

ESMT-2021-0124 Rock & Armor Physical Therapy and
Sports Performance Water Main Easement No. 1

WATER MAIN EASEMENT

THIS Easement Agreement, made this day of November, 2021 between Madsister Investments, 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, 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

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.

(stamp)

Notary Signature

My Commission Expires:_____

EXHIBIT A

ROCK AND ARMOR PHYSICAL THERAPY AND SPORTS PERFORMANCE
WATER MAIN EASEMENT NUMBER 1
SITUATED IN LOT 1, BLOCK 1, OF NOLA SUBDIVISION
NW ¼ OF THE SW ¼ OF SECTION 8,
T. 3 N., R. 1 E., B.M.,
CITY OF MERIDIAN, ADA COUNTY, IDAHO

A 20 foot wide easement situated in Lot 1, Block 1, of Nola Subdivision, (a recorded subdivision on file in the Ada County Recorder's Office in Book 95 at Pages 11629 and 11630), in the Northwest ¼ of the Southwest ¼ of Section 8, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Idaho, being 10 feet each side of the following described centerline:

Commencing at the northeast corner of said Lot 1, from which the northwest corner of said Lot 1 bears North 89°54'09" West 158.92 feet;

thence along the northerly boundary of said Lot 1, being also the southerly right-of-way of Pine Avenue, North 89°54'09" West 15.75 feet to the POINT OF BEGINNING;

thence along said centerline of a 20.00 foot wide easement South 0°06'00" West 35.00 feet;

thence North 89°54'00" West 25.00 feet to the POINT OF TERMINUS, comprising 1,200 square feet, more or less.

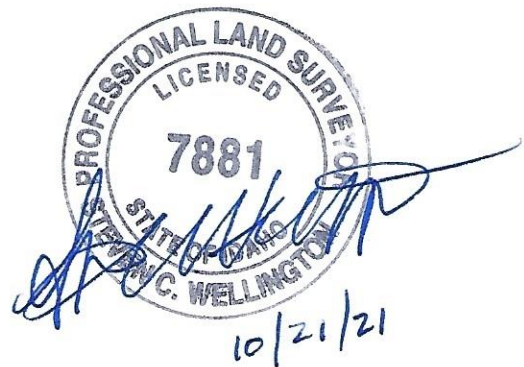
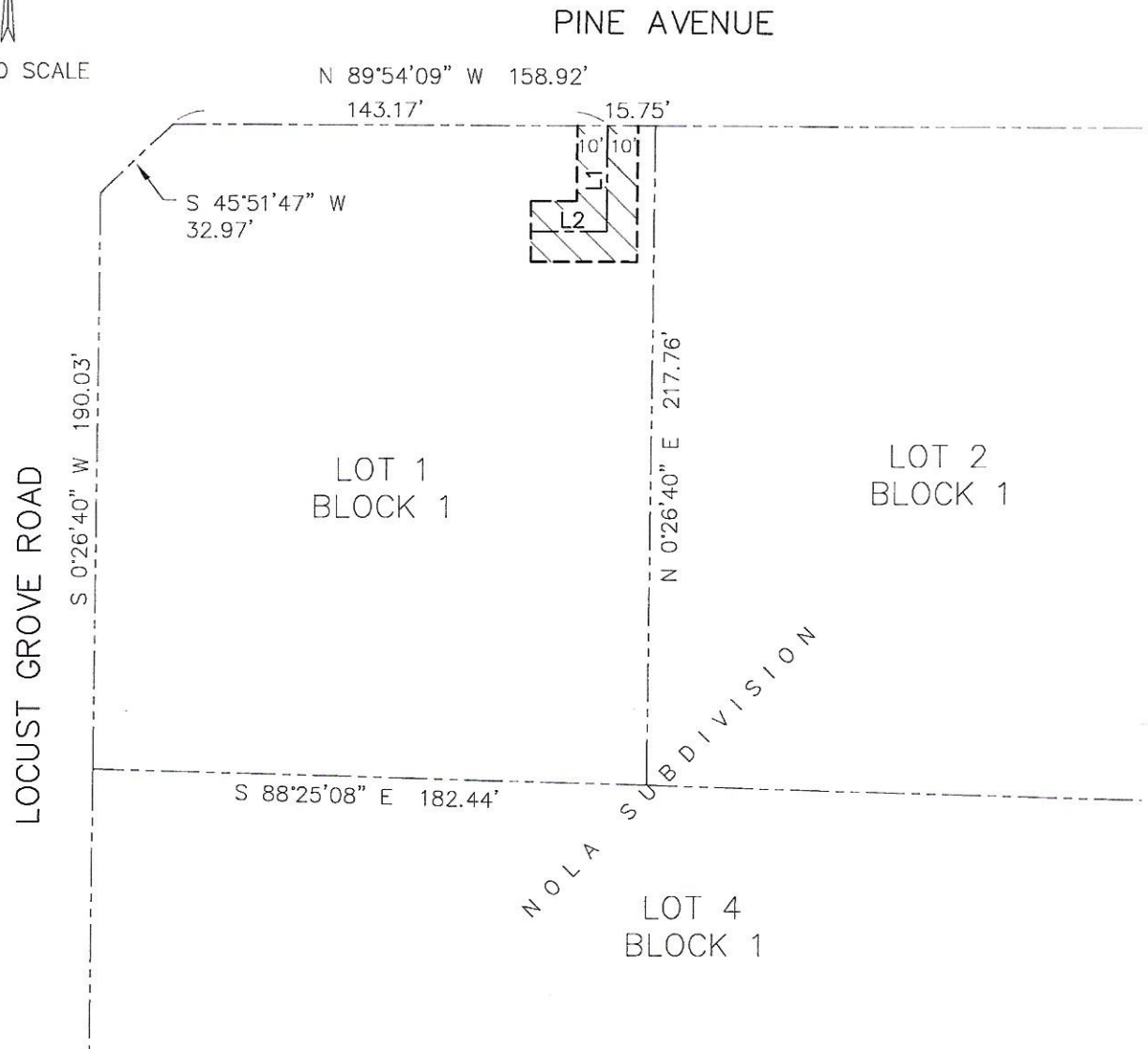


EXHIBIT B
MAP TO ACCOMPANY LEGAL DESCRIPTION
ROCK AND ARMOR PHYSICAL THERAPY AND SPORTS PERFORMANCE
WATER MAIN EASEMENT NUMBER 1

SITUATED IN LOT 1, BLOCK 1, NOLA SUBDIVISION
 IN THE NW 1/4 OF THE SW 1/4 OF SECTION 8
 T3N R1E BM
 CITY OF MERIDIAN, ADA COUNTY, IDAHO



NOT TO SCALE



LINE TABLE

LINE	LENGTH	BEARING
L1	35.00'	S 0°06'00" W
L2	25.00'	N 89°54'00" W

