

**ESMT-2022-0046 Seyam East Subdivision  
Water Main Easement No. 2**

**Water Main Easement**

THIS Easement Agreement, made this **6th day of December, 2022** between Adler AB Owner XV, 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, 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    12-6-2022

\_\_\_\_\_  
Attest by Chris Johnson, City Clerk    12-6-2022

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

This record was acknowledged before me on 12-6-2022(date) by Robert E. Simison and Chris Johnson on behalf of the City of Meridian, in their capacities as Mayor and City Clerk, respectively.

(stamp)

\_\_\_\_\_  
Notary Signature  
My Commission Expires: 3-28-2028

**EXHIBIT A**  
ADLER INDUSTRIAL  
BUILDINGS 326 & 327  
WATER MAIN - EASEMENT NUMBER 2  
SITUATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 9  
T. 3 N., R. 1 E., B.M.  
CITY OF MERIDIAN, ADA COUNTY, IDAHO

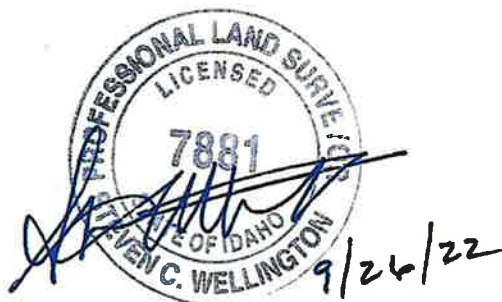
A 20 foot wide easement situated in Lot 2, Block 2, of Seyam East Subdivision, a recorded subdivision on file in Book 116 of Plats at Pages 17443 through 17447, records of Ada County, Idaho, and further described as situated in the Southwest 1/4 of the Southeast 1/4 of Section 9, Township 3 North, Range 1 East, Boise Meridian, City Of Meridian, Ada County, Idaho, being 10 feet each side of the following described centerline:

Commencing at the northeasterly corner of said Lot 2, Block 2 of Seyam East Subdivision from which the northwesterly corner of said Lot 2 bears North 88°28'09" West 289.30 feet;

thence along the southerly right-of-way of East Lanark Street North 88°28'09" West 139.30 feet to the POINT OF BEGINNING;

thence leaving said southerly right-of-way South 1°31'51" West 24.00 feet;

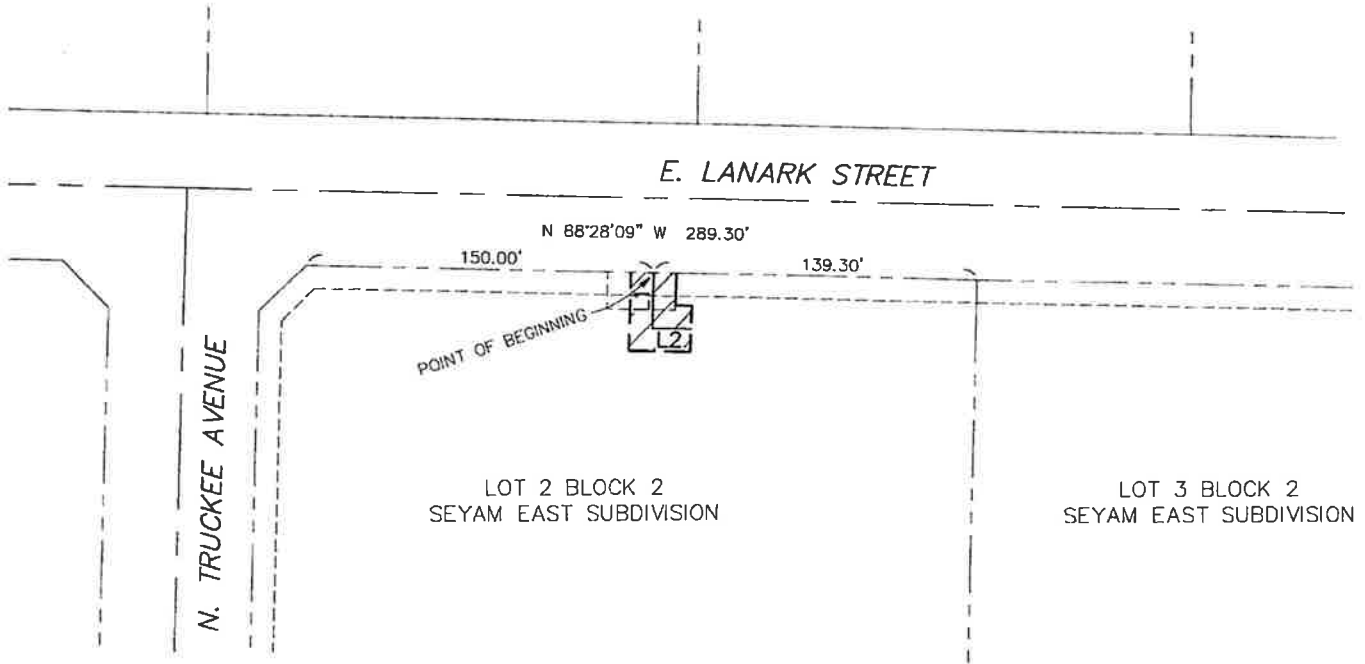
thence South 88°28'09" East 17.00 feet to the POINT OF TERMINUS, comprising 820 square feet, more or less.





NOT TO SCALE

**EXHIBIT B**  
**MAP TO ACCOMPANY LEGAL DESCRIPTION**  
**ADLER INDUSTRIAL**  
**BUILDINGS 326 & 327**  
**WATER MAIN - EASEMENT NUMBER 2**  
 SITUATED IN SEYAM EAST SUBDIVISION  
 IN THE SW 1/4 OF THE SE 1/4 OF SECTION 9  
 T3N R1E BM  
 CITY OF MERIDIAN, ADA COUNTY, IDAHO



**LINE TABLE**

LINE	LENGTH	BEARING
L1	24.00'	S 1°31'51" W
L2	17.00'	S 88°28'09" E

**LEGEND**

- EASEMENT CENTERLINE
- EASEMENT
- PLATTED LOT LINE
- STREET CENTERLINE
- EXISTING EASEMENT

