

ESMT-2022-0199 Impressive East Ridge Subdivision No.3  
Water Main Easement No. 1

**WATER MAIN EASEMENT**

THIS Easement Agreement, made this \_\_\_\_\_ day of \_\_\_\_\_, 20 22 between G20 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: \_\_\_\_\_



Sawtooth Land Surveying, LLC

P: (208) 398-8104 F: (208) 398-8105  
2030 S. Washington Ave., Emmett, ID 83617

*EXHIBIT A*  
Water Easement No. 1 Legal Description

**BASIS OF BEARINGS** for this description is N. 89°59'28" W. between the 5/8" rebar illegible cap marking the E1/16 corner common to Sections 32 and 5, and the brass cap marking the S1/4 corner of Section 32, both in T. 3 N., R. 1 E., B.M., Ada County, Idaho.

An easement located in the SW1/4 of the SE1/4 of Section 32, T. 3 N., R. 1 E., B.M., City of Meridian, Ada County, Idaho, more particularly described as follows:

**COMMENCING** at a brass cap marking the S1/4 corner of said Section 32;

Thence N. 0°08'57" E., coincident with the west line of said SW1/4 of the SE1/4 of Section 32, a distance of 75.00 feet to a 5/8" rebar/cap PLS 11574;

Thence N. 15°04'06" E., 481.14 feet to the **POINT OF BEGINNING**;

Thence N. 0°00'32" E., 218.93 feet;

Thence N. 45°00'32" E., 52.42 feet;

Thence S. 89°59'28" E., 161.70 feet;

Thence N. 0°00'32" E., 101.00 feet to a point on the boundary of Impressive Eastridge Subdivision No. 1, as shown in Book 116 of Plats, at pages 17449-17501, Ada County Records;

Thence S. 89°59'28" E., coincident with said boundary, 20.00 feet;

Thence S. 0°00'32" W., 121.00 feet;

Thence N. 89°59'28" W., parallel with said boundary, 173.42 feet;

Thence S. 45°00'32" W., 35.85 feet;

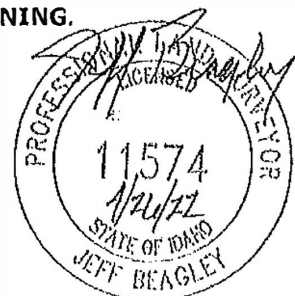
Thence S. 0°00'32" W., 190.65 feet;

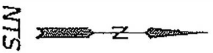
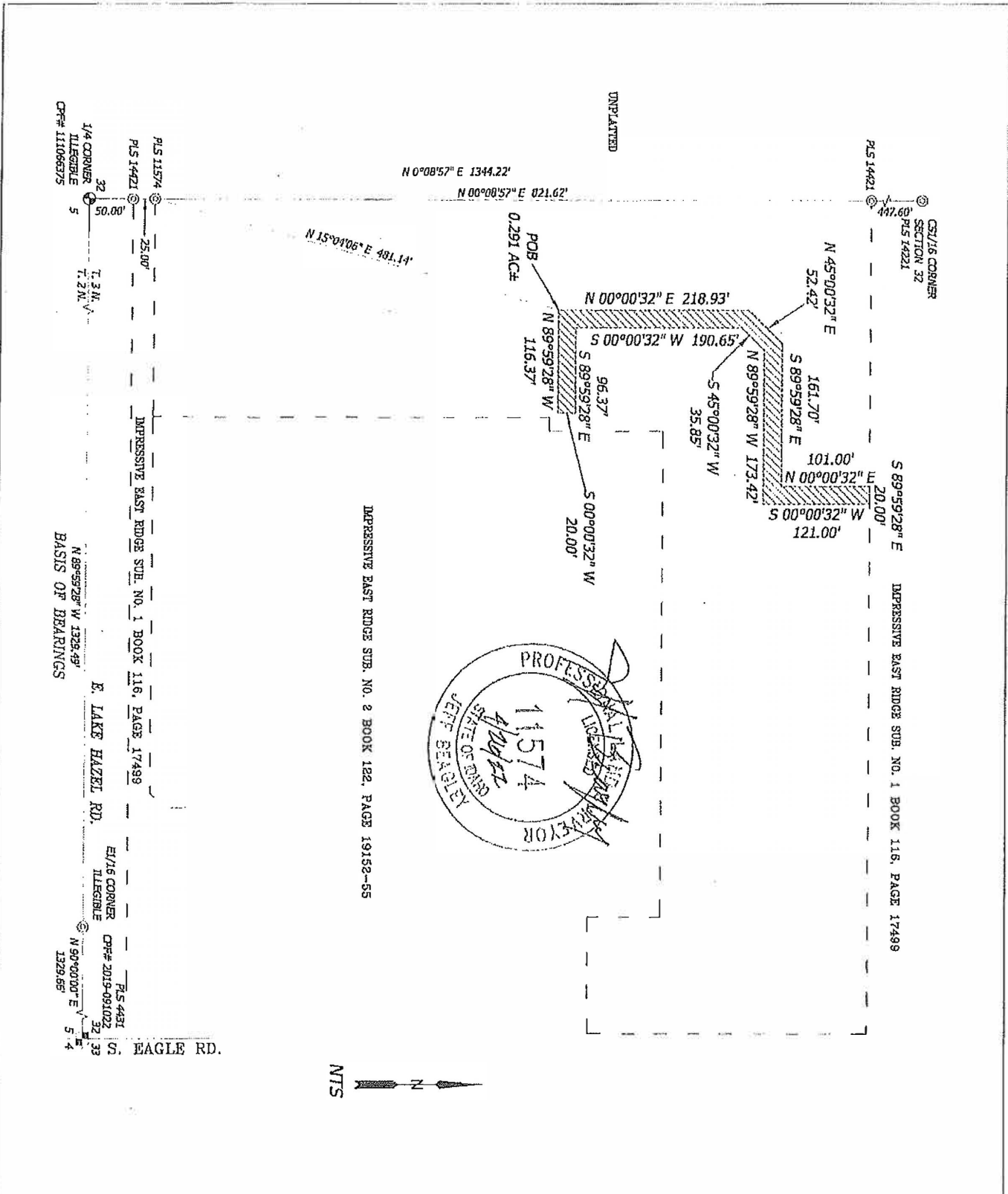
Thence S. 89°59'28" E., parallel with said boundary, 96.37 feet;

Thence S. 0°00'32" W., 20.00 feet;

Thence N. 89°59'28" W., parallel with said boundary, 116.37 feet to the **POINT OF BEGINNING**.

The above described easement contains 0.291 acres, more or less.





PROJECT: *EXHIBIT B*  
 IMPRESSIVE EAST RIDGE SUBDIVISION NO. 3  
 WATER EASEMENT NO. 1 EXHIBIT  
 SW1/4 OF THE SE1/4  
 SECTION 32, T. 3 N., R. 1 E., B.M.,  
 CITY OF MERIDIAN, ADA COUNTY, IDAHO

OWNER/DEVELOPER:  
 CONGER  
 DATE: 4/2022

2030 S. WASHINGTON AVE.  
 EMMETT, ID 83617  
 P: (208) 398-8104  
 F: (208) 398-8105

WWW.SAWTOOTHLS.COM

DWG #  
 121330-EX  
 PROJECT#  
 121330  
 SHEET  
 1 OF 1