

Project Name or Subdivision Name:

Peppermint Dental

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 **ESMT-2025-0010**

Record Number: _____

WATER MAIN EASEMENT

THIS Easement Agreement made this 4th day of February 20 25 between
Southridge Farm 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 2-4-2025

Attest by Chris Johnson, City Clerk 2-4-2025

STATE OF IDAHO,)

: ss.

County of Ada)

This record was acknowledged before me on 2-4-2025 (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 Signature

My Commission Expires: _____

December 3, 2024
Project No. 24-049
City of Meridian Water Easement

Exhibit A

A parcel of land for a City of Meridian Water Easement over a portion of Lot 2, Block 1 of Southridge Subdivision Phase 1 (Book 104 of Plats, Pages 14056-14063) situated in the Northeast 1/4 of the Northeast 1/4 of Section 23, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at a found brass cap marking the Northeast corner of said Section 23, which bears S89°19'37"E a distance of 2,661.61 feet from a found aluminum cap marking the North 1/4 corner of said Section 23, thence following the northerly line of said Northeast 1/4 of the Northeast 1/4, N89°19'37"W a distance of 218.77 feet;

Thence leaving said northerly line, S00°40'23"W a distance of 222.89 feet to the POINT OF BEGINNING.

Thence S89°19'22"E a distance of 6.25 feet to an Existing City of Meridian Sanitary Sewer and Water Main Easement per Instrument No. 2015-086404;

Thence following said Existing Sewer and Water Main Easement, S00°40'43"W a distance of 20.00 feet;

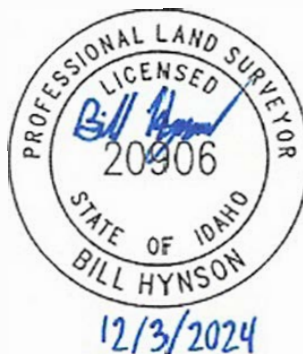
Thence leaving said Existing Sewer and Water Main Easement, N89°19'17"W a distance of 6.13 feet;

Thence N00°19'53"E a distance of 20.00 feet to the POINT OF BEGINNING.

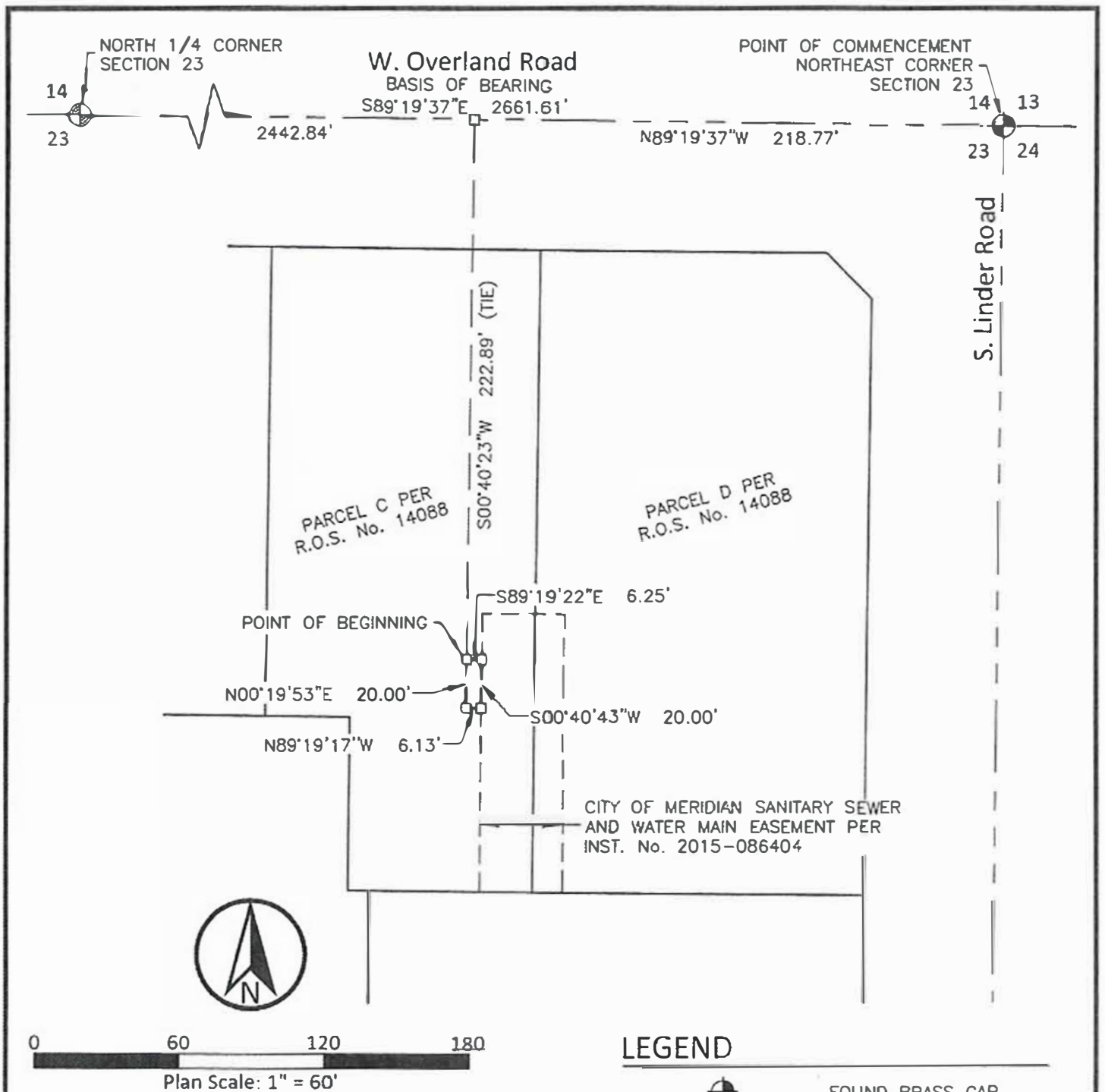
Said parcel contains 124 square feet, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

All subdivisions, deeds, records of surveys, and other instruments of record referenced herein are recorded documents of the county in which these described lands are situated.

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



P:\24-049\CAD\SURVEY\EXHIBITS\24-049 WATER EASEMENT WEST.DWG, BILL HYNSON, 12/3/2024, DWG TO PDF.PC3, CB.5X11 P [PDF]

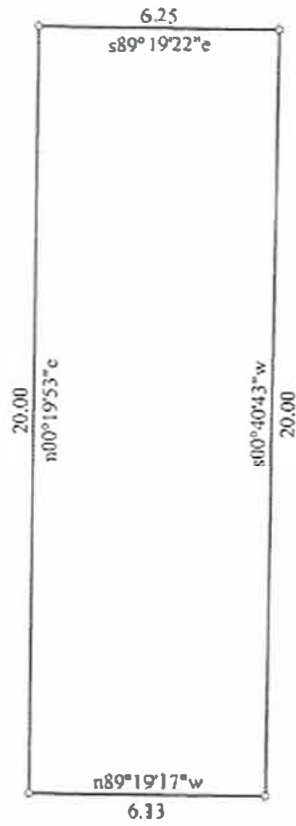


DATE: December, 2024
PROJECT: 24-049

SHEET:
1 OF 1

Exhibit B City of Meridian Water Easement

A portion of Lot 2, Block 1 of Southridge Subdivision Phase 1, situated in the NE 1/4 of the NE 1/4 of Section 23, T.3 N., R.1 W., B.M., City of Meridian, Ada County, ID



Title:		Date: 12-03-2024
Scale: 1 inch = 5 feet	File:	
Tract 1: 0.003 Acres: 124 Sq Feet: Closure = n80.3030e 0.00 Feet: Precision = 1/42868: Perimeter = 52 Feet		
001=s89.1922e 6.25	003=n89.1917w 6.13	
002=s00.4043w 20.00	004=n00.1953e 20.00	