

Project Name (Subdivision):

Lost Rapids Lot 8

Water Main Easement Number: 1

Identify this Easement by sequential number if Project contains more than one Water Main easement.
(See Instructions for additional information).

WATER MAIN EASEMENT

THIS Easement Agreement, made this ____ day of _____, 20__ between GFI - Meridian Investments II, 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: _____

May 19, 2023
Project No. 22-086
City of Meridian Water Easement
Legal Description

Exhibit A

A parcel of land for a City of Meridian Water Easement over a portion of Lot 8, Block 1 of Lost Rapids Subdivision, being situated in the Northeast 1/4 of the Northeast 1/4 of Section 27, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at a found 5/8-inch rebar marking the Southwest corner of said Lot 8, which bears N89°17'16"W a distance of 139.90 feet from a found 1/2-inch rebar marking the Southeast corner of said Lot 8, thence following the southerly line of said Lot 8, S89°17'16"E a distance of 65.86 feet;
Thence leaving said southerly line, N00°00'00"E a distance of 30.50 feet to the **POINT OF BEGINNING**.

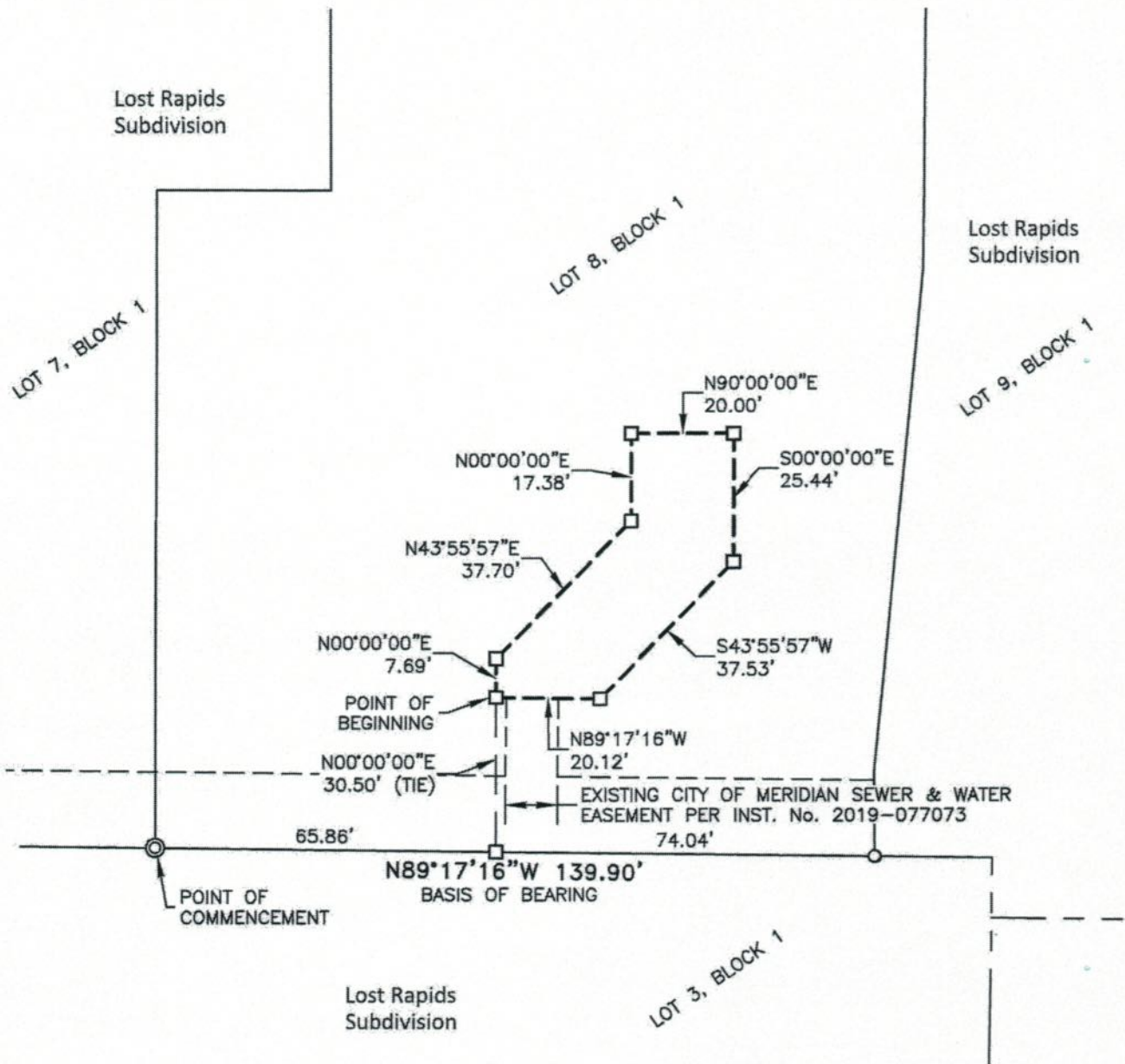
Thence N00°00'00"E a distance of 7.69 feet;
Thence N43°55'57"E a distance of 37.70 feet;
Thence N00°00'00"E a distance of 17.38 feet;
Thence N90°00'00"E a distance of 20.00 feet;
Thence S00°00'00"E a distance of 25.44 feet;
Thence S43°55'57"W a distance of 37.53 feet;
Thence N89°17'16"W a distance of 20.12 feet to the **POINT OF BEGINNING**.

Said parcel contains 1,258 square feet, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

Attached hereto is **Exhibit B** and by this reference is made a part hereof.



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0 30 60 90
Plan Scale: 1" = 30'

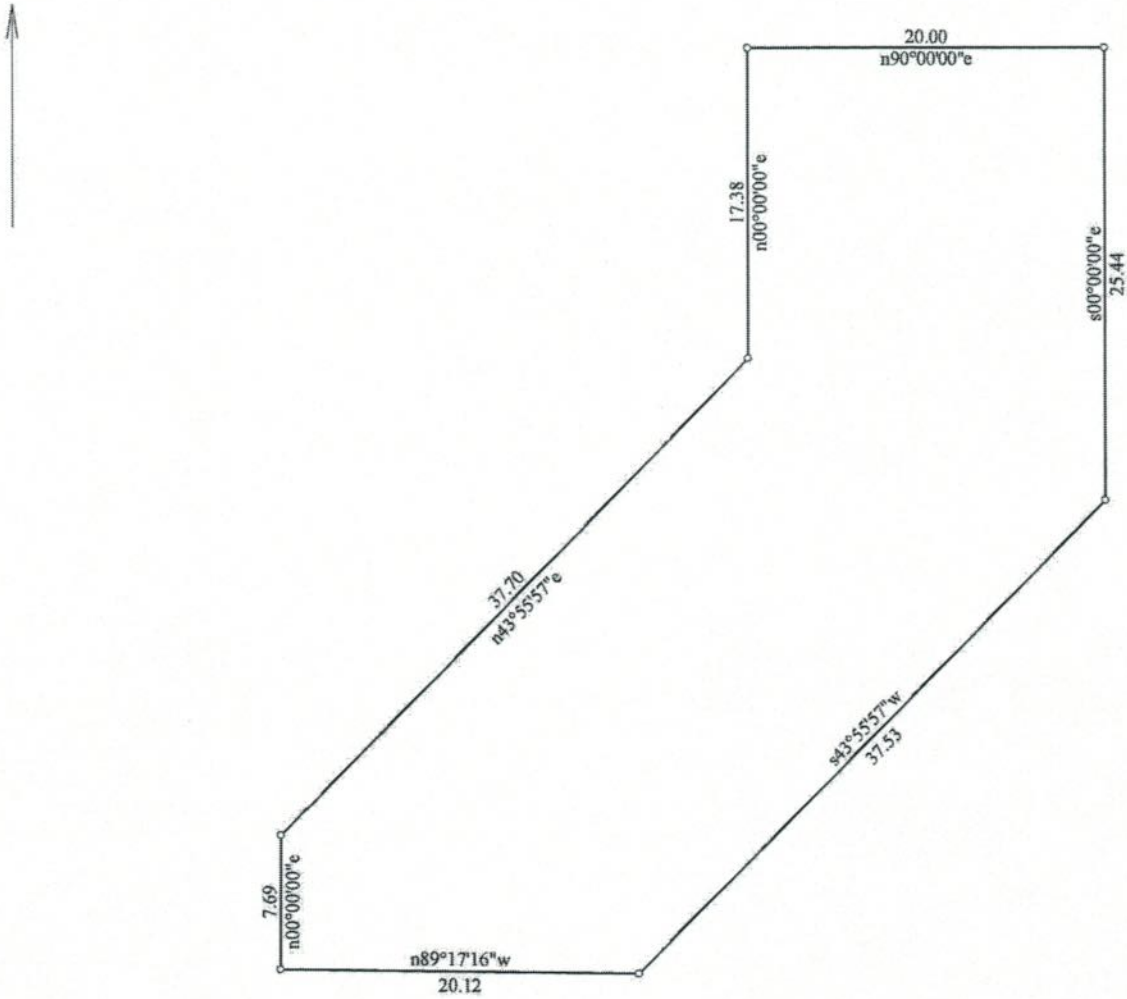
Exhibit B City of Meridian Water Easement

A parcel of land being a portion of Lot 8, Block 1 of Lost Rapids Subdivision, situated in the NE 1/4 of the NE 1/4, Section 27, T4N, R1W, B.M., City of Meridian, Ada County, Idaho

DATE: May 2023

PROJECT: 22-086

SHEET:
1 OF 1



Title:		Date: 05-18-2023
Scale: 1 inch = 10 feet	File: Deed Plotter.des	
Tract 1: 0.029 Acres: 1258 Sq Feet: Closure = s11.0915e 0.00 Feet: Precision = 1/64459: Perimeter = 166 Feet		
001=n00.0000e 7.69	004=n90.0000e 20.00	007=n89.1716w 20.12
002=n43.5557e 37.70	005=s00.0000e 25.44	
003=n00.0000e 17.38	006=s43.5557w 37.53	