

ESMT-2022-0172 Scentsy Warehouse No. 4
Water Main Easement No. 1

WATER MAIN EASEMENT

THIS Easement Agreement, made this 18th day of May, 2022 between H.O.T.1, LLLP
("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 5-18-2022

Attest by Chris Johnson, City Clerk 5-18-2022

STATE OF IDAHO,)

: ss.

County of Ada)

This record was acknowledged before me on 5-18-2022 (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



April 20, 2022
Project No.: 120154

EXHIBIT "A"
CITY OF MERIDIAN
SCENTSY WAREHOUSE #4
WATER EASEMENT

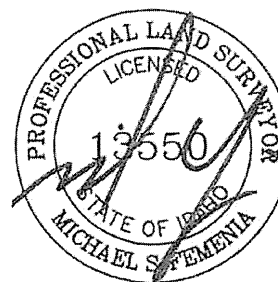
An easement, situate in a portion of Northwest Quarter of the Southeast Quarter of Section 8, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

COMMENCING at the Center One Quarter corner of said Section 8 (from which the East One Quarter corner of said Section 8 bears South 89°54'50" East, 2615.03 feet distant); thence on the east-west mid-section line of said Section 8, South 89°54'50" East, 595.06 feet; thence leaving said mid-section line, South 00°05'10" West, 243.97 feet, to the **POINT OF BEGINNING**:

Thence South 89° 30' 11" East, 17.14 feet, to a point on the west line of an existing City of Meridian water main easement, recorded under Inst.#2014-075849, records of Ada County;
Thence on said west line, South 00° 29' 49" West, 20.00 feet;
Thence leaving said west line, North 89° 30' 11" West, 17.14 feet;
Thence North 00° 29' 49" East, 20.00 feet, to the **POINT OF BEGINNING**.

The above-described easement contains 343 Ft², more or less.

PREPARED BY:
The Land Group, Inc.
Michael Femenia, PLS



04/20/2022

EXHIBIT B

Water Easement
for
City of Meridian

Situate in a Portion of the NW 1/4 of the SE 1/4 of Section 8
Township 3 North, Range 1 East, Boise Meridian
City of Meridian, Ada County, Idaho
2022

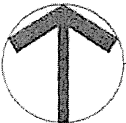
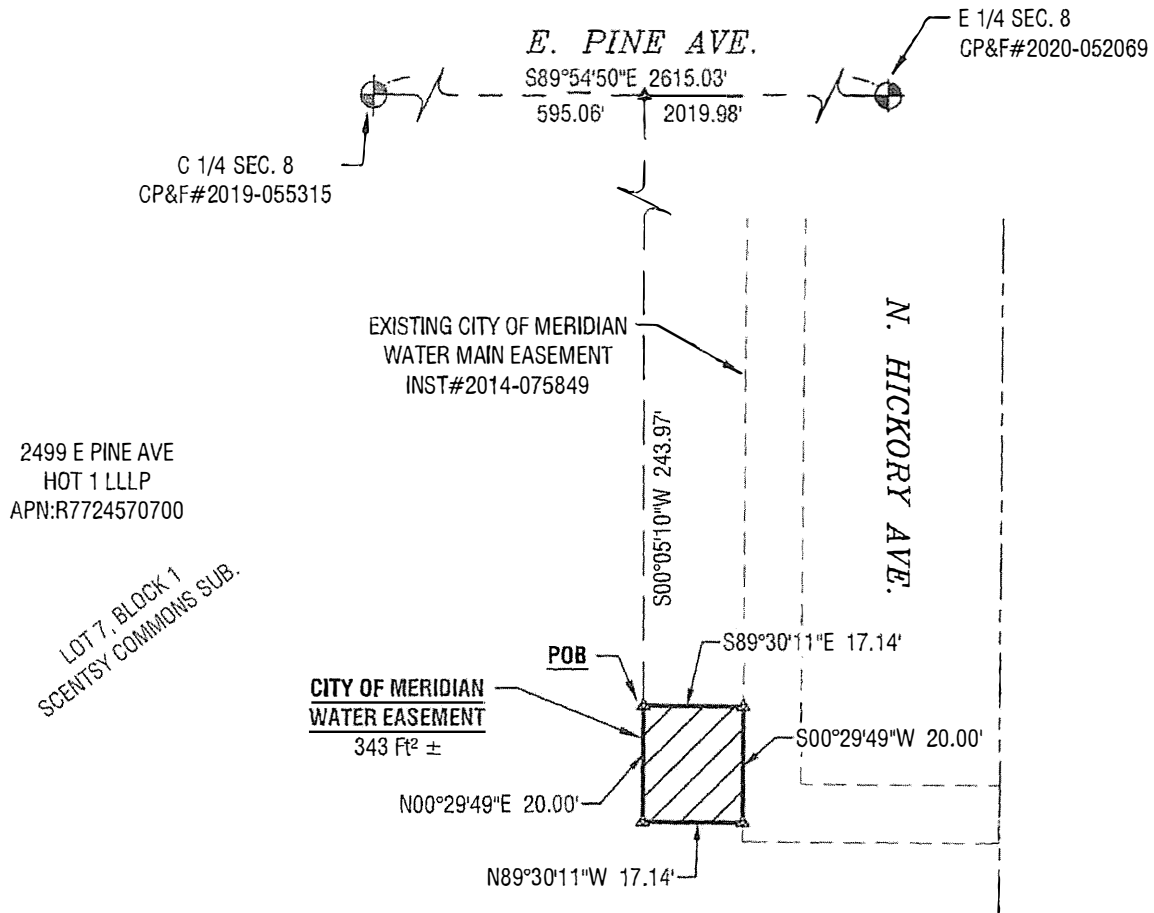
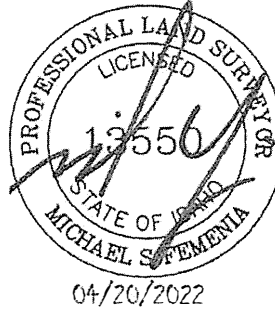


Exhibit "B"

Horizontal Scale: 1" = 30'



Project No.: 120154
Date of Issuance: April 20, 2022



Water Easement
City of Meridian
Scentsy Warehouse #4