

ESMT-2022-0154 Roaring Springs East Expansion
Water Main Easement No. 1

WATER MAIN EASEMENT

THIS Easement Agreement, made this 5th day of April, 2022, between BOWDEN PROPERTIES, INC (“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 will not place or allow to be placed any permanent structures, trees, brush, or perennial shrubs or flowers within the area described for this easement, which would interfere with the use of said easement, for the purposes stated herein.

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 4-5-2022

Attest by Chris Johnson, City Clerk 4-5-202

STATE OF IDAHO,)
 : ss.
County of Ada)

This record was acknowledged before me on 4-5-2022 (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 Signature
My Commission Expires: _____



**DESCRIPTION
WATER LINE EASEMENT
FOR
BOWDEN PROPERTIES LLC
EASEMENT NO. 1**

EXHIBIT "A"

The following describes a 20.00 foot wide waterline easement lying within a portion of Lots 10, 11, 16, 17, 18, 27 and 28, Block 1, Plat of Interstate Center a Subdivision, Book 74, Pages 7656-7357, Ada County Record's and also lying within a portion of the Southeast Quarter (SE1/4) of Section 13, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at the southeast corner of said Section 13; Thence, along the south boundary line of said SE1/4, as shown in said Interstate Center Subdivision, North 89°46'23" West, 742.03 feet; Thence, North 01°02'27" East, 45.00 feet to the southeast corner of said Lot 16 and to the northerly right of way of West Overland Rd.; Thence, along the south boundary line of said Lot 16, North 89°46'23" West, 179.51 feet to the **POINT OF BEGINNING**;

Thence, continuing along said south boundary line and said northerly right of way, North 89°46'23" West, 20.00 feet;

Thence, departing said south boundary line and said right of way, North 00°05'24" West, 210.36 feet;

Thence, South 89°54'36" West, 229.23 feet;

Thence, North 00°05'24" West, 20.00 feet;

Thence, North 89°54'36" East, 203.53 feet;

Thence, North 00°05'18" East, 231.21 feet;

Thence, South 89°54'39" East, 62.36 feet;

Thence, North 45°05'21" East, 56.31 feet;

Thence, North 00°00'44" East, 42.60 feet;

Thence, North 22°29'16" West, 294.92 feet;

Thence, North 67°30'44" East, 20.00 feet;



Thence, South 22°29'16" East, 298.90 feet;

Thence, South 00°00'44" West, 54.88 feet;

Thence, South 45°05'21" West, 72.89 feet;

Thence, North 89°54'39" West, 50.65 feet;

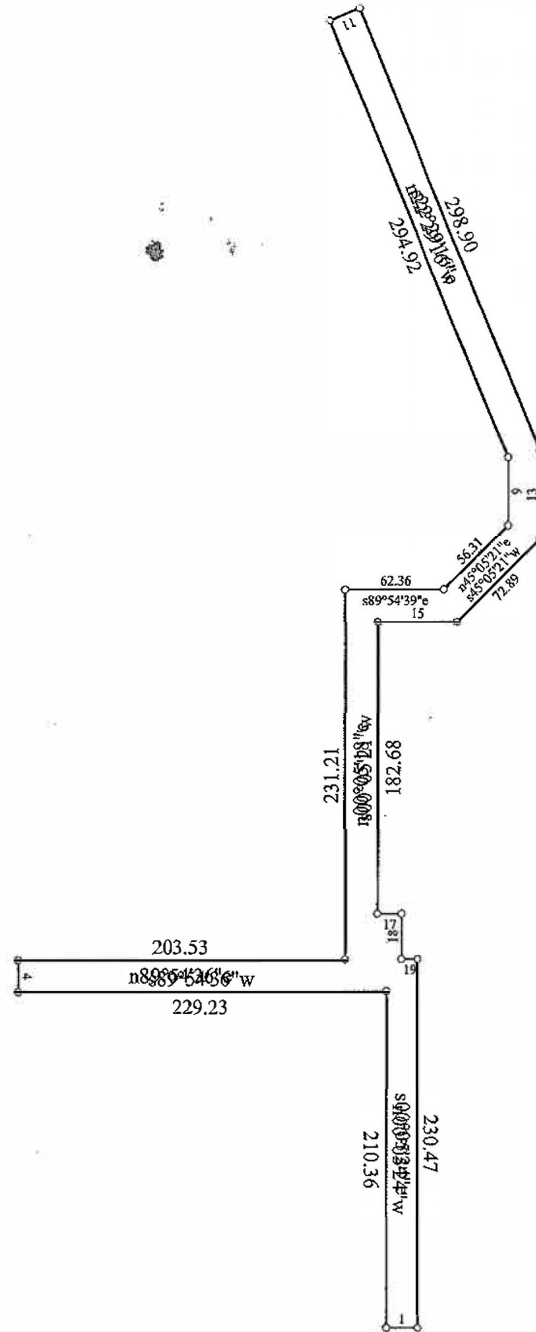
Thence, South 00°05'18" West, 182.68 feet;

Thence, North 89°54'36" East, 15.33 feet;

Thence, South 00°05'21" West, 28.42 feet;

Thence, North 89°54'36" East, 10.36 feet;

Thence, South 00°05'24" East, 230.47 feet to the **POINT OF BEGINNING**, containing 0.537 acres or 23,389 square feet more or less.



Title: Date: 03-18-2022

Scale: 1 inch = 120 feet File: WATERLINE EASEMENT NO. 1.des

Tract 1: 0.537 Acres: 23389 Sq Feet: Closure = s17.2041e 0.05 Feet: Precision = 1/46678: Perimeter = 2335 Feet

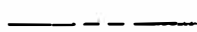
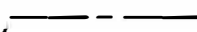



001=n89.4623w 20.00	008=n45.0521e 56.31	015=n89.5439w 50.65
002=n00.0524w 210.36	009=n00.0044e 42.60	016=s00.0521w 182.68
003=s89.5436w 229.23	010=n22.2916w 294.92	017=n89.5436e 15.33
004=n00.0524w 20.00	011=n67.3044e 20.00	018=s00.0521w 28.42
005=n89.5436e 203.53	012=s22.2916e 298.90	019=n89.5436e 10.36
006=n00.0518e 231.21	013=s00.0044w 54.88	020=s00.0524e 230.47
007=s89.5439e 62.36	014=s45.0521w 72.89	

BOWDEN PROPERTIES LLC,
 WATER LINE EASEMENT
 EASEMENT NO. 1

PORTION OF LOTS 10, 11, 16, 17, 18, 27 AND 28, BLOCK 1
 INTERSTATE CENTER SUBDIVISION, LYING WITHIN A PORTION OF THE SE 1/4 OF
 SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN
 CITY OF MERIDIAN, ADA COUNTY, IDAHO
 2022

EXHIBIT "B"

LEGEND

-  Boundary Line
-  Section Line
-  Easement No. 1
-  Found Brass Cap
-  Calculated Point
- POB Point of Beginning

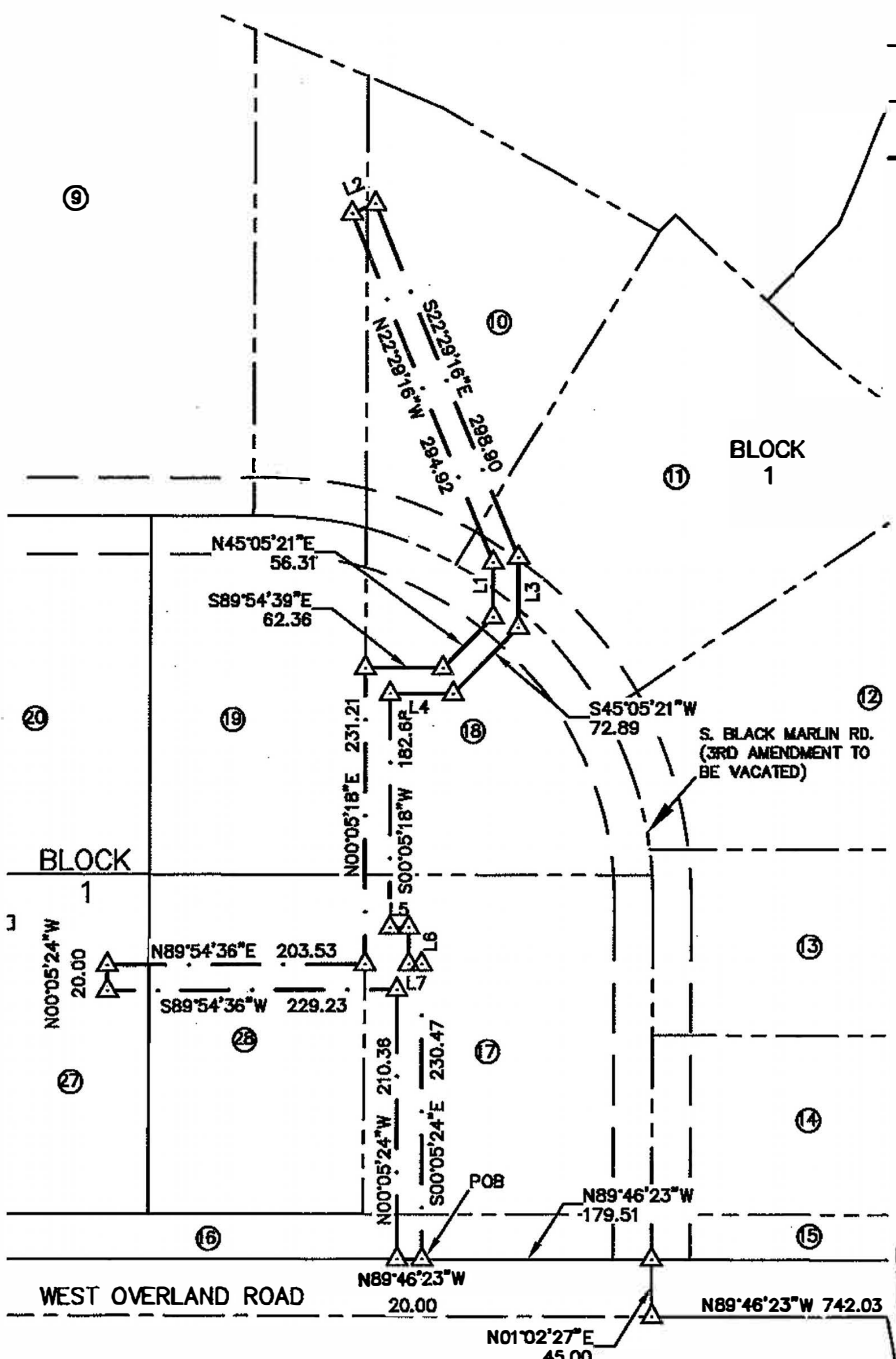


GRAPHIC SCALE



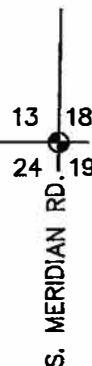
(IN FEET)
 1" = 150'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°00'44"E	42.60
L2	N67°30'44"E	20.00
L3	S00°00'44"W	54.88
L4	N89°54'39"W	50.65
L5	N89°54'36"E	15.33
L6	S00°05'21"W	28.42
L7	N89°54'36"E	10.36



N89°46'23"W 2618.90' TO THE SOUTH
 1/4 COR. SEC. 13

BASIS OF BEARINGS



Quadrant Consulting, Inc

1804 West Overland Road
 Boise, Idaho 83705
 (208) 342-0091 PHONE (208) 342-0082 FAX
 CIVIL ENGINEERING - SURVEYING - CONSTRUCTION MANAGEMENT