

Project Name or Subdivision Name:

"McDermott Village" Water Easement

Water Main Easement Number: 1

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-2024-0141

WATER MAIN EASEMENT

THIS Easement Agreement made this 3rd day of December 20 24 between
Pacific McDermott Village Apartments 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

public street, then, to such extent, such right-of-way and easement hereby granted which lies within such boundary thereof or which is a part thereof, shall cease and become null and void and of no further effect and shall be completely relinquished.

THE GRANTOR does hereby covenant with the Grantee that Grantor is lawfully seized and possessed of the aforementioned and described tract of land, and that Grantor has a good and lawful right to convey said easement, and that Grantor will warrant and forever defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

THE COVENANTS OF GRANTOR made herein shall be binding upon Grantor's successors, assigns, heirs, personal representatives, purchasers, or transferees of any kind.

IN WITNESS WHEREOF, the said parties of the first part have hereunto subscribed their signatures the day and year first herein above written.

GRANTOR:

PACIFIC MCDERMOTT VILLAGE APARTMENTS, LLC,
an Idaho limited liability company

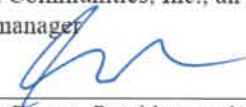
By: TPC PPR Holdings II, LLC, an Idaho limited liability
company, its manager

By: TPC MR Holdings II, LLC, an Idaho limited liability
company, its manager

STATE OF IDAHO)

County of Ada) ss
)

By: Pacific West Communities, Inc., an Idaho
corporation, its manager

By: 
Caleb Roope, President and CEO

This record was acknowledged before me on 10/29/24 (date) by Caleb Roope, President and CEO of Pacific West Communities, Inc., an Idaho corporation, the Manager of TPC MR Holdings II, LLC, an Idaho limited liability company, the Manager of TPC PPR Holdings II, LLC, an Idaho limited liability company, the Manager of Pacific McDermott Village Apartments, LLC, an Idaho limited liability company, the person who executed the instrument on behalf of Pacific McDermott Village Apartments, LLC and acknowledged to me that said limited liability company executed the same.

Notary Stamp Below



Notary Signature
My Commission Expires: 7/8/27



GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor 12-3-2024

Attest by Chris Johnson, City Clerk 12-3-2024

STATE OF IDAHO,)
 : ss.
County of Ada)

This record was acknowledged before me on 12-3-2024 (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: _____

September 24, 2024

Easement Description

A parcel of land being located in the Southeast Quarter of Section 32, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Southeast Corner of Section 32, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho from which the East 1/16 Corner common to Sections 32 and Section 5 bears North 89°17'49" West 1,325.58 feet;

Thence North 00°30'38" East, a distance of 1,046.51 feet along the section line of Section 32, and North 89°29'22" West, 704.18 feet to a point on the easterly right-of-way line of N. Alameda Creek Ave., said point being the POINT OF BEGINNING of this description,

THENCE South 76°19'33" East, a distance of 5.97 feet;

THENCE North 13°40'27" East, a distance of 20.00 feet;

THENCE North 76°19'33" West, a distance of 5.97 feet to a point on the easterly right-of-way line of N. Alameda Creek Ave.;

THENCE South 13°40'51" West, a distance of 20.00 feet to the POINT OF BEGINNING.

Containing 119 square feet or 0.003 acres of land.

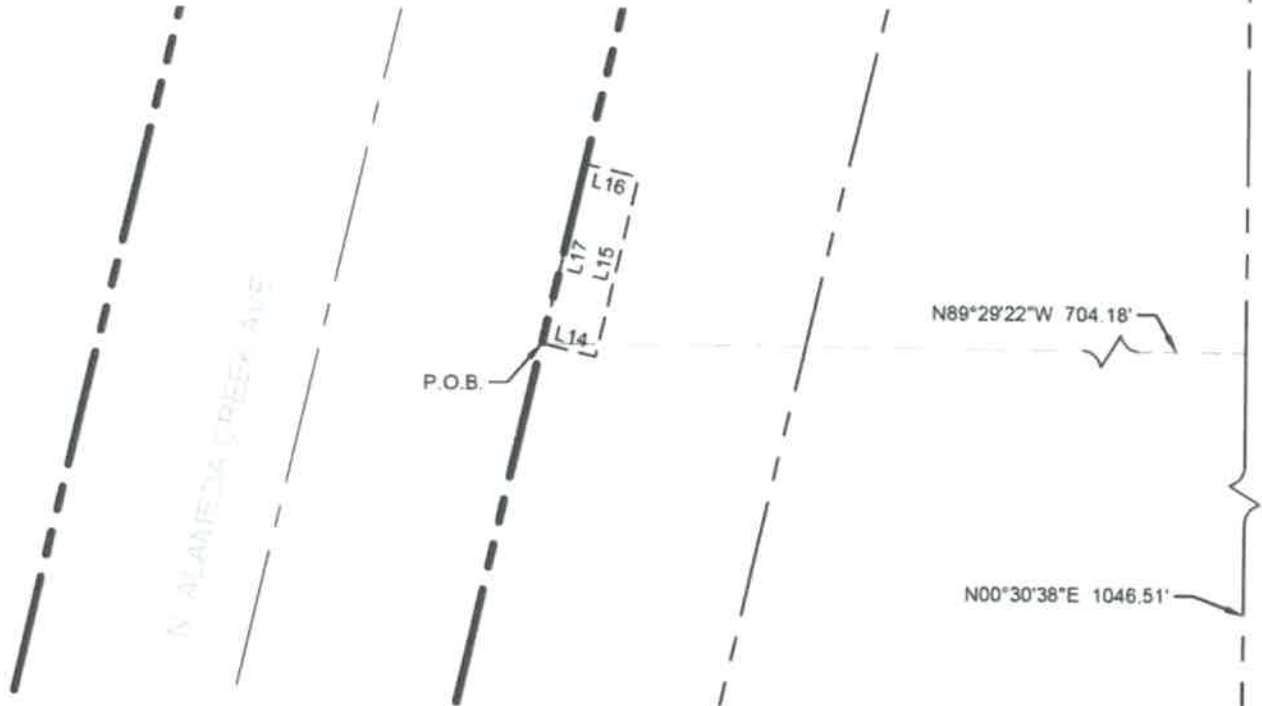
EXHIBIT "A"

K:\BOI_Civil\093969000 McDermott Village\Project Files\To Others\KH Survey\UT_OFF_ESMT_BD-2.dwg EASE W1 Sep 24, 2024 9:48am by: Brad Daley

LINE TABLE		
NO.	BEARING	LENGTH
L14	S76°19'33"E	5.97'
L15	N13°40'27"E	20.00'
L16	N76°19'33"W	5.97'
L17	S13°40'51"W	20.00'

T4N, R1W, B.M.
(CP&F 2023-041551)

S1/16 32
33



E 1/16 32
5
T4N, R1W, B.M.
(CP&F 2022-013693)

N89°17'49"W 1325.58
(BASIS OF BEARING)

32 33
5 4
T4N, R1W, B.M.
(CP&F 2022-013694)



- SECTION CORNER
- SIXTEENTH CORNER
- BOUNDARY LINE
- TIE LINE
- EASEMENT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE



Kimley»Horn
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PROJECT:
*McDERMOTT VILLAGE SUBD NO. 1
EASEMENT*

TITLE:
EXHIBIT "B"

JOB NO.: 093969000
SCALE: 1" = 20'
DATE: 9/24/2024
SHEET:
SHEET 2 OF 2