

Project Name (Subdivision):

Bainbridge Subdivision No. 12

Water Main Easement Number: 2

Identify this Easement by sequential number if Project contains more than one Water Main easement.
(See Instructions for additional information).

WATER MAIN EASEMENT

THIS Easement Agreement, made this ____ day of _____, 20__ between Brighton Development 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, it's 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 will not place or allow to be placed any permanent structures, trees, brush, or perennial shrubs or flowers within the area described for this easement, which would interfere with the use of said easement, for the purposes stated herein.

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

June 17, 2021
Bainbridge Subdivision No. 12
Project No. 20-145
Legal Description

Exhibit A

A parcel of land for a City of Meridian Water Easement situated in a portion of the Northeast 1/4 of the Northeast 1/4 of Section 27, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at a found aluminum cap marking the North 1/4 corner of said Section 27, which bears N89°17'35"W a distance of 2,647.29 feet from a found aluminum cap marking the Northeast corner of said Section 27, thence following the northerly line of said Section 27, S89°17'35"E a distance of 1,455.78 feet;

Thence leaving said northerly line, S00°42'25"W a distance of 1,055.71 feet the **POINT OF BEGINNING**.

Thence S89°15'45"E a distance of 3.51 feet to the westerly boundary line of Lost Rapids Subdivision (Book 119 of Plats, Pages 18,496-18,501);

Thence following said westerly subdivision boundary line, S00°42'24"W a distance of 2.29 feet;

Thence leaving said westerly subdivision boundary line, N89°17'36"W a distance of 6.61 feet;

Thence N54°08'43"E a distance of 3.85 feet the **POINT OF BEGINNING**.

Said parcel contains 12 square feet, more or less, and is subject to any existing easements and/or rights-of-way of record or implied.

All subdivisions, deeds, records of survey, 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 hereby made a part hereof.



6/17/21

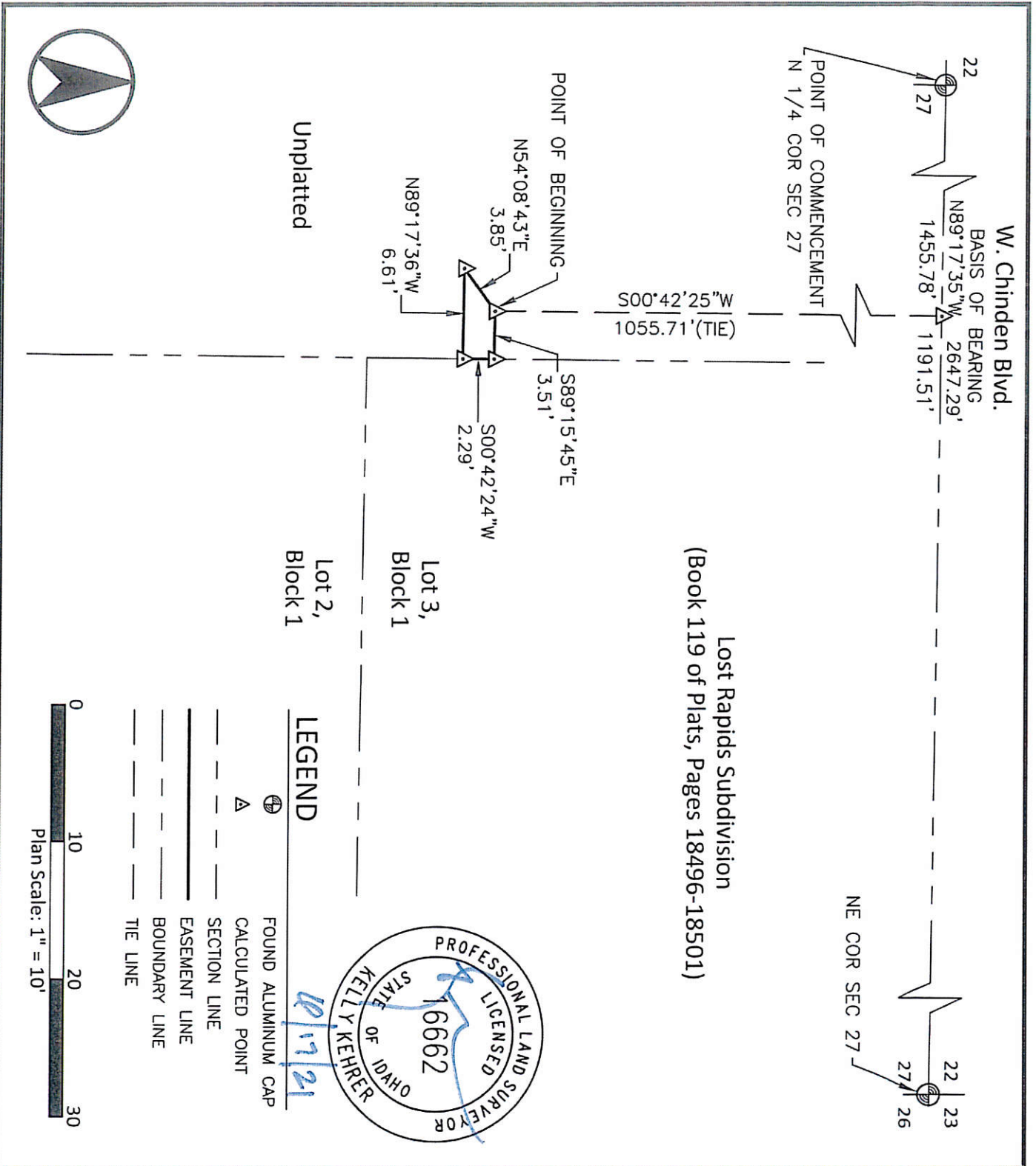


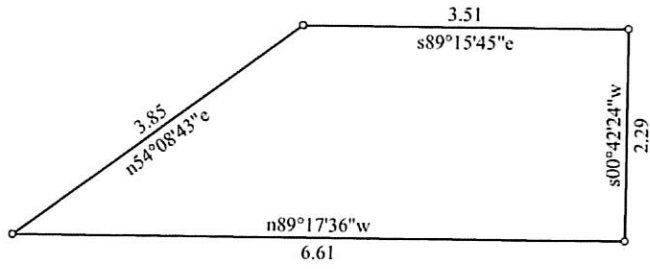
Exhibit B
City of Meridian Water Easement

Situated in a portion of the NE 1/4 of the NE 1/4 of Sec. 27, T.4N., R.1W., B.M., City of Meridian, Ada County, Idaho

DATE: June 2021
PROJECT: 20-145

SHEET: 1 OF 1

KM ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE: (208) 639-6939
kmengrlp.com



Title:		Date: 06-17-2021
Scale: 1 inch = 2 feet	File:	
Tract 1: 0.000 Acres: 12 Sq Feet: Closure = s78.1109e 0.01 Feet: Precision = 1/2097: Perimeter = 16 Feet		
001=s89.1545e 3.51	003=n89.1736w 6.61	
002=s00.4224w 2.29	004=n54.0843e 3.85	