

Project Name or Subdivision Name:

Idaho Pups & Ales

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

Record Number: ESMT-2024-0072

WATER MAIN EASEMENT

THIS Easement Agreement made this 4th day of June 20 24 between Ruff Ideas, 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: Ruff Ideas, LLC



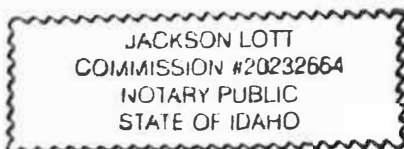
STATE OF IDAHO)

) ss

County of Ada)

This record was acknowledged before me on 05/17/24 (date)
by Shawn Johnson (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 Ruff Ideas, LLC
(name of entity on behalf of whom record was executed), in the following representative
capacity: Manager (type of authority such as officer or trustee)

Notary Stamp Below




Notary Signature
My Commission Expires: 05-13-2029

GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor 6-4-2024

Attest by Chris Johnson, City Clerk 6-4-2024

STATE OF IDAHO,)

: ss.

County of Ada)

This record was acknowledged before me on 6-4-2024 (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: 3-28-2028

May 8, 2024
Project No. 23-230
City of Meridian Water Easement
Legal Description

Exhibit A

A parcel of land for a City of Meridian Water Easement over a portion of Lot 19, Block 2 of TM Creek Subdivision No. 2 (Book 112 of Plats, Pages 16402-16407), situated in the Northwest 1/4 of the Northwest 1/4 of Section 14, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at a found 5/8-inch rebar marking the Northeast corner of said Lot 19, which bears N87°36'44"E a distance of 180.08 feet from a found 5/8-inch rebar marking the northerly angle point of said Lot 19, thence following the easterly boundary line of said Lot 19, S00°33'41"W a distance of 180.72 feet to an existing Access and Utilities Easement as described per Instrument No. 2019-022729;
Thence leaving said easterly boundary line and following said existing easement, N89°21'28"W a distance of 63.24 feet to the **POINT OF BEGINNING**.

Thence following said existing easement, N89°21'28"W a distance of 20.00 feet;
Thence leaving said existing easement, N00°33'41"E a distance of 110.84 feet;
Thence N21°56'19"W a distance of 13.28 feet;
Thence S68°03'41"W a distance of 3.62 feet;
Thence N21°56'19"W a distance of 20.92 feet;
Thence N68°03'41"E a distance of 26.70 feet;
Thence S21°56'19"E a distance of 22.74 feet;
Thence S68°03'41"W a distance of 3.08 feet;
Thence S21°56'19"E a distance of 15.44 feet;
Thence S00°33'41"W a distance of 114.85 feet to the **POINT OF BEGINNING**.

Said parcel contains 0.072 acres (3,127 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.



5/8/2024

W. Franklin Road

BASIS OF BEARING
N87°36'44"E 180.08'

POINT OF COMMENCEMENT
NORTHEAST CORNER
LOT 19

NORTHERLY ANGLE
POINT, LOT 19

LEGEND

⊙	FOUND 5/8-INCH REBAR
□	CALCULATED POINT
—	BOUNDARY LINE
- - -	EASEMENT LINE
- - -	EXISTING EASEMENT LINE

LOT 19, BLOCK 2
TM CREEK
SUBDIVISION NO. 2

RUFF IDEAS LLC
APN: R8483020110

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°21'28"W	63.24'
L2	N89°21'28"W	20.00'
L3	N21°56'19"W	13.28'
L4	S68°03'41"W	3.62'
L5	N21°56'19"W	20.92'
L6	N68°03'41"E	26.70'
L7	S21°56'19"E	22.74'
L8	S68°03'41"W	3.08'
L9	S21°56'19"E	15.44'



0 30 60 90
Plan Scale: 1" = 30'

25.50' INGRESS/EGRESS, PUBLIC UTILITIES
AND EMERGENCY ACCESS EASEMENT PER
INST. No. 2019-022729

20.00'

POINT OF
BEGINNING

S00°33'41"W 180.72'

25.50'

W. Peak Cloud Lane

SOUTHEAST CORNER
LOT 19

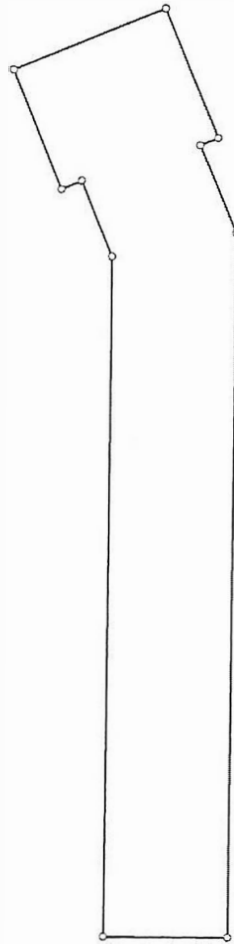
km
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: May, 2024
PROJ #: 23-2 B

SHEET:
1 OF 1

Exhibit B City of Meridian Water Easement

A portion of Lot 19, Block 2 of TM Creek Subdivision No.2, situated in the Northwest 1/4 of the Northwest 1/4 of Section 14, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho



Title:		Date: 05-07-2024
Scale: 1 inch = 30 feet	File: Deed Plotter.des	
Tract 1: 0.072 Acres: 3127 Sq Feet: Closure = n07.0405w 0.01 Feet: Precision =1/67567: Perimeter = 351 Feet		
001=n89.2128w 20.00	005=n21.5619w 20.92	009=s21.5619e 15.44
002=n00.3341e 110.84	006=n68.0341e 26.70	010=s00.3341w 114.85
003=n21.5619w 13.28	007=s21.5619e 22.74	
004=s68.0341w 3.62	008=s68.0341w 3.08	