

Project Name or Subdivision Name:

Adler Building 514 - Water Easement

Water Main Easement Number: 01

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 **ESMT-2024-0121**
Record Number: _____

WATER MAIN EASEMENT

THIS Easement Agreement made this _____ day of _____ 20__ between Adler Benchmark LLC, an Idaho limited liability company ("Grantor") and the City of Meridian, an Idaho Municipal Corporation ("Grantee");

WHEREAS, the Grantor desires to provide a water main easement 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 a non-exclusive 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 underground water mains and their underground or aboveground 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 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

EXHIBIT A
WATER LINE EASEMENT
A PORTION OF LOT 2, BLOCK 2
CHEWIE SUBDIVISION
SITUATED THE SE ¼ OF SECTION 11
T. 3 N., R. 1 W., B.M.,
CITY OF MERIDIAN, ADA COUNTY, IDAHO

A 20.00 foot wide easement being a portion of Lot 2, Block 2, of Chewie Subdivision, a recorded subdivision on file in Book 122, at Pages 19282 through 19286, records of Ada County, Idaho, situated in the Southeast ¼ of Section 11, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Idaho, and being 10.00 feet each side of the following described centerline:

Commencing at the northeast corner of said Lot 2;

thence along the northerly boundary of said Lot 2 North 89°09'12" West 100.00 feet;

thence leaving said northerly boundary of Lot 2 South 0°50'48" West 30.00 feet to the southerly boundary of that Sanitary Sewer And Water Line Easement recorded as Instrument Number 2021-173037, records of Ada County, Idaho, and the POINT OF BEGINNING;

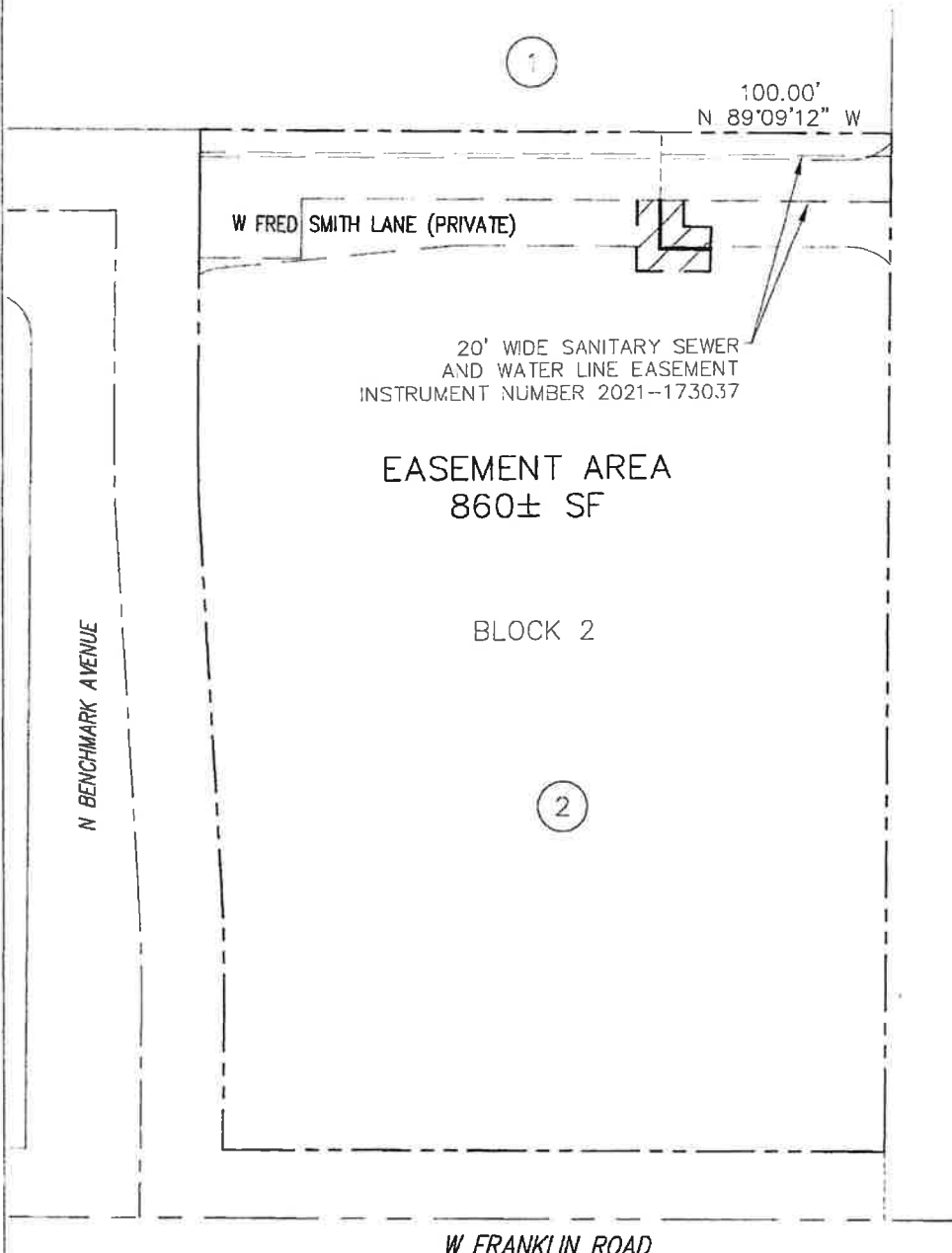
thence continuing South 0°50'48" West 21.00 feet;

thence South 89°09'12" East 22.00 feet to the POINT OF TERMINUS, comprising 860 square feet, more or less.



EXHIBIT B

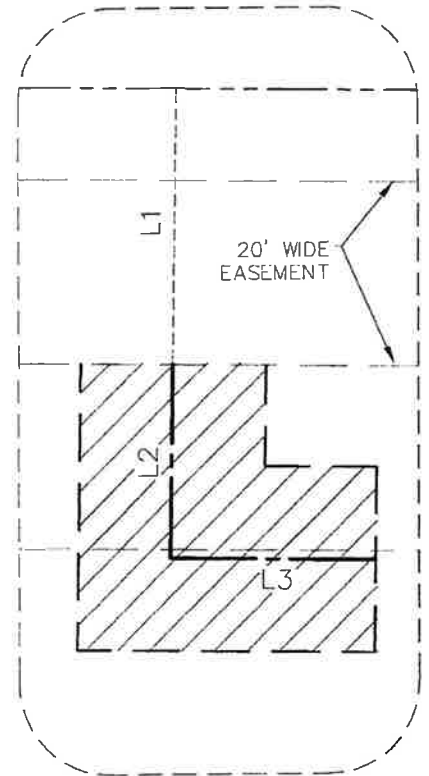
WATER LINE EASEMENT
 A PORTION OF LOT 2 BLOCK 2 CHEWIE SUBDIVISION
 SITUATED IN THE SE 1/4 OF SECTION 11
 T3N R1W BM
 CITY OF MERIDIAN, ADA COUNTY, IDAHO



NOT TO SCALE

DETAIL

NOT TO SCALE



W FRANKLIN ROAD



LINE TABLE

LINE	LENGTH	BEARING
L1	30.00'	S 0°50'48" W
L2	21.00'	S 0°50'48" W
L3	22.00'	S 89°09'12" E