

Project Name (Subdivision):

Sagarra Subdivision

Sanitary Sewer & Water Main Easement Number:

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 ____ day of _____ 20____ between
Lynx Investments, LLLP (“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: _____

**EXHIBIT A
SAGARRA SUBDIVISION
WATER AND SEWER EASEMENT #1**

A water and sewer easement located in Lot 1, Block 3 of Linder Village Subdivision and for the proposed Sagarra Subdivision No. 2 and lying in the NW 1/4 of Section 25, Township 4 North, Range 1 West, Boise Meridian, Elmore County, Idaho, said parcel being more particularly described as follows:

Commencing at a copper cap being the southwest corner of said Lot 1 and located on the easterly right-of-way of N. Bergman Ave.; thence N.00°37'48"E. a distance of 128.33 feet along the Easterly right-of-way of N. Bergman Ave. to a point, said point also being the POINT OF BEGINNING;

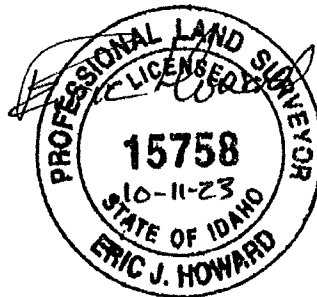
Thence N.00°37'48"E. a distance of 30.00 feet to a point;

Thence S.89°22'01"E. a distance of 43.75 feet to a point;

Thence S.00°37'59"W. a distance of 30.00 feet to a point;

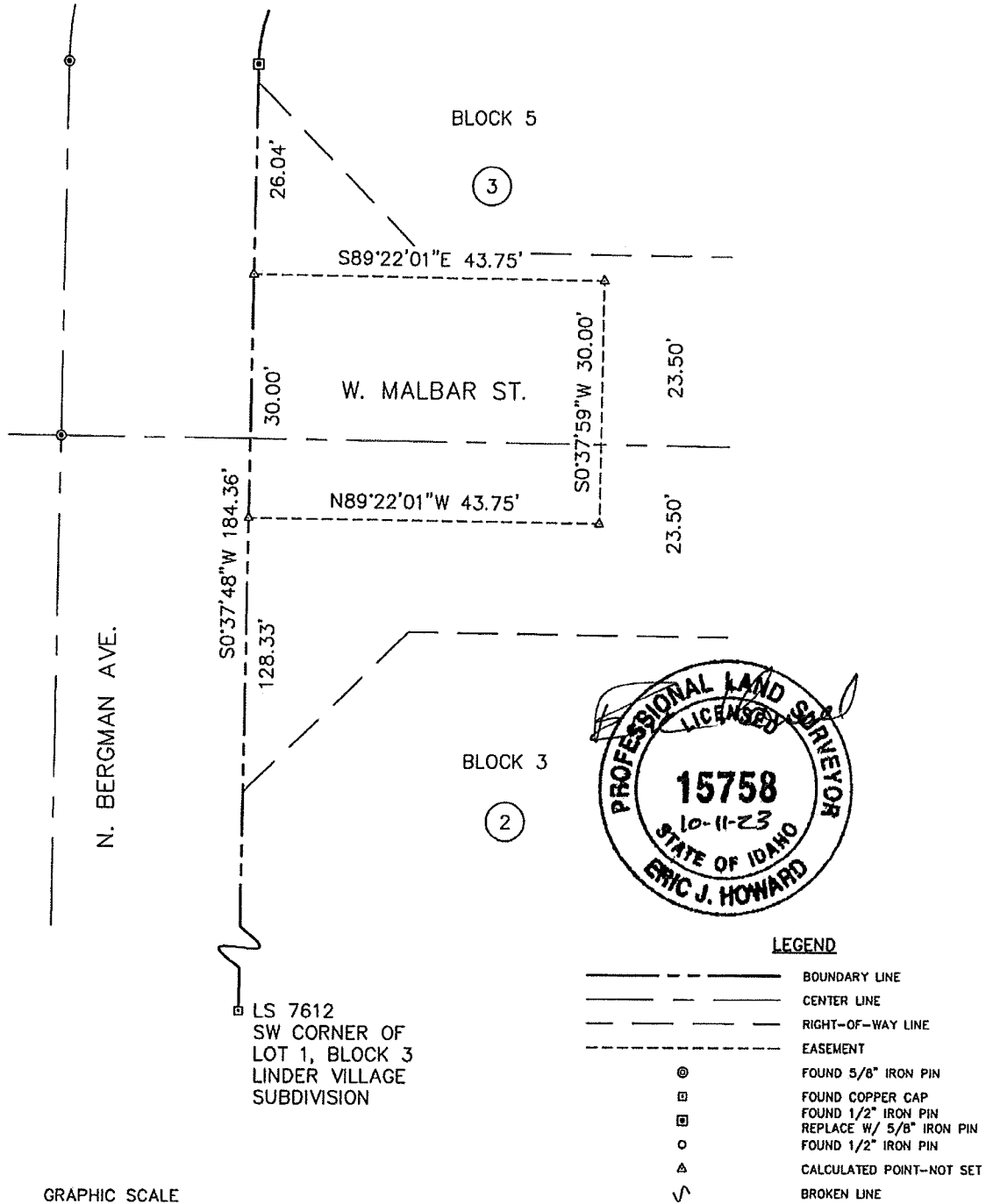
Thence N.89°22'01"W. a distance of 43.75 feet to a point also being the POINT OF BEGINNING.

Said parcel contains 0.03 acres, more or less, and is subject to all existing easements and right-of-ways of record or implied.



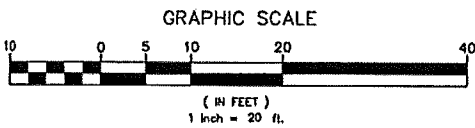
**EXHIBIT B
SAGARRA SUBDIVISION
WATER AND SEWER EASEMENT #1**

EXHIBIT DRAWING SHOWING A WATER AND SEWER
EASEMENT FOR SAGARRA SUBDIVISION LYING IN
THE NW 1/4 OF SECTION 25, T.4N., R.1W., B.M.,
ADA COUNTY, IDAHO, 2023.



LEGEND

- BOUNDARY LINE
- CENTER LINE
- RIGHT-OF-WAY LINE
- EASEMENT
- ⊙ FOUND 5/8" IRON PIN
- ⊠ FOUND COPPER CAP
- ⊡ FOUND 1/2" IRON PIN
- ⊢ REPLACE W/ 5/8" IRON PIN
- FOUND 1/2" IRON PIN
- △ CALCULATED POINT-NOT SET
- √ BROKEN LINE



J.J. HOWARD

MAPPING / SURVEYING

2000 N. STATE ST., STE. 9 / Boise, Idaho 83703 (208) 994-9012

DATE: 8/17/23	DESIGN BY: CLS		SHEET: OF 1 1
SCALE: 1" = 20'	DRAWN BY: CLS		DRAWING NO. 230408

SAGARRA SUBDIVISION