

Project Name or Subdivision Name:
Apex NW Roadway & Pool Project

Sanitary Sewer & Water Main Easement Number: 1
Identify this Easement by sequential number if the project contains more than one easement of this type. See instructions/checklist for additional information.

For Internal Use Only
Record Number: _____

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement made this ____ day of _____ 20____ between
Smith Brighton Inc. _____ ("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 Stamp Below

Notary Signature

My Commission Expires: _____

September 10, 2024
Project No.: 24-047
Apex NW Roadway & Pool Project
City of Meridian Water & Sewer Easement
Legal Description

Exhibit A

A parcel of land for a City of Meridian Water and Sewer easement being situated in a portion of the East 1/2 of the Southeast 1/4 of Section 31, Township 3 North, Range 1 East, B.M., City of Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at the Southeast 1/16th corner of said Section 31 which bears N89°52'08"W a distance of 1,310.34 feet from the South 1/16th corner of said Section 31 and Section 32, thence S22°59'52"E a distance of 36.97 feet to the **POINT OF BEGINNING**.

Thence N00°17'39"E a distance of 122.79 feet;
Thence N89°42'21"W a distance of 1.97 feet;
Thence N00°16'52"E a distance of 48.24 feet;
Thence 231.62 feet along the arc of a curve to the right, said curve having a radius of 317.00 feet, a delta angle of 41°51'48", a chord bearing of N21°12'47"E and a chord distance of 226.50 feet;
Thence N42°08'41"E a distance of 79.51 feet;
Thence S47°51'19"E a distance of 94.00 feet;
Thence S42°08'41"W a distance of 79.51 feet;
Thence 162.94 feet along the arc of a curve to the left, said curve having a radius of 223.00 feet, a delta angle of 41°51'48", a chord bearing of S21°12'47"W and a chord distance of 159.34 feet;
Thence S00°16'52"W a distance of 164.76 feet to the subdivision boundary of Apex Northwest Subdivision No. 2 (Book 124, Pages 19844-19847, records of Ada County, Idaho);
Thence following said subdivision boundary the following four (4) courses:
1. N89°42'21"W a distance of 12.51 feet to a 5/8-inch rebar;
2. N36°28'37"W a distance of 5.01 feet to a 5/8-inch rebar;
3. N89°43'08"W a distance of 63.00 feet to a 5/8-inch rebar;
4. S53°03'43"W a distance of 17.02 feet to the **POINT OF BEGINNING**.

Said easement description contains a total of 0.94 acres (41,034 square feet), more or less.

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

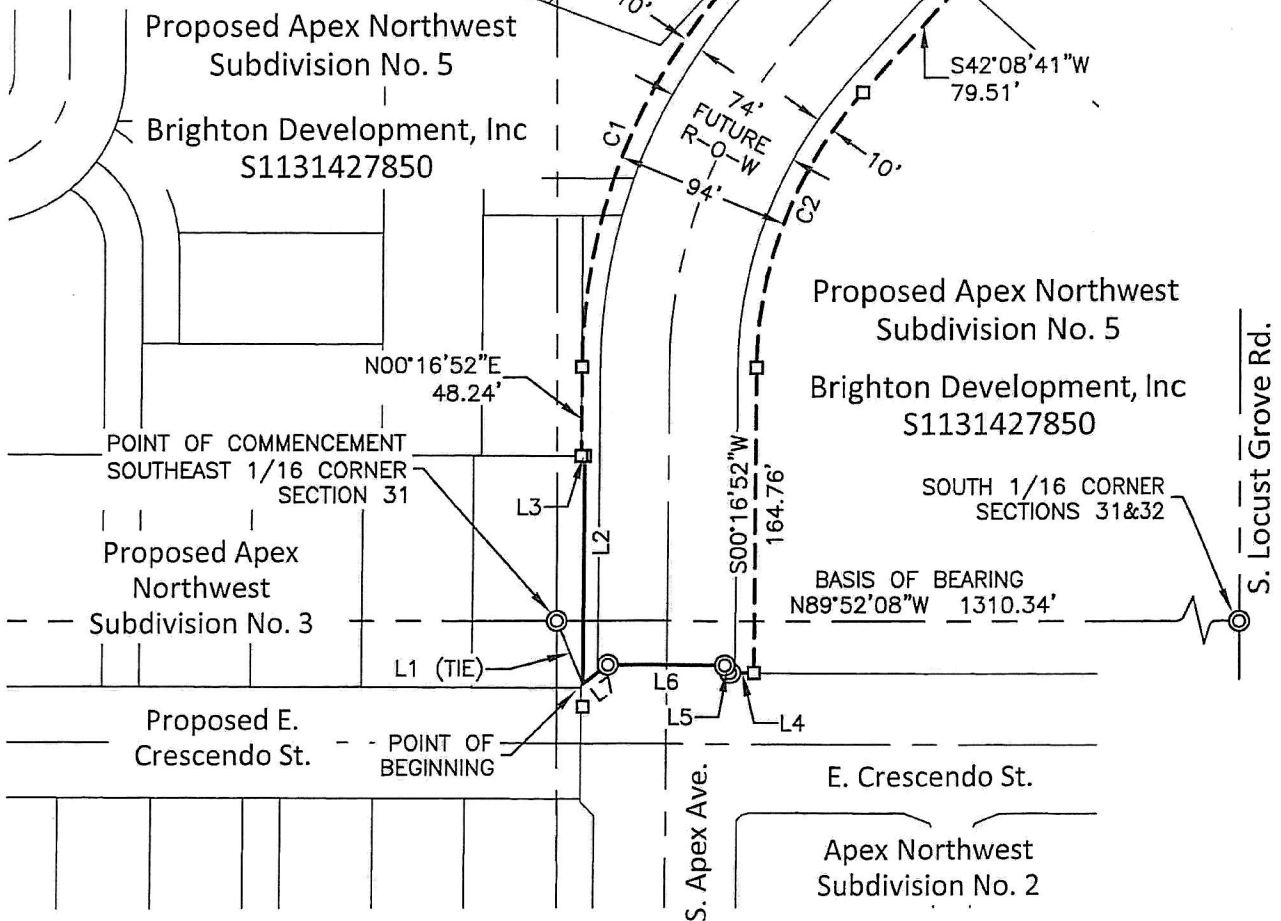


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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S22°59'52"E	36.97'
L2	N00°17'39"E	122.79'
L3	N89°42'21"W	1.97'
L4	N89°42'21"W	12.51'
L5	N36°28'37"W	5.01'
L6	N89°43'08"W	63.00'
L7	S53°03'43"W	17.02'



0 100 200 300
Plan Scale: 1" = 100'



DATE: September 2024
PROJECT: 24-047
SHEET: 1 OF 1

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	317.00'	231.62'	41°51'48"	N21°12'47"E	226.50'
C2	223.00'	162.94'	41°51'48"	S21°12'47"W	159.34'

Exhibit B - City of Meridian Water & Sewer Easement
Apex Northwest Roadway and Pool Project

A portion of the East 1/2 of the Southeast 1/4 of Section 31,
T3N., R1E., B.M., City of Meridian, Ada County, Idaho