

Project Name (Subdivision):

Brody Square 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 ____ day of _____, 20__ between Pinnacle Land Development 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

EXHIBIT A
Legal Description
City of Meridian Easement
Block 1, Brody Square Subdivision

An easement located in the SW ¼ of the SW ¼ of Section 27, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at a Brass Cap monument marking the southwest corner of the said Section 27, from which a Brass Cap monument marking the northwest corner of the SW ¼ (W ¼ corner) of said Section 27 bears N 0°31'09" E a distance of 2637.37 feet;

Thence N 0°31'09" E along the west boundary of said SW ¼ of Section 27 a distance of 1190.00 feet to a point;

Thence leaving said boundary S 89°17'51" E a distance of 50.00 feet to the **POINT OF BEGINNING**;

Thence N 0°31'09" E a distance of 20.00 feet;

Thence S 89°28'51" E a distance of 23.00 feet to a point;

Thence S 0°31'09" W a distance of 3.50 feet;

Thence S 89°28'51" E a distance of 177.00 feet to a point on a curve;

Thence a distance of 59.85 feet along the arc of a 67.00 foot radius non-tangent curve left, said curve having a central angle of 51°10'51" and a long chord bearing S 64°55'44" W a distance of 57.88 feet to a point;

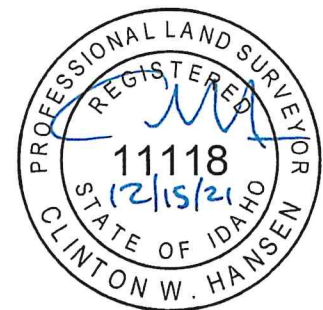
Thence N 89°28'51" W a distance of 114.80 feet to a point;

Thence N 0°31'09" E a distance of 8.50 feet;

Thence N 89°28'51" W a distance of 33.00 feet to the **POINT OF BEGINNING**.

This easement contains 3,891 square feet (0.089 acres) and is subject to any other easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
December 15, 2021

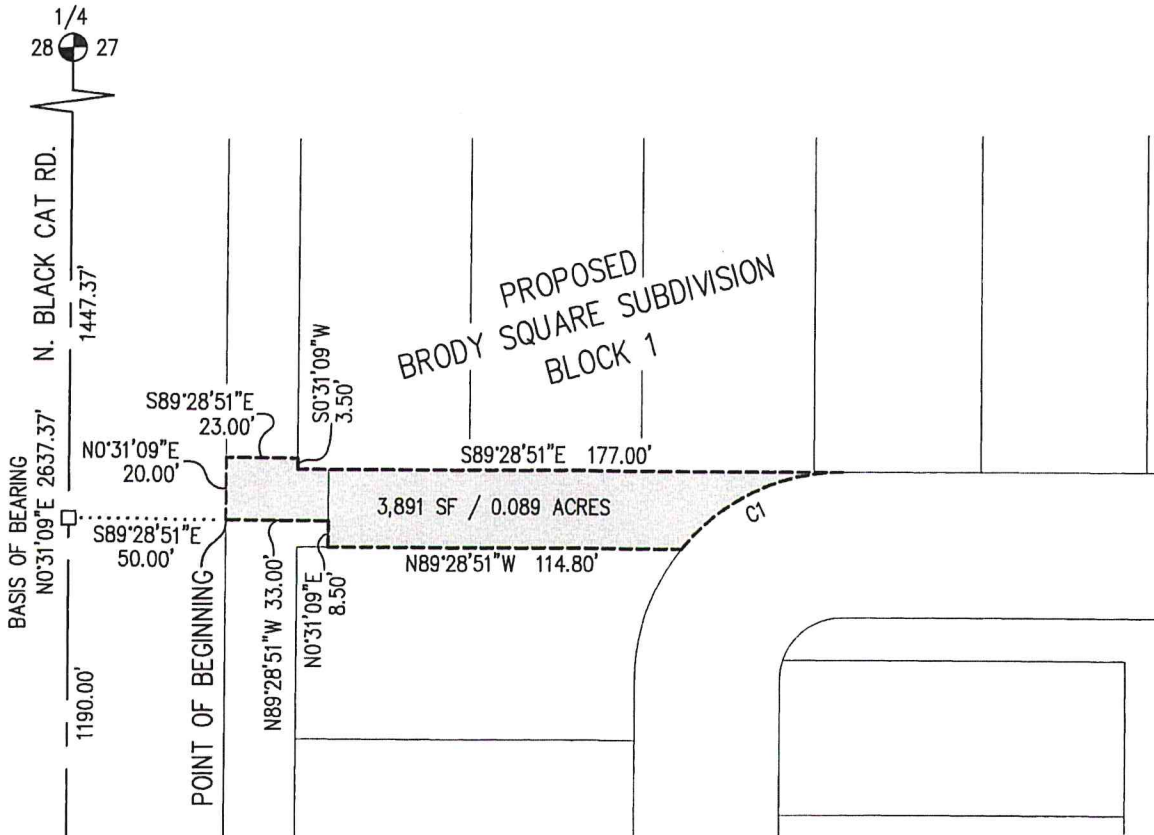


BRODY SQUARE SUBDIVISION

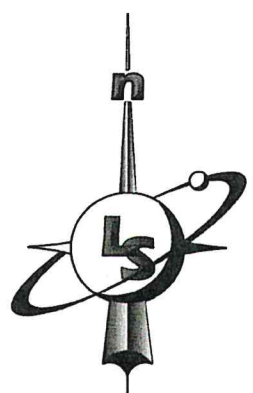
CITY OF MERIDIAN EASEMENT - BLOCK 1

LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 27, T.4N., R.1W., B.M.
CITY OF MERIDIAN, ADA COUNTY, IDAHO

EXHIBIT B



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	59.85'	67.00'	51°10'51"	S64°55'44"W	57.88'



LandSolutions

Land Surveying and Consulting

231 E. 5TH ST., STE. A
MERIDIAN, ID 83642
(208) 288-2040 (208) 288-2557 fax
www.landsolutions.biz