

Project Name (Subdivision):

Sagarra Subdivision No. 2

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, L.P. (“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 NO. 2

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, Ada County, Idaho, said parcel being more particularly described as follows:

Commencing at an aluminum cap being the northwest corner of said Section 25; thence S.89°22'30"E. a distance of 1963.52 feet along the north line of said Section 25 to a point; thence S.00°37'30"W. a distance of 1165.94 feet to a point, said point also being the POINT OF BEGINNING;

Thence N.06°03'55"E. a distance of 161.41 feet to a point;

Thence S.86°56'05"E. a distance of 118.34 feet to a point;

Thence N.58°49'16"E. a distance of 23.04 feet to a point;

Thence N.52°04'31"E. a distance of 123.19 feet to a point;

Thence N.45°42'09"E. a distance of 276.13 feet to a point;

Thence N.70°41'53"E. a distance of 62.11 feet to a point;

Thence S.66°57'57"E. a distance of 21.71 feet to a point;

Thence along a non-tangent curve to the left a distance of 20.08 feet, said curve having a radius of 73.50 feet, a delta of 15°39'23", and a chord bearing S.20°21'42"W. a distance of 20.02 feet to a point;

Thence N.66°57'57"W. a distance of 14.90 feet to a point;

Thence S.70°41'53"W. a distance of 26.26 feet to a point;

Thence S.45°42'09"W. a distance of 173.43 feet to a point;

Thence S.44°17'51"E. a distance of 14.25 feet to a point;

Thence S.45°42'09"W. a distance of 13.33 feet to a point;

Thence S.75°37'33"W. a distance of 5.39 feet to a point;

Thence N.44°17'51"W. a distance of 11.56 feet to a point;

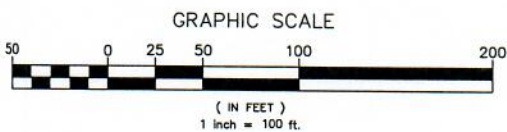
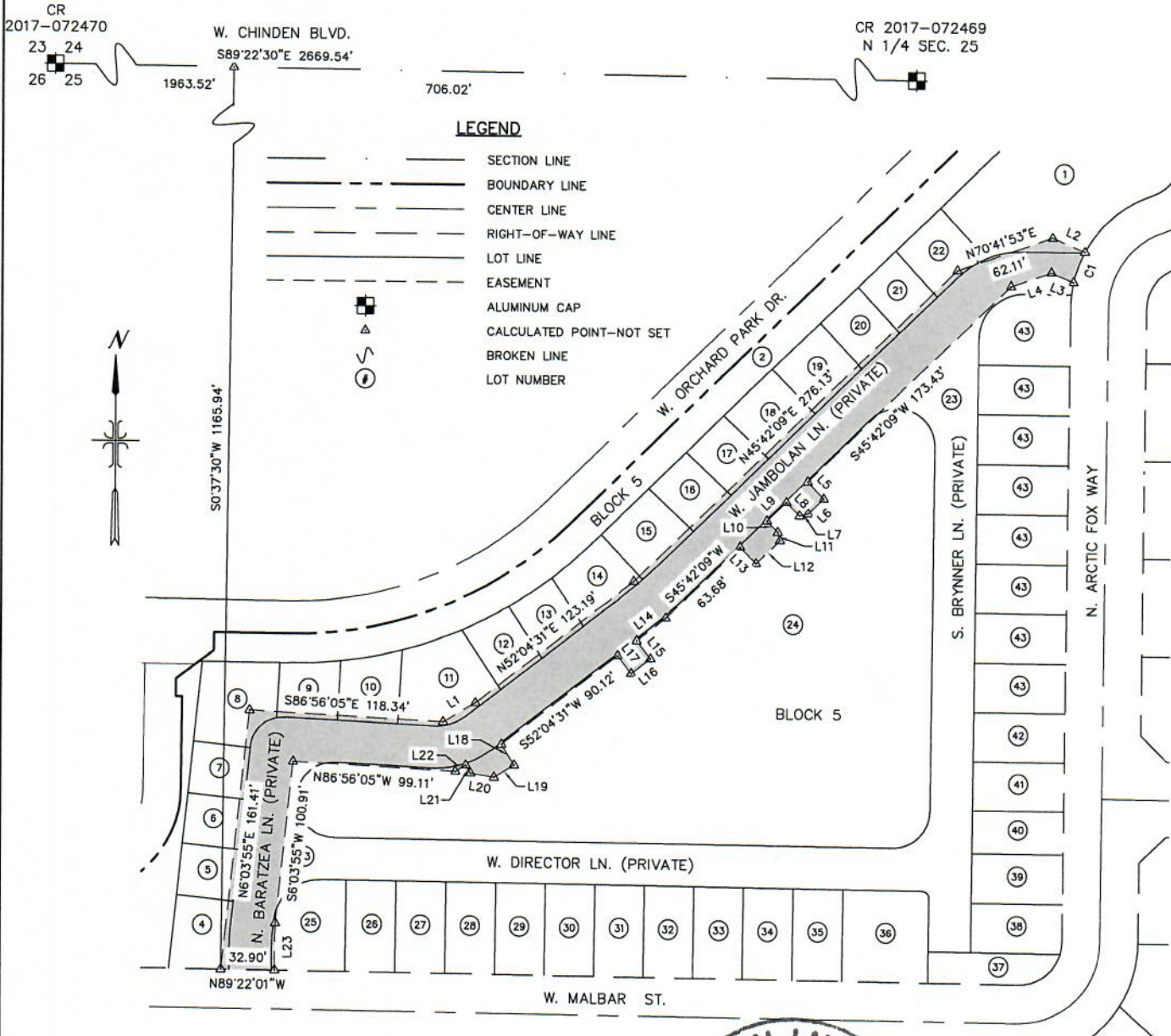
Thence S.45°42'09"W. a distance of 16.56 feet to a point;

Thence S.43°57'17"E. a distance of 9.59 feet to a point;

Thence S.14°22'27"E. a distance of 5.37 feet to a point;
Thence S.45°42'09"W. a distance of 20.49 feet to a point;
Thence N.43°57'17"W. a distance of 14.25 feet to a point;
Thence S.45°42'09"W. a distance of 63.68 feet to a point;
Thence S.52°04'31"W. a distance of 22.58 feet to a point;
Thence S.37°49'48"E. a distance of 14.00 feet to a point;
Thence S.52°04'31"W. a distance of 15.00 feet to a point;
Thence N.37°55'29"W. a distance of 14.00 feet to a point;
Thence S.52°04'31"W. a distance of 90.12 feet to a point;
Thence S.31°10'44"E. a distance of 15.01 feet to a point;
Thence S.58°49'16"W. a distance of 14.47 feet to a point;
Thence N.80°34'27"W. a distance of 14.62 feet to a point;
Thence N.31°10'44"W. a distance of 5.63 feet to a point;
Thence S.58°49'16"W. a distance of 7.40 feet to a point;
Thence N.86°56'05"W. a distance of 99.11 feet to a point;
Thence S.06°03'55"W. a distance of 100.91 feet to a point;
Thence S.00°37'59"W. a distance of 29.05 feet to a point;
Thence N.89°22'01"W. a distance of 32.90 feet to a point also being the POINT OF BEGINNING.
Said parcel contains 0.53 acres, more or less, and is subject to all existing easements and right-of-ways of record or implied.



EXHIBIT B
SAGARRA SUBDIVISION NO. 2
WATER AND SEWER EASEMENT #1
 EXHIBIT DRAWING SHOWING A WATER AND SEWER EASEMENT FOR SAGARRA
 SUBDIVISION NO. 2 LYING IN THE NW 1/4 OF SECTION 25, T.4N., R.1W., B.M., ADA
 COUNTY, IDAHO, 2023.



 J.J. HOWARD MAPPING / SURVEYING 30613 N. STATE ST., STE. D / Boise, Idaho 83703 (208) 846-0837	DATE: 12/13/23	DESIGN BY: CLS	SHEET: 1 OF 2	SAGARRA SUBDIVISION No. 2
	SCALE: 1" = 100'	DRAWN BY: CLS	DRAWING NO. -----	WATER AND SEWER EASEMENT - EXHIBIT B

EXHIBIT B
SAGARRA SUBDIVISION NO. 2
WATER AND SEWER EASEMENT #1
EXHIBIT DRAWING SHOWING A WATER AND SEWER EASEMENT FOR SAGARRA
SUBDIVISION NO. 2 LYING IN THE NW 1/4 OF SECTION 25, T.4N., R.1W., B.M., ADA
COUNTY, IDAHO, 2023.

Parcel Line Table		
Line #	Length	Direction
L1	23.04'	N58° 49' 16"E
L2	21.71'	S66° 57' 57"E
L3	14.90'	N66° 57' 57"W
L4	26.26'	S70° 41' 53"W
L5	14.25'	S44° 17' 51"E
L6	13.33'	S45° 42' 09"W
L7	5.39'	S75° 37' 33"W
L8	11.56'	N44° 17' 51"W
L9	16.56'	S45° 42' 09"W
L10	9.59'	S43° 57' 17"E
L11	5.37'	S14° 22' 27"E
L12	20.49'	S45° 42' 09"W
L13	14.25'	N43° 57' 17"W
L14	22.58'	S52° 04' 31"W
L15	14.00'	S37° 49' 48"E
L16	15.00'	S52° 04' 31"W
L17	14.00'	N37° 55' 29"W
L18	15.01'	S31° 10' 44"E
L19	14.47'	S58° 49' 16"W
L20	14.62'	N80° 34' 27"W
L21	5.63'	N31° 10' 44"W
L22	7.40'	S58° 49' 16"W
L23	29.05'	S0° 37' 59"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	20.08'	73.50'	15° 39' 23"	S20° 21' 42"W	20.02'



J.J. HOWARD

MAPPING / SURVEYING
2003 N. STATE ST., STE. D / Boise, Idaho 83703 (208) 949-0837

DATE:
12/13/23

DESIGN BY:
CLS



SHEET: OF
2 2

SCALE:
1" = 100'

DRAWN BY:
CLS

DRAWING NO.

SAGARRA SUBDIVISION No. 2

WATER AND SEWER EASEMENT — EXHIBIT B