

Project Name or Subdivision Name:

SAGE SUPPLY

Water Main Easement Number: 001

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-2024-0110

Record Number:

WATER MAIN EASEMENT

THIS Easement Agreement made this 12th day of November 2024 between SAGE SUPPLY, INC. ("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 11-12-2024

Attest by Chris Johnson, City Clerk 11-12-2024

STATE OF IDAHO,)

: ss.

County of Ada)

This record was acknowledged before me on 11-12-2024 (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: 3-28-2028

EXHIBIT A
UTILITY EASEMENT

A strip of land situate in the Northeast quarter of the Northeast quarter of Section 13, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, being a portion of that certain parcel described in Warranty Deed Instrument No. 2023-057361, and more particularly described as follows:

COMMENCING at the northeast corner of Section 13 from which the northwest corner of the northeast quarter (North 1/4) bears North 89°33'29" West, 2,657.35 feet, thence along the northerly line of said Section, North 89°33'29" West, 668.60 feet; Thence South 00°35'56" West, 30.00 feet to the southerly right of way for W. Franklin Road described in Warranty Deed Instrument No. 97105125; Thence along said right of way, North 89°33'29" West, 116.85 feet to the **POINT OF BEGINNING:**

Thence South 00°26'31" West, 28.00 feet;

Thence North 89°33'29" West, 79.00 feet;

Thence North 00°26'31" East, 28.00 feet;

Thence South 89°33'29" East, 79.00 feet to the **POINT OF BEGINNING.**

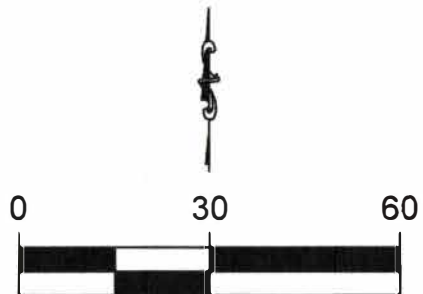
Containing 2,212.049 square feet or 0.051 acres, more or less.

END OF DESCRIPTION.

Prepared by:
Travis L. Krupp, PLS
Regional Survey Manager

TLK:JP





Legend

	- Boundary Line		- Fire Hydrant
	- Right-of-way Line		- Water Meter
	- Section Line		- Water Valve
	- Utility Easement Line		- Yard Hydrant
	- Tie Line		- Light Pole
	- Section Corner		
	- Quarter-Section Corner		
	- Found 5/8" Rebar		

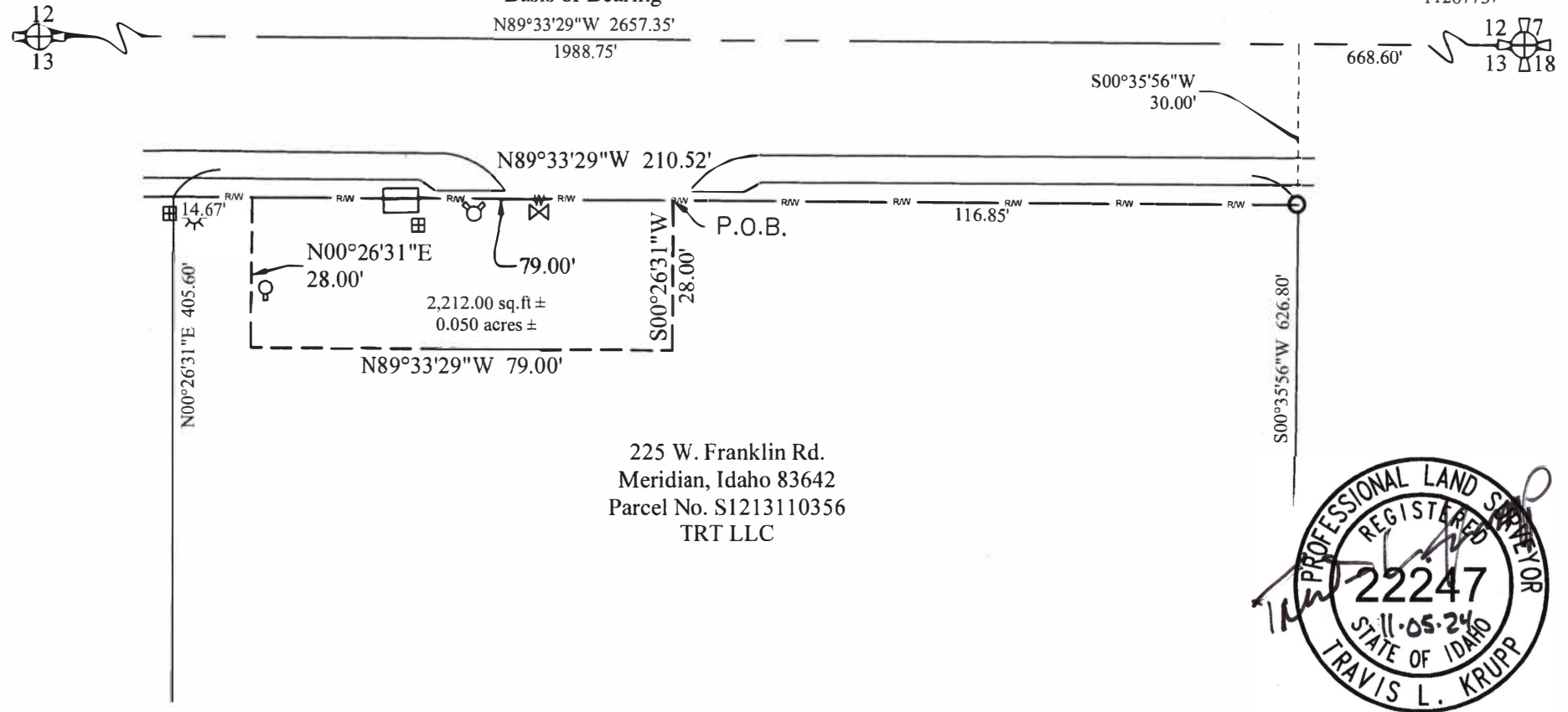
CPF
Instrument No.
98117246

Scale in Feet

W. Franklin Rd.

Basis of Bearing
N89°33'29"W 2657.35'
1988.75'

P.O.C
CPF Instrument No.
11207757



225 W. Franklin Rd.
Meridian, Idaho 83642
Parcel No. S1213110356
TRT LLC



EXHIBIT "B"
UTILITY EASEMENT

A STRIP OF LAND SITUATE IN THE NORTHEAST 1/4 OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO.



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Meridian, ID 83642
(208) 342-7957