

Project Name (Subdivision):

Southridge Apartments Phs 2

Sanitary Sewer & Water Main Easement Number:

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
SOUTHRIDGE FARM 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

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:_____



October 15, 2021
Project No. 117162

EXHIBIT "A"

**SOUTHRIDGE APARTMENTS PHASE 2
SEWER AND WATER EASEMENT DESCRIPTION**

An easement located in Parcel "H", as shown on Record of Survey No. 11271 of Ada County Records, being situate in the Northwest Quarter of Section 23, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Northwest Corner of Section 23 of said Township 3 North, Range 1 West;
Thence South 89°14'56" East, a distance of 2652.36 feet on the north line of said Section 23 to the North Quarter Corner of said Section 23;
Thence South 00°37'47" West, a distance of 50.50 feet to a point on the southerly right of way line of West Overland Road;
Thence North 89°14'24" West, a distance of 177.40 feet on said southerly right of way line to the north parcel corner common to Parcel "H" and Parcel "F" of said Record of Survey No. 11271;
Thence South 03°03'43" East, a distance of 133.13 feet to the POINT OF BEGINNING;

Thence South 04° 21' 11" East, a distance of 26.40 feet;
Thence South 75° 38' 49" West, a distance of 122.37 feet to **POINT "A"**;
Thence South 05° 38' 49" West, a distance of 78.10 feet;
Thence South 84° 21' 11" East, a distance of 25.00 feet;
Thence South 05° 38' 49" West, a distance of 20.00 feet;
Thence North 84° 21' 11" West, a distance of 20.53 feet;
Thence South 05° 38' 49" West, a distance of 20.00 feet;
Thence North 84° 21' 11" West, a distance of 8.01 feet;
Thence South 48° 22' 13" West, a distance of 9.53 feet;
Thence South 05° 38' 49" West, a distance of 79.11 feet;
Thence South 84° 21' 11" East, a distance of 141.80 feet;
Thence South 14° 51' 02" West, a distance of 30.39 feet;
Thence North 84° 21' 11" West, a distance of 58.70 feet;
Thence South 05° 38' 49" West, a distance of 32.00 feet;
Thence North 84° 21' 11" West, a distance of 20.00 feet;
Thence North 05° 38' 49" East, a distance of 32.00 feet;
Thence North 84° 21' 11" West, a distance of 58.59 feet;
Thence South 25° 38' 49" West, a distance of 196.44 feet;
Thence South 74° 21' 11" East, a distance of 42.28 feet;
Thence South 54° 21' 11" East, a distance of 31.54 feet;
Thence North 35° 38' 49" East, a distance of 25.00 feet;
Thence South 54° 21' 11" East, a distance of 20.00 feet;
Thence South 35° 38' 49" West, a distance of 25.00 feet;
Thence South 54° 21' 11" East, a distance of 80.07 feet;

Thence South 74° 21' 11" East, a distance of 19.51 feet;
Thence South 15° 38' 49" West, a distance of 11.00 feet;
Thence South 74° 21' 11" East, a distance of 65.33 feet;
Thence North 15° 38' 49" East, a distance of 33.50 feet;
Thence South 74° 21' 11" East, a distance of 20.00 feet;
Thence South 15° 38' 49" West, a distance of 33.50 feet;
Thence South 74° 21' 11" East, a distance of 42.28 feet;
Thence South 54° 21' 11" East, a distance of 29.07 feet;
Thence North 29° 51' 00" East, a distance of 29.33 feet to a point on the common boundary of said Parcel "H" and Parcel "F";
Thence on said common boundary, South 59° 21' 11" East, a distance of 30.00 feet;
Thence South 29° 50' 26" West, a distance of 37.45 feet;
Thence South 74° 21' 11" East, a distance of 117.34 feet to a point on the common boundary of said Parcel "H" and Parcel "G" as shown on said Record of Survey No. 11271;
Thence leaving said common boundary, South 74° 21' 11" East, a distance of 40.49 feet;
Thence South 15° 38' 49" West, a distance of 30.00 feet;
Thence North 74° 21' 11" West, a distance of 42.66 feet to a point on the common boundary of said Parcel "H" and Parcel "G";
Thence leaving said common boundary, North 74° 21' 11" West, a distance of 54.71 feet;
Thence South 15° 38' 49" West, a distance of 31.00 feet;
Thence North 74° 21' 11" West, a distance of 20.00 feet;
Thence North 15° 38' 49" East, a distance of 31.00 feet;
Thence North 74° 21' 11" West, a distance of 37.92 feet;
Thence North 60° 09' 00" West, a distance of 68.50 feet;
Thence South 35° 38' 49" West, a distance of 30.80 feet;
Thence North 54° 21' 11" West, a distance of 20.00 feet;
Thence North 35° 38' 49" East, a distance of 28.77 feet;
Thence North 60° 09' 00" West, a distance of 15.66 feet;
Thence North 74° 21' 11" West, a distance of 82.84 feet;
Thence North 53° 06' 56" West, a distance of 77.42 feet;
Thence South 35° 38' 49" West, a distance of 33.00 feet;
Thence North 54° 21' 11" West, a distance of 20.00 feet;
Thence North 35° 38' 49" East, a distance of 33.00 feet;
Thence North 54° 21' 11" West, a distance of 61.78 feet;
Thence North 74° 21' 11" West, a distance of 60.61 feet;
Thence South 15° 38' 49" West, a distance of 33.00 feet;
Thence North 74° 21' 11" West, a distance of 20.00 feet;
Thence North 15° 38' 49" East, a distance of 33.00 feet;
Thence North 74° 21' 11" West, a distance of 50.15 feet;
Thence North 54° 21' 11" West, a distance of 54.38 feet;
Thence South 35° 38' 49" West, a distance of 33.00 feet;
Thence North 54° 21' 11" West, a distance of 20.00 feet;
Thence North 35° 38' 49" East, a distance of 33.00 feet;
Thence North 54° 21' 11" West, a distance of 88.18 feet;
Thence North 74° 21' 11" West, a distance of 111.35 feet;



Thence South 15° 38' 49" West, a distance of 33.00 feet;
Thence North 74° 21' 11" West, a distance of 20.00 feet;
Thence North 15° 38' 49" East, a distance of 33.00 feet;
Thence North 74° 21' 11" West, a distance of 55.07 feet;
Thence South 35° 38' 49" West, a distance of 28.61 feet;
Thence North 54° 21' 11" West, a distance of 20.00 feet;
Thence North 35° 38' 49" East, a distance of 31.00 feet;
Thence North 54° 21' 11" West, a distance of 45.19 feet;
Thence North 35° 38' 49" East, a distance of 6.00 feet;
Thence North 54° 21' 11" West, a distance of 90.09 feet to a point on a curve, said point being
the on the southerly right of way line of West Overland Road;
Thence 20.03 feet on the arc of a curve to the right, said curve having a radius of 949.50 feet, a
central angle of 01° 12' 32", a chord bearing of North 38° 58' 23" East, and a chord length of
20.03 feet on said southerly right of way line;
Thence South 54° 21' 11" East, a distance of 143.11 feet;
Thence North 35° 38' 49" East, a distance of 9.23 feet;
Thence South 54° 21' 11" East, a distance of 22.45 feet;
Thence North 15° 38' 49" East, a distance of 56.57 feet;
Thence North 44° 21' 11" West, a distance of 34.77 feet;
Thence North 45° 38' 49" East, a distance of 20.00 feet;
Thence South 44° 21' 11" East, a distance of 32.00 feet;
Thence North 45° 38' 49" East, a distance of 44.21 feet;
Thence North 65° 38' 49" East, a distance of 54.95 feet;
Thence North 24° 21' 11" West, a distance of 31.00 feet;
Thence North 65° 38' 49" East, a distance of 20.00 feet;
Thence South 24° 21' 11" East, a distance of 31.00 feet;
Thence North 65° 38' 49" East, a distance of 64.85 feet;
Thence North 24° 21' 11" West, a distance of 5.43 feet;
Thence North 45° 38' 49" East, a distance of 20.00 feet;
Thence South 44° 21' 11" East, a distance of 8.53 feet;
Thence North 45° 38' 49" East, a distance of 66.00 feet;
Thence North 44° 21' 11" West, a distance of 31.42 feet;
Thence North 45° 38' 49" East, a distance of 20.00 feet;
Thence South 44° 21' 11" East, a distance of 31.42 feet;
Thence North 45° 38' 49" East, a distance of 64.23 feet;
Thence South 84° 21' 11" East, a distance of 47.36 feet;
Thence North 05° 38' 49" East, a distance of 32.86 feet;
Thence South 84° 21' 11" East, a distance of 20.00 feet;
Thence South 05° 38' 49" West, a distance of 32.86 feet;
Thence South 84° 21' 11" East, a distance of 66.33 feet;
Thence North 05° 38' 49" East, a distance of 10.44 feet;
Thence South 84° 21' 11" East, a distance of 20.00 feet;
Thence South 05° 38' 49" West, a distance of 6.44 feet;
Thence South 84° 21' 11" East, a distance of 3.11 feet;
Thence North 75° 38' 49" East, a distance of 13.32 feet;

Thence North 14° 21' 11" West, a distance of 28.51 feet;
 Thence North 75° 38' 49" East, a distance of 20.00 feet;
 Thence South 14° 21' 11" East, a distance of 30.51 feet;
 Thence North 75° 38' 49" East, a distance of 116.04 feet to the POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM:

Commencing at the aforementioned **POINT "A"**, located in the Northwest Quarter of Section 23,
 Township 3 North, Range 1 West, Boise Meridian;
 Thence South 68°33'01" West, a distance of 33.70 feet to the POINT OF BEGINNING;

Thence South 05° 38' 49" West, a distance of 179.82 feet;
 Thence North 84° 21' 11" West, a distance of 33.00 feet;
 Thence South 05° 38' 49" West, a distance of 20.00 feet;
 Thence South 84° 21' 11" East, a distance of 33.00 feet;
 Thence South 05° 38' 49" West, a distance of 14.54 feet;
 Thence South 25° 38' 49" West, a distance of 197.47 feet;
 Thence North 74° 21' 11" West, a distance of 57.04 feet;
 Thence North 15° 38' 48" East, a distance of 6.50 feet;
 Thence North 74° 21' 12" West, a distance of 18.81 feet;
 Thence South 35° 38' 49" West, a distance of 3.48 feet;
 Thence North 54° 21' 11" West, a distance of 43.74 feet;
 Thence North 35° 38' 49" East, a distance of 25.00 feet;
 Thence North 54° 21' 11" West, a distance of 20.00 feet;
 Thence South 35° 38' 49" West, a distance of 25.00 feet;
 Thence North 54° 21' 11" West, a distance of 78.75 feet;
 Thence North 25° 38' 49" East, a distance of 4.40 feet;
 Thence North 64° 21' 11" West, a distance of 20.00 feet;
 Thence South 25° 38' 49" West, a distance of 4.24 feet;
 Thence North 74° 21' 11" West, a distance of 17.40 feet;
 Thence North 15° 38' 49" East, a distance of 25.00 feet;
 Thence North 74° 21' 11" West, a distance of 20.00 feet;
 Thence South 15° 38' 49" West, a distance of 25.00 feet;
 Thence North 74° 21' 11" West, a distance of 100.99 feet;
 Thence North 15° 38' 49" East, a distance of 46.19 feet;
 Thence North 45° 38' 49" East, a distance of 59.86 feet;
 Thence North 65° 38' 49" East, a distance of 149.83 feet;
 Thence North 45° 38' 49" East, a distance of 56.65 feet;
 Thence South 44° 21' 11" East, a distance of 31.00 feet;
 Thence North 45° 38' 49" East, a distance of 20.00 feet;
 Thence North 44° 21' 11" West, a distance of 31.00 feet;
 Thence North 45° 38' 49" East, a distance of 73.25 feet;
 Thence South 84° 21' 11" East, a distance of 47.16 feet;
 Thence South 05° 38' 49" West, a distance of 29.00 feet;
 Thence South 84° 21' 11" East, a distance of 20.00 feet;

Thence North 05° 38' 49" East, a distance of 29.00 feet;
Thence South 84° 21' 11" East, a distance of 81.50 feet to the POINT OF BEGINNING.

The above described easement contains 1.86 acres more or less.

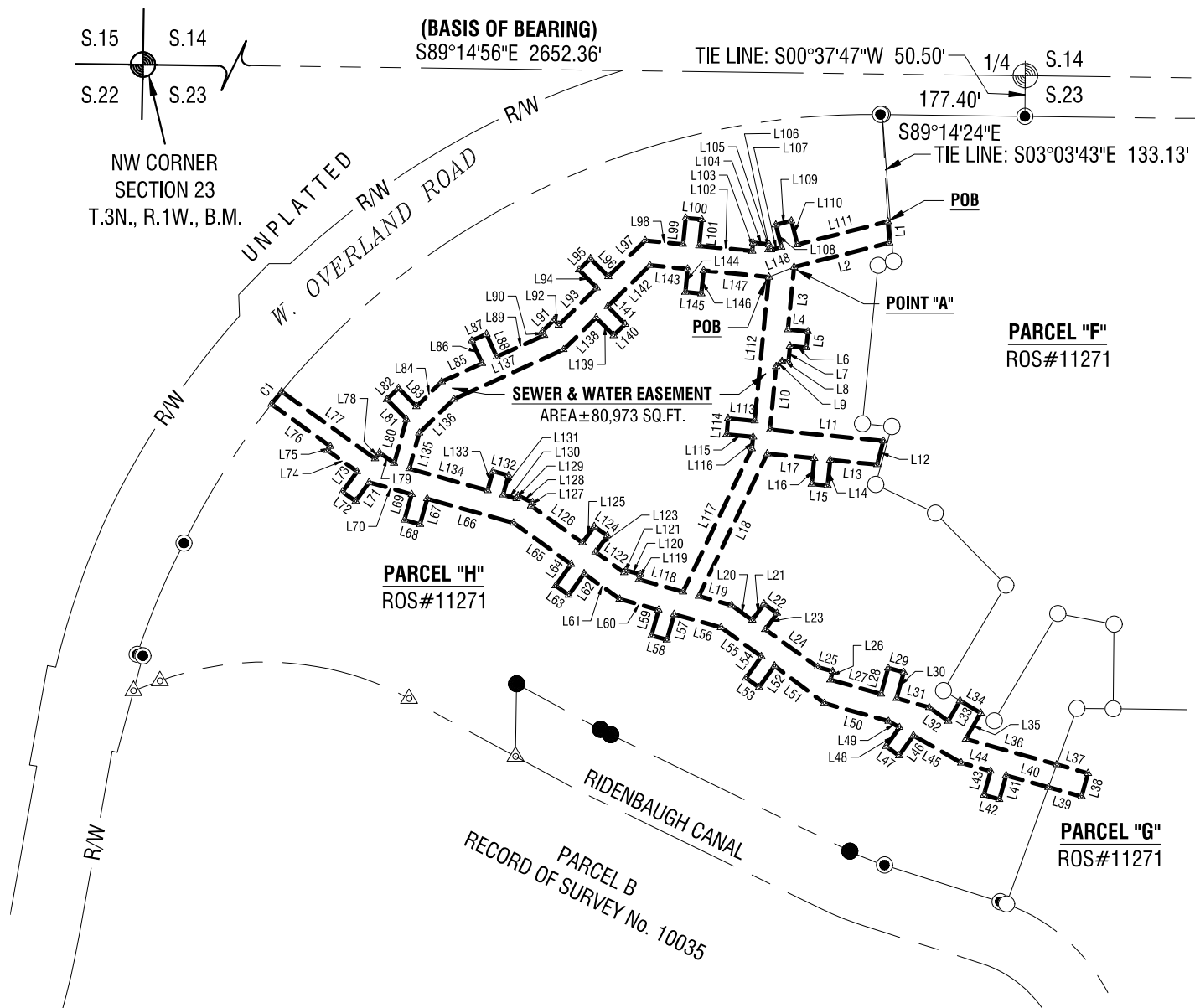
Attached hereto is Map Exhibit "B" and by this reference is made a part thereof.

PREPARED BY:
THE LAND GROUP, INC.

James R. Washburn



Exhibit B



Note:

- SEE SHEETS 2 & 3 FOR LINE AND CURVE TABLES FOR THE EXTERIOR BOUNDARY OF THE SEWER AND WATER EASEMENT.
- SEE SHEET 4 FOR LINE TABLE FOR THE INTERIOR BOUNDARY OF THE SEWER AND WATER EASEMENT.

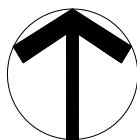
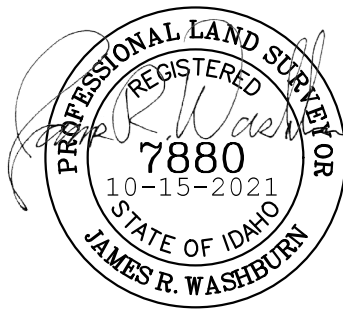
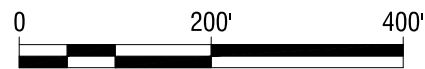


Exhibit "B"

Horizontal Scale: 1" = 200'



Project No.: 117162
Date of Issuance: 10/13/2021



Southridge Apartments Phase 2 City of Meridian Sewer & Water Easement

Exhibit B

Curve Table

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	20.03'	949.50'	1°12'32"	N38°58'23"E	20.03'

Line Table

LINE	BEARING	LENGTH
L1	S04°21'11"E	26.40'
L2	S75°38'49"W	122.37'
L3	S05°38'49"W	78.10'
L4	S84°21'11"E	25.00'
L5	S05°38'49"W	20.00'
L6	N84°21'11"W	20.53'
L7	S05°38'49"W	20.00'
L8	N84°21'11"W	8.01'
L9	S48°22'13"W	9.53'
L10	S05°38'49"W	79.11'
L11	S84°21'11"E	141.80'
L12	S14°51'02"W	30.39'
L13	N84°21'11"W	58.70'
L14	S05°38'49"W	32.00'
L15	N84°21'11"W	20.00'
L16	N05°38'49"E	32.00'
L17	N84°21'11"W	58.59'
L18	S25°38'49"W	196.44'

Line Table

LINE	BEARING	LENGTH
L19	S74°21'11"E	42.28'
L20	S54°21'11"E	31.54'
L21	N35°38'49"E	25.00'
L22	S54°21'11"E	20.00'
L23	S35°38'49"W	25.00'
L24	S54°21'11"E	80.07'
L25	S74°21'11"E	19.51'
L26	S15°38'49"W	11.00'
L27	S74°21'11"E	65.33'
L28	N15°38'49"E	33.50'
L29	S74°21'11"E	20.00'
L30	S15°38'49"W	33.50'
L31	S74°21'11"E	42.28'
L32	S54°21'11"E	29.07'
L33	N29°51'00"E	29.33'
L34	S59°21'11"E	30.00'
L35	S29°50'26"W	37.45'
L36	S74°21'11"E	117.34'

Line Table

LINE	BEARING	LENGTH
L37	S74°21'11"E	40.49'
L38	S15°38'49"W	30.00'
L39	N74°21'11"W	42.66'
L40	N74°21'11"W	54.71'
L41	S15°38'49"W	31.00'
L42	N74°21'11"W	20.00'
L43	N15°38'49"E	31.00'
L44	N74°21'11"W	37.92'
L45	N60°09'00"W	68.50'
L46	S35°38'49"W	30.80'
L47	N54°21'11"W	20.00'
L48	N35°38'49"E	28.77'
L49	N60°09'00"W	15.66'
L50	N74°21'11"W	82.84'
L51	N53°06'56"W	77.42'
L52	S35°38'49"W	33.00'
L53	N54°21'11"W	20.00'
L54	N35°38'49"E	33.00'

Exhibit "B"

Project No.: 117162
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Southridge Apartments Phase 2
City of Meridian
Sewer & Water Easement

2 of 4

Exhibit B

Line Table		
LINE	BEARING	LENGTH
L55	N54°21'11"W	61.78'
L56	N74°21'11"W	60.61'
L57	S15°38'49"W	33.00'
L58	N74°21'11"W	20.00'
L59	N15°38'49"E	33.00'
L60	N74°21'11"W	50.15'
L61	N54°21'11"W	54.38'
L62	S35°38'49"W	33.00'
L63	N54°21'11"W	20.00'
L64	N35°38'49"E	33.00'
L65	N54°21'11"W	88.18'
L66	N74°21'11"W	111.35'
L67	S15°38'49"W	33.00'
L68	N74°21'11"W	20.00'
L69	N15°38'49"E	33.00'
L70	N74°21'11"W	55.07'
L71	S35°38'49"W	28.61'
L72	N54°21'11"W	20.00'
L73	N35°38'49"E	31.00'

Line Table		
LINE	BEARING	LENGTH
L74	N54°21'11"W	45.19'
L75	N35°38'49"E	6.00'
L76	N54°21'11"W	90.09'
L77	S54°21'11"E	143.11'
L78	N35°38'49"E	9.23'
L79	S54°21'11"E	22.45'
L80	N15°38'49"E	56.57'
L81	N44°21'11"W	34.77'
L82	N45°38'49"E	20.00'
L83	S44°21'11"E	32.00'
L84	N45°38'49"E	44.21'
L85	N65°38'49"E	54.95'
L86	N24°21'11"W	31.00'
L87	N65°38'49"E	20.00'
L88	S24°21'11"E	31.00'
L89	N65°38'49"E	64.85'
L90	N24°21'11"W	5.43'
L91	N45°38'49"E	20.00'
L92	S44°21'11"E	8.53'

Line Table		
LINE	BEARING	LENGTH
L93	N45°38'49"E	66.00'
L94	N44°21'11"W	31.42'
L95	N45°38'49"E	20.00'
L96	S44°21'11"E	31.42'
L97	N45°38'49"E	64.23'
L98	S84°21'11"E	47.36'
L99	N05°38'49"E	32.86'
L100	S84°21'11"E	20.00'
L101	S05°38'49"W	32.86'
L102	S84°21'11"E	66.33'
L103	N05°38'49"E	10.44'
L104	S84°21'11"E	20.00'
L105	S05°38'49"W	6.44'
L106	S84°21'11"E	3.11'
L107	N75°38'49"E	13.32'
L108	N14°21'11"W	28.51'
L109	N75°38'49"E	20.00'
L110	S14°21'11"E	30.51'
L111	N75°38'49"E	116.04'

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Southridge Apartments Phase 2
City of Meridian
Sewer & Water Easement

Exhibit B

Line Table			Line Table			Line Table		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L112	S05°38'49"W	179.82'	L125	S35°38'49"W	25.00'	L138	N45°38'49"E	56.65'
L113	N84°21'11"W	33.00'	L126	N54°21'11"W	78.75'	L139	S44°21'11"E	31.00'
L114	S05°38'49"W	20.00'	L127	N25°38'49"E	4.40'	L140	N45°38'49"E	20.00'
L115	S84°21'11"E	33.00'	L128	N64°21'11"W	20.00'	L141	N44°21'11"W	31.00'
L116	S05°38'49"W	14.54'	L129	S25°38'49"W	4.24'	L142	N45°38'49"E	73.25'
L117	S25°38'49"W	197.47'	L130	N74°21'11"W	17.40'	L143	S84°21'11"E	47.16'
L118	N74°21'11"W	57.04'	L131	N15°38'49"E	25.00'	L144	S05°38'49"W	29.00'
L119	N15°38'48"E	6.50'	L132	N74°21'11"W	20.00'	L145	S84°21'11"E	20.00'
L120	N74°21'12"W	18.81'	L133	S15°38'49"W	25.00'	L146	N05°38'49"E	29.00'
L121	S35°38'49"W	3.48'	L134	N74°21'11"W	100.99'	L147	S84°21'11"E	81.50'
L122	N54°21'11"W	43.74'	L135	N15°38'49"E	46.19'	L148	S68°33'01"W	33.70'
L123	N35°38'49"E	25.00'	L136	N45°38'49"E	59.86'			
L124	N54°21'11"W	20.00'	L137	N65°38'49"E	149.83'			

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Southridge Apartments Phase 2 City of Meridian Sewer & Water Easement