

Project Name or Subdivision Name:

Glassford Ave Water Main

Water Main Easement Number: 2

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-2026-0026

**WATER MAIN EASEMENT**

THIS Easement Agreement made this \_\_\_\_ day of \_\_\_\_\_ 20\_\_ between JOINT SCHOOL DISTRICT NO 2 ("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  
**Water Easement**  
August 6, 2025

A portion of the Southwest 1/4 of the Northeast 1/4 of Section 32, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

**BEGINNING** at the Northwest corner of Chukar Ridge Subdivision as filed in Book 122 of Plats at Pages 19397 through 19400, records of Ada County, Idaho, from which the Center-East 1/16 corner of said Section 32, coincident with the Southwest corner of said Chukar Ridge Subdivision bears South 00°34'39" West, 629.43 feet;

thence on the west boundary line of said Chukar Ridge Subdivision, coincident with the east boundary line of Southwest 1/4 of the Northeast 1/4 of said Section 32 South 00°34'39" West, 69.48 feet to the northerly City of Meridian Sewer and Water easement line as granted by Instrument No. 2020-026063, records of Ada County, Idaho;

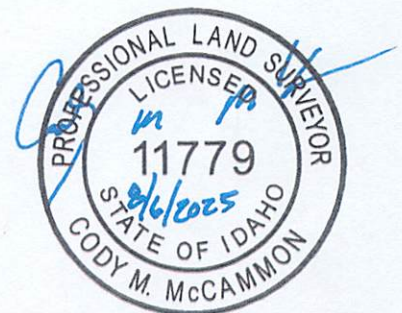
thence leaving said west boundary line on said northerly easement line, South 65°08'27" West, 1.39 feet;

thence leaving said northerly easement line, North 00°00'00" East, 69.20 feet to the southerly boundary line of Gander Creek South Subdivision No. 2 as filed in Book 127 of Plats at Pages 20497 through 20501, records of Ada County, Idaho;

thence on said southerly boundary line, North 66°26'32" East, 2.14 feet to the **POINT OF BEGINNING**.

Containing 111 square feet, more or less.

End of Description.



Gander Creek South Subdivision No.2

Line Table		
Line	Bearing	Length
L1	S65°08'27"W	1.39'
L2	N66°26'32"E	2.14'

N. Glasford Ave

L2

Point of Beginning  
(N.W. Corner  
Chukar Ridge Sub.)

36.00'  
City of Meridian  
Sewer and Water  
Easement Inst. No.  
2020-020189

38

N00°00'00"E 69.20'

S00°34'39"W 69.48'

25.0'

L1

Joint School  
District No. 2

Block 2  
Chukar Ridge  
Subdivision

11

31.00'  
City of Meridian Sewer  
and Water Easement  
Inst. No. 2020-026063

559.95'

10

S00°34'39"W 629.43'  
Basis of Bearings

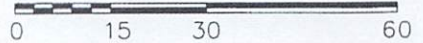
1



C-E 1/16 (S.W.  
Corner Chukar  
Ridge Sub.)



Scale: 1"=30'



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**ISG** IDAHO SURVEY GROUP, LLC  
9939 W. EMERALD ST  
BOISE, IDAHO 83704  
(208) 846-8570

Exhibit B  
Water Easement

A portion of the SW1/4 the NE1/4 of Section 32,  
T.4N., R.1W., B.M., City of Meridian, Ada County, Idaho.

Job No. 21-572
Sheet No. 1
Dwg. Date 8/6/2025