

ESMT-2022-0185 Rackham Subdivision
Lot 4

WATER MAIN EASEMENT

THIS Easement Agreement, made this 14th day of June, 2022 between BVABC Eagle View, 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 6-14-2022

Attest by Chris Johnson, City Clerk 6-14-2022

STATE OF IDAHO,)

ss.

County of Ada)

This record was acknowledged before me on 6-14-2022 (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: 3-28-2028



Date: February 22, 2022
Project: ID-1864-1908
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EXHIBIT A
WATER EASEMENT LOT 4
RACKHAM SUBDIVISION

This easement is situated in a portion of the S.W. $\frac{1}{4}$ of Section 16, Township 3 North, Range 1 East of the Boise Meridian, City of Meridian, Ada County Idaho, more particularly described as follows:

COMMENCING at the northeast corner of Lot 4 of Rackham Subdivision, book 120, pages 18582-18588, records of Ada county, from which the northwest corner of said Lot 4 bears N.89°14'57"W., 342.75 feet,

1. 1) Thence along the north boundary of said Lot 4, N.89°14'57"W., 37.41 feet, to the **POINT OF BEGINNING**;
2. Thence, departing said north boundary line, S.00°45'03"W., 9.99 feet to the northwest corner of Instrument # 2020-117724, records of said Ada county;
3. Thence along the west boundary of said Instrument # 2020-117724, S.00°45'03"W., 16.49 feet;
4. Thence departing said west boundary, N.66°49'01"W., 16.97 feet;
5. Thence, parallel with the north boundary line of said Lot 4, N.89°14'57"W., 68.81 feet;
6. Thence, S.00°57'13"W., 56.62 feet;
7. Thence, N.89°02'47"W., 20.00 feet;
8. Thence, N.00°57'13"E., 76.55 feet, to a point on the north boundary line of Lot 4 of said Rackham Subdivision;
9. Thence, along said north boundary line, N.89°14'57"W., 104.42 feet, to **THE POINT OF BEGINNING**.

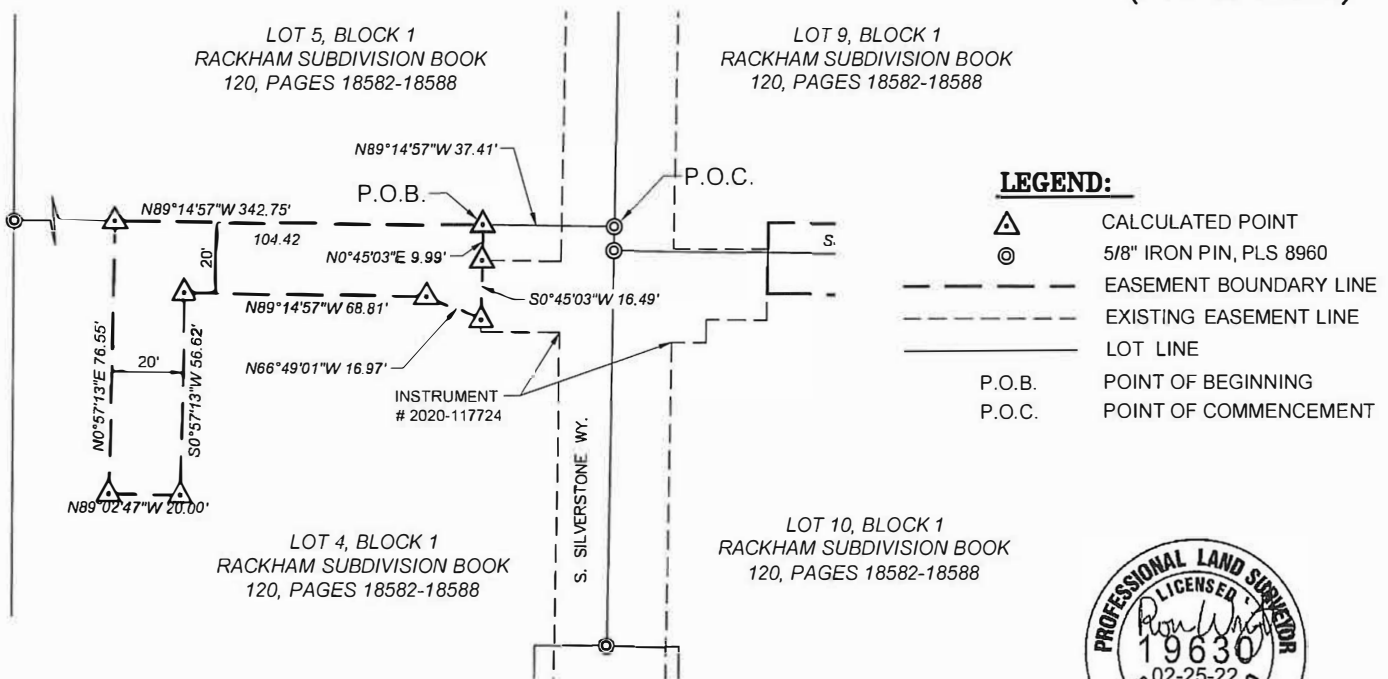
RACKHAM SUBDIVISION

LOT 4, BLOCK 1

DOMESTIC WATER EASEMENT



(NOT TO SCALE)



LEGEND:

- CALCULATED POINT
- 5/8" IRON PIN, PLS 8960
- EASEMENT BOUNDARY LINE
- EXISTING EASEMENT LINE
- LOT LINE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT



HORROCKS
ENGINEERS

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WARNING
1/2
IF THIS BAR DOES NOT
MEASURE 1" THEN DRAWING
IS NOT TO SCALE

EXHIBIT B

S.W. 1/4, SEC. 16, T3N, R1E

DRAWING INFO	
DATE	02/25/22
SCALE	NTS
REV #	DATE
00	00/00/0000
PROJ. NO.	ID-1864-1908

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