

Project Name (Subdivision):

Budget Blinds

Water Main Easement Number: 1

Identify this Easement by sequential number if Project contains more than one Water Main easement.

(See Instructions for additional information).

WATER MAIN EASEMENT

THIS Easement Agreement, made this _____ day of _____, 20__ between Quent Blodgett (“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, it's 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

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.

(stamp)

Notary Signature

My Commission Expires:_____

November 9, 2022
Project No. 21-125
City of Meridian
Water Line Easement
Legal Description

Exhibit A

A parcel of land for a City of Meridian Water Line Easement over portions of Lot 1 and Lot 2, Block 1 of Budget Blinds Subdivision (Book 124 of Plats, Pages 19770-19772), situated in the Northeast 1/4 of the Northeast 1/4 of Section 26, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho and being more particularly described as follows:

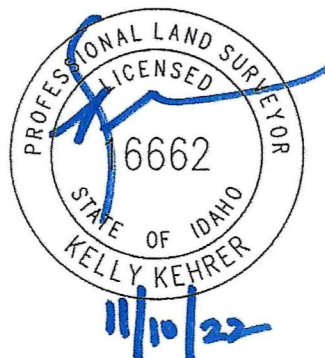
Commencing at a found 5/8-inch rebar marking the Northwest corner of said Budget Blinds Subdivision, which bears $N00^{\circ}21'08''E$ a distance of 310.13 feet from the Southwest corner of said Budget Blinds Subdivision, being witnessed by a found 5/8-inch rebar, which bears $N00^{\circ}21'08''E$ a distance of 1.00 feet;
Thence following the westerly boundary line of said Budget Blinds Subdivision, $S00^{\circ}21'08''W$ a distance of 310.13 feet to said Southwest corner;
Thence leaving said westerly subdivision boundary line and following the southerly boundary line of said Budget Blinds Subdivision, $S89^{\circ}38'52''E$ a distance of 20.84 feet to the **POINT OF BEGINNING**.

Thence leaving said southerly subdivision boundary line, $N00^{\circ}20'59''E$ a distance of 188.39 feet;
Thence $N44^{\circ}39'01''W$ a distance of 14.00 feet;
Thence $N00^{\circ}20'59''E$ a distance of 19.80 feet;
Thence $S89^{\circ}39'01''E$ a distance of 20.00 feet;
Thence $S00^{\circ}20'59''W$ a distance of 11.52 feet;
Thence $S44^{\circ}39'01''E$ a distance of 14.00 feet;
Thence $S00^{\circ}20'59''W$ a distance of 196.67 feet to said southerly subdivision boundary line;
Thence following said southerly subdivision boundary line, $N89^{\circ}38'52''W$ a distance of 20.00 feet to the **POINT OF BEGINNING**.

Said parcel contains 4,444 square feet, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

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

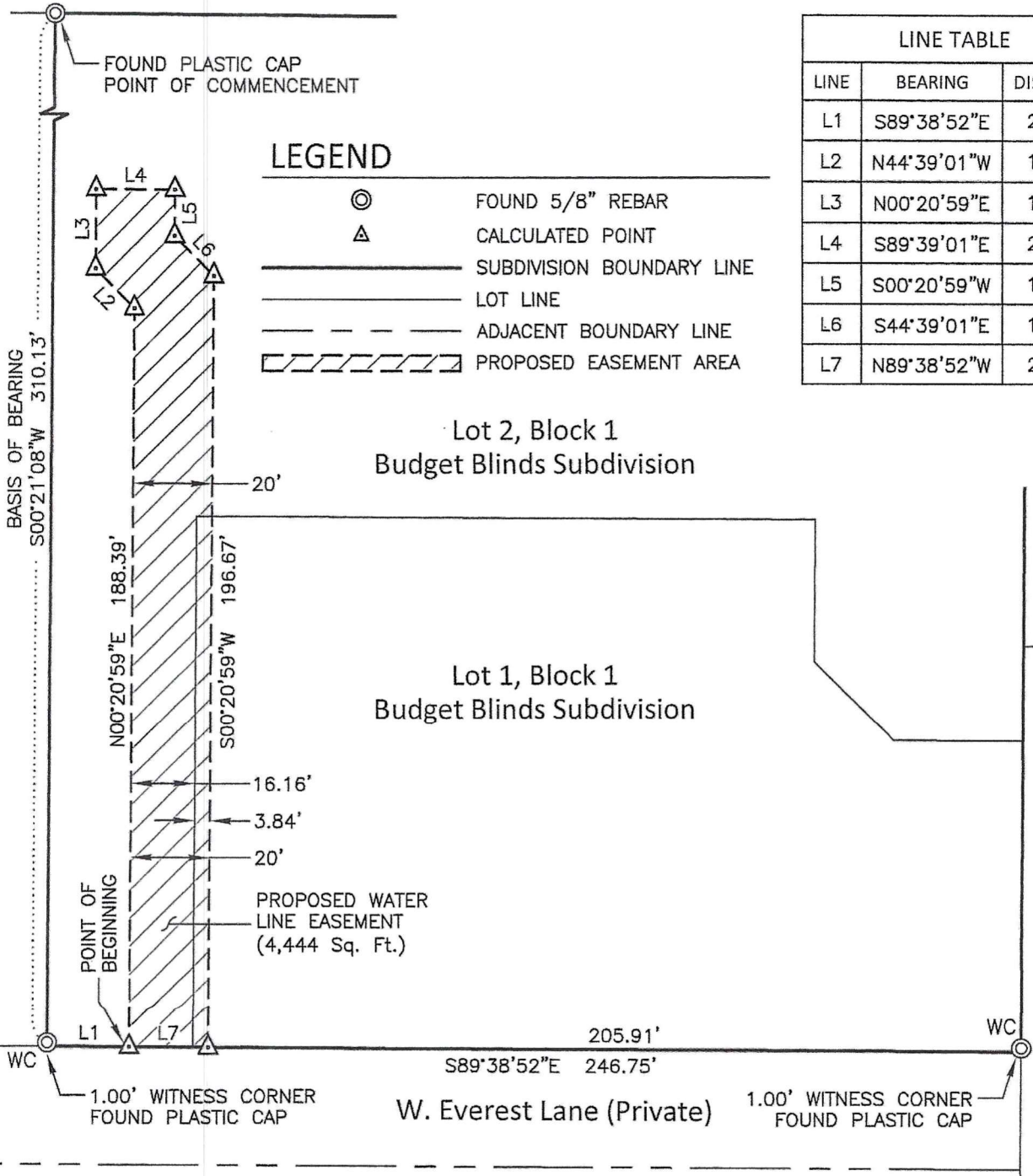
Attached hereto is **Exhibit B** and by this reference is made a part hereof.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°38'52"E	20.84
L2	N44°39'01"W	14.00
L3	N00°20'59"E	19.80
L4	S89°39'01"E	20.00
L5	S00°20'59"W	11.52
L6	S44°39'01"E	14.00
L7	N89°38'52"W	20.00

LEGEND

- ⊙ FOUND 5/8" REBAR
- △ CALCULATED POINT
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- - - ADJACENT BOUNDARY LINE
- ▨ PROPOSED EASEMENT AREA



P:\21-125\CAD\SURVEY\EXHIBITS\21-125 WATER LINE EASEMENT.DWG, JOSHUA JANTZ, 11/10/2022, \\KMEBOIDC1\TOSHIBA E-STUDIO0907, ---

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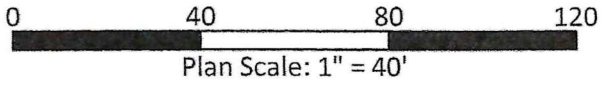
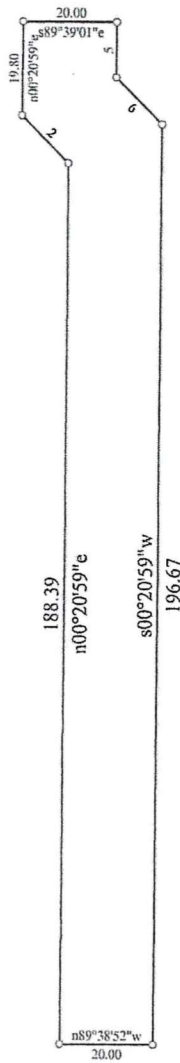


Exhibit B
City of Meridian Water Line Easement

DATE: November 2022
 PROJECT: 21-125
 SHEET:
1 OF 1

A parcel of land for a City of Meridian Water Line Easement over portions of Lot 1 and Lot 2, Block 1 of Budget Blinds Subdivision (Book 124 of Plats, Pages 19770-19772), situated in the NE 1/4 of the NE 1/4 of Section 26, T4N, R1W, B.M., City of Meridian, Ada County, Idaho



Title: Water Line Easement		Date: 11-09-2022
Scale: 1 inch = 40 feet	File: Deed Plotter (1).des	
Tract 1: 0.102 Acres: 4444 Sq Feet: Closure = s00.2103w 0.00 Feet: Precision >1/999999: Perimeter = 484 Feet		
001=n00.2059e 188.39	004=s89.3901e 20.00	007=s00.2059w 196.67
002=n44.3901w 14.00	005=s00.2059w 11.52	008=n89.3852w 20.00
003=n00.2059e 19.80	006=s44.3901e 14.00	