

Project Name (Subdivision):

Sky Mesa Subdivision No. 4

Sanitary Sewer & Water Main Easement Number:

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 _____, 2021, between Sky Mesa East, 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, 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.

EXHIBIT A

Legal Description City of Meridian Sewer and Water Main Easement Sky Mesa Subdivision No. 4

An easement located in the NE ¼ of Section 32, T.3N., R.1E., B.M., City of Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at an Aluminum Cap monument marking the SE corner of said NE ¼, from which an Aluminum Cap monument marking the NE corner of said NE ¼ bears North 0°13'21" East a distance of 2677.54 feet;

Thence North 51°43'54" West a distance of 271.01 feet to the **POINT OF BEGINNING**;

Thence a distance of 45.80 feet along the arc of a 71.00 foot radius non-tangent curve left, said curve having a central angle of 36°57'40" and a long chord bearing North 39°55'26" West a distance of 45.01 feet to a point;

Thence North 0°11'16" East a distance of 125.31 feet to a point;

Thence South 89°39'36" East a distance of 29.00 feet to a point;

Thence South 0°11'16" West a distance of 159.66 feet to the **POINT OF BEGINNING**.

Said easement contains 4,022 square feet more or less and is subject to any other easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
February 8, 2021

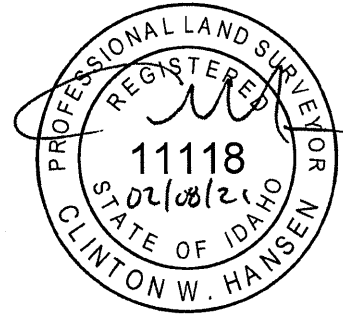
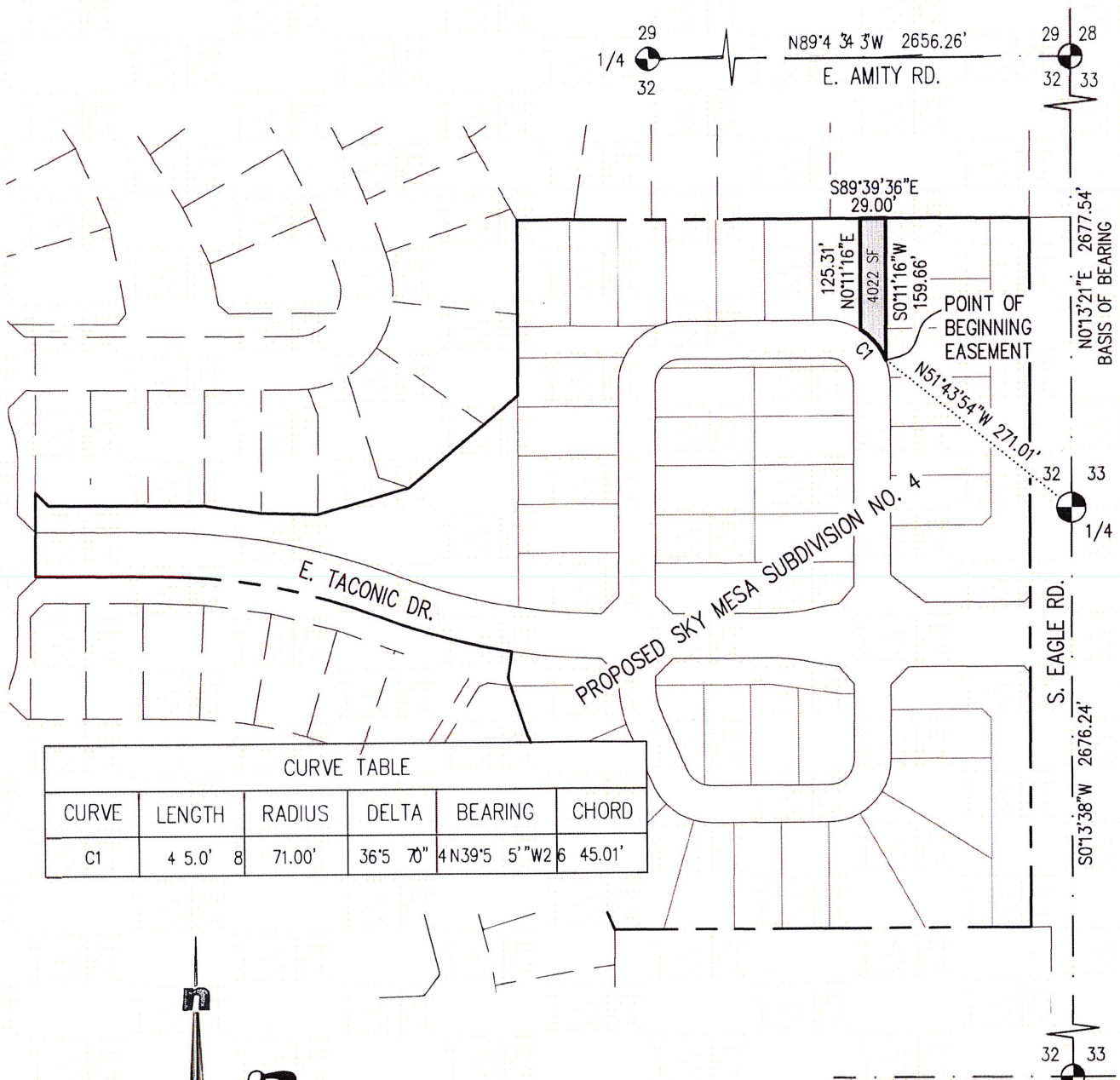


EXHIBIT B

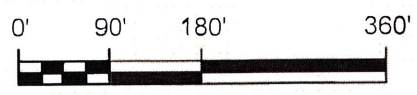
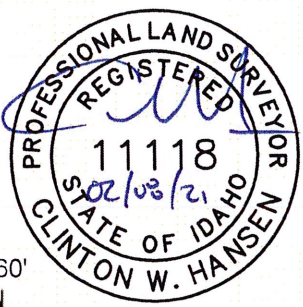
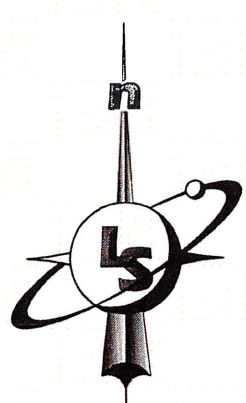
CITY OF MERIDIAN SEWER AND WATER MAIN EASEMENT - EXHIBIT

SKY MESA SUBDIVISION NO. 4



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	45.0'	71.00'	36°57'0"	4N39°55'W	64.50'



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