

Cole Valley Christian Schools - Central Campus

ESMT-2023-0185

WATER MAIN EASEMENT

THIS Easement Agreement, made this 16th day of January, 2024 between Cole Valley Christian Schools, 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 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 1-16-2024

Attest by Chris Johnson, City Clerk 1-16-2024

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: _____



January 2, 2024
Project No.: 121048

EXHIBIT "A"
COLE VALLEY CHRISTIAN SCHOOL
CITY OF MERIDIAN WATER EASEMENT

Water Easement No. 1

An easement located in the West Half of the Southeast Quarter of Section 29, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Southeast Corner of Section 29 of said Township 4 North, Range 1 West;
Thence North 89°22'00" West, a distance of 1321.44 feet on the South line of said Section 29, (from which point the South One Quarter Corner of said Section 29 bears North 89°22'00" West, a distance of 2642.71 feet);
Thence North 00°56'00" East, a distance of 656.46 feet on the north-south mid-section line of said Southeast Quarter;
Thence North 89°08'14" West, a distance of 10.00 feet to the POINT OF BEGINNING:

Thence North 89° 08' 14" West, a distance of 20.00 feet;
Thence North 00° 56' 00" East, a distance of 20.00 feet;
Thence South 89° 08' 14" East, a distance of 20.00 feet;
Thence South 00° 56' 00" West, a distance of 20.00 feet to the POINT OF BEGINNING.

The above-described easement contains 400 square feet more or less.

TOGETHER WITH:

Water Easement No. 2

An easement located in the West Half of the Southeast Quarter of Section 29, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Southeast Corner of Section 29 of said Township 4 North, Range 1 West;
Thence North 89°22'00" West, a distance of 1321.44 feet on the South line of said Section 29, (from which point the South One Quarter Corner of said Section 29 bears North 89°22'00" West, a distance of 2642.71 feet);
Thence North 00°56'00" East, a distance of 1163.08 feet on the north-south mid-section line of said Southeast Quarter;
Thence North 89°08'51" West, a distance of 10.00 feet to the POINT OF BEGINNING:

Thence North 89° 08' 51" West, a distance of 13.00 feet;
Thence North 00° 56' 00" East, a distance of 20.00 feet;
Thence South 89° 08' 51" East, a distance of 13.00 feet;
Thence South 00° 56' 00" West, a distance of 20.00 feet to the POINT OF BEGINNING.

The above-described easement contains 260 square feet more or less.

TOGETHER WITH:

Water Easement No. 3

An easement located in the West Half of the Southeast Quarter of Section 29, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Southeast Corner of Section 29 of said Township 4 North, Range 1 West;
Thence North $89^{\circ}22'00''$ West, a distance of 1321.44 feet on the South line of said Section 29, (from which point the South One Quarter Corner of said Section 29 bears North $89^{\circ}22'00''$ West, a distance of 2642.71 feet);

Thence North $00^{\circ}56'00''$ East, a distance of 1419.85 feet on the north-south mid-section line of said Southeast Quarter;

Thence North $89^{\circ}23'12''$ West, a distance of 10.00 feet to the POINT OF BEGINNING:

Thence North $89^{\circ}23'12''$ West, a distance of 15.00 feet;

Thence North $00^{\circ}56'00''$ East, a distance of 20.00 feet;

Thence South $89^{\circ}23'12''$ East, a distance of 15.00 feet;

Thence South $00^{\circ}56'00''$ West, a distance of 20.00 feet to the POINT OF BEGINNING.

The above-described easement contains 300 square feet more or less.

PREPARED BY:
The Land Group, Inc.

James R. Washburn, PLS



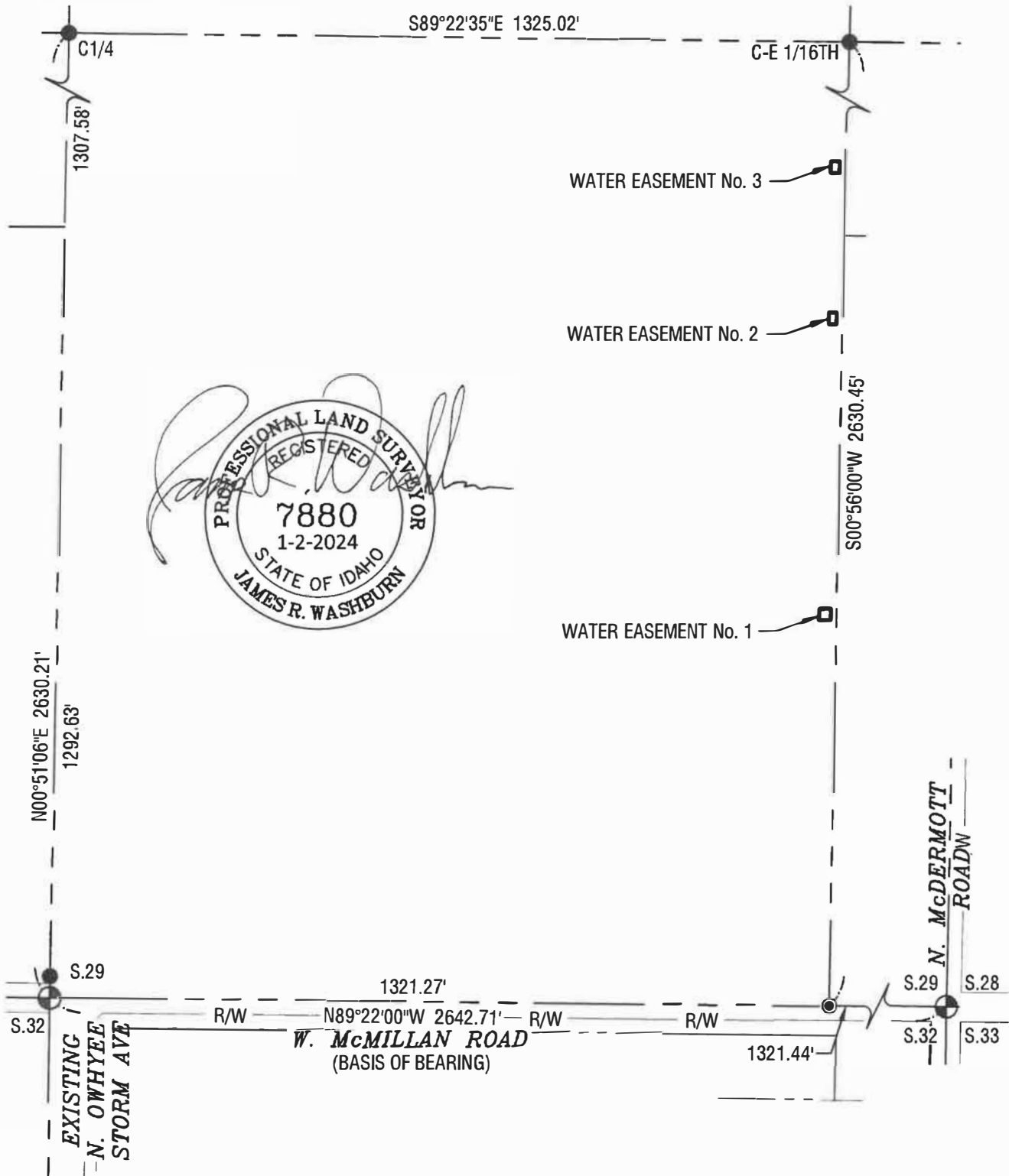


Exhibit B

Horizontal Scale: 1" = 250'

Project No.: 121048
Date of Issuance: December 28, 2023



Water Easement Cole Valley Christian School City of Meridian

Line Table		
LINE	BEARING	LENGTH
L1	N89°08'14"W	10.00'
L2	N89°08'14"W	20.00'
L3	N00°56'00"E	20.00'
L4	S89°08'14"E	20.00'
L5	S00°56'00"W	20.00'

WATER EASEMENT No. 1
±400 SQ.FT.

C-E 1/16TH

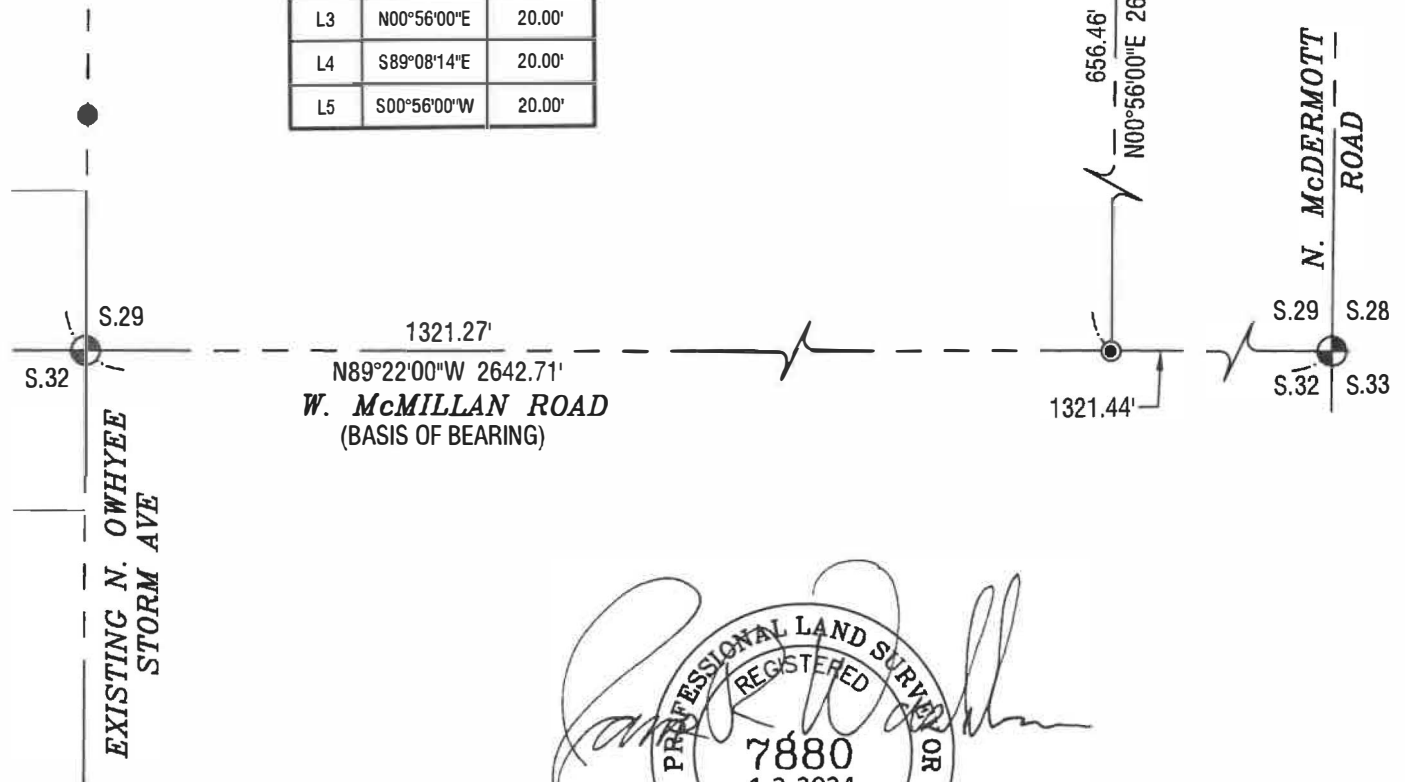
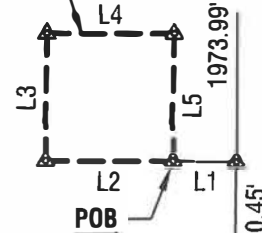


Exhibit B

Horizontal Scale: 1" = 30'



Project No.: 121048
Date of Issuance: December 28, 2023



Water Easement
Cole Valley Christian School
City of Meridian

2 of 4

Line Table		
LINE	BEARING	LENGTH
L6	N89°08'51"W	10.00'
L7	N89°08'51"W	13.00'
L8	N00°56'00"E	20.00'
L9	S89°08'51"E	13.00'
L10	S00°56'00"W	20.00'

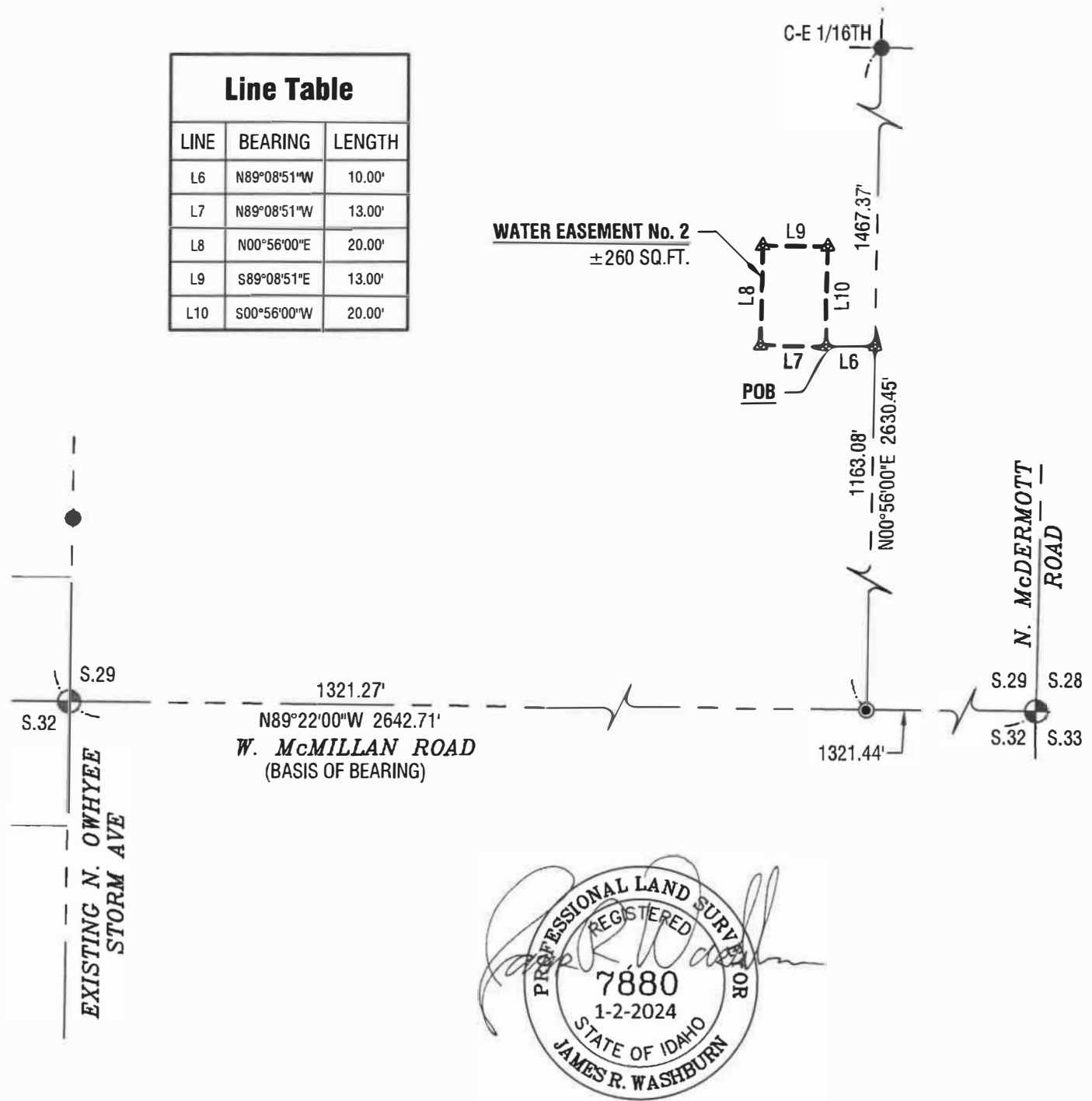


Exhibit B

Horizontal Scale: 1" = 30'



Project No.: 121048
Date of Issuance: December 28, 2023



**Water Easement
Cole Valley Christian School
City of Meridian**

Line Table		
LINE	BEARING	LENGTH
L11	N89°23'12"W	10.00'
L12	N89°23'12"W	15.00'
L13	N00°56'00"E	20.00'
L14	S89°23'12"E	15.00'
L15	S00°56'00"W	20.00'

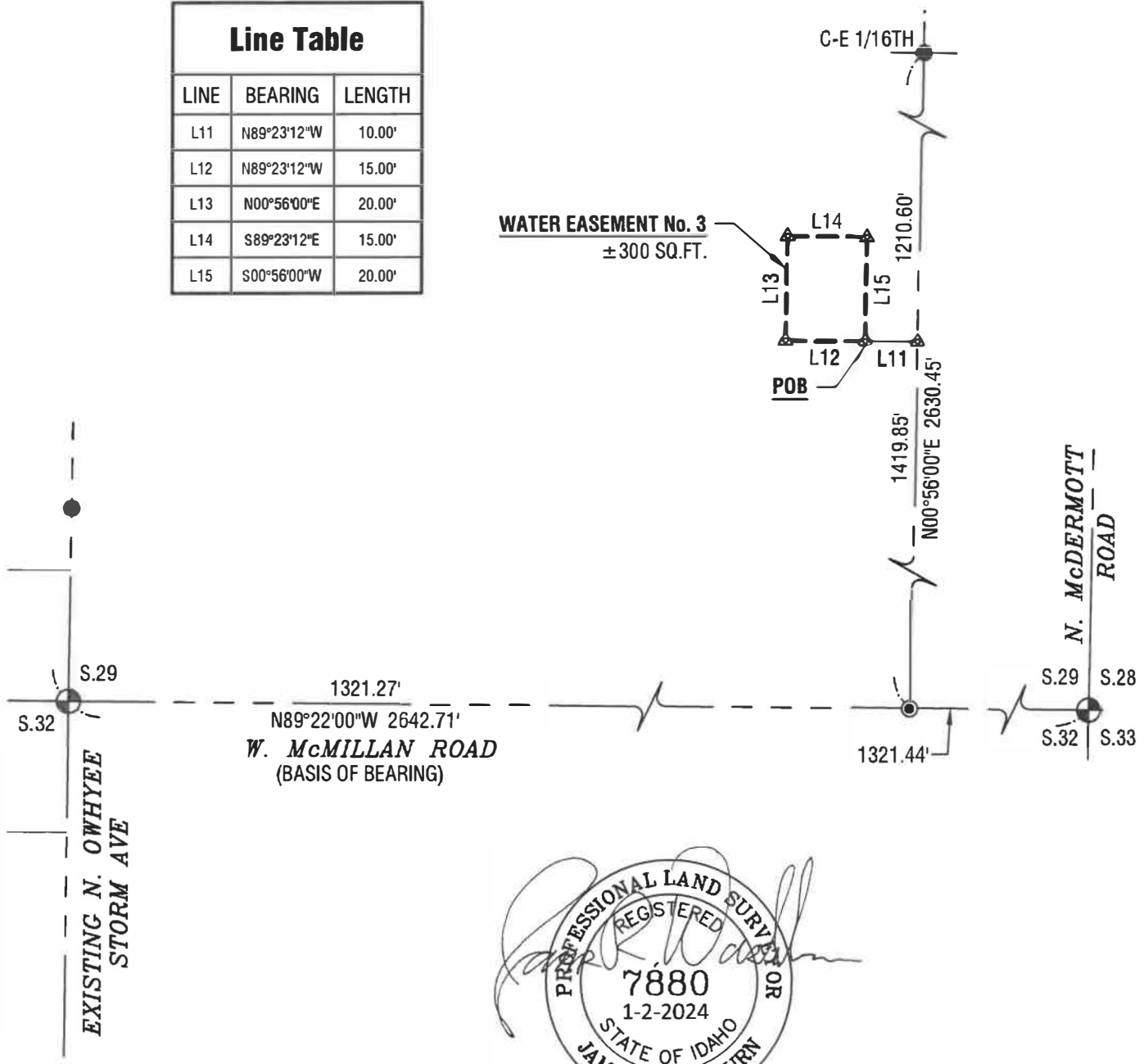


Exhibit B

Horizontal Scale: 1" = 30'



Project No.: 121048
 Date of Issuance: December 28, 2023



Water Easement
Cole Valley Christian School
City of Meridian