

Project Name or Subdivision Name:
Compass Charter School Gymnasium

Water Main Easement Number: 01
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 **ESMT-2025-0087**
Record Number: _____

WATER MAIN EASEMENT

THIS Easement Agreement made this ____ day of _____ 20____ between
Compass Public Charter School, 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



IDAHO
SURVEY
GROUP

9939 W Emerald St
Boise, ID 83704

Phone: (208) 846-8570

Exhibit "A"
City of Meridian Waterline Easement
Description For
4667 W. Aviator St.

The following describes a parcel of land for purpose of a waterline easement located in the Southwest 1/4 of the Southwest 1/4 of Section 10, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, and being more particularly described as follows:

COMMENCING at the Southwest Corner of Section 10, Township 3 North, Range 1 West, Boise Meridian; From which, the South Quarter Corner of said Section 10 bears, South 89°15'34" East, 2640.54 feet; Thence, North 43°10'41" East, 1067.40 feet to the **POINT OF BEGINNING**;

Thence, North 00°36'35" East, 20.00 feet;

Thence, South 89°24'46" East, 7.66 feet;

Thence, North 45°35'14" East, 8.52 feet;

Thence, South 89°24'46" East, 74.62 feet;

Thence, South 00°35'14" West, 28.00 feet;

Thence, North 89°24'46" West, 27.52 feet;

Thence, North 00°35'14" East, 8.00 feet;

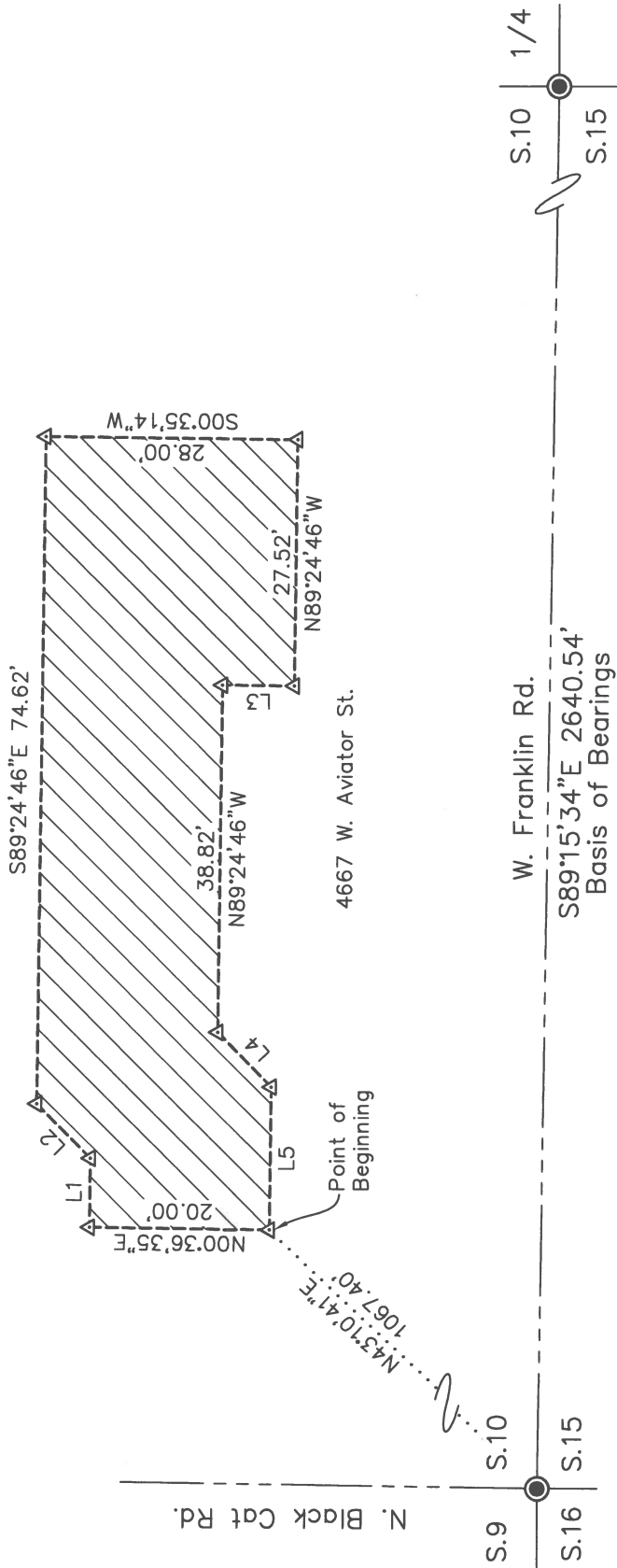
Thence, North 89°24'46" West, 38.82 feet;

Thence, South 45°35'14" West, 8.52 feet;

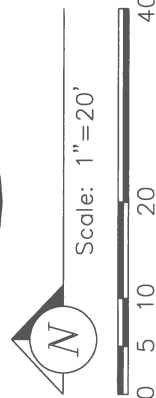
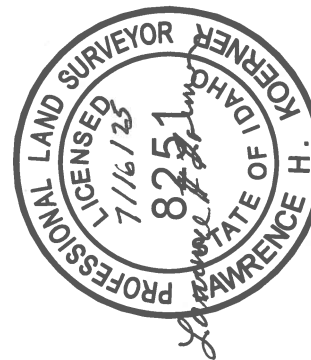
Thence, North 89°24'46" West, 15.95 feet to the **POINT OF BEGINNING**.

The above described easement contains 0.05 acres (2,036 square feet), more or less.



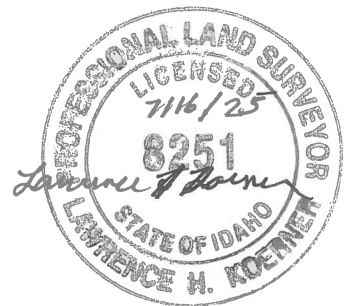
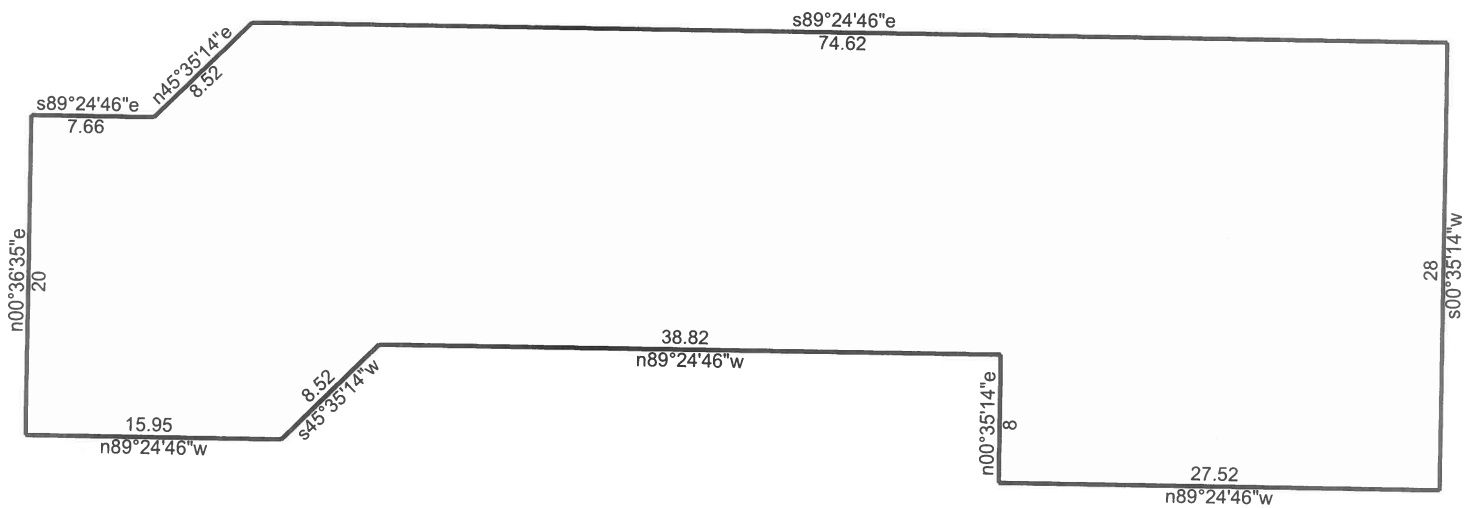


Line Table		
Line	Bearing	Length
L1	S89°24'46"E	7.66'
L2	N45°35'14"E	8.52'
L3	N00°35'14"E	8.00'
L4	S45°35'14"W	8.52'
L5	N89°24'46"W	15.95'



P:\4667 W. Aviator St. (Compass Charter School) 24-254.dwg 24-254 Water Easement Exhibit.dwg 7/16/2025 9:39:21 AM

IDAHO SURVEY GROUP, LLC 9939 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570	Exhibit "B" City of Meridian Waterline Easement For 4667 W. Aviator St.		Job No. 24-254
	Located in the SW1/4 of the SW1/4 of Section 10, T.3N., R.1W., B.M., City of Meridian, Ada County, Idaho.		Sheet No. 1
			Dwg. Date 7/16/2025



7/15/2025

Scale: 1 inch= 12 feet

File: water ease.ndp

Tract 1: 0.0467 Acres (2036 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/110670), Perimeter=238 ft.

01 n00.3635e 20	08 n89.2446w 38.82
02 s89.2446e 7.66	09 s45.3514w 8.52
03 n45.3514e 8.52	10 n89.2446w 15.95
04 s89.2446e 74.62	
05 s00.3514w 28	
06 n89.2446w 27.52	
07 n00.3514e 8	