

Project Name (Subdivision):

Hill's Century Farm North #1

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 Brighton 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: _____

October 14, 2020
Hill's Century Farm North Subdivision No. 1
Project No. 19-167
Legal Description
City of Meridian Water Easement

Exhibit A

Parcels of land for a City of Meridian water easement situated in a portion of the North 1/2 of the Northwest 1/4 of Section 33, Township 3 North, Range 1 East, B.M., City of Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at an aluminum cap marking the Northwest corner of said Section 33, which bears N89°15'22"W a distance of 2,660.62 feet from a brass cap marking the North 1/4 corner of said Section 33; Thence following the northerly line of said Northwest 1/4, S89°15'22"E a distance of 393.77 feet; Thence leaving said northerly line, S00°44'38"W a distance of 63.00 feet to **POINT OF BEGINNING 1.**

Thence S89°15'24"E a distance of 20.00 feet;
Thence S00°44'36"W a distance of 39.16 feet;
Thence S89°15'22"E a distance of 9.43 feet;
Thence S00°44'38"W a distance of 20.00 feet;
Thence N89°15'22"W a distance of 9.43 feet;
Thence S00°44'36"W a distance of 109.62 feet;
Thence S89°15'22"E a distance of 9.43 feet;
Thence S00°44'38"W a distance of 20.00 feet to a point herein after referred to as Point "A";
Thence N89°15'22"W a distance of 29.43 feet;
Thence N00°44'36"E a distance of 188.78 feet to **POINT OF BEGINNING 1.**

Said parcel contains 4,153 square feet.

TOGETHER WITH:

Commencing at a point previously referred to as Point "A", thence S89°15'22"E a distance of 340.98 feet to **POINT OF BEGINNING 2.**

Thence N00°44'38"E a distance of 20.00 feet;
Thence S89°15'22"E a distance of 12.60 feet;
Thence N00°44'38"E a distance of 109.62 feet;
Thence N89°15'22"W a distance of 12.60 feet;
Thence N00°44'38"E a distance of 20.00 feet;
Thence S89°15'22"E a distance of 32.60 feet;
Thence S00°44'38"W a distance of 75.42 feet;
Thence S89°15'22"E a distance of 55.05 feet;
Thence S00°32'08"W a distance of 20.00 feet;
Thence N89°15'22"W a distance of 55.12 feet;
Thence S00°44'38"W a distance of 54.20 feet;
Thence N89°15'22"W a distance of 32.60 feet to **POINT OF BEGINNING 2.**

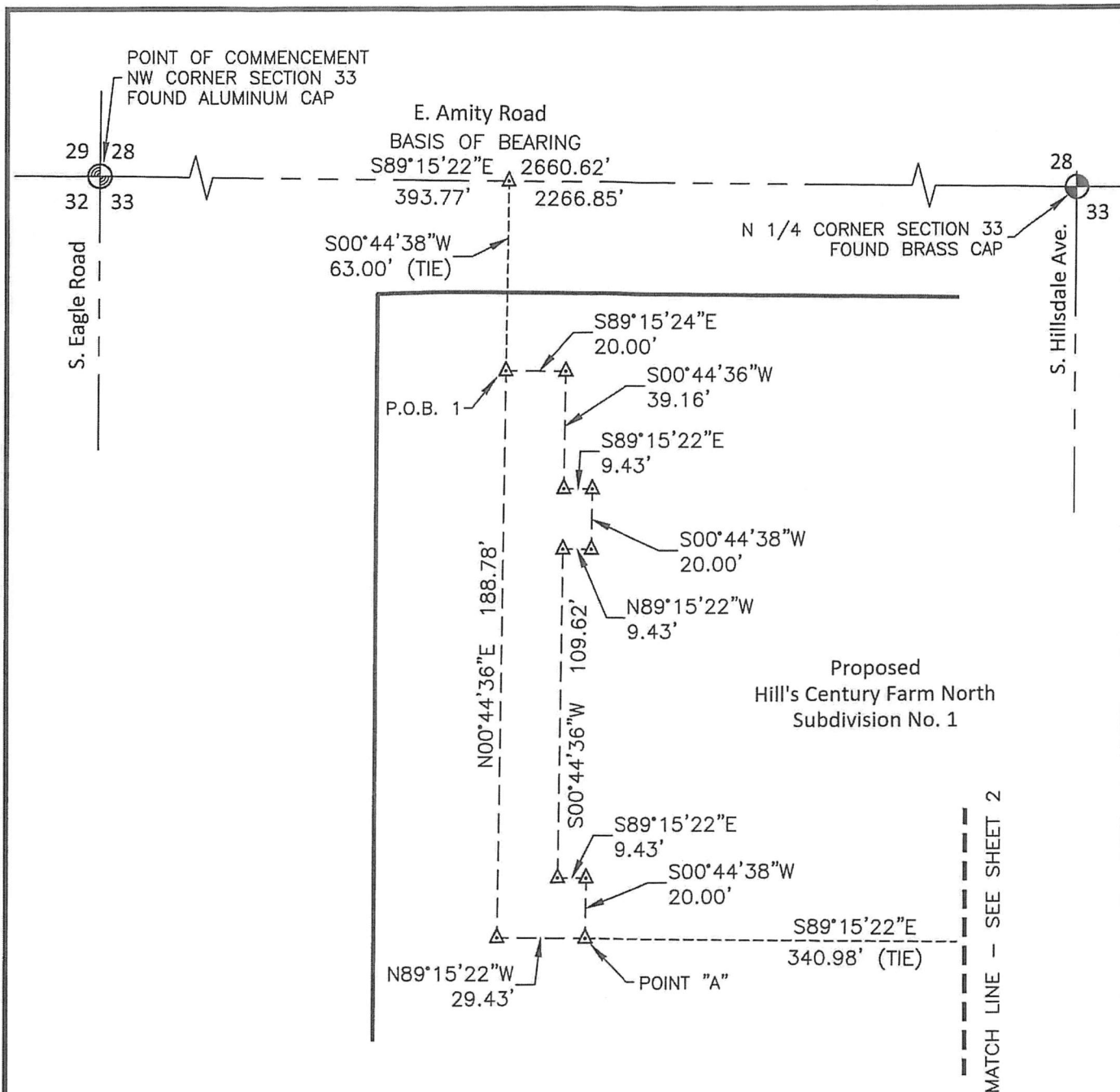
Said parcel contains 4,598 square feet.

Said description contains a total of 8,751 square feet, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

Attached hereto is Exhibit B and by this reference is made a part hereof.



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DATE: October 2020
PROJECT: 19-167

SHEET:
1 OF 2

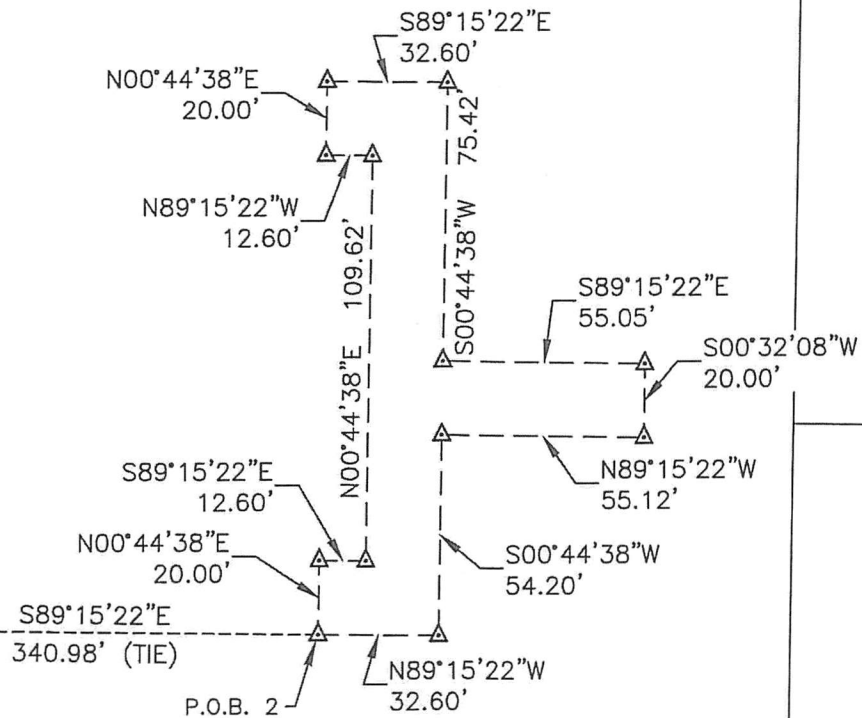


0 50 100 150
Plan Scale: 1" = 50'

Exhibit B Hill's Century Farm North Subdivision

City of Meridian Water Easement
N 1/2 NW 1/4 Sec. 33, T3N., R1E., B.M., City of Meridian, Ada County, Idaho

MATCH LINE - SEE SHEET 1



Proposed
Hill's Century Farm North
Subdivision No. 1

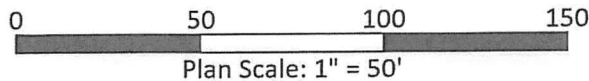


Exhibit B Hill's Century Farm North Subdivision

DATE: October 2020
PROJECT: 19-167

SHEET:
2 OF 2

City of Meridian Water Easement
N 1/2 NW 1/4 Sec. 33, T3N., R1E., B.M., City of Meridian, Ada County, Idaho