

Project Name or Subdivision Name:

Hatch Industrial

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-2024-0047

WATER MAIN EASEMENT

THIS Easement Agreement made this ____ day of _____ 20____ between
160 N Linder, 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

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.

Notary Stamp Below

Notary Signature
My Commission Expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of SAN DIEGO)

On March 5, 2024 before me, KRYSTAL CUTLER, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared Ronald Hatch,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Krystal Cutler (Seal)



Water Easement Description

An easement over and across a portion of Lot 9 of Heppers Acre Subdivision as recorded in Book 19 of Plats at Pages 1298 and 1299, Records of Ada County, said parcel is located in the southwest quarter of the southwest quarter of Section 12, Township 3 North, Range 1 West of the Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the found 4 inch aluminum cap monument at the section corner common to Sections 11, 12, 13, and 14, T3N, R1W from which the found 3 inch brass cap monument at the quarter corner common to Sections 11 and 12, T3N, R1W bears N 00° 31' 39" E a distance of 2645.87 feet; thence N 00° 31' 39" E along the section line for a distance of 447.74 feet; thence N 88° 31' 38" E for a distance of 40.02 feet to a found 5/8 inch iron pin with a 2 inch aluminum cap labeled PLS 11463; thence N 00° 31' 39" E along the easterly right-of-way of N. Linder Road for a distance of 47.55 feet to the **POINT OF BEGINNING**;

Thence continuing N 00° 31' 39" E along the easterly right-of-way of N. Linder Road for a distance of 25.00 feet;

Thence S 89° 28' 21" E for a distance of 14.00 feet;

Thence S 00° 31' 39" W for a distance of 25.00 feet;

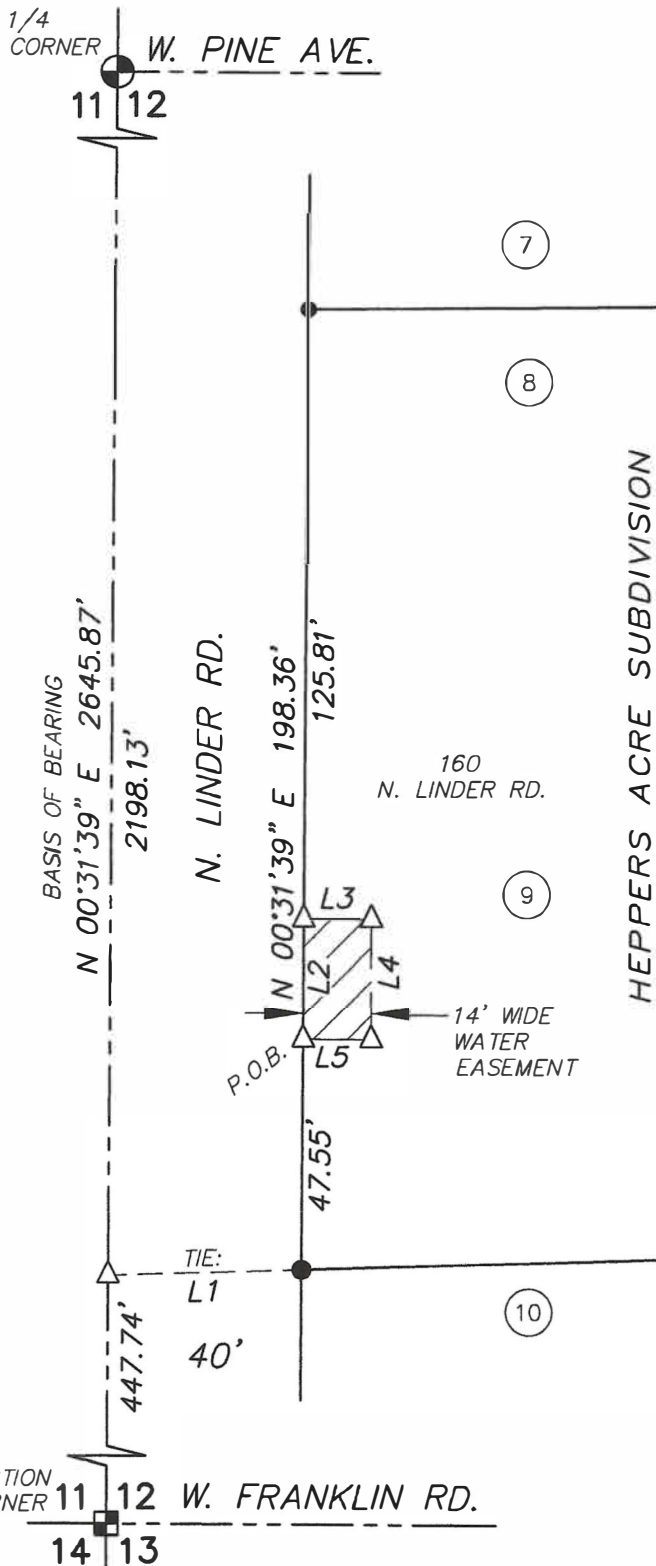
Thence N 89° 28' 21" W for a distance of 14.00 feet to the **POINT OF BEGINNING**.

Said easement contains 350 square feet, more or less.



EXHIBIT MAP

14' WIDE WATER EASEMENT
 ACROSS A PORTION OF LOTS 8 & 9, HEPPERS ACRE SUBDIVISION,
 BOOK 19 OF PLATS, PAGES 1298-1299, ADA COUNTY RECORDS.
 LYING WITHIN THE SW 1/4 OF THE SW 1/4 OF SECTION 12, T.3N., R.1W., B.M.
 CITY OF MERIDIAN — COUNTY OF ADA — STATE OF IDAHO



SCALE: 1"=40'

LEGEND

- SECTION LINE
- PARCEL LINE
- EASEMENT
- FOUND 3" BRASS CAP MONUMENT IN ASPHALT
- FOUND 4" ALUMINUM CAP MONUMENT IN ASPHALT
- FOUND 5/8" IRON PIN, WITH 2" ALUMINUM CAP, PLS 11463
- FOUND 1/2" IRON PIN, WITH PLASTIC CAP, PLS 11779
- CALCULATED POINT
- PLATTED LOT NUMBER
- P.O.B. POINT OF BEGINNING

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 88°31'38" E | 40.02' |
| L2 | N 00°31'39" E | 25.00' |
| L3 | S 89°28'21" E | 14.00' |
| L4 | S 00°31'39" W | 25.00' |
| L5 | N 89°28'21" W | 14.00' |



ACCURATE
 SURVEYING & MAPPING

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DATE: FEBRUARY, 2024 JOB 24-126

RECORD OF SURVEY
 No. 13603