

Project Name or Subdivision Name:

"McDermott Village" Water Easement

Water Main Easement Number: 4

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-2026-0030

WATER MAIN EASEMENT

THIS Easement Agreement made this day of 20 between Woodside Avenue Investors, 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

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.

Notary Stamp Below

Notary Signature
My Commission Expires: _____

Easement Description

A parcel of land being located in the Southeast Quarter of Section 32, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Southeast Corner of Section 32, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho from which the East 1/16 Corner common to Sections 32 and Section 5 bears North 89°17'49" West 1,325.58 feet;

Thence North 00°30'38" East, a distance of 428.37 feet along the section line of Section 32, and North 89°29'22" West, 1,105.21 feet to a point on the southerly right-of-way line of W. Endeavor St., said point being the POINT OF BEGINNING of this description,

THENCE South 00°33'19" West, a distance of 22.43 feet;

THENCE North 89°26'41" West, a distance of 20.00 feet;

THENCE North 00°33'19" East, a distance of 22.49 feet to a point on the southerly right-of-way line of W. Endeavor St.;

THENCE South 89°17'13" East, a distance of 20.00 feet to the POINT OF BEGINNING.

Containing 449 square feet or 0.010 acres of land.

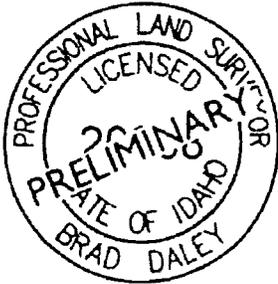
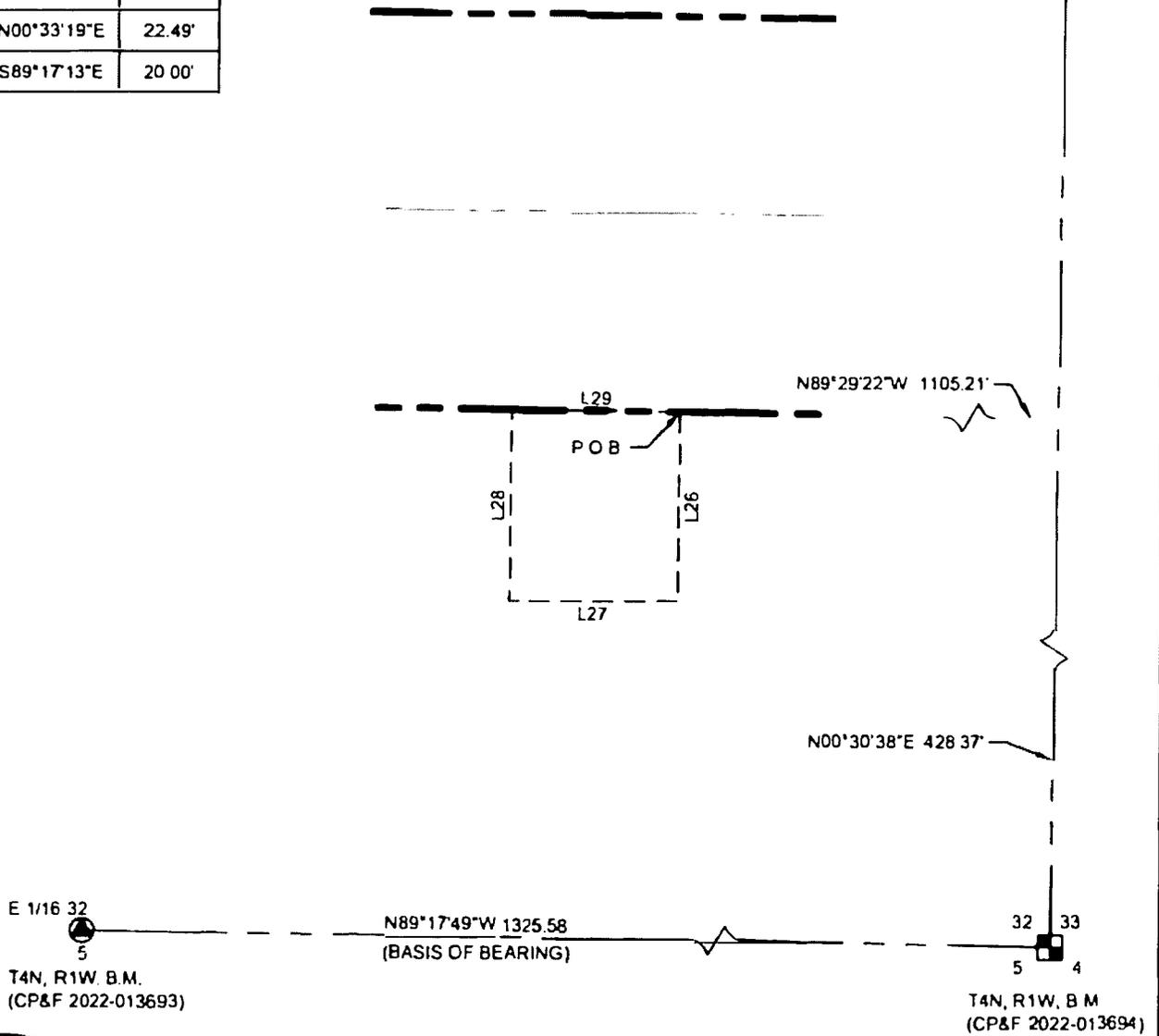
EXHIBIT "A"



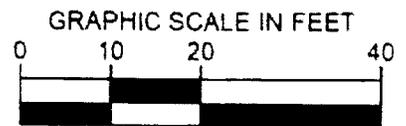
K:\BCI_Civil\093969000 McDermott Village\Project Files\To Olliver\KH Survey\UT_OFF_ESMT_BD-2.dwg EASE W4 Sep 24, 2024 11:09am by Brad Daley

LINE TABLE		
NO	BEARING	LENGTH
L26	S00°33'19"W	22.43'
L27	N89°26'41"W	20.00'
L28	N00°33'19"E	22.49'
L29	S89°17'13"E	20.00'

T4N R1W B M
(CP&F 2023-041551)
S 1/16 32
33



-  SECTION CORNER
-  SIXTEENTH CORNER
-  BOUNDARY LINE
-  TIE LINE
-  EASEMENT LINE
-  SECTION LINE
-  RIGHT-OF-WAY LINE



Kimley»Horn
1100 W. DAVID STREET
SUITE 210
BOISE, IDAHO 83702
PHONE (208) 377-0888
www.kimley-horn.com

PROJECT
**McDERMOTT VILLAGE SUBD NO 1
EASEMENT**

TITLE
EXHIBIT "B"

JOB NO.: 093969000
SCALE: 1" = 20'
DATE: 9-24-2024
SHEET:
SHEET 2 OF 2