

Project Name or Subdivision Name:  
Take 5 Oil

---

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-2025-0042

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

### **WATER MAIN EASEMENT**

THIS Easement Agreement made this 6th day of   May   2025 between Alturas Eagle Vet, 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: 3-28-2028

April 4, 2025  
Project No. 24-226  
City of Meridian Water Easement

**Exhibit A**

A parcel of land for a City of Meridian Water Easement over a portion of Lot 2, Block 1 of Sessions Parkway Subdivision (Book 129 of Plats, Pages 20984-20988) situated in the Southwest 1/4 of the Northwest 1/4 of Section 4, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at a found 5/8-inch rebar marking the Northeast corner of said Lot 2, which bears N90°00'00"E a distance of 245.22 feet from a found 5/8-inch rebar marking the Northwest corner of said Lot 2, thence following the northerly line of said Lot 2, S90°00'00"W a distance of 15.00 feet to an existing City of Meridian Water Easement per Instrument No. 2023-056725;

Thence leaving said northerly line and following said existing water easement, S00°00'00"E a distance of 4.38 feet to the **POINT OF BEGINNING**.

Thence following said existing water easement the following two (2) courses:

1. S00°00'00"E a distance of 12.14 feet;
2. N90°00'00"W a distance of 18.40 feet to an existing City of Meridian Sewer and Water Easement per Instrument No. 2024-046604;

Thence leaving said existing water easement and following said existing sewer and water easement, N90°00'00"W a distance of 1.60 feet;

Thence leaving said existing sewer and water easement, N00°00'00"E a distance of 12.14 feet;

Thence N90°00'00"E a distance of 20.00 feet to the **POINT OF BEGINNING**.

Said parcel contains 243 square feet, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

All subdivisions, deeds, records of surveys, and other instruments of record referenced herein are recorded documents of the county in which these described lands are situated.

Attached hereto is **Exhibit B** and by this reference is made a part hereof.



P:\24-226\SURVEY\CAD\EXHIBITS\24-226 WATER EASEMENT (UPDATED) 04.04.2025.DWG, KOBE ZIMMERMAN, 4/4/2025, DWG TO PDF.PC3, 08.5X11 L [PDF]

LOT 1, BLOCK 1  
SESSIONS PARKWAY  
SUBDIVISION

POINT OF COMMENCEMENT  
NORTHEAST CORNER  
LOT 2, BLOCK 1

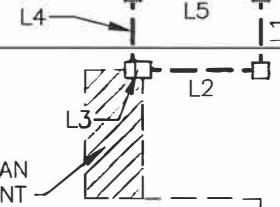
NORTHWEST CORNER  
LOT 2, BLOCK 1

BASIS OF BEARING  
N90°00'00"E 245.22'

S00°00'00"E 4.38'  
POINT OF BEGINNING

230.22'

15.00'



EXISTING CITY OF MERIDIAN  
SEWER AND WATER EASEMENT  
PER INST. No. 2024-046604

LOT 2, BLOCK 1  
SESSIONS PARKWAY  
SUBDIVISION

EXISTING CITY OF MERIDIAN  
WATER EASEMENT PER  
INST. No. 2023-056725

Parcel B per ROS No. 14759  
Quitclaim Deed per  
Inst. No. 2025-009720  
Owner: GFT Meridian Investments LLC

Parcel C per ROS No. 14759  
Quitclaim Deed per  
Inst. No. 2025-009721  
Owner: GFT Meridian Investments LLC

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L1         | S00°00'00"E | 12.14'   |
| L2         | N90°00'00"W | 18.40'   |
| L3         | N90°00'00"W | 1.60'    |
| L4         | N00°00'00"E | 12.14'   |
| L5         | N90°00'00"E | 20.00'   |



0 30 60 90

Plan Scale: 1" = 30'

## LEGEND

- ⊙ FOUND 5/8" REBAR
- CALCULATED POINT
- BOUNDARY LINE
- - - EASEMENT LINE

## Exhibit B City of Meridian Water Easement

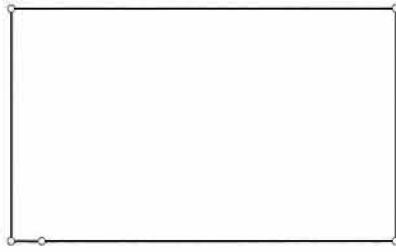
A portion of land over Lot 2, Block 1 of Sessions Parkway Subdivision, situated in the SW1/4 of the NW1/4 of Section 4, T.3N., R.1E., B.M., City of Meridian, Ada County, Idaho

DATE: April, 2025

PROJECT: 24-226

SHEET:  
1 OF 1

**km**  
ENGINEERING  
5725 NORTH DISCOVERY WAY  
BOISE, IDAHO 83713  
PHONE (208) 639-6939  
kmengllp.com



|                                                                                                            |                        |                     |
|------------------------------------------------------------------------------------------------------------|------------------------|---------------------|
| Title:                                                                                                     |                        | Date: 04-04-2025    |
| Scale: 1 inch = 10 feet                                                                                    | File: Deed Plotter.des |                     |
| Tract 1: 0.006 Acres: 243 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 64 Feet |                        |                     |
| 001=s00.0000e 12.14                                                                                        | 003=n90.0000w 1.60     | 005=n90.0000e 20.00 |
| 002=n90.0000w 18.40                                                                                        | 004=n00.0000e 12.14    |                     |