

Project Name (Subdivision):

SHELLBURNE EAST SUBDIVISION NO 1

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 _____, 2020 between SHELLBURNE PROPERTIES 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.

REV. 01/01/2020

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
Legal Description
City of Meridian Sanitary Sewer & Water Easement
Shelburne East Subdivision No. 1

An easement located in the NW ¼ of the SE ¼ of Section 28, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at a 1 inch diameter iron pin monument marking the northeast corner of the SE ¼ (Center ¼ corner) of said Section 28, from which an Aluminum cap monument marking the northeast corner of said SE ¼ bears S 89°23'16" E a distance of 2656.47 feet;

Thence S 0°29'30" W along the westerly boundary of said SE ¼ a distance of 662.47 feet to a point;

Thence S 1°14'19" E a distance of 127.81 feet to a point;

Thence S 0°33'18" W a distance of 176.80 feet to the **POINT OF BEGINNING**;

Thence S 89°21'05" E a distance of 147.59 feet to a point;

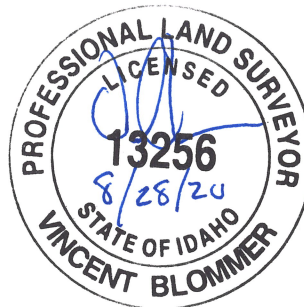
Thence S 0°38'55" W a distance of 40.00 feet to a point;

Thence N 89°21'05" W a distance of 147.52 feet to a point;

Thence N 0°33'18" E a distance of 40.00 feet to the **POINT OF BEGINNING**;

Said easement contains 5,902 square feet (0.135 acres) more or less and is subject to any other easements existing or in use.

Vincent Blommer, PLS
Land Solutions, PC
August 28, 2020

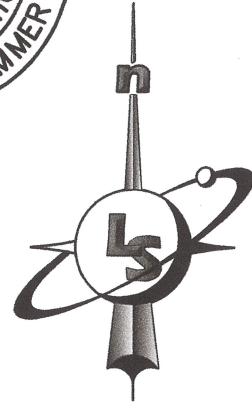
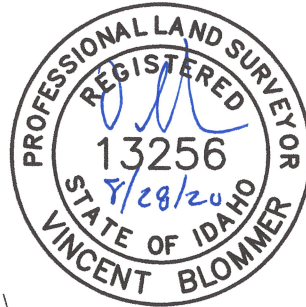
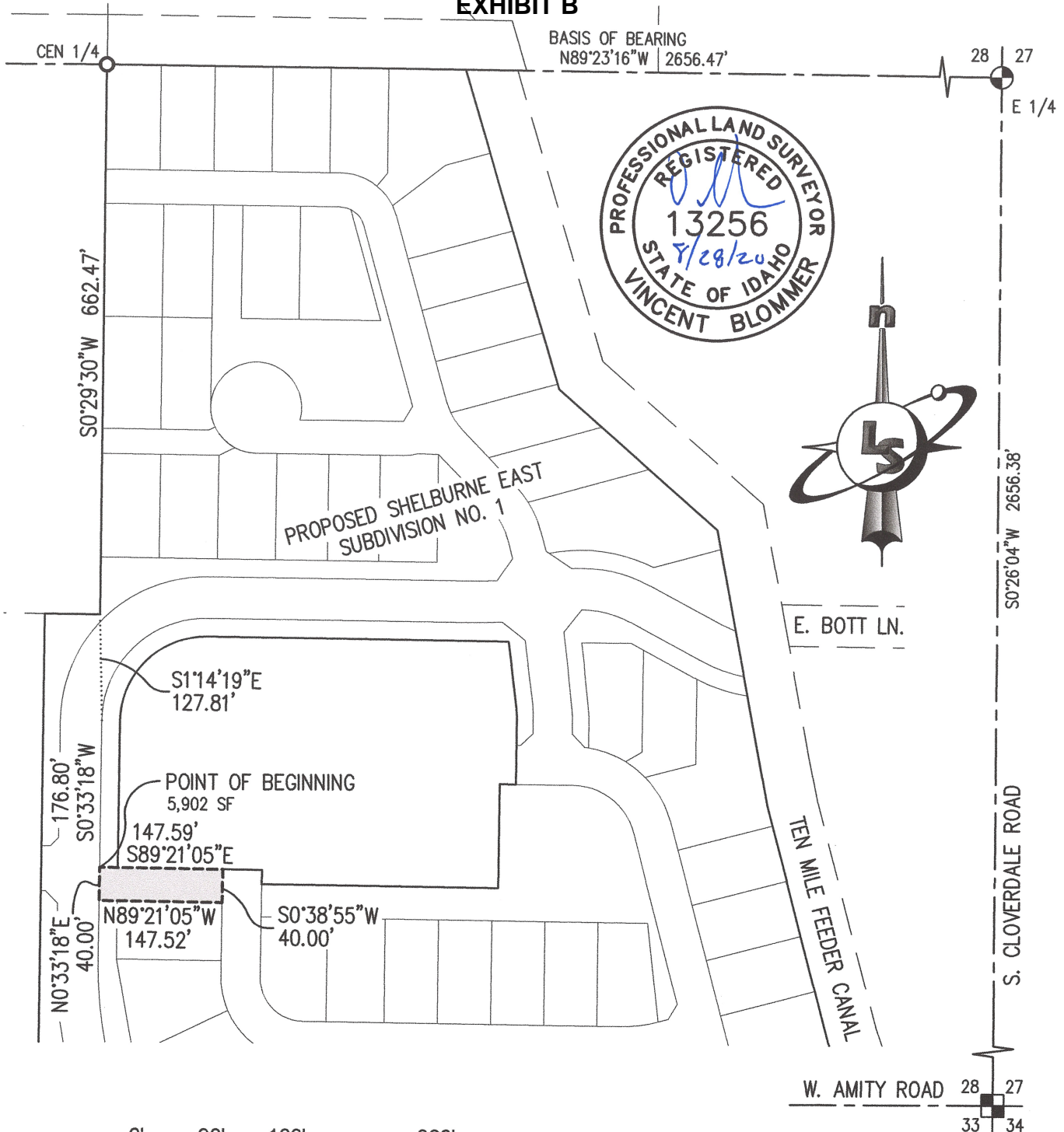


CITY OF MERIDIAN SANITARY SEWER & WATER EASEMENT

SHELBURNE EAST SUBDIVISION NO. 1

LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 28, T.3N., R.1E., B.M.
MERIDIAN, ADA COUNTY, IDAHO

EXHIBIT B



LandSolutions
Land Surveying and Consulting

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www.landsolutions.biz

JOB NO. 18-84