

Project Name (Subdivision):

Lost Rapids Subdivision

Sanitary Sewer & Water Main Easement Number:

4

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 GFI Meridian Investments II, 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.

August 11, 2021
Lost Rapids Townhomes
Project No. 17-192
Legal Description

Exhibit A

A parcel of land for a City of Meridian Sewer and Water Easement being a portion of Lot 2, Block 1 of Lost Rapids Subdivision (Book 119 of Plats, Pages 18496-18501), situated in the Northeast 1/4 of Section 27, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at a found aluminum cap marking the North 1/4 corner of said Section 27, which bears N89°17'35"W a distance of 2,647.29 feet from a found aluminum cap marking the Northeast corner of said Section 27, thence following the northerly line of said Section 27, S89°17'35"E a distance of 1,557.63 feet;

Thence leaving said northerly line, S00°42'25"W a distance of 1,065.06 feet to the northerly boundary line of said Lot 2 and being **POINT OF BEGINNING 1.**

Thence S65°08'20"E a distance of 38.25 feet;
Thence N24°51'40"E a distance of 13.55 feet;
Thence S65°08'20"E a distance of 122.65 feet;
Thence S60°55'34"E a distance of 90.18 feet;
Thence N29°04'26"E a distance of 26.39 feet;
Thence S60°55'34"E a distance of 10.00 feet;
Thence S29°04'26"W a distance of 26.39 feet;
Thence S60°55'34"E a distance of 49.68 feet;
Thence N29°04'26"E a distance of 4.46 feet;
Thence S60°55'34"E a distance of 9.48 feet;
Thence N29°04'26"E a distance of 21.15 feet;
Thence S89°15'45"E a distance of 206.43 feet;
Thence N00°44'15"E a distance of 7.83 feet;
Thence S89°15'45"E a distance of 11.69 feet;
Thence N00°44'15"E a distance of 22.69 feet;
Thence S89°15'45"E a distance of 10.00 feet;
Thence S00°44'15"W a distance of 30.52 feet;
Thence S89°15'45"E a distance of 118.28 feet;
Thence S00°35'20"W a distance of 47.17 feet;
Thence S89°24'40"E a distance of 30.54 feet;
Thence S00°35'20"W a distance of 10.00 feet;
Thence N89°24'40"W a distance of 30.54 feet;
Thence S00°35'20"W a distance of 91.62 feet to a point hereinafter referred to as "POINT A";
Thence S39°08'49"W a distance of 43.21 feet;
Thence S16°38'49"W a distance of 38.39 feet;
Thence N73°21'11"W a distance of 10.00 feet;
Thence N16°38'49"E a distance of 30.86 feet;
Thence N73°03'24"W a distance of 137.29 feet;
Thence S16°38'49"W a distance of 60.48 feet;

Thence S73°03'24"E a distance of 9.59 feet;

Thence S16°38'49"W a distance of 23.66 feet to the southerly boundary line of said Lot 2;

Thence following said southerly boundary line the following three (3) courses:

1. 6.51 feet along the arc of a circular curve to the right, said curve having a radius of 1,317.57 feet, a delta angle of 00°16'59", a chord bearing of N69°42'09"W and a chord distance of 6.51 feet;
2. 22.88 feet along the arc of a circular curve to the left, said curve having a radius of 334.50 feet, a delta angle of 03°55'10", a chord bearing of N71°31'15"W and a chord distance of 22.88 feet;
3. N73°28'50"W a distance of 33.72 feet;

Thence leaving said southerly boundary line, N19°54'31"E a distance of 74.68 feet;

Thence N60°55'34"W a distance of 15.63 feet;

Thence N29°04'26"E a distance of 10.61 feet;

Thence N60°55'34"W a distance of 104.84 feet;

Thence S29°04'26"W a distance of 30.57 feet;

Thence N60°55'34"W a distance of 10.00 feet;

Thence N29°04'26"E a distance of 22.24 feet;

Thence N60°55'34"W a distance of 29.21 feet;

Thence N29°04'26"E a distance of 8.33 feet;

Thence N60°55'34"W a distance of 84.45 feet;

Thence S29°04'26"W a distance of 30.44 feet;

Thence N60°55'34"W a distance of 10.00 feet;

Thence N29°04'26"E a distance of 30.44 feet;

Thence N60°55'34"W a distance of 84.37 feet;

Thence S24°51'40"W a distance of 7.76 feet;

Thence N65°08'20"W a distance of 16.78 feet;

Thence S24°51'40"W a distance of 22.63 feet;

Thence N65°08'20"W a distance of 10.00 feet;

Thence N24°51'40"E a distance of 30.35 feet;

Thence N65°08'20"W a distance of 92.10 feet;

Thence S24°51'40"W a distance of 3.55 feet;

Thence N65°08'20"W a distance of 58.79 feet;

Thence N89°15'45"W a distance of 70.22 feet;

Thence S54°08'43"W a distance of 3.85 feet to the boundary line of said Lot 2;

Thence following the boundary of said Lot 2 the following two (2) courses:

1. N00°42'24"E a distance of 13.00 feet the Northwest corner of said Lot 2;
2. S89°15'45"E a distance of 98.34 feet to **POINT OF BEGINNING 1.**

Said parcel contains 1.527 acres, more or less.

EXCEPTING THEREFROM:

Commencing at a point previously referred to as "POINT A", thence N73°11'44"W a distance of 20.83 feet to **POINT OF BEGINNING 2.**

Thence S61°38'49"W a distance of 26.09 feet;

Thence S28°21'11"E a distance of 7.20 feet;

Thence S61°38'49"W a distance of 5.54 feet;

Thence N73°03'24"W a distance of 156.34 feet;
Thence N16°38'49"E a distance of 8.75 feet;
Thence N60°55'34"W a distance of 29.13 feet;
Thence N29°04'26"E a distance of 3.48 feet;
Thence N60°55'34"W a distance of 10.00 feet;
Thence S29°04'26"W a distance of 3.48 feet;
Thence N60°55'34"W a distance of 93.48 feet;
Thence S29°04'26"W a distance of 4.00 feet;
Thence N60°55'34"W a distance of 37.21 feet;
Thence N29°04'26"E a distance of 17.67 feet;
Thence S89°15'45"E a distance of 314.52 feet;
Thence S00°35'20"W a distance of 14.87 feet;
Thence N89°24'17"W a distance of 14.56 feet;
Thence S00°35'43"W a distance of 10.00 feet;
Thence S89°24'17"E a distance of 14.56 feet;
Thence S00°35'20"W a distance of 98.15 feet to **POINT OF BEGINNING 2.**

Said parcel contains 0.668 acres, more or less.

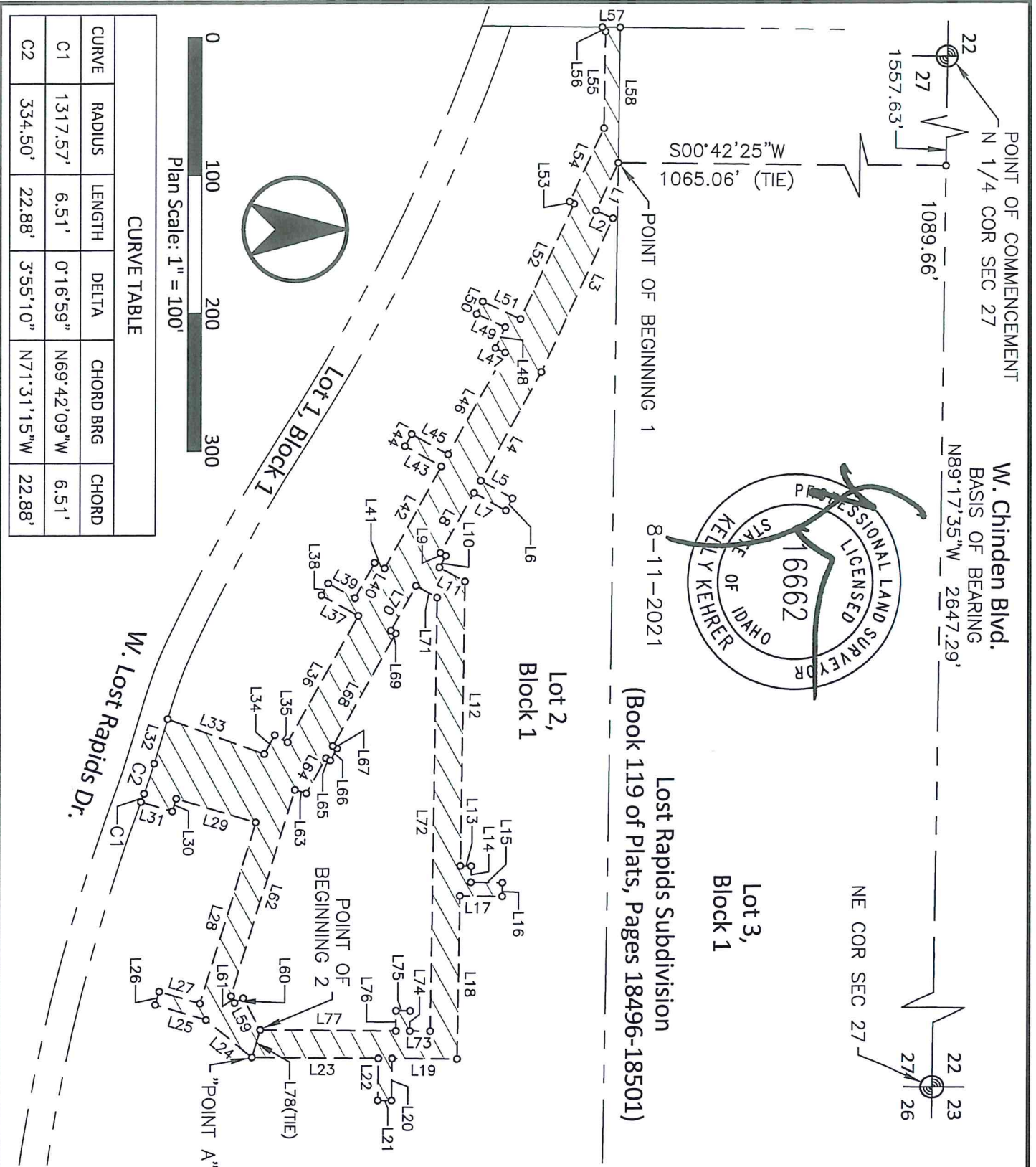
Said description contains a total of 0.859 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

All subdivisions, deeds, records of survey, and other instruments of record referenced herein are recorded documents of the county in which these described lands are situated.

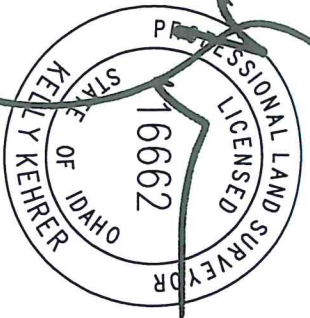
Attached hereto is **Exhibit B** and by this reference is hereby made a part hereof.



8/11/2021




CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	1317.57'	6.51'	0°16'59"	N69°42'09"W	6.51'
C2	334.50'	22.88'	3°55'10"	N71°31'15"W	22.88'

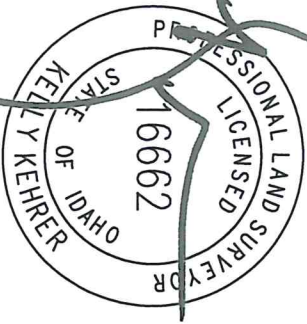


Lost Rapids Subdivision
(Book 119 of Plats, Pages 18496-18501)

Exhibit B - City of Meridian Sewer and Water Easement Lost Rapids Townhomes

A portion of Lot 2, Block 1, Lost Rapids Sub., situated in the NE 1/4 of the NE 1/4 of Sec. 27,
T.4N., R.1W., B.M., City of Meridian, Ada County, Idaho

 <p>KME ENGINEERING 5725 NORTH DISCOVERY WAY BOISE, IDAHO 83713 PHONE (208) 639-6939 kmeengllp.com</p>	DATE:	August, 2021
	PROJECT:	17-192
	SHEET:	1 OF 2



8-11-2021

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S65°08'20"E	38.25
L2	N24°51'40"E	13.55
L3	S65°08'20"E	122.65
L4	S60°55'34"E	90.18
L5	N29°04'26"E	26.39
L6	S60°55'34"E	10.00
L7	S29°04'26"W	26.39
L8	S60°55'34"E	49.68
L9	N29°04'26"E	4.46
L10	S60°55'34"E	9.48
L11	N29°04'26"E	21.15
L12	S89°15'45"E	206.43
L13	N0°44'15"E	7.83
L14	S89°15'45"E	11.69
L15	N0°44'15"E	22.69
L16	S89°15'45"E	10.00
L17	S0°44'15"W	30.52
L18	S89°15'45"E	118.28
L19	S0°35'20"W	47.17
L20	S89°24'40"E	30.54
L21	S0°35'20"W	10.00
L22	N89°24'40"W	30.54
L23	S0°35'20"W	91.62
L24	S39°08'49"W	43.21
L25	S16°38'49"W	38.39
L26	N73°21'11"W	10.00

LINE TABLE		
LINE	BEARING	DISTANCE
L27	N16°38'49"E	30.86
L28	N73°03'24"W	137.29
L29	S16°38'49"W	60.48
L30	S73°03'24"E	9.59
L31	S16°38'49"W	23.66
L32	N73°28'50"W	33.72
L33	N19°54'31"E	74.68
L34	N60°55'34"W	15.63
L35	N29°04'26"E	10.61
L36	N60°55'34"W	104.84
L37	S29°04'26"W	30.57
L38	N60°55'34"W	10.00
L39	N29°04'26"E	22.24
L40	N60°55'34"W	29.21
L41	N29°04'26"E	8.33
L42	N60°55'34"W	84.45
L43	S29°04'26"W	30.44
L44	N60°55'34"W	10.00
L45	N29°04'26"E	30.44
L46	N60°55'34"W	84.37
L47	S24°51'40"W	7.76
L48	N65°08'20"W	16.78
L49	S24°51'40"W	22.63
L50	N65°08'20"W	10.00
L51	N24°51'40"E	30.35
L52	N65°08'20"W	92.10

LINE TABLE		
LINE	BEARING	DISTANCE
L53	S24°51'40"W	3.55
L54	N65°08'20"W	58.79
L55	N89°15'45"W	70.22
L56	S54°08'43"W	3.85
L57	N0°42'24"E	13.00
L58	S89°15'45"E	98.34
L59	S61°38'49"W	26.09
L60	S28°21'11"E	7.20
L61	S61°38'49"W	5.54
L62	N73°03'24"W	156.34
L63	N16°38'49"E	8.75
L64	N60°55'34"W	29.13
L65	N29°04'26"E	3.48
L66	N60°55'34"W	10.00
L67	S29°04'26"W	3.48
L68	N60°55'34"W	93.48
L69	S29°04'26"W	4.00
L70	N60°55'34"W	37.21
L71	N29°04'26"E	17.67
L72	S89°15'45"E	314.52
L73	S0°35'20"W	14.87
L74	N89°24'17"W	14.56
L75	S0°35'43"W	10.00
L76	S89°24'17"E	14.56
L77	S0°35'20"W	98.15
L78	N73°11'44"W	20.83

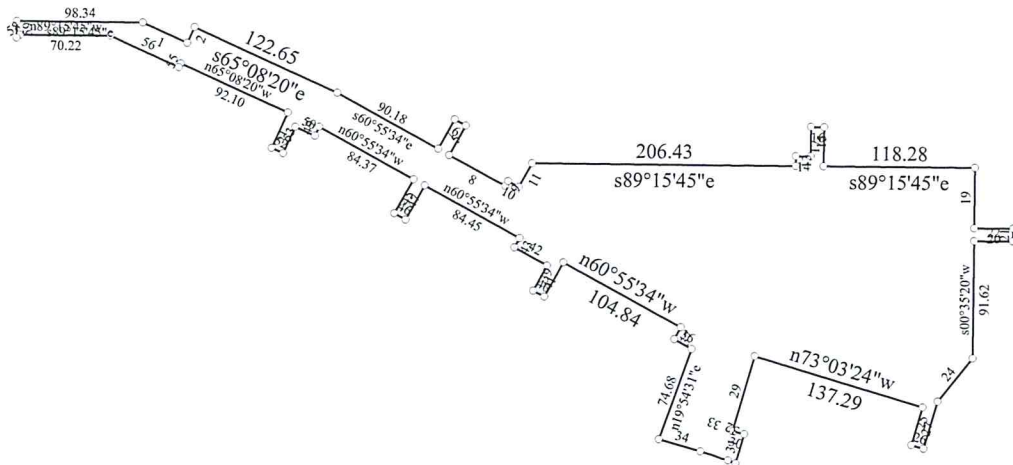
Exhibit B - City of Meridian Sewer and Water Easement Lost Rapids Townhomes

A portion of Lot 2, Block 1, Lost Rapids Sub., situated in the NE 1/4 of the NE 1/4 of Sec. 27,
T.4N., R.1W., B.M., City of Meridian, Ada County, Idaho

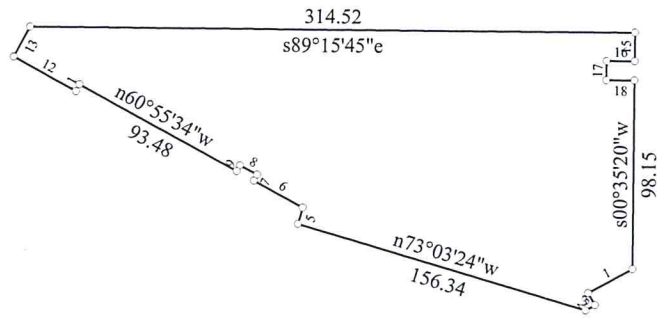
DATE: August, 2021
PROJECT: 17-192

SHEET: 2 OF 2

KMG ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmgengllp.com



Title:		Date: 08-11-2021
Scale: 1 inch = 150 feet	File:	
Tract 1: 1.527 Acres: 66510 Sq Feet: Closure = s85.4644w 0.01 Feet: Precision = 1/300821: Perimeter = 2419 Feet		
001=s65.0820e 38.25	022=n89.2440w 30.54	043=n29.0426e 8.33
002=n24.5140e 13.55	023=s00.3520w 91.62	044=n60.5534w 84.45
003=s65.0820e 122.65	024=s39.0849w 43.21	045=s29.0426w 30.44
004=s60.5534e 90.18	025=s16.3849w 38.39	046=n60.5534w 10.00
005=n29.0426e 26.39	026=n73.2111w 10.00	047=n29.0426e 30.44
006=s60.5534e 10.00	027=n16.3849e 30.86	048=n60.5534w 84.37
007=s29.0426w 26.39	028=n73.0324w 137.29	049=s24.5140w 7.76
008=s60.5534e 49.68	029=s16.3849w 60.48	050=n65.0820w 16.78
009=n29.0426e 4.46	030=s73.0324e 9.59	051=s24.5140w 22.63
010=s60.5534e 9.48	031=s16.3849w 23.66	052=n65.0820w 10.00
011=n29.0426e 21.15	032: Rt, R=1317.57, Delta=00.1659 Bng=n69.4209w, Chd=6.51	053=n24.5140e 30.35
012=s89.1545e 206.43	033: Lt, R=334.50, Delta=03.5510 Bng=n71.3115w, Chd=22.88	054=n65.0820w 92.10
013=n00.4415e 7.83	034=n73.2850w 33.72	055=s24.5140w 3.55
014=s89.1545e 11.69	035=n19.5431e 74.68	056=n65.0820w 58.79
015=n00.4415e 22.69	036=n60.5534w 15.63	057=n89.1545w 70.22
016=s89.1545e 10.00	037=n29.0426e 10.61	058=s54.0843w 3.85
017=s00.4415w 30.52	038=n60.5534w 104.84	059=n00.4224e 13.00
018=s89.1545e 118.28	039=s29.0426w 30.57	060=s89.1545e 98.34
019=s00.3520w 47.17	040=n60.5534w 10.00	
020=s89.2440e 30.54	041=n29.0426e 22.24	
021=s00.3520w 10.00	042=n60.5534w 29.21	



Title:		Date: 08-11-2021
Scale: 1 inch = 100 feet	File:	
Tract 1: 0.668 Acres: 29103 Sq Feet: Closure = n69.3441e 0.01 Feet: Precision = 1/58638: Perimeter = 869 Feet		
001=s61.3849w 26.09	008=n60.5534w 10.00	015=s00.3520w 14.87
002=s28.2111e 7.20	009=s29.0426w 3.48	016=n89.2417w 14.56
003=s61.3849w 5.54	010=n60.5534w 93.48	017=s00.3543w 10.00
004=n73.0324w 156.34	011=s29.0426w 4.00	018=s89.2417e 14.56
005=n16.3849e 8.75	012=n60.5534w 37.21	019=s00.3520w 98.15
006=n60.5534w 29.13	013=n29.0426e 17.67	
007=n29.0426e 3.48	014=s89.1545e 314.52	