

ESMT-2022-0159 Hickory Warehouse
Water Main Easement No. 1

WATER MAIN EASEMENT

THIS Easement Agreement, made this 26th day of April, 2022 between H.O.T. 2, LLLP

("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

Version 01/01/2020

GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor 4-26-2022

Attest by Chris Johnson, City Clerk 4-26-2022

STATE OF IDAHO,)

: ss.

County of Ada)

This record was acknowledged before me on 4-26-2022 (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: _____



April 1, 2022
Project No.: 120085

EXHIBIT A

WATERLINE EASEMENT

HICKORY WAREHOUSE
H O T 2, LLLP

WATERLINE EASEMENT-1

An easement being a portion of Lots 1, 2, 3 & 4, Block 4 of Gemtone Center No.3, as recorded in Book 78 of Plats at Page 8310, Ada County records, shown as Parcel "A" on Record of Survey No.# 12616, Ada County records, being situate in a portion of the Southwest One Quarter of the Northeast One Quarter of Section 8, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

COMMENCING at the southwesterly corner of said Gemtone Center No.3; thence on the south line of said Lot 4, South 89° 54' 50" East, 133.00 feet, to the **POINT OF BEGINNING**:

Thence leaving said south line, North 00° 29' 44" East, 59.93 feet;
Thence North 44° 30' 16" West, 36.76 feet;
Thence North 00° 29' 44" East, 613.06 feet;
Thence South 89° 30' 16" East, 215.50 feet;
Thence North 00° 29' 44" East, 29.00 feet;
Thence South 89° 30' 16" East, 20.00 feet;
Thence South 00° 29' 44" West, 29.00 feet;
Thence South 89° 30' 16" East, 259.92 feet, to a point on the east line of said Lot 4;
Thence on said east line, South 02° 37' 24" East, 16.20 feet;
Thence South 00° 00' 59" West, 3.82 feet;
Thence leaving said east line, North 89° 30' 16" West, 476.33 feet;
Thence South 00° 29' 44" West, 272.35 feet;
Thence South 89° 30' 16" East, 14.00 feet;
Thence South 00° 29' 44" West, 20.00 feet;
Thence North 89° 30' 16" West, 14.00 feet;
Thence South 00° 29' 44" West, 292.42 feet;
Thence South 44° 30' 16" East, 36.76 feet;
Thence South 00° 29' 44" West, 68.07 feet, to a point on aforementioned south line;
Thence on said south line, North 89° 54' 50" West, 20.00 feet to the **POINT OF BEGINNING**.

The above-described easement contains 0.564 acres (24,572 Ft²) more or less.

TOGETHER WITH

WATERLINE EASEMENT-2

An easement being a portion of Lot 4, Block 4 of Gemtone Center No.3, as recorded in Book 78 of Plats at Page 8310, Ada County records, shown as Parcel "A" on Record of Survey No.# 12616, Ada County records, being situate in a portion of the Southwest One Quarter of the Northeast One Quarter of Section 8, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

COMMENCING at the southwesterly corner of said Gemtone Center No.3; thence on the south line of said Lot 4, South 89° 54' 50" East, 447.01 feet, to the **POINT OF BEGINNING**:

Thence leaving said south line, North 00° 05' 10" East, 24.03 feet;

Thence South 89° 30' 16" East, 45.93 feet;

Thence South 00° 05' 10" West, 23.70 feet, to a point on said south line;

Thence on said south line, North 89° 54' 50" West, 45.93 feet to the **POINT OF BEGINNING**.

The above-described easement contains 0.025 acres (1,096 Ft²) more or less.

PREPARED BY:

The Land Group, Inc.

Michael Femenia, PLS



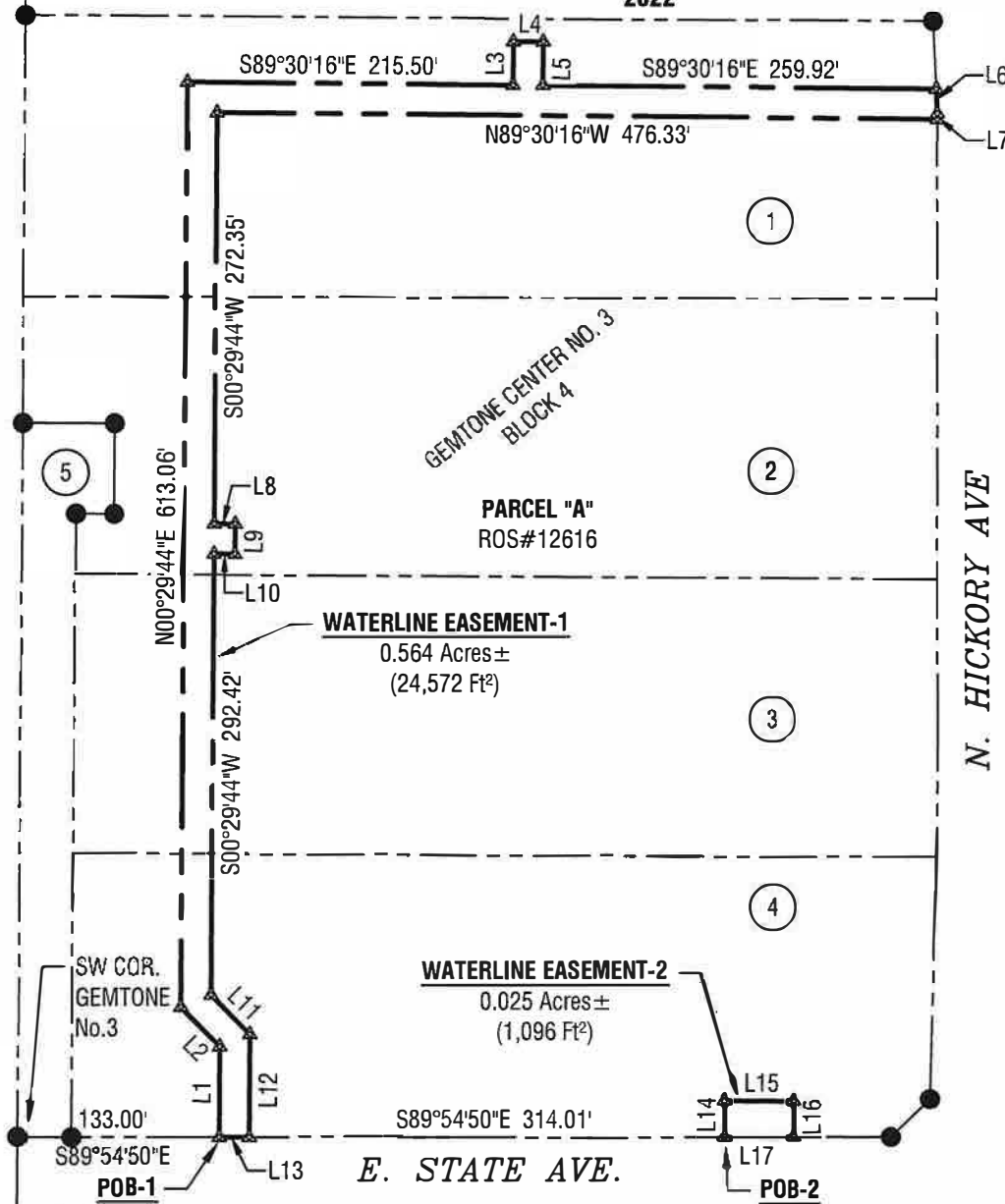
04/01/2022

Waterline Easement

for

City of Meridian

Being a Portion of Lots 1, 2, 3 & 4, Block 4 of Gemtone Center No.3 a Subdivision
Situating in the NE 1/4 of Section 8, Township 3 North, Range 1 East, Boise Meridian
City of Meridian, Ada County, Idaho
2022



Line Table

LINE	BEARING	LENGTH
L1	N00°29'44\"E	59.93'
L2	N44°30'16\"W	36.76'
L3	N00°29'44\"E	29.00'
L4	S89°30'16\"E	20.00'
L5	S00°29'44\"W	29.00'
L6	S02°37'24\"E	16.20'
L7	S00°00'59\"W	3.82'
L8	S89°30'16\"E	14.00'
L9	S00°29'44\"W	20.00'
L10	N89°30'16\"W	14.00'
L11	S44°30'16\"E	36.76'
L12	S00°29'44\"W	68.07'
L13	N89°54'50\"W	20.00'
L14	N00°05'10\"E	24.03'
L15	S89°30'16\"E	45.93'
L16	S00°05'10\"W	23.70'
L17	N89°54'50\"W	45.93'



04/01/2022



Exhibit "B"

Horizontal Scale: 1"=120'

Project No.: 120085

Date of Issuance: April 1, 2022



**Waterline Easement
Hickory Warehouse
HOT 2, LLLP**