

Project Name or Subdivision Name:

INGLEWOOD PLACE SUBDIVISION NO. 2 WATER MAIN EASEMENT

Water Main Easement Number: 3 - **Water Main Easement Lot 3**

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-2025-0023

WATER MAIN EASEMENT

THIS Easement Agreement made this day of 20 between
EIG14T PRI ID S MERIDIAN 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 3-25-2025

Attest by Chris Johnson, City Clerk 3-25-2025

STATE OF IDAHO,)

: ss.

County of Ada)

This record was acknowledged before me on 3-25-2025 (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

Exhibit A

Project. No.: R25031

Date: March 3, 2025

**DESCRIPTION FOR
CITY OF MERIDIAN – WATER EASEMENT – PRIMROSE SCHOOL**

An easement lying in Lot 3 of Block 3 of Inglewood Place Subdivision No. 2, filed for record in the office of the Ada County Recorder's office in Book 126 of Plats at page 20292, lying in the SW 1/4, Section 21, T.3N., R.1E., B.M., Meridian, Ada County, Idaho and more particularly described as follows:

Commencing at the Southeast corner of said Lot 3; thence along the South boundary of said Lot 3

South 89°59'35" West 59.96 feet to a point; thence leaving said South boundary at right angles

North 00°00'25" West 15.00 feet to the **POINT OF BEGINNING**; thence continuing

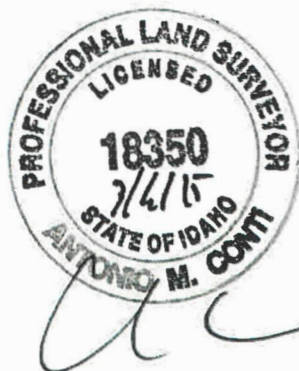
North 00°00'25" West 15.00 feet to a point; thence at right angles

South 89°59'35" West 20.00 feet to a point; thence at right angles

South 00°00'25" East 15.00 feet to a point; thence at right angles

North 89°59'35" East 20.00 feet to the **POINT OF BEGINNING**,

Said parcel of land contains 300 square feet, more or less.



HEADQUARTERS
1907 17TH ST SE
MINOT, ND 58701
701.837.8737

4165 30TH AVE S
SUITE 100
FARGO, ND 58104
701.551.1250

3210 27TH ST W
SUITE 200
WILLISTON, ND 58801
701.577.4127

7661 W RIVERSIDE DR
SUITE 102
GARDEN CITY, ID 83714
208.853.6470

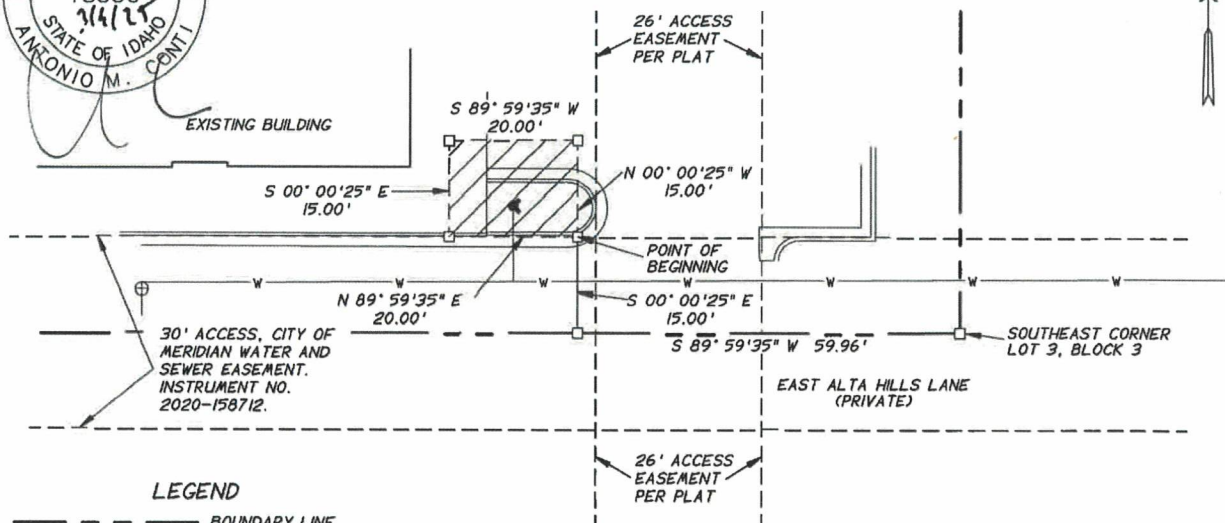
Exhibit B

EXHIBIT FOR CITY OF MERIDIAN WATER EASEMENT

LYING IN LOT 3, BLOCK 3, INGLEWOOD PLACE SUBDIVISION NO. 2,
LYING IN THE SW 1/4, SECTION 21, T.3N., R.1E., B.M.,
MERIDIAN, ADA COUNTY, IDAHO



EXISTING BUILDING



LEGEND

- BOUNDARY LINE
- - - EASEMENT LINE
- CALCULATED POINT, NOT SET
- - - EXISTING WATER LINE

**ACKERMAN
ESTVOLD**

7661 West Riverside Drive, Ste. 102 • Garden City, ID 83714
208.853.6470 • www.ackerman-estvold.com
Meridian, ID • Fargo, ND • Winston, NC • Boise, ID

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