

<b>Project Name (Subdivision):</b> Skybreak Subdivision No. 3
<b>Sanitary Sewer &amp; Water Main Easement Number:</b> 1
Identify this Easement by sequential number if Project contains more than one easement of this type. (See Instructions for additional information).

ESMT-2023-0171

**SANITARY SEWER AND WATER MAIN EASEMENT**

THIS Easement Agreement, made this 5th day of December 20 23 between G20 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.

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GRANTEE: CITY OF MERIDIAN

\_\_\_\_\_  
Robert E. Simison, Mayor 12-5-2023

\_\_\_\_\_  
Attest by Chris Johnson, City Clerk 12-5-2023

STATE OF IDAHO, )  
                          : ss.  
County of Ada     )

This record was acknowledged before me on 12-5-2023 (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: \_\_\_\_\_

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## Sawtooth Land Surveying, LLC

P: (208) 398-8104 F: (208) 398-8105  
2030 S. Washington Ave., Emmett, ID 83617

### Sewer and Water Easement Legal Description

**BASIS OF BEARINGS** is N.  $0^{\circ}12'52''$  E. between a found aluminum cap marking the W1/4 corner and a found aluminum cap marking the northwest corner of Section 4, T. 2 N., R. 1 E., B.M., Ada County, Idaho.

An easement located in the SW1/4 of the NW1/4 of Section 4, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

**COMMENCING** at a 5/8" rebar/cap PLS 11574 marking the northwest corner of Lot 54, Block 3, Skybreak Subdivision No. 1, as shown in Book 125 of Plats, at Pages 20019-25, Ada County Records;

Thence N.  $89^{\circ}47'08''$  W., 79.50 feet to the beginning of a curve to left and the **POINT OF BEGINNING**;

Thence 47.91 feet along the arc of said curve, with a radius of 30.50 feet, a central angle of  $90^{\circ}00'00''$ , subtended by a chord bearing S.  $45^{\circ}12'52''$  W., 43.13 feet;

Thence S.  $0^{\circ}12'52''$  W., parallel with the west line of said SW1/4 of the NW1/4, a distance of 325.50 feet to a 5/8" rebar/cap PLS 11574 on the boundary of said Skybreak Subdivision No. 1;

Thence coincident with said boundary, N.  $89^{\circ}47'08''$  W., 34.00 feet to a 1/2" rebar/cap PLS 11574;

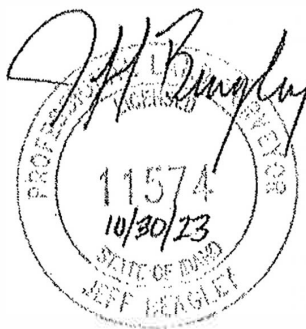
Thence leaving said boundary, N.  $0^{\circ}12'52''$  E., parallel with said west line, 325.50 feet to the beginning of a curve to the right;

Thence 40.02 feet along the arc of said curve, with a radius of 64.50 feet, a central angle of  $35^{\circ}32'55''$ , subtended by a chord bearing N.  $17^{\circ}59'20''$  E., 39.38 feet;

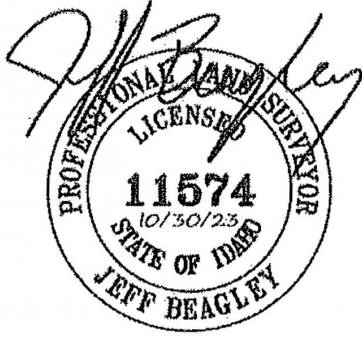
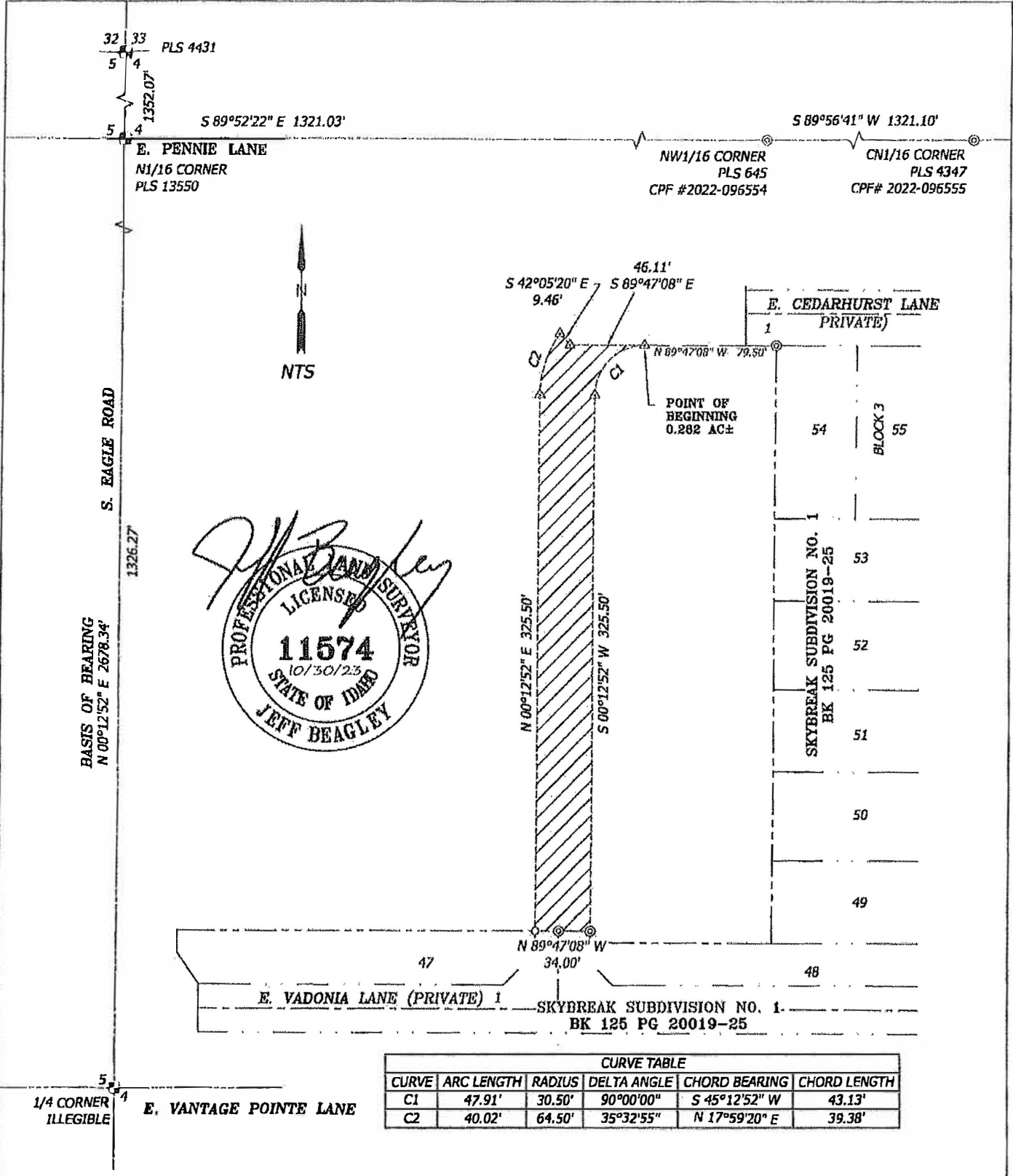
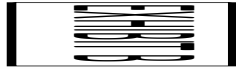
Thence S.  $42^{\circ}05'20''$  E., 9.46 feet;

Thence S.  $89^{\circ}47'08''$  E., 46.11 to the **POINT OF BEGINNING**.

The above described easement contains 0.282 acres more or less.



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CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	47.91'	30.50'	90°00'00"	S 45°12'52" W	43.13'
C2	40.02'	64.50'	35°32'55"	N 17°59'20" E	39.38'

<b>PROJECT:</b> SANITARY SEWER / WATER EASEMENT EXHIBIT THE SW1/4 OF THE NW1/4 SECTION 4, T. 2 N., R. 1 E., B.M., ADA COUNTY, IDAHO	<b>OWNER/DEVELOPER:</b>  CONGER	 2030 S. WASHINGTON AVE. EMMETT, ID 83617 P: (208) 398-8104 F: (208) 398-8105 WWW.SAWTOOTHLS.COM	<b>DWG #</b> 123110-EX
	<b>DATE:</b> 10/2023		<b>PROJECT#</b> 123110
	<b>SHEET</b> 1 OF 1		

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