

Project Name or Subdivision Name:

Pine 43 West

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-2025-0110**

Record Number: _____

WATER MAIN EASEMENT

THIS Easement Agreement made this 1 day of June, 2025 between
DRB Investments, 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

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: _____

August 19, 2025
Project No. 25-020
City of Meridian Water Easement

Exhibit A

A parcel of land for a City of Meridian Water Easement being a portion of Lot 5 of Pleasant Valley Subdivision (Book 12 of Plats, Page 665), situated in the Northeast 1/4 of the Northwest 1/4 of Section 8, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at a found aluminum cap marking the North 1/4 corner of said Section 8, which bears S89°59'17"E a distance of 2,652.59 feet from a found brass cap marking the Northwest corner of said Section 8, thence following the northerly line of said Northeast 1/4 of the Northwest 1/4, N89°59'17"W a distance of 891.30 feet;

Thence leaving said northerly line, S00°00'43"W a distance of 430.47 feet to the **POINT OF BEGINNING**.

Thence S89°41'49"E a distance of 32.00 feet;

Thence S00°32'35"W a distance of 11.00 feet to the northerly right-of-way of E. Wilson Street;

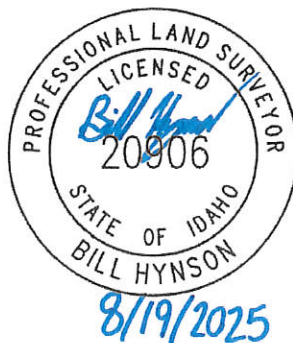
Thence following said northerly right-of-way, N89°41'49"W a distance of 32.00 feet;

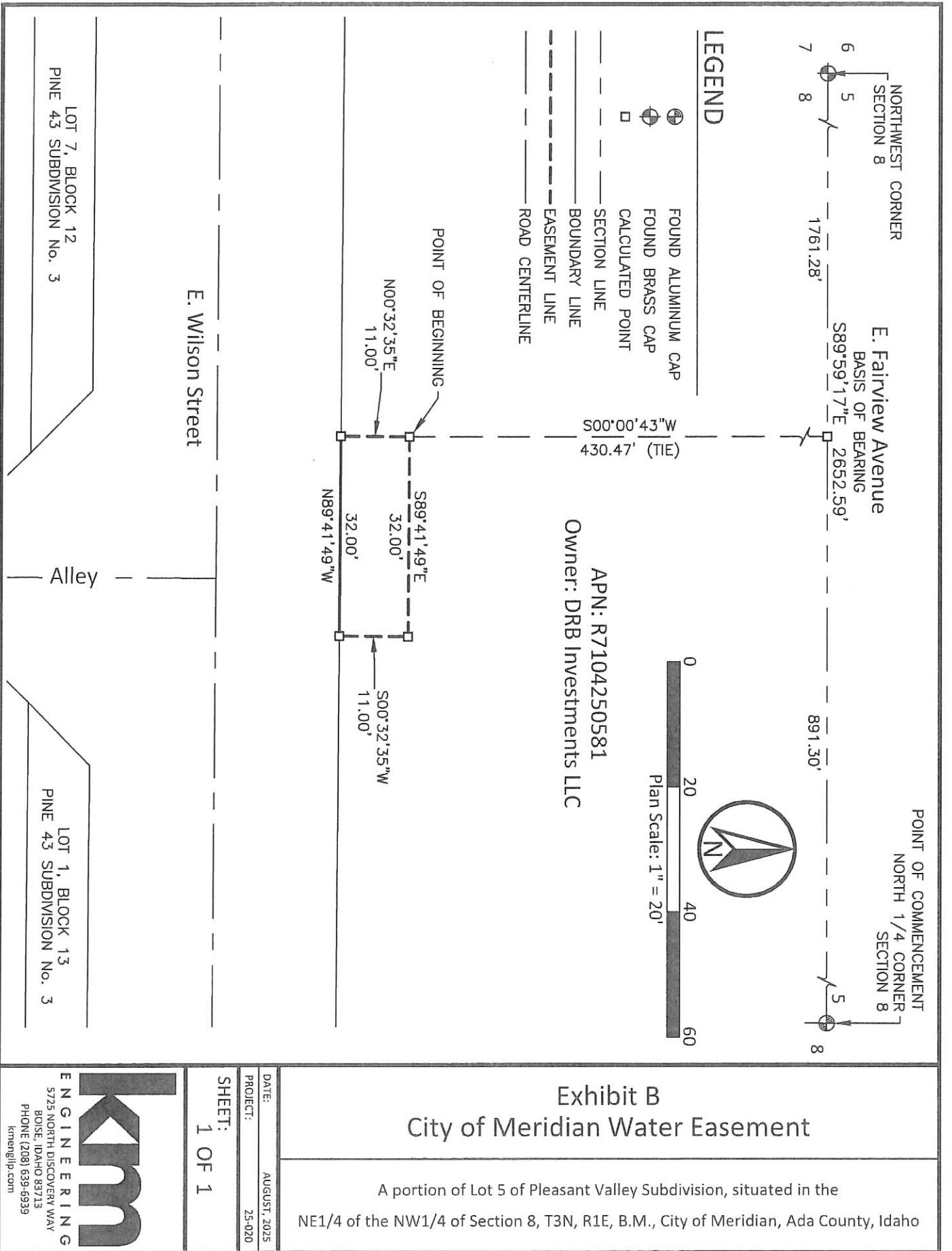
Thence leaving said northerly right-of-way, N00°32'35"E a distance of 11.00 feet to the **POINT OF BEGINNING**.

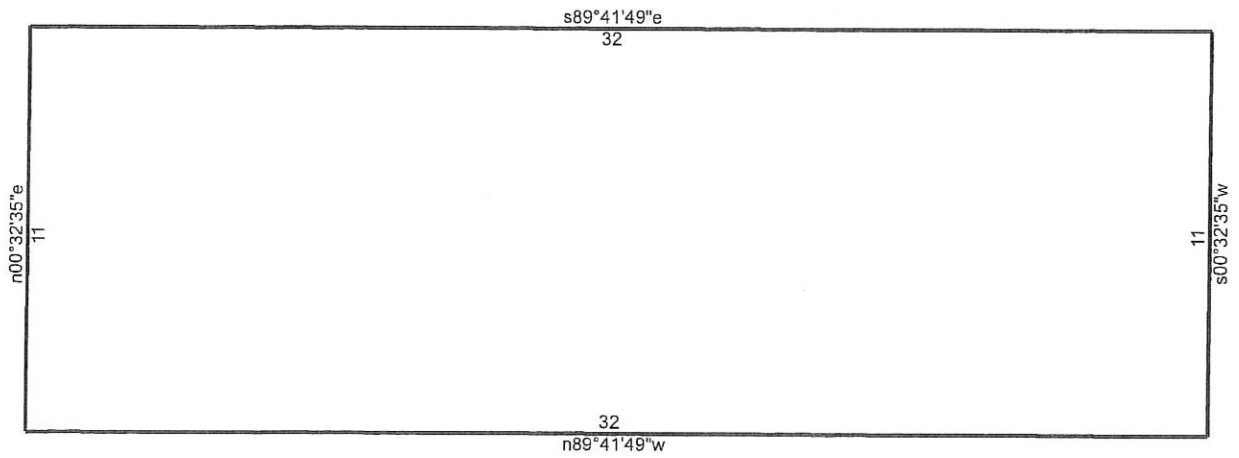
Said parcel contains 352 square feet, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

All subdivisions, deeds, records of surveys, and other instruments of record referenced herein are recorded documents of the county in which these described lands are situated.

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







8/19/2025

Scale: 1 inch= 5 feet

File:

Tract 1: 0.0081 Acres (352 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=86 ft.

01 s89.4149e 32
02 s00.3235w 11
03 n89.4149w 32
04 n00.3235e 11