

Project Name or Subdivision Name:

Progress Ave. Flex Office Building A

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

Record Number: _____ESMT-2025-0038

WATER MAIN EASEMENT

THIS Easement Agreement made this 6th day of May 2024 between
C4 LEASE 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 5-6-2025

Attest by Chris Johnson, City Clerk 5-6-2025

STATE OF IDAHO,)
 : ss.
County of Ada)

This record was acknowledged before me on 5-6-2025 (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
Sawtooth Land Surveying, LLC

P: (208) 398-8104 F: (208) 398-8105
2030 S. Washington Ave., Emmett, ID 83617

Water Easement Description

BASIS OF BEARING is N. 90°00'00" W., between a 5/8" rebar/cap PLs 11574 marking the southwest corner of Parcel A of Record of Survey No. 14298 and the 1/2" rebar/cap PLs 7729 marking the southeast corner of Parcel B of said Record of Survey No. 14298, Ada County Records, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho.

A water easement being a portion of Parcel A of Record of Survey No. 14298, Ada County Records, located in the W1/2 of Section 18, T. 3 N., R. 1 E., B.M., City of Meridian, Ada County, Idaho, more particularly described as follows:

BEGINNING at the southwest corner of said Parcel A marked by a 5/8" rebar/cap PLS 11574;

Thence N. 27°40'55" E., coincident with the west line of said Parcel A, 25.30 feet;

Thence N. 90°00'00" E., parallel with the south line of said Parcel A, 22.50 feet;

Thence S. 00°00'00" E., 22.40 to said south line;

Thence N. 90°00'00" W., coincident with said south line, 34.26 feet to the **POINT OF BEGINNING**.

Said easement contains 0.015 acres, more or less.

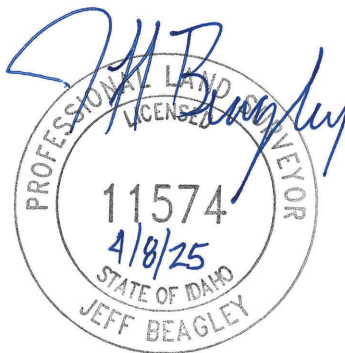


EXHIBIT B

POB WATER
EASEMENT
±0.015 ACRES

E. CENTRAL DR.

N 90°00'00" W 241.90'
BASIS OF BEARING

CENTRAL VALLEY
CORPORATE PARK NO. 5

PARCEL A

PARCEL B
RECORD OF SURVEY NO. 14298

196.90'

PLS 7729

N 16°37'25" W 52.18'

N 90°00'00" W 620.75'

PLS 7729



CENTRAL VALLEY CORPORATE PARK NO. 6



PROJECT:

CITY OF MERIDIAN
WATER EASEMENT EXHIBIT
SECTION 18, T. 3 N., R. 1 E., B.M.
CITY OF MERIDIAN, ADA COUNTY, IDAHO

OWNER/DEVELOPER:

CONGER MANAGEMENT
GROUP

DATE: 04/2025



SAWTOOTH
Land Surveying, LLC

2030 S. WASHINGTON AVE.
EMMETT, ID 83617
P: (208) 398-8104
F: (208) 398-8105
WWW.SAWTOOTHLS.COM

DWG #

121101-EX

PROJECT #

121101

SHEET

1 OF 1