

Project Name (Subdivision):

Tetherow Crossing Subdivision

Water Main Easement Number: 1

Identify this Easement by sequential number if Project contains more than one Water Main easement.

(See Instructions for additional information).

WATER MAIN EASEMENT

THIS Easement Agreement, made this 24th day of May , 2022 between HHIF V LLC (“Grantor”), and the City of Meridian, an Idaho Municipal Corporation (“Grantee”);

WHEREAS, the Grantor desires to provide a water main right-of-way across the premises and property hereinafter particularly bounded and described; and

WHEREAS, the water main 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 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 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, it's 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.

THE GRANTOR covenants and agrees that Grantor will not place or allow to be placed any permanent structures, trees, brush, or perennial shrubs or flowers within the area described for this easement, which would interfere with the use of said easement, for the purposes stated herein.

THE GRANTOR covenants and agrees with the Grantee that should any part of the right-of-way and easement hereby granted shall become part of, or lie within the boundaries of any

Version 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 Water Easement Tetherow Crossing Subdivision

An easement being located in the SW ¼ of the SW ¼ of Section 36, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at a Brass Cap monument marking the southwest corner of said Section 36, from which a Brass Cap monument marking the southeast corner of the SW ¼ of said Section 36 bears S 88°43'02" E a distance of 2662.34 feet;

Thence along the southerly boundary of said SW ¼ S 88°43'02" E a distance of 665.63 feet to a point;

Thence leaving said southerly boundary N 0°17'23" E a distance of 159.52 feet to the **POINT OF BEGINNING**;

Thence continuing N 0°17'23" E a distance of 25.00 feet to a point;

Thence S 88°43'02" E a distance of 116.04 feet to a point on a curve;

Thence a distance of 25.95 feet along the arc of a 70.00 foot radius non-tangent curve left, said curve having a central angle of 21°14'24" and a long chord bearing S 49°52'44" E a distance of 25.80 feet to a point;

Thence S 29°12'28" W a distance of 9.98 feet to a point;

Thence N 88°43'02" W a distance of 131.03 feet to the **POINT OF BEGINNING**.

This easement contains 3,194 square feet (0.073 acres) more or less and is subject to any other easements existing or in use.

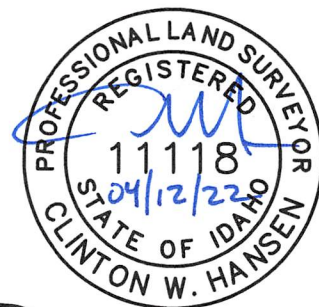
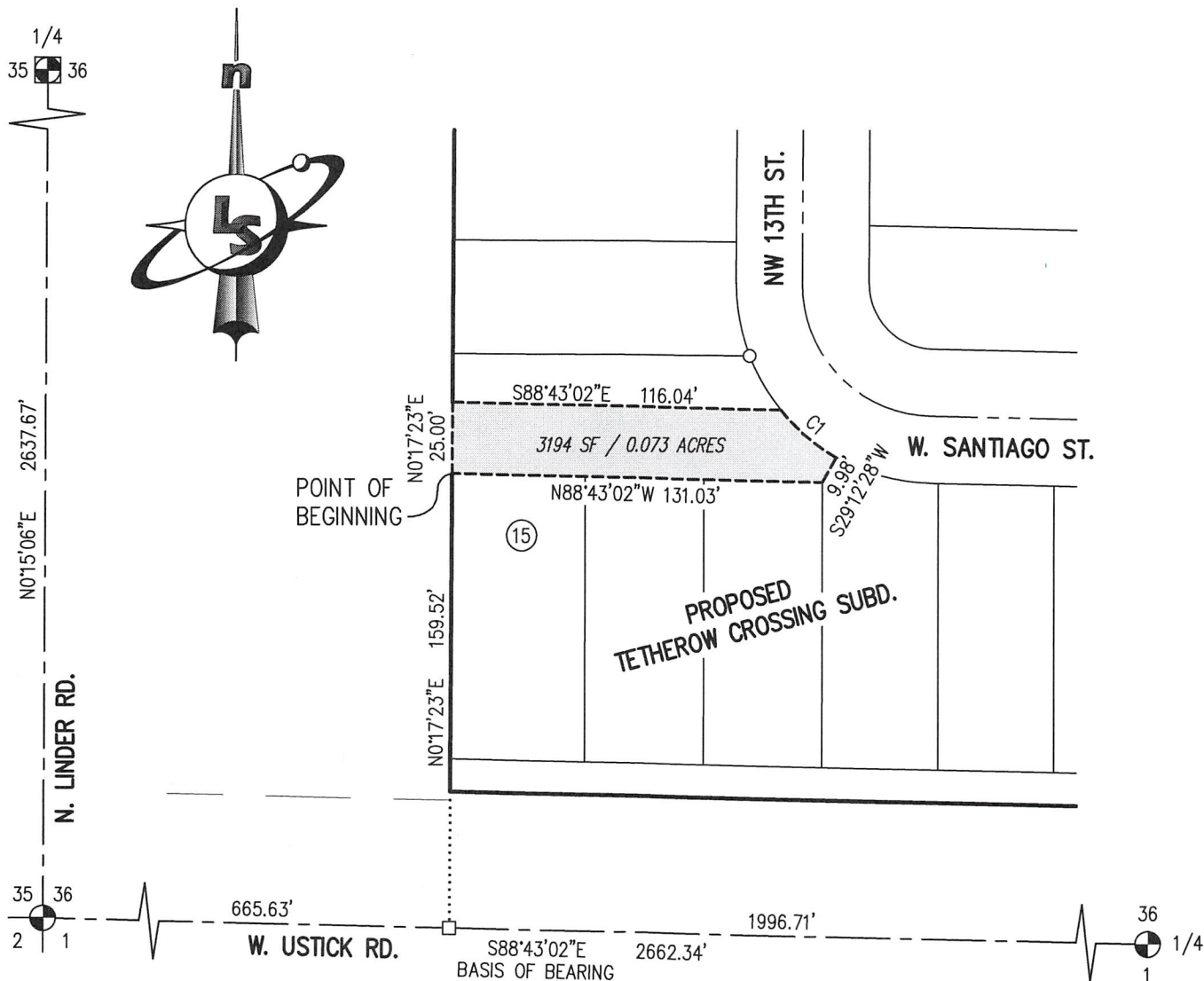
Clinton W. Hansen, PLS
Land Solutions, PC
April 12, 2022



EXHIBIT B

CITY OF MERIDIAN WATER EASEMENT TETHEROW CROSSING SUBDIVISION

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



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	25.95'	70.00'	21°14'24"	S49°52'44"E	25.80'

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JOB NO. 20-43