

Project Name or Subdivision Name:

Freedom Bagel Bakery

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

Record Number: ESMT-2024-0153

**WATER MAIN EASEMENT**

THIS Easement Agreement made this 6th\_ day of November 2024 between River Heights Property Management, 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      11-6-2024

\_\_\_\_\_  
Attest by Chris Johnson, City Clerk      11-6-2024

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

This record was acknowledged before me on 11-6-2024 (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

September 24, 2024  
Project No. 24-145  
City of Meridian Water Easement

**Exhibit A**

A parcel of land for a City of Meridian Water Easement over a portion of Lot 4, Block 2 of Paramount Square Subdivision (Book 109 of Plats, Pages 15586-15588) situated in the Southeast 1/4 of Section 25, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho and being more particularly described as follows:

**BEGINNING** at a found 1/2-inch rebar marking the Southwest corner of said Lot 4, which bears N89°36'40"W a distance of 199.82 feet from a found 1/2-inch rebar marking the Southeast corner of said Lot 4, thence following the boundary of said Lot 4, 20.43 feet along the arc of a curve to the right, said curve having a radius of 192.00 feet, a delta angle of 06°05'52", a chord bearing of N12°04'58"E and a chord distance of 20.42 feet; Thence leaving said boundary, S89°36'40"E a distance of 26.68 feet; Thence S00°23'20"W a distance of 20.00 feet to said Lot 4 boundary; Thence following said boundary, N89°36'40"W a distance of 30.82 feet to the **POINT OF BEGINNING**.

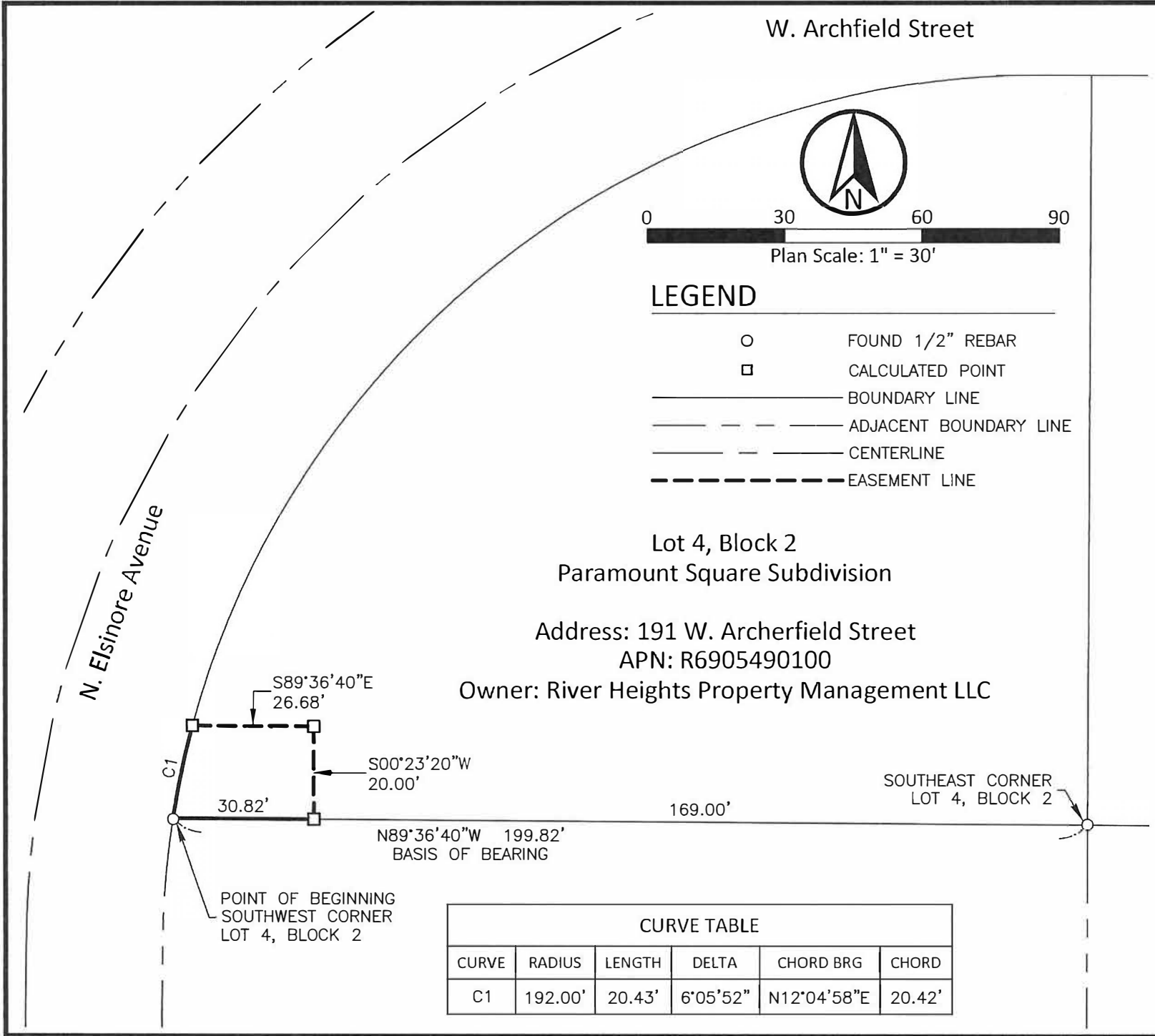
Said parcel contains 579 square feet, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

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.

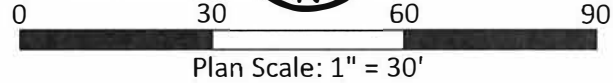
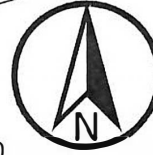
Attached hereto is **Exhibit B** and by this reference is made a part hereof.



P:\24-145\SURVEY\CAD\EXHIBITS\240923 CITY OF MERIDIAN WATER EASEMENT 24-145.DWG, KOBE ZIMMERMAN, 9/23/2024, DWG TO PDF.PC3, 08.5X11.1 L [PDF]



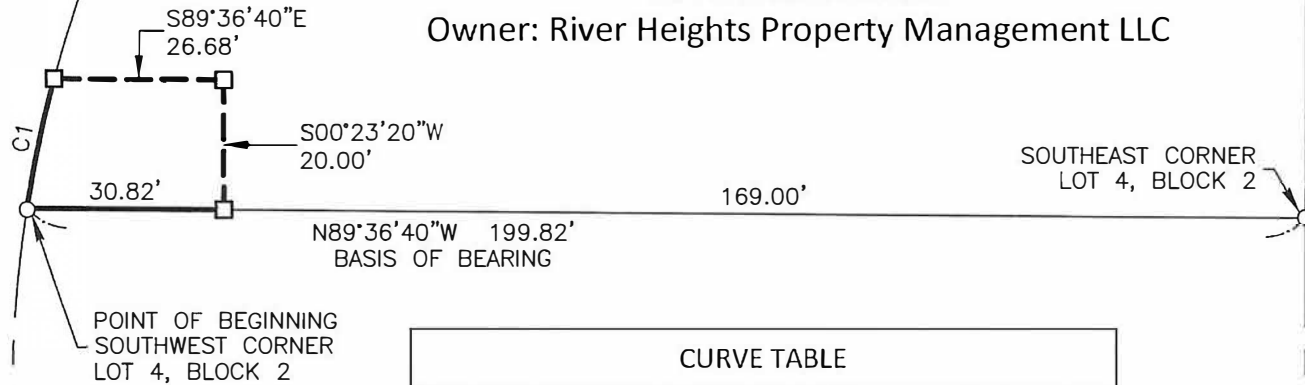
W. Archfield Street



**LEGEND**

- FOUND 1/2" REBAR
- CALCULATED POINT
- BOUNDARY LINE
- - - ADJACENT BOUNDARY LINE
- CENTERLINE
- - - EASEMENT LINE

Lot 4, Block 2  
 Paramount Square Subdivision  
 Address: 191 W. Archerfield Street  
 APN: R6905490100  
 Owner: River Heights Property Management LLC



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	192.00'	20.43'	6°05'52"	N12°04'58"E	20.42'

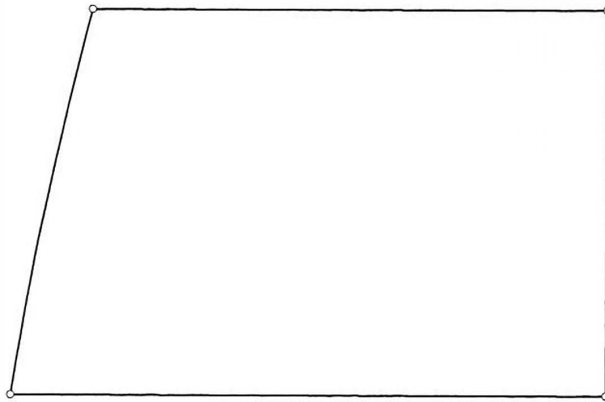
**Exhibit B**  
 City of Meridian Water Easement

A portion of Lot 4, Block 2 of Paramount Square Subdivision, situated in the SE 1/4 of Section 25, T.4N., R.1W., B.M., City of Meridian, Ada County, Idaho

DATE: SEPTEMBER, 2024  
 PROJECT: 24-145

SHEET:  
 1 OF 1

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



Title:		Date: 09-23-2024
Scale: 1 inch = 10 feet	File: Deed Plotter.des	
Tract 1: 0.013 Acres: 579 Sq Feet: Closure = s50.5350e 0.00 Feet: Precision >1/999999: Perimeter = 98 Feet		
001: R=192.00, Delta=06.0552 Bng=n12.0458e, Chd=20.42	003=s00.2320w 20.00	
002=s89.3640e 26.68	004=n89.3640w 30.82	