

Project Name (Subdivision):

AVIATION SUBDIVISION

Sanitary Sewer & Water Main Easement Number:

ESMT-2023-0030

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
Aviator Park 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.

Notary Signature

My Commission Expires:_____

EXHIBIT A

LEGAL DESCRIPTION

CITY OF MERIDIAN SANITARY SEWER EASEMENT

AVIATION SUBDIVISION

A portion of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 10, Township 3 North, Range 1 West of the Boise-Meridian, City of Meridian, ADA County, Idaho, more particularly described as follows:

Commencing at the Section corner common to Sections 9, 10, 15, and 16, Townships 3 North, Range 1 West, Boise-Meridian, from which the $\frac{1}{4}$ corner common to said Sections 9 and 10 bears North $0^{\circ}38'55''$ East, 2653.02 feet; thence on the west boundary line of said Section 10, North $0^{\circ}38'55''$ East, 1621.66 feet to the south boundary line of the railroad right-of-way; thence on said south boundary line, South $88^{\circ}26'12''$ East, 495.23 feet to the westerly boundary, thence South $00^{\circ}36'35''$ West, 102.71 to the **REAL POINT OF BEGINNING**;

Thence North $88^{\circ}47'03''$ East, 162.12 feet to a point on a curve on the easterly boundary of the proposed ACHD right-of-way;

Thence along said right-of-way a distance of 25.13 feet along the arc of a 55.00' foot radius non-tangent curve right, said curve having a central angle of South $26^{\circ}10'49''$ West and a long chord bearing South $35^{\circ}23'15''$ West a distance of 24.91 feet to a point;

Thence leaving said right-of-way boundary North $88^{\circ}47'03''$ East, 147.90 to a point;

Thence South $00^{\circ}36'35''$ East 20.00 feet to the **REAL POINT OF BEGINNING**.

This easement contains 3,065 square feet (0.070 acres) more or less and is subject to any other easements existing or in use.

LEGAL DESCRIPTION

CITY OF MERIDIAN WATER MAIN EASEMENT #1

AVIATION SUBDIVISION

A portion of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 10, Township 3 North, Range 1 West of the Boise-Meridian, City of Meridian, ADA County, Idaho, more particularly described as follows:

Commencing at the Section corner common to Sections 9, 10, 15, and 16, Townships 3 North, Range 1 West, Boise-Meridian, from which the $\frac{1}{4}$ corner common to said Sections 9 and 10 bears North $0^{\circ}38'55''$ East, 2653.02 feet; thence on the west boundary line of said Section 10, North $0^{\circ}38'55''$ East, 1621.66 feet to the south boundary line of the railroad right-of-way; thence on said south boundary line, South $88^{\circ}26'12''$ East, 495.23 feet to the westerly boundary of Aviation Subdivision, thence continuing South $88^{\circ}26'12''$ East 824.15 feet along the south boundary line of the railroad right-of-way to the easterly boundary of Aviation Subdivision, thence South $00^{\circ}36'35''$ East 514.83 feet to the southern boundary of Aviation Subdivision, thence North $89^{\circ}15'50''$ West 61.67 feet along the south boundary line of Aviation Subdivision to the **REAL POINT OF BEGINNING**;

Thence North $00^{\circ}44'10''$ East, 56.05 feet to a point on a curve on the Southern boundary of the proposed ACHD right-of-way;

Thence along said right-of-way a distance of 40.22 feet along the arc of a 455.00' foot radius non-tangent curve right, said curve having a central angle of South $5^{\circ}03'54''$ West and a long chord bearing South $84^{\circ}52'31''$ West a distance of 40.21 feet to a point;

Thence leaving said right-of-way boundary North $00^{\circ}44'10''$ East, 51.95 to a point;

Thence along the southern boundary line of Aviation Subdivision North $89^{\circ}15'50''$ West 40.00 feet to the **REAL POINT OF BEGINNING**.

This easement contains 2,160 square feet (0.049 acres) more or less and is subject to any other easements existing or in use.

LEGAL DESCRIPTION

CITY OF MERIDIAN WATER MAIN EASEMENT #2

AVIATION SUBDIVISION

A portion of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 10, Township 3 North, Range 1 West of the Boise-Meridian, City of Meridian, ADA County, Idaho, more particularly described as follows:

Commencing at the Section corner common to Sections 9, 10, 15, and 16, Townships 3 North, Range 1 West, Boise-Meridian, from which the $\frac{1}{4}$ corner common to said Sections 9 and 10 bears North $0^{\circ}38'55''$ East, 2653.02 feet; thence on the west boundary line of said Section 10, North $0^{\circ}38'55''$ East, 1621.66 feet to the south boundary line of the railroad right-of-way; thence on said south boundary line, South $88^{\circ}26'12''$ East, 495.23 feet to the westerly boundary of Aviation Subdivision, thence continuing South $88^{\circ}26'12''$ East 824.15 feet along the south boundary line of the railroad right-of-way to the easterly boundary of Aviation Subdivision, thence South $00^{\circ}36'35''$ East 514.83 feet to the southern boundary of Aviation Subdivision, thence North $89^{\circ}15'50''$ West 206.14' feet along the south boundary line of Aviation Subdivision to the **REAL POINT OF BEGINNING**;

Thence North $12^{\circ}38'34''$ West, 22.29 feet to a point on the Southern boundary of the proposed ACHD right-of-way;

Thence along south boundary of said right-of-way South $69^{\circ}58'46''$ West, 61.18 to a point;

Thence leaving said right-of-way boundary South $89^{\circ}15'50''$ East, 62.36 to the **REAL POINT OF BEGINNING**.

This easement contains 667 square feet (0.015 acres) more or less and is subject to any other easements existing or in use.

EXHIBIT B CITY OF MERIDIAN SANITARY SEWER EASEMENT AVIATION SUBDIVISION

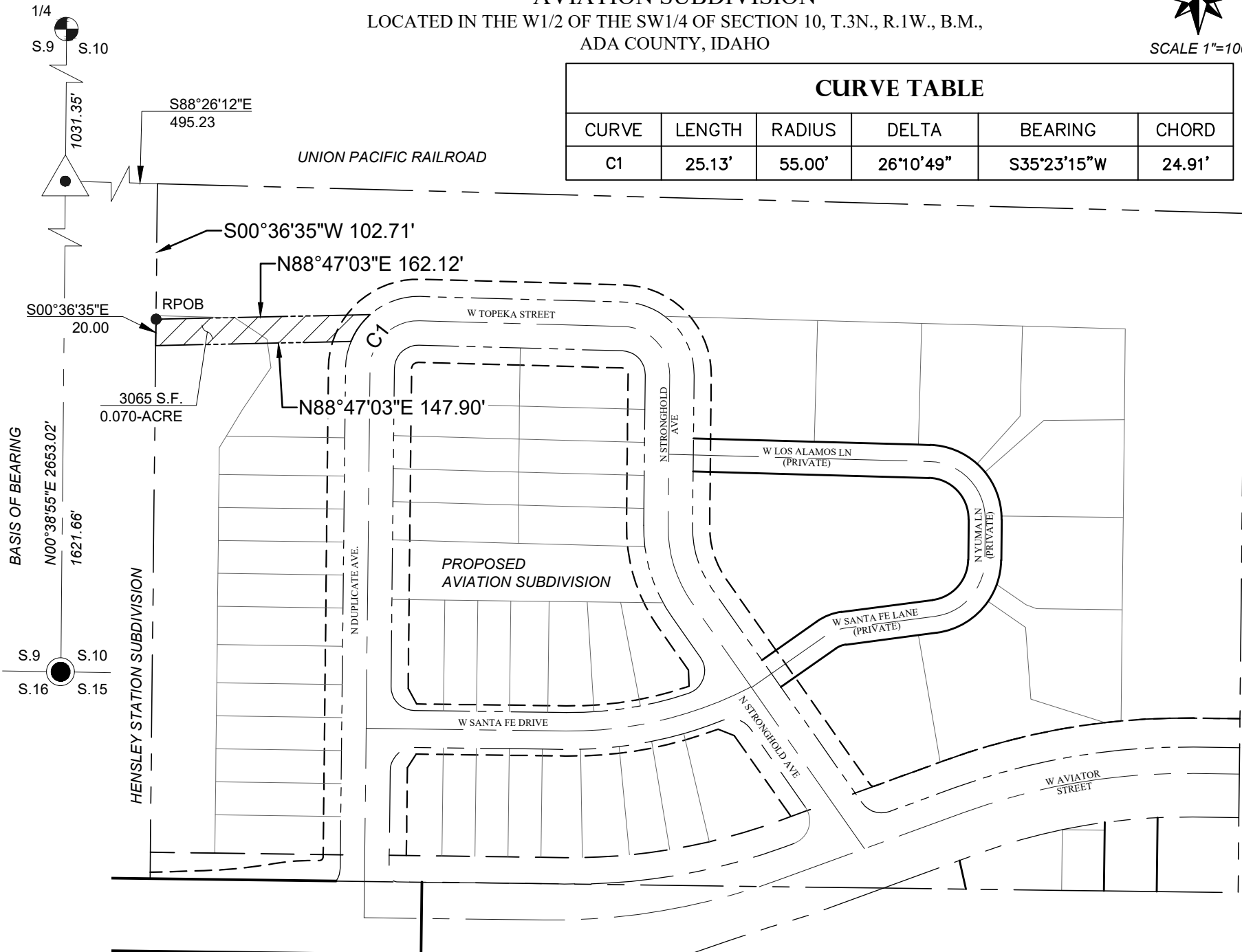
LOCATED IN THE W1/2 OF THE SW1/4 OF SECTION 10, T.3N., R.1W., B.M.,
ADA COUNTY, IDAHO



SCALE 1"=100'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	25.13'	55.00'	26°10'49"	S35°23'15"W	24.91'



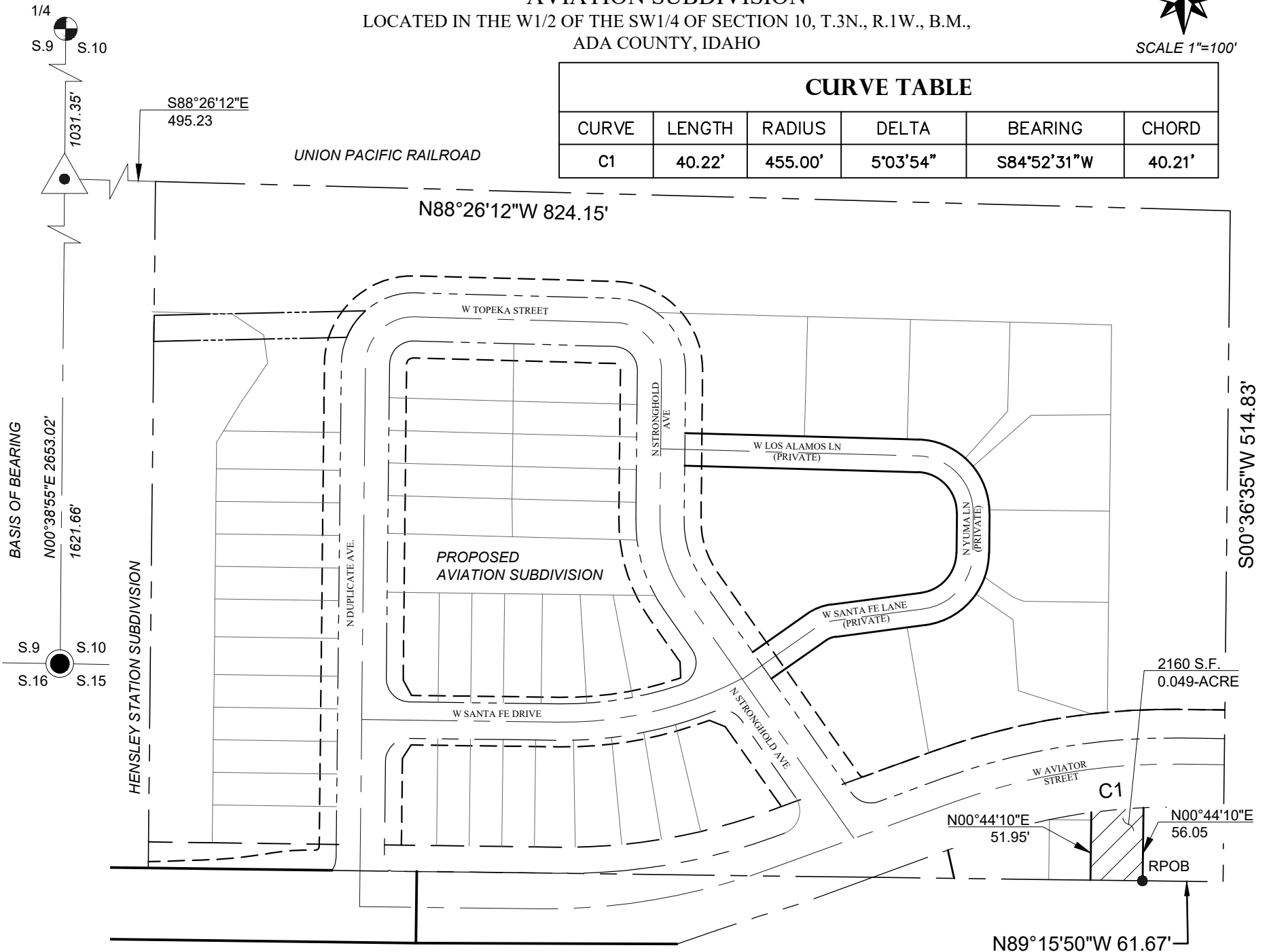
CITY OF MERIDIAN WATER MAIN EASEMENT #1
AVIATION SUBDIVISION
 LOCATED IN THE W1/2 OF THE SW1/4 OF SECTION 10, T.3N., R.1W., B.M.,
 ADA COUNTY, IDAHO



SCALE 1"=100'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	40.22'	455.00'	5°03'54"	S84°52'31"W	40.21'



CITY OF MERIDIAN WATER MAIN EASEMENT #2
AVIATION SUBDIVISION
LOCATED IN THE W1/2 OF THE SW1/4 OF SECTION 10, T.3N., R.1W., B.M.,
ADA COUNTY, IDAHO



SCALE 1"=100'

