

Project Name or Subdivision Name:

Werre Short Plat

Water Main Easement Number: 1

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-2025-0169**

Record Number: \_\_\_\_\_

### WATER MAIN EASEMENT

THIS Easement Agreement made this \_\_\_\_ day of \_\_\_\_\_ 20\_\_ between  
Calvin Werre ("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: \_\_\_\_\_

Exhibit A

Meridian Water Meter Easement Description

*A parcel of land being a portion Warranty Deed Instrument No. 114039032, records of Ada County, lying within Government Lot 4 of Section 2, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:*

**COMMENCING** at the Northwest Corner of Section 2, monumented by a found Brass Cap as described in Corner Record Instrument No. 112117163, from which the North Quarter Corner of Section 2 bears South 89°15'47" East, 2643.40 feet, thence along the North Line of Section 2, South 89°15'47" East, 919.87 feet, thence along the easterly and northerly boundary of "Candlelight Subdivision No.3" recorded in Book 66 at Pages 6892-6893, records of Ada County, South 00°24'47" West, 229.93 feet; South 89°34'56" East, 17.07 feet; South 00°15'59" West, 160.38 feet; South 89°17'04" East, 263.13 feet to a set 1/2-inch rebar with an aluminum cap stamped "ESMT LRG PLS 12464", the **POINT OF BEGINNING**.

Thence North 00°09'29" East, 14.18 feet to a 1/2-inch rebar with an aluminum cap stamped "ESMT LRG PLS 12464";

Thence South 89°17'04" East, 27.54 feet to a 1/2-inch rebar with an aluminum cap stamped "ESMT LRG PLS 12464";

Thence South 00°09'29" West, 14.18 feet to a 1/2-inch rebar with an aluminum cap stamped "ESMT LRG PLS 12464";

Thence North 89°17'04" West, 27.54 feet to the **POINT OF BEGINNING**.

Containing 390 square feet of land, more or less.

End of description.



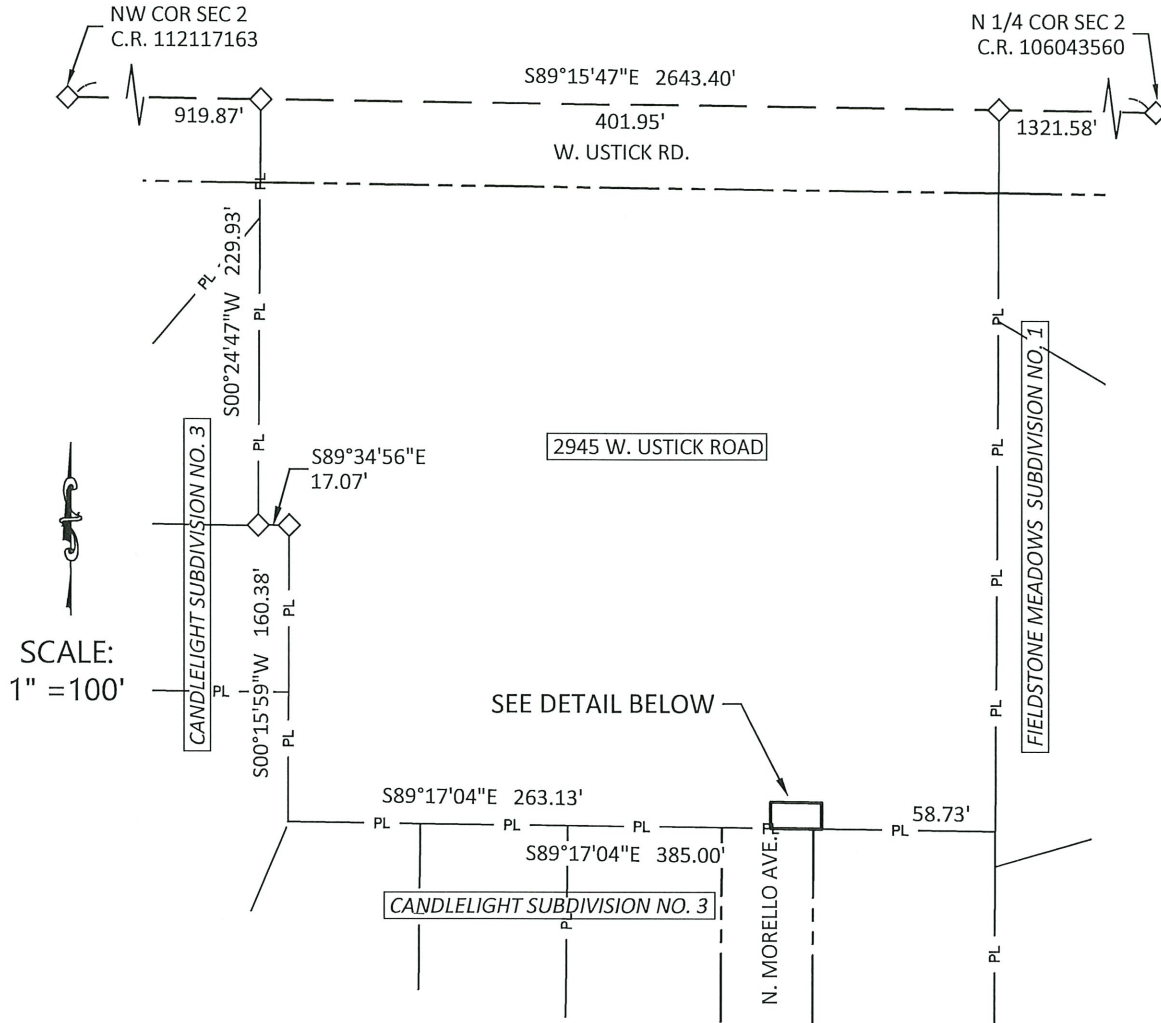
Prepared By: Aaron Rush, PLS  
Signed: 11-19-2025





Exhibit B

WATER METER EASEMENT SKETCH  
LOCATED WITHIN GOVERNMENT LOT 4 OF SECTION 2,  
TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN,  
CITY OF MERIDIAN, ADA COUNTY, IDAHO

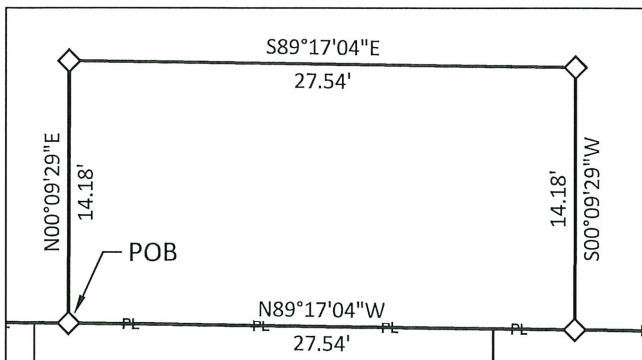


SCALE:  
1" = 100'

SEE DETAIL BELOW

LEGEND

- EASEMENT BOUNDARY
- PL — PL — PROPERTY BOUNDARY
- RIGHT-OF-WAY BOUNDARY
- SECTIONAL LINE
- ◇ CORNER POSITION
- POB POINT OF BEGINNING



DETAIL:  
1" = 10'

NOTE

A RECORD OF SURVEY WILL BE FILED DEPICTING  
ADDITIONAL BOUNDARY DETAILS.



SIGNED: 11-19-2025



**LR Geo**  
A SURVEYING & MAPPING COMPANY

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