 11.00 feet;
Thence South 89° 23' 16" East, a distance of 20.00 feet;
Thence South 00° 36' 44" West, a distance of 11.00 feet;
Thence South 89° 23' 16" East, a distance of 80.94 feet;
Thence North 00° 36' 44" East, a distance of 10.78 feet;
Thence South 89° 23' 16" East, a distance of 20.00 feet;
Thence South 00° 36' 44" West, a distance of 10.78 feet;
Thence South 89° 23' 16" East, a distance of 54.14 feet to the POINT OF BEGINNING.
The above described parcel contains 2.04 acres (88,841 square feet) more or less.

PREPARED BY:
THE LAND GROUP, INC.

James R. Washburn



Sewer / Water Easement
for

City of Meridian

Located in the SE1/4 of the NE1/4 of Section 16
Township 3 North, Range 1 West, Boise Meridian
City of Meridian, Ada County, Idaho
2023



Line Table		
LINE	BEARING	LENGTH
L1	S00°43'09"W	30.00'
L2	S00°29'07"W	23.41'
L3	S89°30'53"E	10.00'
L4	S00°29'07"W	20.00'
L5	N89°30'53"W	10.00'
L6	S89°30'53"E	10.37'
L7	S00°29'07"W	20.00'
L8	N89°30'53"W	10.37'
L9	S89°30'55"E	11.38'
L10	S00°29'07"W	20.00'
L11	N89°30'55"W	11.38'
L12	N89°16'51"W	20.00'
L13	N89°30'53"W	10.00'
L14	S00°36'44"W	16.49'
L15	N89°23'16"W	20.00'
L16	N00°36'44"E	16.49'
L17	N89°23'16"W	19.81'
L18	S85°55'54"E	18.45'
L19	S04°04'06"W	20.00'
L20	N85°55'54"W	18.45'
L21	S89°30'53"E	74.01'
L22	S00°29'04"W	20.00'
L23	N89°30'53"W	74.01'
L24	S00°29'06"W	42.17'
L25	S89°30'54"E	39.51'
L26	S00°29'06"W	20.00'
L27	N89°30'54"W	39.51'
L28	S00°29'06"W	72.67'
L29	N88°10'09"W	30.01'
L30	N89°23'16"W	79.00'
L31	N00°29'04"E	30.00'
L32	N00°36'44"E	11.00'
L33	S89°23'16"E	20.00'
L34	S00°36'44"W	11.00'
L35	S89°23'16"E	80.94'
L36	N00°36'44"E	10.78'
L37	S89°23'16"E	20.00'
L38	S00°36'44"W	10.78'
L39	S89°23'16"E	54.14'
L40	N89°23'16"W	25.00'

Sewer / Water Easement (Building D)
City of Meridian

South Black Cat Road
Meridian, Idaho 83642

Revisions
1.

Project No.: 122155
Date of Issuance: 6-19-2023
Project Milestone:

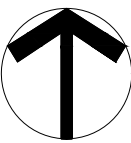
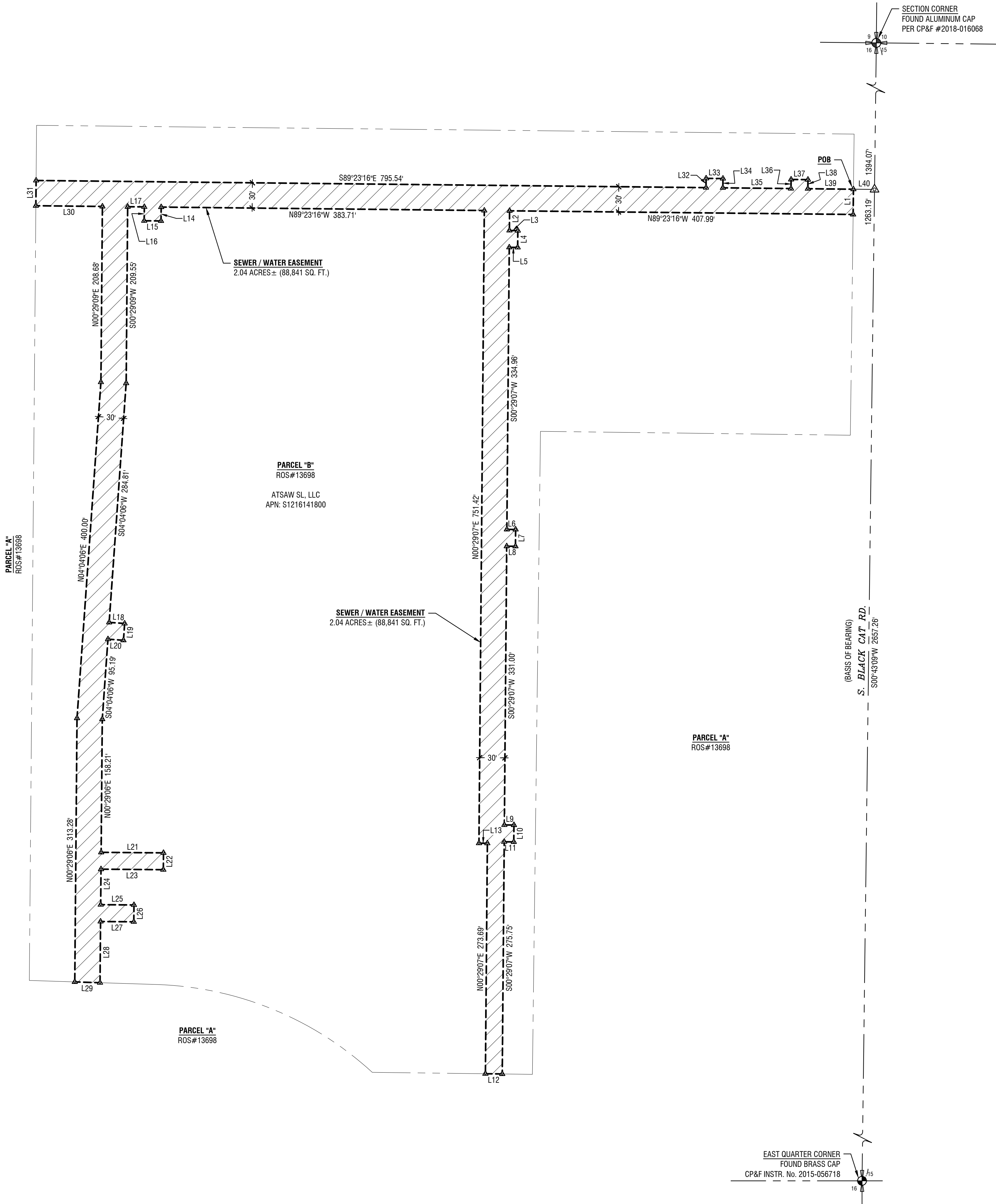
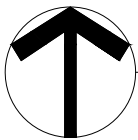
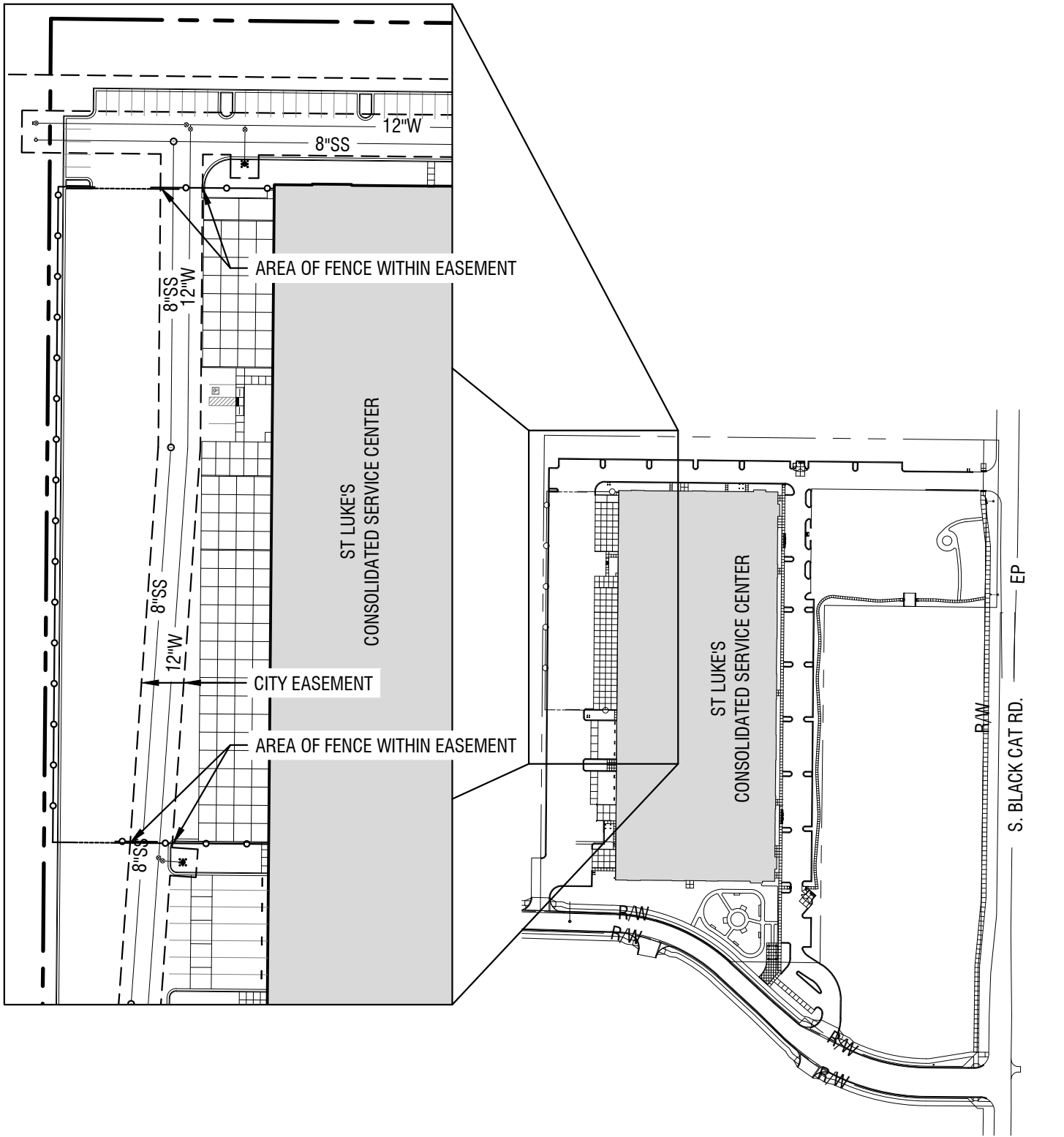


Exhibit "B"

Horizontal Scale: 1" = 70'





Fence at City Easement

Horizontal Scale: 1" = 100'



Project No.: 122155
Date of Issuance: 07-13-2023



Exhibit C AT SAW SL LLC St. Luke's Consolidated Service Center

Exh C