

Project Name or Subdivision Name:

"State Avenue Flex Space" Water Easement

Water Main Easement Number: 01

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-2026-0011

WATER MAIN EASEMENT

THIS Easement Agreement made this ____ day of _____ 20__ between
Rama Group ("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, 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.

THE GRANTOR covenants and agrees that Grantor shall not place or allow to be placed any permanent structures or obstructions within the easement area that would interfere with Grantee's use of said easement, including, but not limited to, buildings, trash enclosures, carports, sheds, fences, trees, or deep-rooted shrubs.

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

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: _____

Exhibit A
Water Easement
January 15, 2026

A portion of Lot 1, Block 2 of Gemstone Center No. 2 Subdivision as filed in Book 74 of Plats at Pages 7664 and 7665, records of Ada County, Idaho, located in the Southwest 1/4 of the Northeast 1/4 of Section 8, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the Southwest corner of said Lot 1, from which the Northwest corner of said Lot 1 bears North 00°24'45" East, 172.42 feet; thence on the north right-of-way line of E. State Avenue, South 89°54'01" East, 47.93 feet to the **POINT OF BEGINNING**;

thence leaving said north right-of-way line, North 00°01'08" East, 12.38 feet;

thence South 89°54'01" East, 20.00 feet;

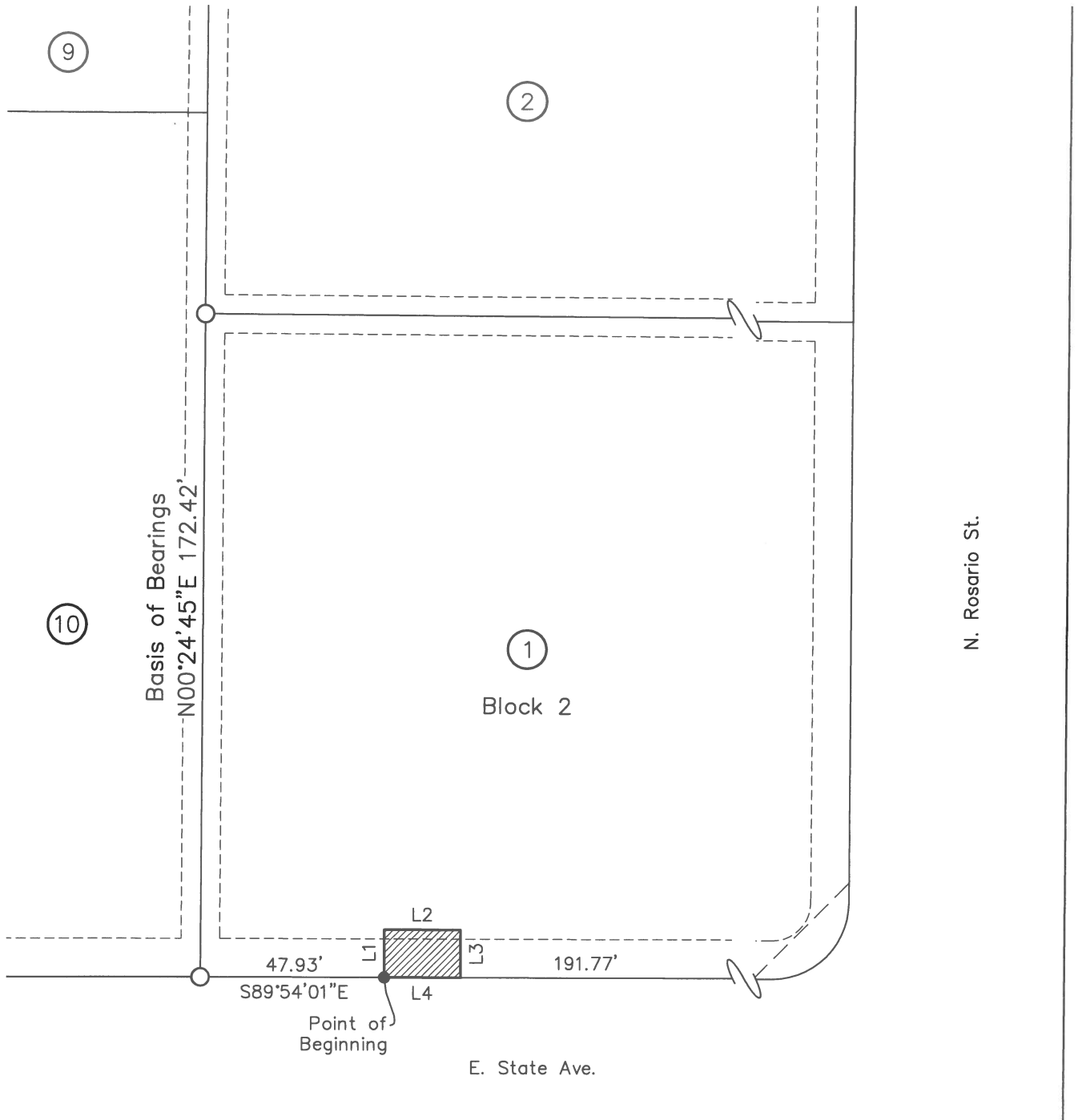
thence South 00°01'08" West, 12.38 feet to said north right-of-way line;

thence on said north right-of-way line, North 89°54'01" West, 20.00 feet to the **POINT OF BEGINNING**.

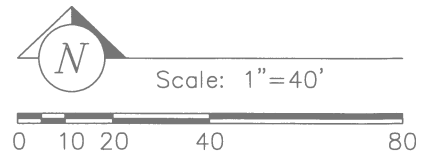
Containing 248 square feet, more or less.

End of Description.





Line Table		
Line	Bearing	Length
L1	N00°01'08"E	12.38'
L2	S89°54'01"E	20.00'
L3	S00°01'08"W	12.38'
L4	N89°54'01"W	20.00'



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IDAHO
SURVEY
GROUP, LLC

9939 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

Exhibit B Water Easement

A portion of Lot 1, Block 2, Gemstone Center No. 2 Subdivision, located in the Southwest 1/4 of the Northeast 1/4 of Section 8 T.3N., R.1E., B.M., City of Meridian, Ada County, Idaho.

Job No.
25-282

Sheet No.
1

Dwg. Date
1/15/2026