

Project Name (Subdivision):

Dovetail Subdivision

Sanitary Sewer & Water Main Easement Number:

2

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 Pine QOZB, 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:_____



EXHIBIT A

Sanitary Sewer and Water Main Easement #2 Description

A sanitary sewer and water main easement situated in a portion of Lot 2,3, 4 and 7 of Pleasant Valley Subdivision, according to the Official Plat thereof, filed in Book 12 of Plats at Page 665, Records of Ada County, Idaho, and being in the Northwest quarter of Section 8, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

Beginning at a point North 00°30'07" East 1489.75 feet along the East Section line of the Northwest quarter and North 89°29'53" West 394.46 feet from the West quarter corner of Section 8 to the POINT OF BEGINNING and running;

Thence South 89°57'47" West 20.00 feet;

Thence North 0°02'13" West 4.73 feet;

Thence South 89°57'47" West 86.78 feet;

Thence North 67°37'07" West 47.89 feet;

Thence South 22°27'41" West 9.00 feet;

Thence North 66°10'13" West 20.01 feet;

Thence North 22°27'41" East 13.59 feet;

Thence North 67°32'13" West 24.39 feet;

Thence North 78°47'13" West 85.34 feet;

Thence North 11°12'47" East 10.00 feet;

Thence South 78°47'13" East 86.32 feet;

Thence South 67°32'13" East 27.58 feet;

Thence North 22°27'47" East 52.52 feet;

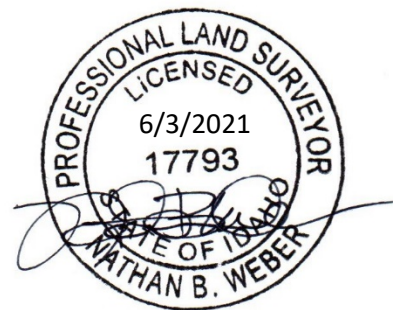
Thence South 67°32'13" East 10.00 feet;

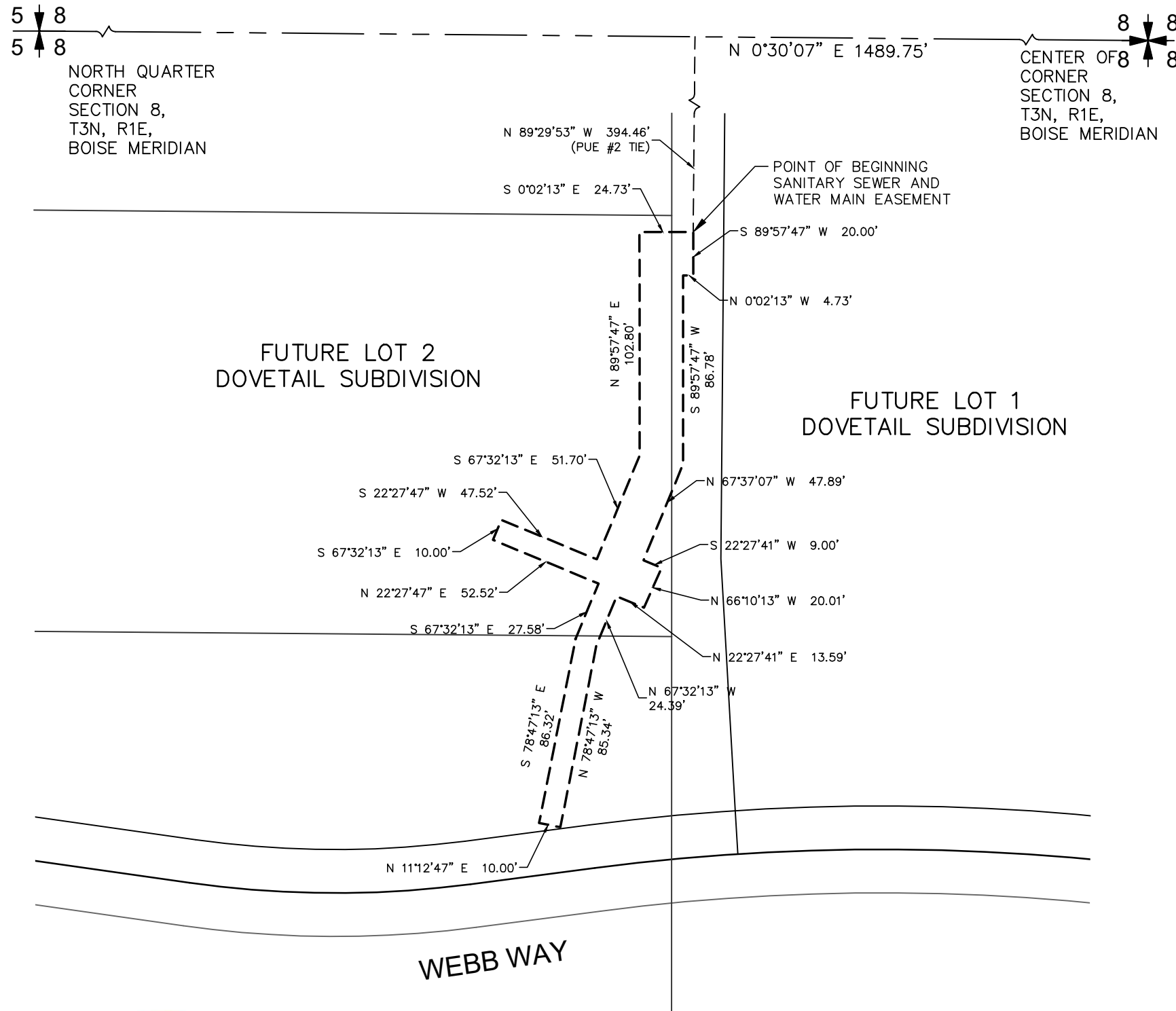
Thence South 22°27'47" West 47.52 feet;

Thence South 67°32'13" East 51.70 feet;

Thence North 89°57'47" East 102.80 feet;

Thence South 0°02'13" East 24.73 feet to the point of beginning.





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Beginning at a point North $00^{\circ}30'07''$ East 1489.75 feet along the East Section line of the Northwest quarter and North $89^{\circ}29'53''$ West 394.46 feet from the West quarter corner of Section 8 to the POINT OF BEGINNING and running;

- Thence South $89^{\circ}57'47''$ West 20.00 feet;
- Thence North $0^{\circ}02'13''$ West 4.73 feet;
- Thence South $89^{\circ}57'47''$ West 86.78 feet;
- Thence North $67^{\circ}37'07''$ West 47.89 feet;
- Thence South $22^{\circ}27'41''$ West 9.00 feet;
- Thence North $66^{\circ}10'13''$ West 20.01 feet;
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- Thence South $22^{\circ}27'47''$ West 47.52 feet;
- Thence South $67^{\circ}32'13''$ East 51.70 feet;
- Thence North $89^{\circ}57'47''$ East 102.80 feet;
- Thence South $0^{\circ}02'13''$ East 24.73 feet to the point of beginning.



EXHIBIT B
SANITARY SEWER AND WATER
MAIN EASEMENT EXHIBIT



6891 S. 700 W. STE. 150
MIDVALE, UT 84070
office@diamondlandsurveying.com
Phone (801) 266-5099

SCALE 1"=60'