

Project Name (Subdivision):

Sawtooth Landing Office Condos

Sanitary Sewer & Water Main Easement Number:

A & B

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 _____ between
MRS Landholdings 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: _____

Description for
Water Main Exhibit "A"
Sawtooth Landing
December 14, 2021

A portion of the Southwest 1/4 of the Southwest 1/4 of Section 36, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho more particularly described as follows:

Commencing at the Section corner common to Sections 35 and 36, Township 4 North, Range 1 West, Boise Meridian, and Sections 1 and 2, Township 3 North, Range 1 West, Boise Meridian from which the 1/4 corner common to said Sections 35 and 36 bears North 00°14'54" East, 2637.56 feet; thence on the west boundary line of said Section 36, North 00°14'54" East, 307.77 feet; thence leaving said west boundary line, South 88°46'14" East, 45.00 feet to the east right-of-way line of N. Linder Road and the **REAL POINT OF BEGINNING**;

thence on said east right-of-way line, North 00°14'54" East, 20.00 feet;

thence leaving said east right-of-way line, South 88°46'14" East, 37.71 feet;

thence South 43°46'14" East, 33.36 feet;

thence South 88°46'14" East, 91.16 feet;

thence North 00°15'11" East, 25.61 feet to the north boundary line of a parcel conveyed by a Warranty Deed recorded on April 28, 2021 as Instrument No. 2021-067540, records of Ada County, Idaho;

thence on said north boundary line, South 88°46'24" East, 20.00 feet;

thence South 00°15'11" West, 25.61 feet;

thence South 88°46'14" East, 55.17 feet;

thence South 01°13'46" West, 44.53 feet;

thence North 88°46'14" West, 20.00 feet;

thence North 01°13'46" East, 24.53 feet;

thence North 88°46'14" West, 154.62 feet;



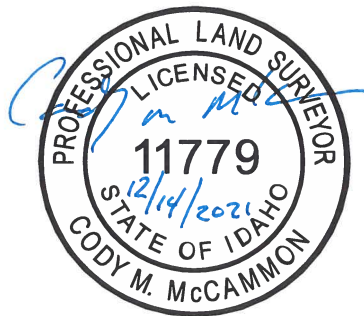
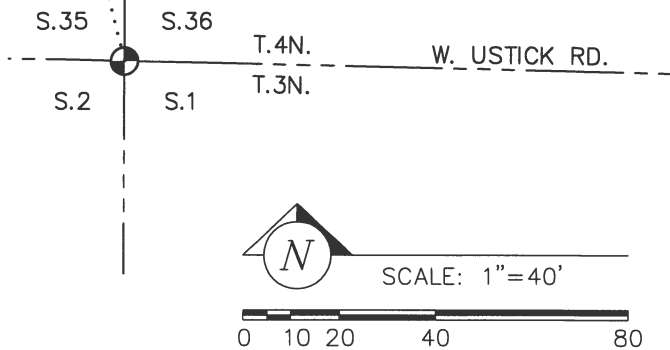
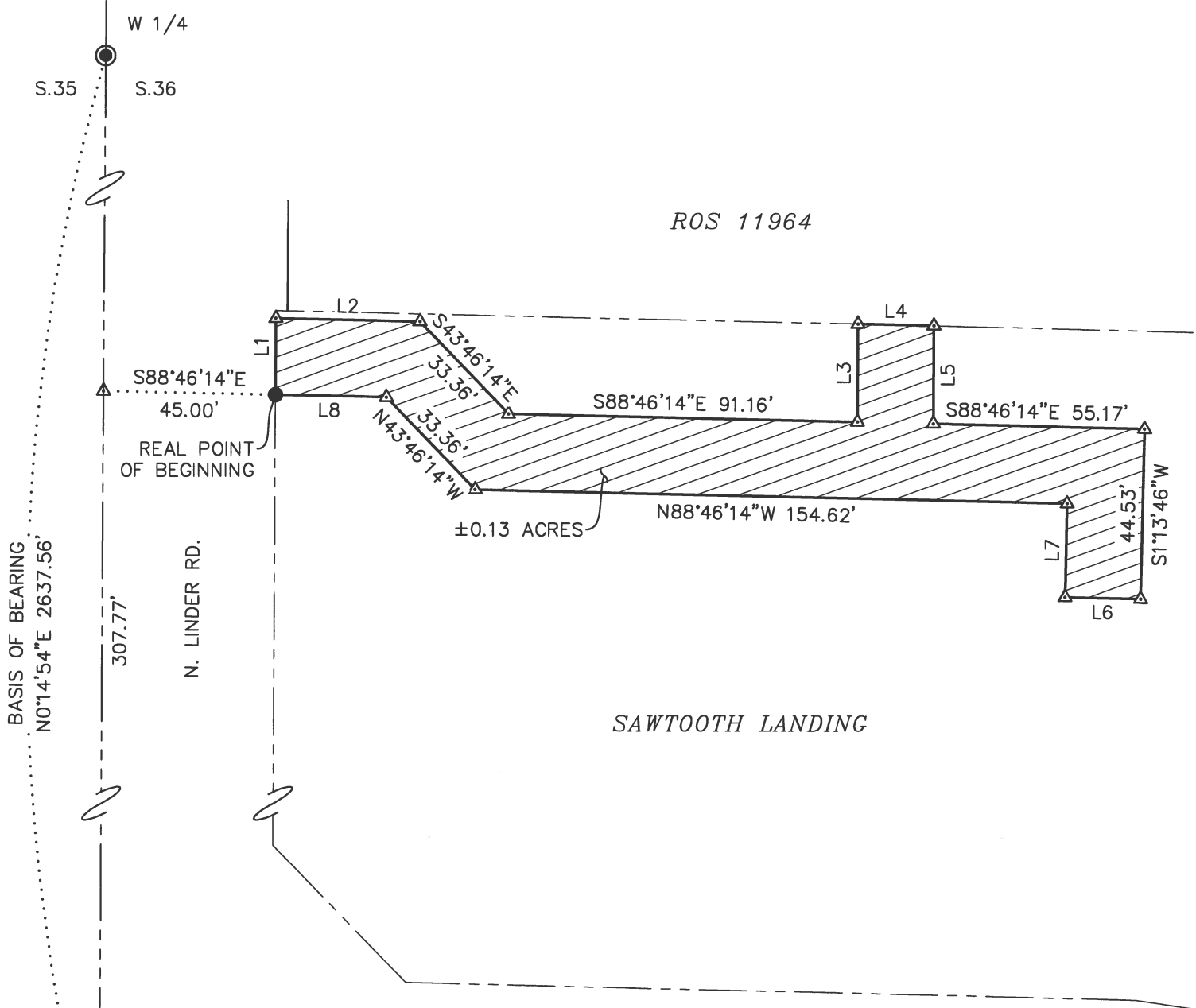
thence North 43°46'14" West, 33.36 feet;

thence North 88°46'14" West, 29.08 feet to the **REAL POINT OF BEGINNING**.

Containing 5,747 square feet or 0.13 acres, more or less.

End of Description.





LINE TABLE		
LINE	BEARING	LENGTH
L1	N0°14'54"E	20.00
L2	S88°46'14"E	37.71
L3	N0°15'11"E	25.61
L4	S88°46'24"E	20.00
L5	S0°15'11"W	25.61
L6	N88°46'14"W	20.00
L7	N1°13'46"E	24.53
L8	N88°46'14"W	29.08

P:\Sawtooth Landing 21-409\dwg\COM Ecase.dwg 12/14/2021 11:58:39 AM



**IDAHO
SURVEY
GROUP, LLC**

9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

EXHIBIT DRAWING FOR
WATER MAIN EASEMENT "A"
SAWTOOTH LANDING

A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 36, T.4N., R.1W., B.M.,
CITY OF MERIDIAN, ADA COUNTY, IDAHO

JOB NO.
21-409

SHEET NO.
1

DWG. DATE
10/6/2021

Description for
Water Main Exhibit "B"
Sawtooth Landing
December 14, 2021

A portion of the Southwest 1/4 of the Southwest 1/4 of Section 36, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho more particularly described as follows:

Commencing at the Section corner common to Sections 35 and 36, Township 4 North, Range 1 West, Boise Meridian, and Sections 1 and 2, Township 3 North, Range 1 West, Boise Meridian from which the 1/4 corner common to said Sections 35 and 36 bears North 00°14'54" East, 2637.56 feet; thence on the south boundary line of said Section 36, South 88°43'09" East, 665.63 feet to the southerly extension of the east boundary line of a parcel conveyed by a Warranty Deed recorded on April 28, 2021 as Instrument No. 2021-067540, records of Ada County, Idaho, thence on said east boundary line and the southerly extension thereof, North 00°17'11" East, 156.53 feet to the **REAL POINT OF BEGINNING**;

thence leaving said east boundary line, North 89°41'45" West, 11.03 feet;

thence South 00°18'15" West, 68.99 feet;

thence North 88°42'22" West, 150.09 feet;

thence South 01°13'46" West, 42.38 feet to the north right-of-way line of W. Ustick Road;

thence on said north right-of-way line, North 88°43'09" West, 30.00 feet;

thence leaving said north right-of-way line, North 01°13'46" East, 74.38 feet;

thence South 88°42'22" East, 19.68 feet;

thence South 01°13'46" West, 12.00 feet;

thence South 88°42'22" East, 140.08 feet;

thence North 00°18'15" East, 68.64 feet;



thence South 89°41'45" East, 31.02 feet to said east boundary line;

thence on said east boundary line, South 00°17'11" West, 20.00 feet to the
REAL POINT OF BEGINNING.

Containing 6,702 square feet or 0.15 acres, more or less.

End of Description.



W 1/4
S.35 S.36



LINE TABLE		
LINE	BEARING	LENGTH
L9	N89°41'45"W	11.03
L10	N88°43'09"W	30.00
L11	S88°42'22"E	19.68
L12	S1°13'46"W	12.00
L13	S0°17'11"W	20.00

ROS 11964

SAWTOOTH LANDING

BASIS OF BEARING
N0°14'54"E 2637.56'

N. LINDER RD.

W. USTICK RD.

REAL
POINT
OF
BEGINNING

N88°42'22"W 150.09'
±0.15 ACRES



SCALE: 1"=40'

0 10 20 40 80

F:\Sawtooth Landing 21-409\dwg\COM Easement.dwg 12/14/2021 11:58:26 AM



IDAHO
SURVEY
GROUP, LLC

9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

EXHIBIT DRAWING FOR
WATER MAIN EASEMENT "B"
SAWTOOTH LANDING

A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 36, T.4N., R.1W., B.M.,
CITY OF MERIDIAN, ADA COUNTY, IDAHO

JOB NO.
21-409

SHEET NO.
2

DWG. DATE
10/6/2021