

Project Name or Subdivision Name:

K Suspension

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 **ESMT-2025-0022**

Record Number: _____

WATER MAIN EASEMENT

THIS Easement Agreement made this ____ day of _____ 20__ between
R & A Innovations, LLC _____ ("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

public street, then, to such extent, such right-of-way and easement hereby granted which lies within such boundary thereof or which is a part thereof, shall cease and become null and void and of no further effect and shall be completely relinquished.

THE GRANTOR does hereby covenant with the Grantee that Grantor is lawfully seized and possessed of the aforementioned and described tract of land, and that Grantor has a good and lawful right to convey said easement, and that Grantor will warrant and forever defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

THE COVENANTS OF GRANTOR made herein shall be binding upon Grantor's successors, assigns, heirs, personal representatives, purchasers, or transferees of any kind.

IN WITNESS WHEREOF, the said parties of the first part have hereunto subscribed their signatures the day and year first herein above written.

GRANTOR: R&A Innovations, LLC

RAFFI KASSARDSIAN

Member

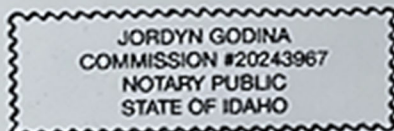
STATE OF IDAHO)

) ss

County of Ada)

This record was acknowledged before me on 4/3/2025 (date) by Raffi Kassardisian
(name of individual), [complete the following *if* signing in a representative capacity, or strike
the following *if* signing in an individual capacity] on behalf of R&A Innovations, LLC
(name of entity on behalf of whom record was executed), in the following representative
capacity: Member (type of authority such as officer or trustee)

Notary Stamp Below



Jordyn Godina
Notary Signature
My Commission Expires: November 1st 2030

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

**LEGAL DESCRIPTION
PREPARED FOR
K SUSPENSION
MERIDIAN, IDAHO
01/28/2025
25-5006**

WATER EASEMENT LEGAL DESCRIPTION

Located in Lot 3 and 4, Block 1, Twelve Oaks Center Subdivision, as recorded in Ada County Book of Plats Book 112 Pages 16390-16392, in the W1/4 of the E1/2 of the Northeast Quarter of Section 14, Township 3 North, Range 1 West, Boise Meridian, located in Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing from the Northeast Corner of Section 14, Township 3 North, Range 1 West, Boise Meridian;

thence North 89°13'17" West along the North Line of the Northeast Quarter of said Section 14, 844.96 feet;

thence South 00°46'43" West, perpendicular to said North Line of the Northeast Quarter, 271.00 feet to a point on a City of Meridian Sanitary Sewer and Water Easement, recorded in Ada County with Instrument Number 2016-032991, said point being the Point of Beginning;

thence along said easement the following two (2) courses:

(1) South 00°00'00" East 23.50 feet;

(2) North 90°00'00" East 27.85 feet;

thence South 00°46'43" West 3.00 feet;

thence North 90°00'00" West 29.81 feet;

thence North 00°00'00" East 26.53 feet to a point on said City of Meridian Easement;

thence along said easement North 89°13'17" East 2.00 feet to the Point of Beginning.

Contains: 137 square feet+/-

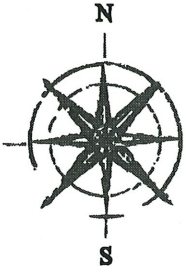


NORTH QUARTER
CORNER
SECTION 14, T3N,
R1W, B.M.

EXHIBIT B

NORTHEAST CORNER
SECTION 14, T3N,
R1W, B.M.

11 13 1812.92' (TIE) BASIS OF BEARING: N89°13'17"W 2657.88' 844.96' (TIE) 11 12 14 13



32' CITY OF MERIDIAN
SANITARY SEWER AND
WATER MAIN EASEMENT
INSTRUMENT NUMBER 2016-032991

LOT 3
BLOCK 1
TWELVE OAKS
CENTER SUBDIVISION

TWELVE OAKS
VILLA SUBDIVISION



S00°46'43"W 271.00'
(TIE)

S89°13'17"E
2.00'

N0°00'00"E
26.53'

S0°00'00"E
23.50'

N90°00'00"E
27.85'

S0°46'43"W
3.00'

N90°00'00"W
29.81'

LOT 4
BLOCK 1
TWELVE OAKS
CENTER SUBDIVISION