

Project Name or Subdivision Name:

Treasure Valley Dermatology

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
Record Number: ESMT-2024-0002

WATER MAIN EASEMENT

THIS Easement Agreement made this ____ day of _____ 20____ between
KDP Properties, 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: _____



Professional Engineers, Land Surveyors and Planners

924 3rd St. So. Nampa, ID 83651
Ph (208) 454-0256 Fax (208) 467-4130

e-mail: dholzhey@masonandassociates.us

FOR: Treasure Valley Dermatology

JOB NO.: AU0622

DATE: January 11, 2024

“EXHIBIT A”
TREASURE VALLEY DERMATOLOGY-WATER MAIN EASEMENT
ESMT-2023-0055

An easement being a portion of Lot 2 Block 2 of Treasure Valley Business Center – Phase 1 recorded in Book 53 at Pages 4790-4792 in the Ada County Recorder’s Office situated in the NE1/4 of Section 8, 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 the NE1/4;

Thence N 89° 49’ 31” W., 2644.16 feet along the north boundary of the NE1/4 to the northwest corner of the NE1/4;

Thence S 00° 29’ 10” W., 58.89 feet to the northwest corner of Lot 1 Block 2 of Treasure Valley Business Center – Phase 1;

Thence S 89° 32’ 53” E., 289.75 feet along the northerly boundary of said Lot 1 to the northwest corner of said Lot 2;

Thence S 89° 32’ 53” E., 127.10 feet along the northerly boundary of said Lot 2 to the **POINT OF BEGINNING** of said easement;

Thence S 89° 32’ 53” E., 20.02 feet along the northerly boundary of said Lot 2;

Thence S 01° 47’ 27” E., 87.14 feet;

Thence N 88° 12’ 33” E., 3.98 feet;

Thence S 01° 47’ 27” E., 10.00 feet;



Thence S 88° 12' 33" W., 3.98 feet;

Thence S 01° 47' 27" E., 23.11 feet;

Thence S 88° 12' 33" W., 20.00 feet;

Thence N 01° 47' 27" W., 25.05 feet

Thence S 88° 12' 33" W., 4.16 feet;

Thence N 01° 47' 27" W., 10.00 feet

Thence N 88° 12' 33" E., 4.16 feet;

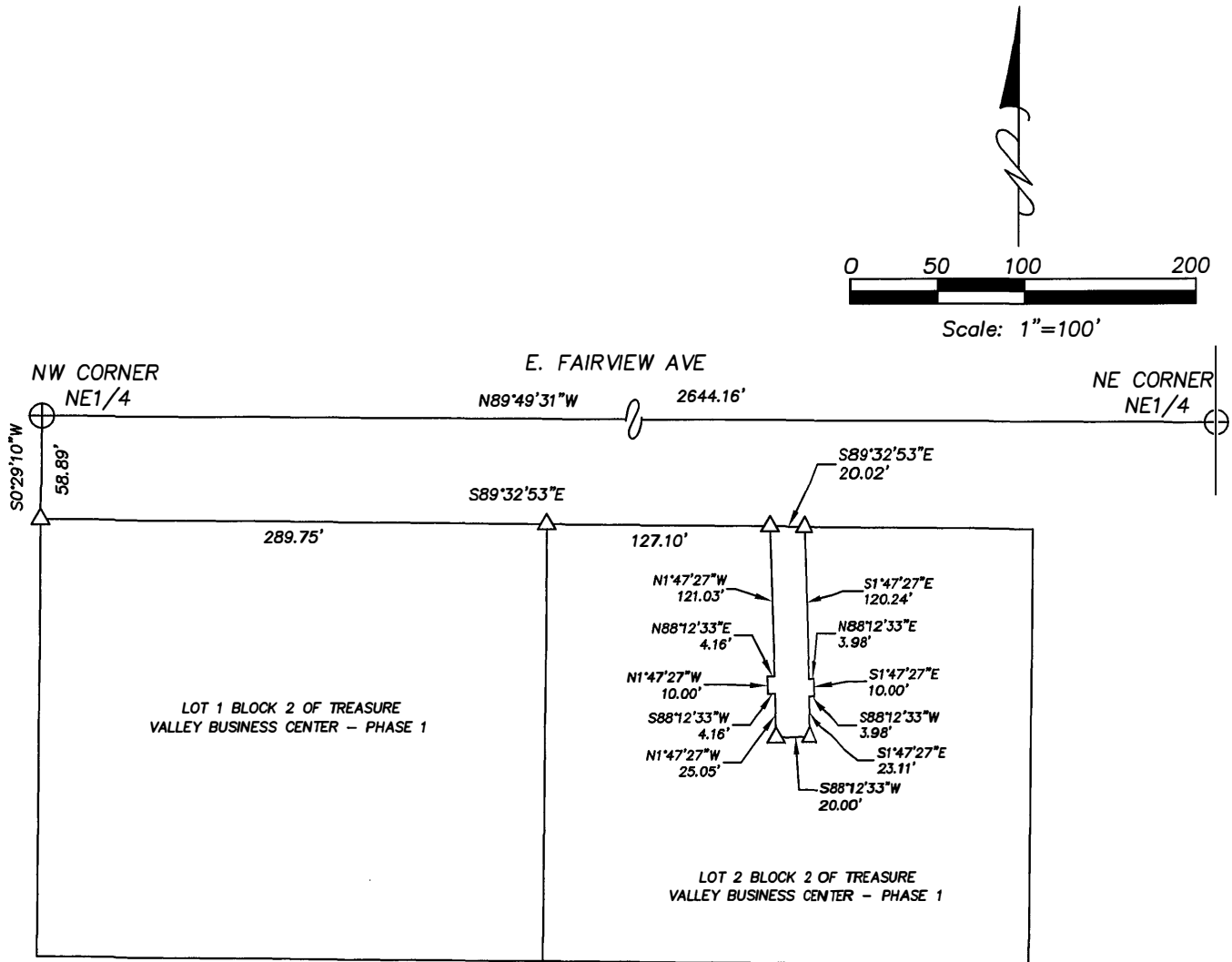
Thence N 01° 47' 27" W., 85.97 feet to the **POINT OF BEGINNING** of said easement.



EXHIBIT "B"

TREASURE VALLEY DERMATOLOGY—WATER MAIN EASEMENT ESMT-2023-0055

AN EASEMENT BEING A PORTION OF LOT 2 BLOCK 2 OF TREASURE VALLEY BUSINESS CENTER — PHASE 1 RECORDED IN BOOK 53 AT PAGES 4790-4792 IN THE ADA COUNTY RECORDER'S OFFICE SITUATED IN THE NE1/4 OF SECTION 8, TOWNSHIP 3 NORTH, RANGE 1 EAST, OF THE BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY IDAHO



TREASURE VALLEY DERMATOLOGY

WATER EASEMENT

Mason & Associates

Professional Engineers,
Land Surveyors
& Planners
924 3rd St. South, Meridian, ID 83651
(208) 454-0226 Fax (208) 457-1130

JOB NO. AU0622

DWG NO. BDY

SCALE: 1" = 100

REV.

FIELD BOOK NO.

DRAWN BY: DATE:

DH 3/9/23