

ESMT-2022-0201 Elsinore Daycare
Lots 12 and 13, Block 2 of Paramount Square Subdivision

WATER MAIN EASEMENT

THIS Easement Agreement, made this 19th day of July, 2022 between EIG14T PRI ID N MERIDIAN LLC, a Michigan limited liability company (“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 and/or an above-ground hydrant and meter to be constructed by others; and

WHEREAS, it will be necessary to maintain and service said pipelines, hydrant and meter 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, hydrants and meters 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, hydrants and meters 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.

GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor 7-19-2022

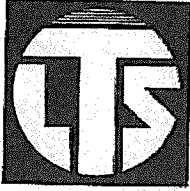
Attest by Chris Johnson, City Clerk 7-19-2022

STATE OF IDAHO)
) ss
County of Ada)

This record was acknowledged before me on 7-19, 2022 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



**TEALEY'S LAND
SURVEYING**

12594 W. Explorer Drive, Suite 150 • Boise, Idaho 83713

(208) 385-0636

Fax (208) 385-0696

Project No.: 4858
Date: July 1, 2022

EXHIBIT "A"

DESCRIPTION OF
CITY OF MERIDIAN WATER MAIN EASEMENT
FOR
EIG14T PRI ID N MERIDIAN LLC
(PRIMROSE SCHOOLS)

A parcel of land being a portion of Lots 12 and 13 of Block 2 of Paramount Square Subdivision, as filed for record in the office of the Ada County Recorder, Boise, Idaho in Book 109 of Plats at page 15586, said parcel being situated in the SE 1/4 of Section 25, T.4N., R.1W., B.M., Meridian, Ada County, Idaho and more particularly described as follows:

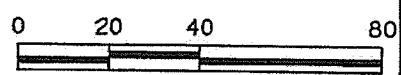
COMMENCING at the Southeast corner of said Section 25, marked by a brass cap; thence along the South line of said Section 25
North 89°27'26" West 743.48 feet to a point on the extended West line of said Lot 13; thence along said extended West line and the West line of said Lot 13
North 00°23'20" East 183.69 feet to the Northwest corner of said Lot 13 which point is the **POINT OF BEGINNING**, marked by an iron pin; thence along the West line of said Lot 12

North 00°23'20" East 15.50 feet to a point; thence at right angles
South 89°36'40" East 24.00 feet to a point; thence
South 32°06'40" East 29.50 feet to a point; thence at right angles
South 57°53'20" West 25.00 feet to a point; thence at right angles
North 32°06'40" West 21.71 feet to a point; thence at right angles to said West line of Lot 13
North 89°36'40" West 7.10 feet to a point on said West line of Lot 13; thence along said West line
North 00°23'20" East 4.50 feet to the **POINT OF BEGINNING**

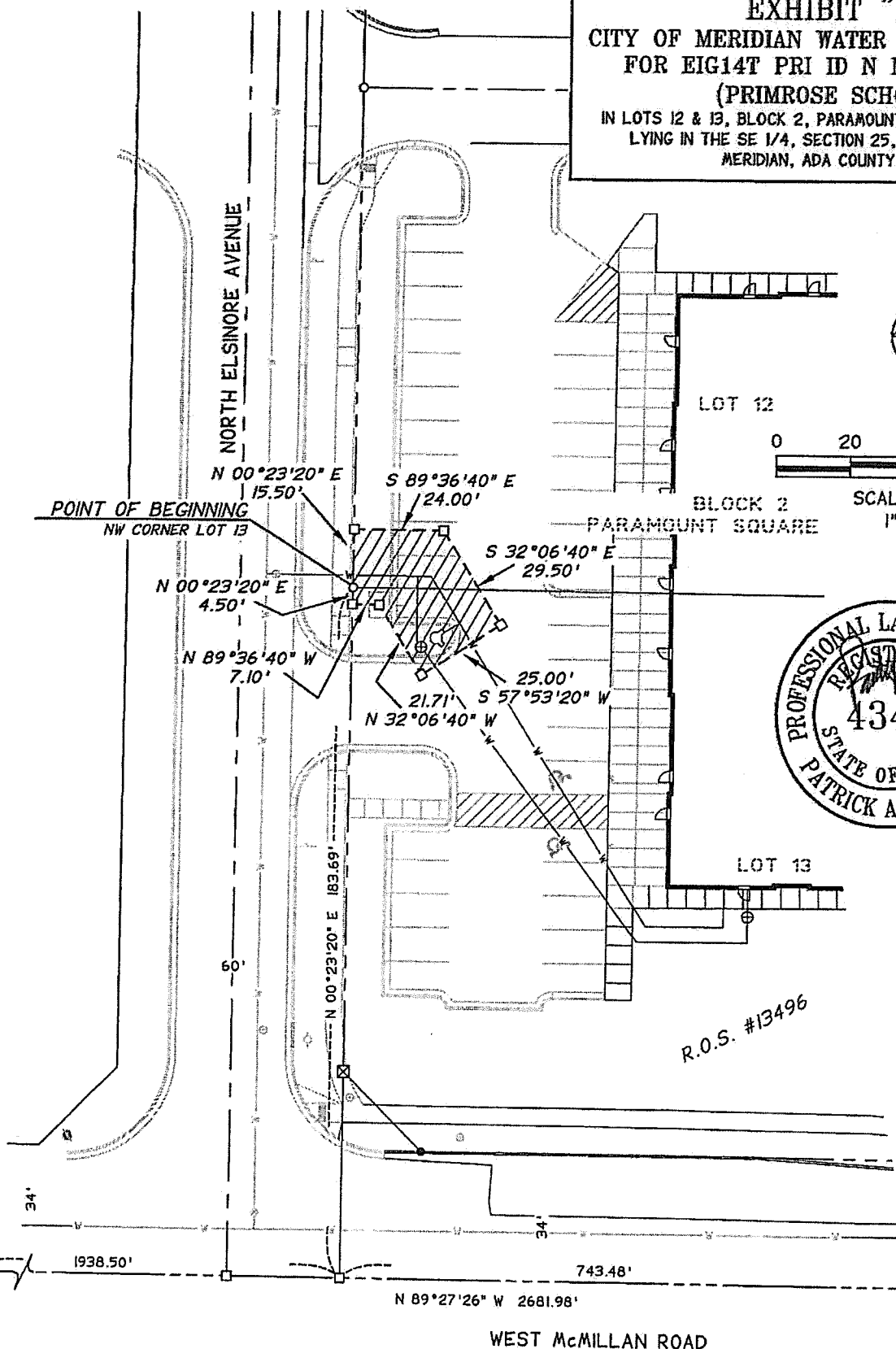
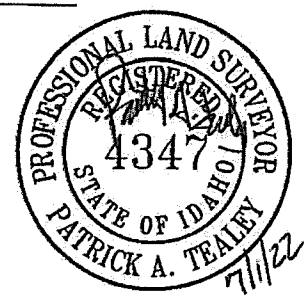
Said Parcel Contains 951 Square Feet, more or less.



EXHIBIT "B"
CITY OF MERIDIAN WATER MAIN EASEMENT
FOR EIG14T PRI ID N MERIDIAN LLC
(PRIMROSE SCHOOLS)
 IN LOTS 12 & 13, BLOCK 2, PARAMOUNT SQUARE SUBDIVISION,
 LYING IN THE SE 1/4, SECTION 25, T.4N., R.1W., B.M.,
 MERIDIAN, ADA COUNTY, IDAHO



SCALE IN FEET
 1" = 40'



TEALEY'S LAND SURVEYING
 12594 W. EXPLORER DRIVE, SUITE 150, BOISE, ID 83713
 208-385-0636

