

Project Name (Subdivision):

Impressive East Ridge Subdivision No. 2

Sanitary Sewer & Water Main Easement Number:

No. 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 6th day of July 20 21 between G20 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.

GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor 7-6-2021

Attest by Chris Johnson, City Clerk 7-6-2021

STATE OF IDAHO,)

: ss.

County of Ada)

This record was acknowledged before me on 7-6-2021 (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: 3-28-2022



Sawtooth Land Surveying, LLC

P: (208) 398-8104 F: (208) 398-8105
2030 S. Washington Ave., Emmett, ID 83617

EXHIBIT A
May 4, 2021

Sanitary Sewer and Water Easement Description

BASIS OF BEARINGS for this description is N. $89^{\circ}59'28''$ W. between the $5/8''$ rebar illegible cap marking the E1/16 corner common to Sections 32 and 5, and the brass cap marking the S1/4 corner of Section 32, both in T. 3 N., R. 1 E., B.M., City of Meridian, Ada County, Idaho.

A parcel of land located in the SW1/4 of the SE1/4 of Section 32, T. 3 N., R. 1 E., B.M., City of Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at a brass cap marking the S1/4 corner of said Section 32;

Thence N. $0^{\circ}08'57''$ E., coincident with the west line of said SW1/4 of the SE1/4 of Section 32, a distance of 529.62 feet;

Thence leaving said line, S. $89^{\circ}59'28''$ E., 240.27 feet to the **POINT OF BEGINNING**;

Thence N. $0^{\circ}00'32''$ E., 30.00 feet;

Thence S. $89^{\circ}59'28''$ E., 425.62 feet and the beginning of a tangent curve;

Thence 82.33 feet along the arc of a curve to the right, with a central angle of $40^{\circ}18'57''$, a radius of 117.00 feet, subtended by a chord bearing S. $69^{\circ}49'59''$ E., 80.64 feet;

Thence S. $49^{\circ}40'31''$ E., 50.15 feet;

Thence N. $40^{\circ}19'29''$ E., 15.12 feet and the beginning of a tangent curve;

Thence 61.22 feet along the arc of curve to the left, with a central angle of $40^{\circ}18'57''$, a radius of 87.00 feet, subtended by a chord bearing N. $20^{\circ}10'01''$ E., 59.96 feet;

Thence N. $0^{\circ}00'32''$ E., 19.42 feet;

Thence S. $89^{\circ}59'28''$ E., 30.00 feet;

Thence S. $0^{\circ}00'32''$ W., 19.42 feet and the beginning of a tangent curve;

Thence 82.33 feet along the arc of a curve to the right, with a central angle of $40^{\circ}18'57''$, a radius of 117.00 feet, subtended by a chord bearing S. $20^{\circ}10'01''$ W., 80.64 feet;

Thence S. $40^{\circ}19'29''$ W., 72.60 feet;

Thence N. $49^{\circ}40'31''$ W., 30.00 feet;

Thence N. $40^{\circ}19'29''$ E., 27.48 feet;

Thence N. 49°40'31" W., 50.15 feet and the beginning of a tangent curve;

Thence 61.22 feet along the arc of a curve to the left, with a central angle of 40°18'57", a radius of 87.00 feet, subtended by a chord bearing N. 69°49'59" W., 59.96 feet;

Thence N. 89°59'28" W., 287.99 feet;

Thence S. 0°00'32" W., 314.62 feet;

Thence S. 89°59'28" E., 116.94 feet and the beginning of a tangent curve;

Thence 71.97 feet along the arc of a curve to the left, with a central angle of 49°41'03", a radius of 83.00 feet, subtended by a chord bearing N. 65°10'01" E., 69.74 feet;

Thence S. 49°40'31" E., 30.00 feet and the beginning of a non-tangent curve;

Thence 97.99 feet along the arc of a curve to the right, with a central angle of 49°41'03", a radius of 113.00 feet, subtended by a chord bearing S. 65°10'01" W., 94.95 feet;

Thence N. 89°59'28" W., 345.44 feet;

Thence N. 0°00'32" E., 30.00 feet;

Thence S. 89°59'28" E., 198.50 feet;

Thence N. 0°00'32" E., 314.62 feet;

Thence N. 89°59'28" W., 107.63 feet to the **POINT OF BEGINNING.**

The above described parcel contains 1.003 acres more or less.

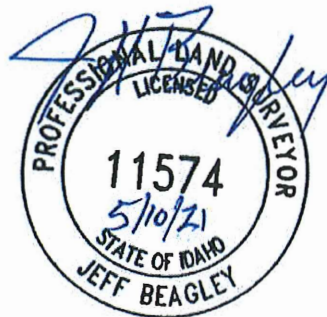
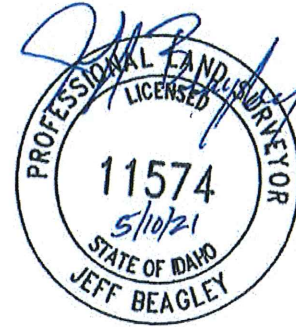


EXHIBIT B

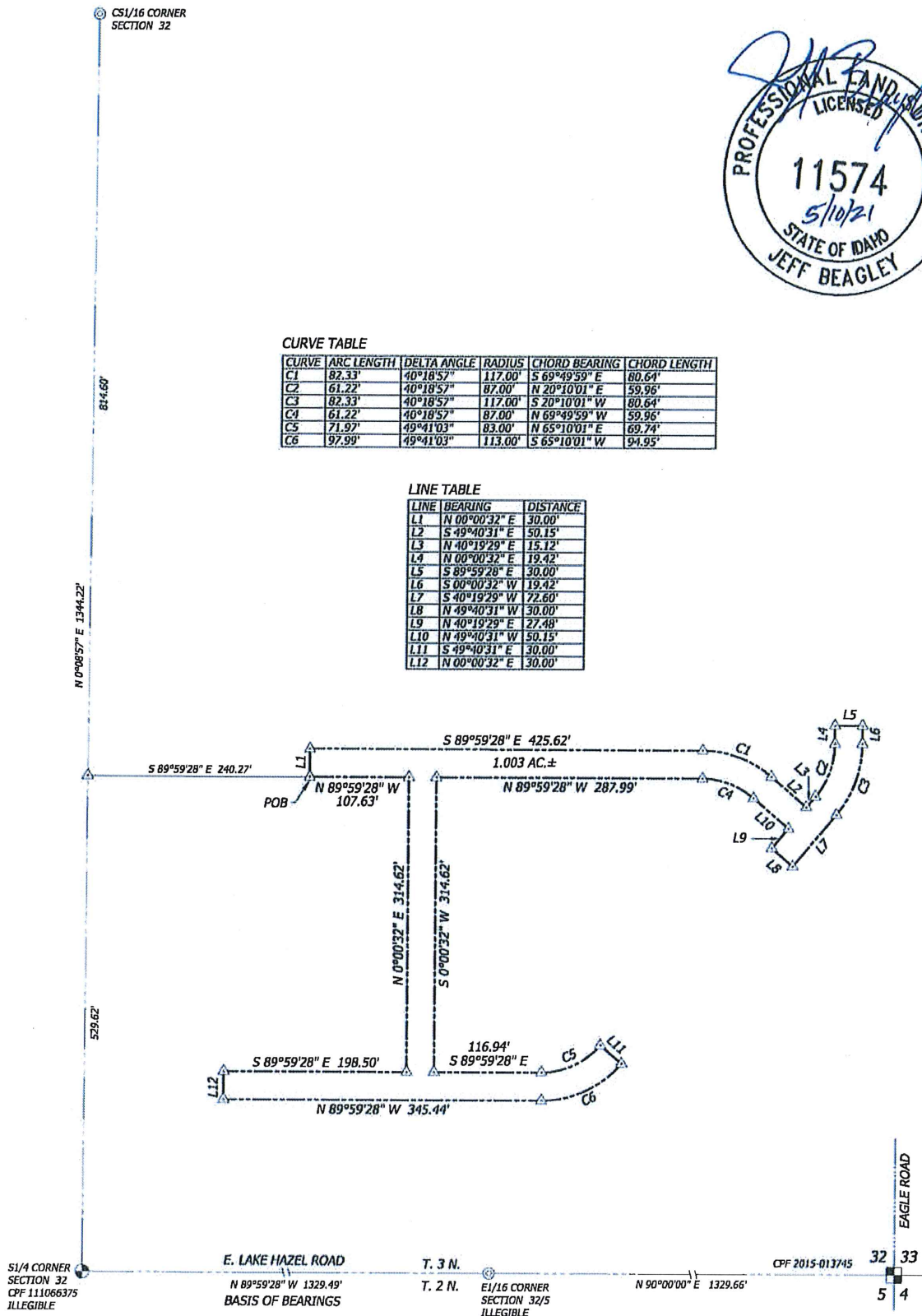


CURVE TABLE

CURVE	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH
C1	82.33'	40°18'57"	117.00'	S 69°49'59" E	80.64'
C2	61.22'	40°18'57"	87.00'	N 20°10'01" E	59.96'
C3	82.33'	40°18'57"	117.00'	S 20°10'01" W	80.64'
C4	61.22'	40°18'57"	87.00'	N 69°49'59" W	59.96'
C5	71.97'	49°41'03"	83.00'	N 65°10'01" E	69.74'
C6	97.99'	49°41'03"	113.00'	S 65°10'01" W	94.95'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°00'32" E	30.00'
L2	S 49°40'31" E	50.15'
L3	N 40°19'29" E	15.12'
L4	N 00°00'32" E	19.42'
L5	S 89°59'28" E	30.00'
L6	S 00°00'32" W	19.42'
L7	S 40°19'29" W	72.60'
L8	N 49°40'31" W	30.00'
L9	N 40°19'29" E	27.48'
L10	N 49°40'31" W	50.15'
L11	S 49°40'31" E	30.00'
L12	N 00°00'32" E	30.00'



PROJECT: IMPRESSIVE EAST RIDGE PHASE 2 SANITARY SEWER AND WATER EASEMENT B.M., CITY OF MERIDIAN, ADA COUNTY, IDAHO	OWNER/DEVELOPER: CMG	2030 S. WASHINGTON AVE. EMMETT, ID 83617 P: (208) 398-8104 F: (208) 398-8105 WWW.SAWTOOTHLS.COM	DWG # 19116-EX
	DATE: 5/2020		PROJECT # 19116