

Project Name or Subdivision Name:
The Oaks North Subdivision No. 12

Sanitary Sewer & Water Main Easement Number: _____
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: ESmt-2024-0099

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement made this 13th day of August 2024 between Toll Southwest 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.

Exhibit A

Legal Description City of Meridian Sanitary Sewer & Water Easement The Oaks North Subdivision No. 12

An easement being located in the SW ¼ of Section 28, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at a Brass Cap monument marking the southwest corner of said Section 28, from which a Brass Cap monument marking the southeast corner of the SW ¼ (S ¼ corner) of said Section 28 bears S 89°16'58" E a distance of 2635.25 feet;

Thence N 1°00'42" E along the west boundary of said SW ¼ of Section 28 a distance of 2494.89 feet to a point;

Thence leaving said boundary S 89°21'17" E a distance of 85.00 feet to the **POINT OF BEGINNING**;

Thence S 89°21'17" E a distance of 120.56 feet to a point;

Thence S 61°12'00" E a distance of 36.27 feet to a point of curvature;

Thence a distance of 30.33 feet along the arc of a 73.50 foot radius non-tangent curve left, said curve having a central angle of 23°38'30" and a chord bearing S 33°46'25" W a distance of 30.11 feet to a point;

Thence N 61°12'00" W a distance of 26.14 feet to a point;

Thence N 89°21'17" W a distance of 113.23 feet to a point;

Thence N 1°00'42" E a distance of 30.00 feet to the **POINT OF BEGINNING**.

Said easement contains 4,412 square feet (0.101 acres) and is subject to any other easements existing or in use.

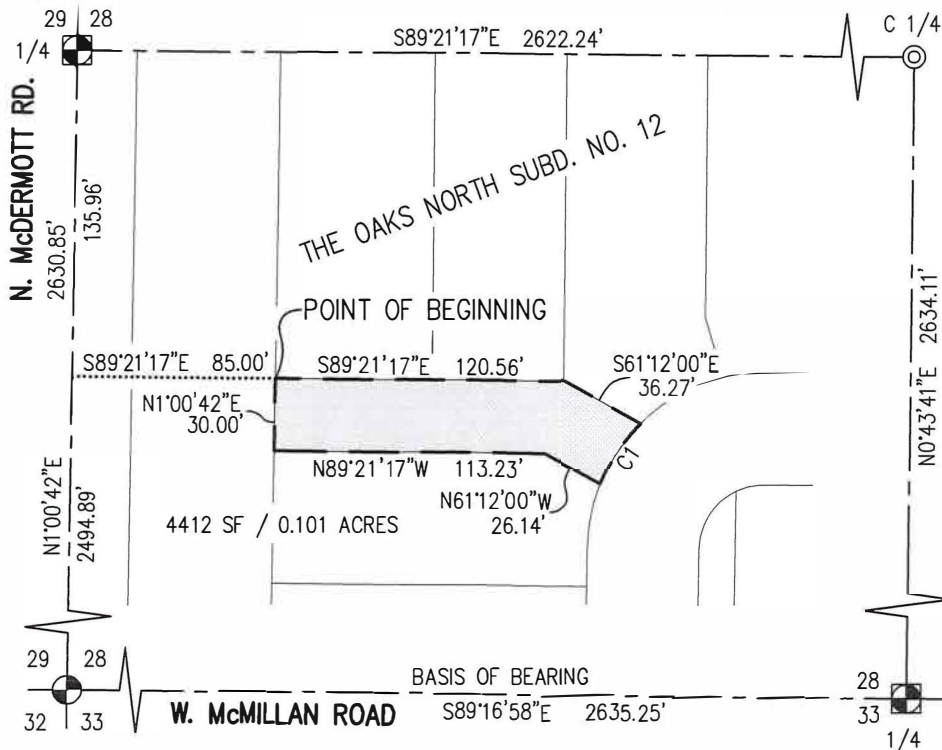
Clinton W. Hansen, PLS
Land Solutions, PC
July 2, 2024



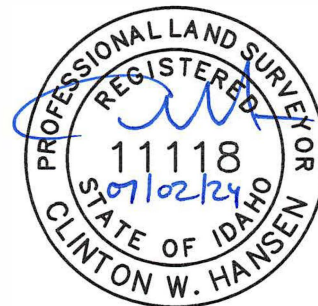
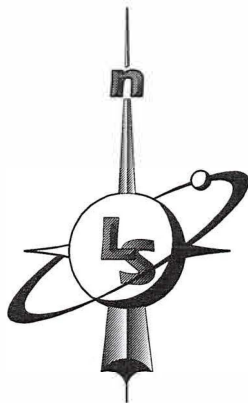
Exhibit B

CITY OF MERIDIAN SEWER & WATER EASEMENT

THE OAKS NORTH SUBDIVISION NO. 12
 LOCATED IN THE W 1/2 OF SECTION 28, T.4N., R.1W., B.M.
 MERIDIAN, ADA COUNTY, IDAHO



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	30.33'	73.50'	23°38'30"	S33°46'25"W	30.11'



LandSolutions
 Land Surveying and Consulting

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