

Project Name (Subdivision):

Newkirk Subdivision No. 1

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 _____, 20____, between
Lansing Farms 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.

(stamp)

Notary Signature

My Commission Expires: _____



Sawtooth Land Surveying, LLC

EXHIBIT A

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

Sanitary Sewer and Water Easement Description

BASIS OF BEARING is S. 89°15'34" E., between a found aluminum cap PLS 14221 marking the SW corner of Section 10 and a found aluminum cap PLS 14221 marking the S1/4 corner of Section 10, both in Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho.

A parcel of land located in the E1/2 of the SW1/4 of Section 10, T. 3 N., R. 1 W., B.M., City of Meridian, Ada County, Idaho more particularly described as follows:

COMMENCING at an aluminum cap marking the southwest corner of said Section 10;

Thence S. 89°15'34" E., coincident with the south line of said SW1/4, a distance of 1320.31 feet to the W1/16 corner of said Section 10, marked by an aluminum cap PLS 14221;

Thence leaving said south line, N. 27°57'18" E., 1326.19 feet to the **POINT OF BEGINNING**;

Thence N. 0°35'04" E., 31.00 feet;

Thence S. 89°24'56" E., 20.00 feet;

Thence S. 0°35'04" W., 31.00 feet;

Thence N. 0°35'04" W., 20.00 feet to the **POINT OF BEGINNING**.

Said easement contains 0.014 acres more or less.

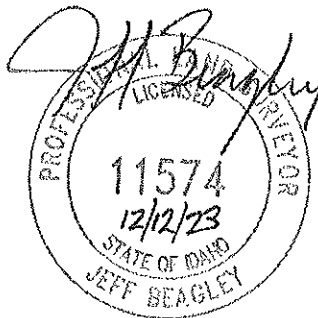


EXHIBIT B



SE1/4 SW1/4
SEC. 10
T.3 N., R.1 E., B.M.

PLS 14221

9 10 15

1320.31'

15

W1/16 CORNER
PLS 14221

1320.23'

W. FRANKLIN ROAD

S 89°15'34" E 2640.54'

BASIS OF BEARING

10 15

1/4 CORNER
PLS 14221

N 27°57'18" E 1326.19'

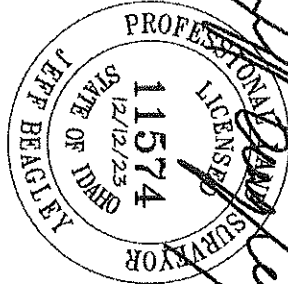
POB
0.014 AC±

N 00°35'04" E
31.00'

S 89°24'56" E
20.00'

N 89°24'56" W
20.00'

S 00°35'04" W
31.00'



Jeff Beagley

DWG #
121381-EX
PROJECT #
121381
SHEET
1 OF 1

PROJECT:
SANITARY SEWER /
WATER
EASEMENT EXHIBIT
ADA COUNTY, IDAHO

OWNER/DEVELOPER:
CONGER GROUP

DATE: 12/2023



2030 S. WASHINGTON AVE.
EMMETT, ID 83617
P: (208) 398-8104
F: (208) 398-8105

WWW.SAWTOOTHLS.COM



Sanitary Sewer Easement Description

BASIS OF BEARING is S. $89^{\circ}15'34''$ E., between a found aluminum cap PLS 14221 marking the SW corner of Section 10 and a found aluminum cap PLS 14221 marking the S1/4 corner of Section 10, both in Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho.

A parcel of land located in the E1/2 of the SW1/4 of Section 10, T. 3 N., R. 1 W., B.M., City of Meridian, Ada County, Idaho more particularly described as follows:

COMMENCING at an aluminum cap marking the southwest corner of said Section 10;

Thence S. $89^{\circ}15'34''$ E., coincident with the south line of said SW1/4, a distance of 1320.31 feet to the W1/16 corner of said Section 10, marked by an aluminum cap PLS 14221;

Thence leaving said south line, N. $0^{\circ}36'35''$ E., coincident with the west line of said E1/2 of the SE1/4, a distance of 1472.22 feet to the **POINT OF BEGINNING**;

Thence continuing, N. $0^{\circ}36'35''$ E., coincident with said west line, 25.00 feet;

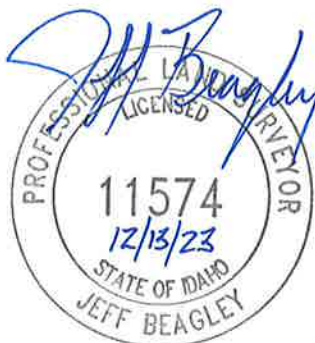
Thence leaving said west line, S. $89^{\circ}24'56''$ E., 119.00 feet;

Thence S. $33^{\circ}38'00''$ E., 13.71 feet to the beginning of a curve to the left;

Thence 20.11 feet along the arc of said curve, with a radius of 65.50 feet, having a central angle of $17^{\circ}35'19''$, subtended by a chord bearing S. $47^{\circ}34'21''$ W., 20.03 feet;

Thence N. $89^{\circ}24'56''$ W., 112.08 feet to the **POINT OF BEGINNING**.

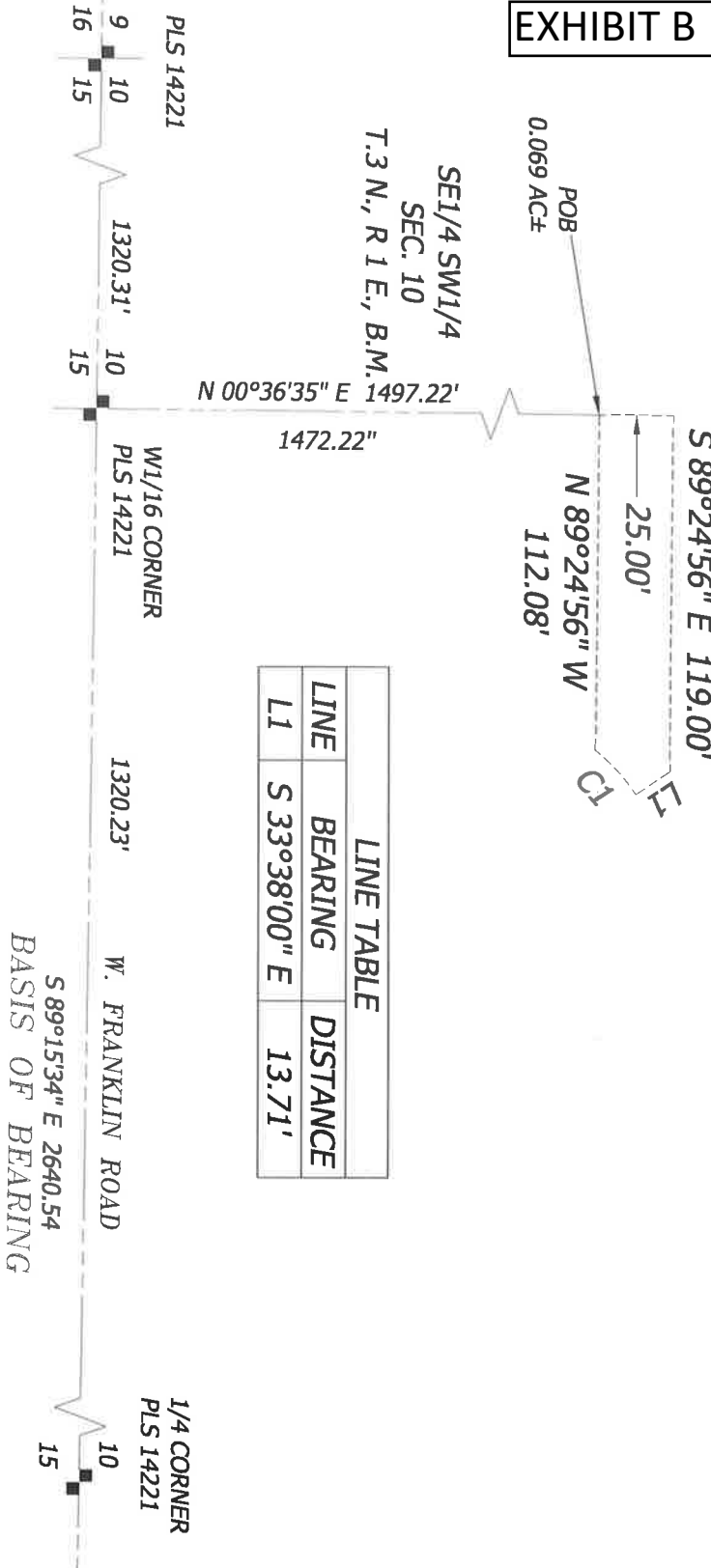
Said easement contains 0.069 acres more or less.





CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	20.11'	65.50'	17°35'19"	S 47°34'21" W	20.03'

EXHIBIT B



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 33°38'00" E	13.71'

PROJECT: SANITARY SEWER EASEMENT EXHIBIT ADA COUNTY, IDAHO	OWNER/DEVELOPER: CONGER GROUP	 2030 S. WASHINGTON AVE. EMMETT, ID 83617 P: (208) 398-8104 F: (208) 398-8105 SAWTOOTH Land Surveying, LLC WWW.SAWTOOTHLS.COM	DWG # 121381-EX
	DATE: 12/2023		PROJECT# 121381
			SHEET 1 OF 1



Water Easement Description

BASIS OF BEARING is S. 89°15'34" E., between a found aluminum cap PLS 14221 marking the SW corner of Section 10 and a found aluminum cap PLS 14221 marking the S1/4 corner of Section 10, both in Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho.

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COMMENCING at an aluminum cap marking the southwest corner of said Section 10;

Thence S. 89°15'34" E., coincident with the south line of said SW1/4, a distance of 1320.31 feet to the W1/16 corner of said Section 10, marked by an aluminum cap PLS 14221;

Thence leaving said south line, N. 22°24'48" E., 1591.32 feet to the **POINT OF BEGINNING**;

Thence N. 0°35'04" E., 20.00 feet;

Thence S. 89°24'56" E., 20.19 feet;

Thence S. 0°35'04" W., 20.00 feet;

Thence N. 89°24'56" W., 20.19 feet to the **POINT OF BEGINNING**.

Said easement contains 0.009 acres more or less.

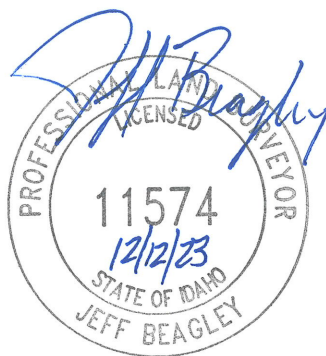
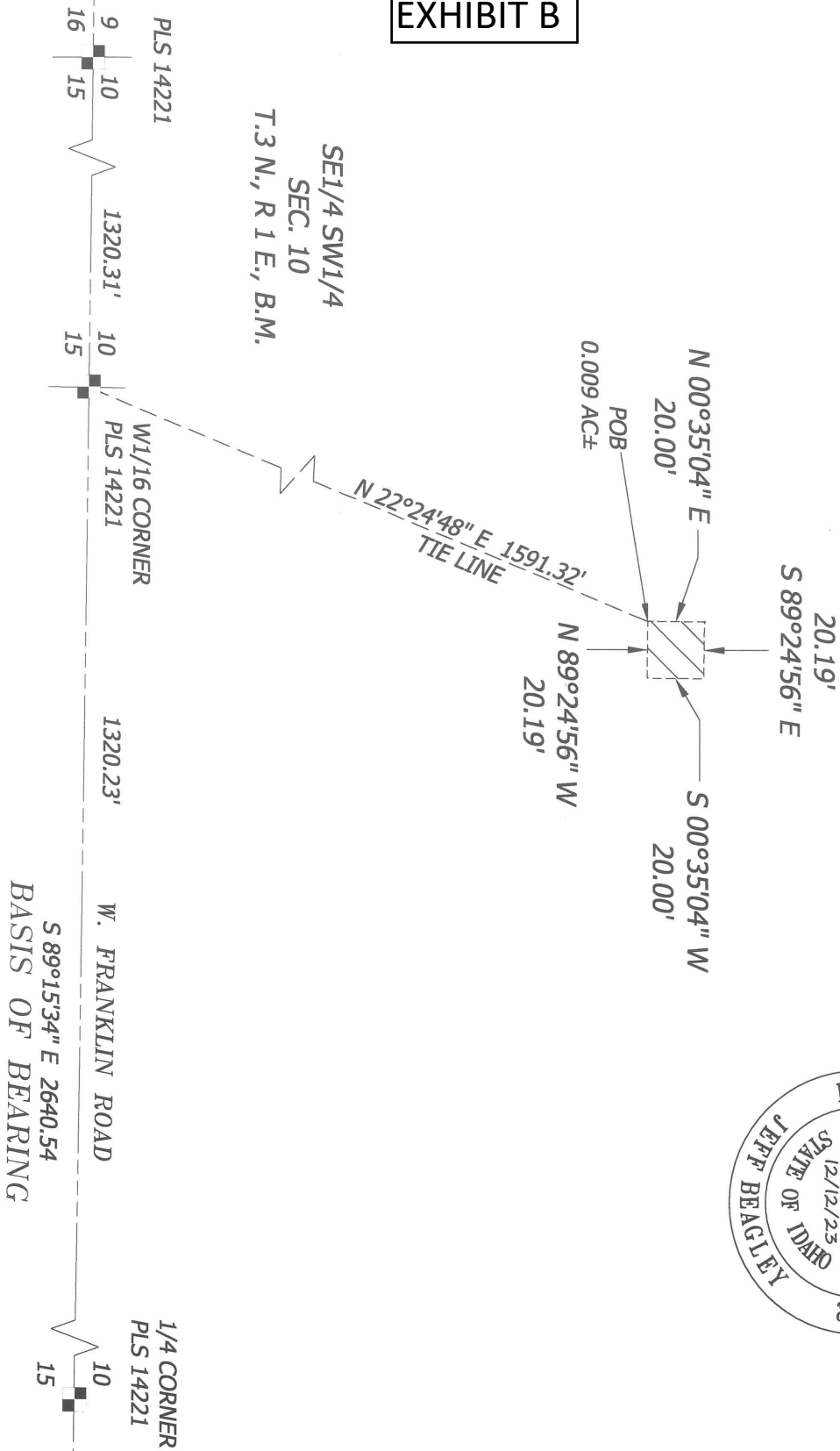


EXHIBIT B



PROJECT:
WATER
EASEMENT EXHIBIT
ADA COUNTY, IDAHO

OWNER/DEVELOPER:
CONGER GROUP

DATE: 12/2023



2030 S. WASHINGTON AVE.
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1 OF 1



Water Easement Description

BASIS OF BEARING is S. $89^{\circ}15'34''$ E., between a found aluminum cap PLS 14221 marking the SW corner of Section 10 and a found aluminum cap PLS 14221 marking the S1/4 corner of Section 10, both in Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho.

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COMMENCING at an aluminum cap marking said S1/4 corner;

Thence N. $41^{\circ}43'46''$ W., 674.74 feet to the **POINT OF BEGINNING**;

Thence N. $39^{\circ}15'40''$ W., 25.87 feet;

Thence S. $89^{\circ}53'55''$ E., 47.37 feet;

Thence N. $61^{\circ}11'31''$ E., 16.93 feet;

Thence N. $31^{\circ}39'14''$ E., 48.13 feet;

Thence S. $58^{\circ}20'46''$ E., 20.00 feet;

Thence S. $31^{\circ}39'14''$ W., 53.40 feet;

Thence S. $61^{\circ}11'31''$ W., 27.35 feet;

Thence N. $89^{\circ}53'55''$ W., 36.12 feet to the **POINT OF BEGINNING**.

Said easement contains 0.05 acres more or less.

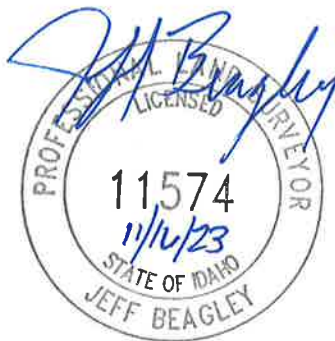


EXHIBIT B



SE1/4 SW1/4
SEC. 10
T.3 N., R 1 E., B.M.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 39°15'40" W	25.87'
L2	S 89°53'55" E	47.37'
L3	N 61°11'31" E	16.93'
L4	N 31°39'14" E	48.13'
L5	S 58°20'46" E	20.00'
L6	S 31°39'14" W	53.40'
L7	S 61°11'31" W	27.35'
L8	N 89°53'55" W	36.12'



PROJECT:
WATER EASEMENT
NO. 2 EXHIBIT
ADA COUNTY, IDAHO

OWNER/DEVELOPER:
CONGER GROUP

DATE: 11/2023



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EMMETT, ID 83617
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DWG #
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SHEET
1 OF 1