

Project Name (Subdivision):

MILLBRAE SUBDIVISION

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 _____, 20__ 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, it's 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 will not place or allow to be placed any permanent structures, trees, brush, or perennial shrubs or flowers within the area described for this easement, which would interfere with the use of said easement, for the purposes stated herein.

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

DESCRIPTION FOR

**MILLBRAE SUBDIVISION
CITY OF MERIDIAN WATER EASEMENT**

A portion of the SE 1/4 of the SE 1/4 of Section 4, T.3N., R.1W., B.M., City of Meridian, Ada County, Idaho more particularly described as follows:

Commencing at the SE corner of said Section 4 from which the S1/4 corner of said Section 4 bears North 89°17'17" West, 2,650.06 feet;

thence along the South boundary line of said Section 4 North 89°17'17" West, 537.17 feet;

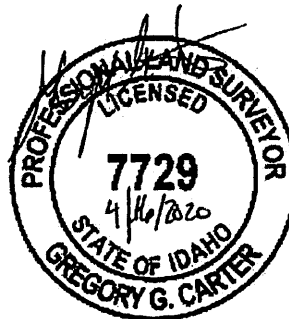
thence leaving said South boundary line North 00°37'45" East, 48.00 feet to the **REAL POINT OF BEGINNING**;

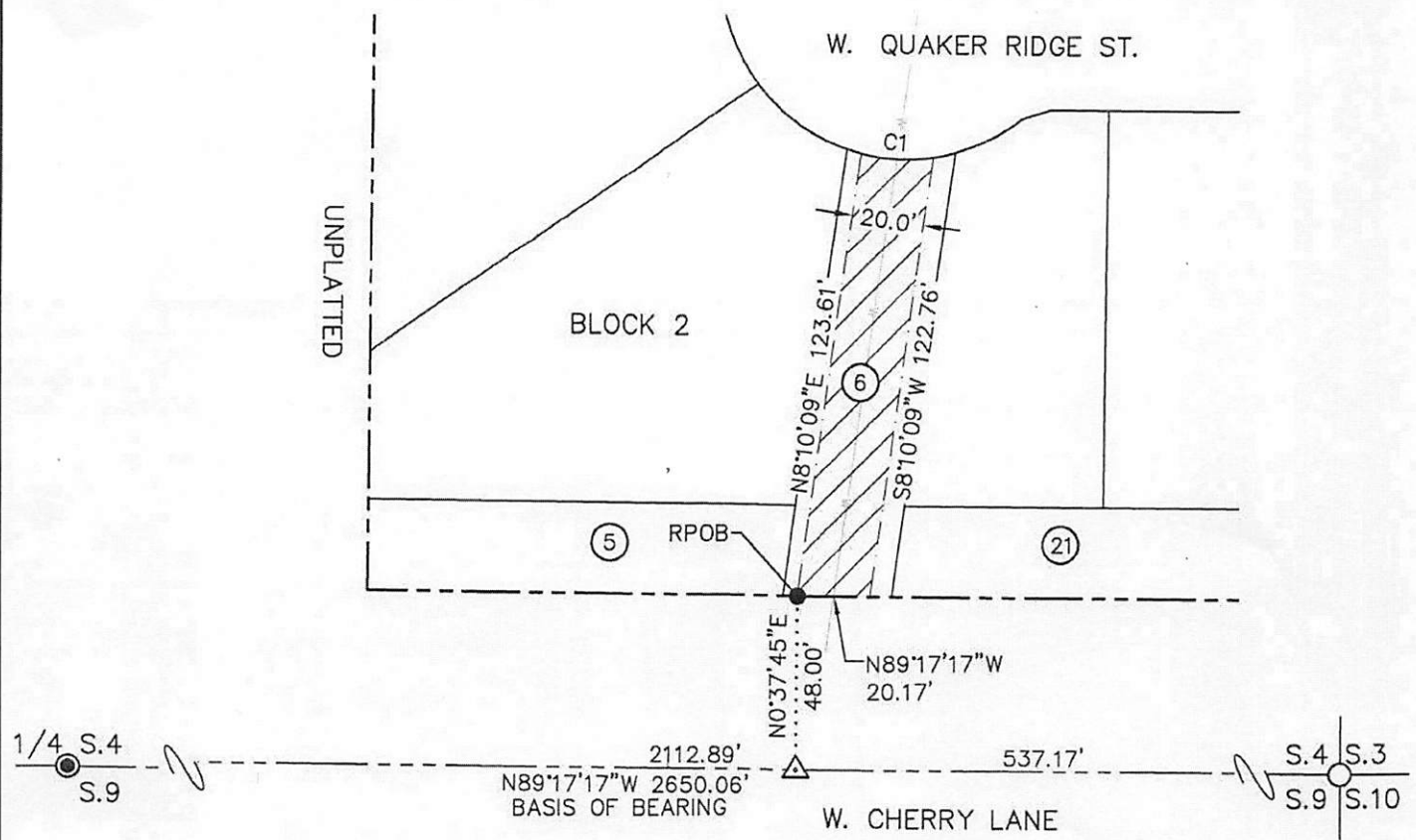
thence North 08°10'09" East, 123.61 feet;

thence 20.21 feet along the arc of a non-tangent curve to the left, said curve having a radius of 52.00 feet, a central angle of 22°15'46" and a long chord which bears South 86°53'34" East, 20.08 feet;

thence South 08°10'09" West, 122.76 feet;

thence North 89°17'17" West, 20.17 feet to the **REAL POINT OF BEGINNING**.

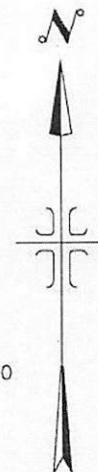




CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	52.00	20.21	20.08	S86°53'34"E	22°15'46"



SCALE: 1" = 50'



D:\Millbrae Sub (4888 Cherry Lane) 19-095\den\Millbrae WATER EASE.dwg 4/16/2020 11:59:50 AM

 IDAHO SURVEY GROUP, LLC 9955 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570	EXHIBIT B DRAWING FOR MILLBRAE SUBDIVISION CITY OF MERIDIAN WATER LINE EASEMENT	JOB NO. 19-095
	LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 4, T.3N., R.1W., BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO	SHEET NO. 1
		DWG. DATE 4/8/2020