

**Project Name (Subdivision):**

**Adler Industrial Site 32**

**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 Adler AB Owner XIII, 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: \_\_\_\_\_

**EXHIBIT A**  
ADLER INDUSTRIAL  
MERIDIAN BUSINESS CENTER SITE 32  
WATER MAIN - EASEMENT NUMBER 1  
SITUATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 9  
T. 3 N., R. 1 E., B.M.  
CITY OF MERIDIAN, ADA COUNTY, IDAHO

A 20 foot wide easement situated in the 6.12 acre parcel and the 2.82 acre parcel as shown on Record Of Survey Instrument Number 2020-071513 and described in Quitclaim Deed Instrument Number 2020-152713, said easement also being situated in Lot 2, Block 1 as shown on the plat of Seyam Subdivision, a recorded subdivision on file in Book 108 of Plats at Pages 15074 through 15076, records of Ada County, Idaho, and further described as situated in the Southwest 1/4 of the Southwest 1/4 of Section 9, Township 3 North, Range 1 East, Boise Meridian, City Of Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at the northwesterly corner of said Lot 2, Block 1 of Seyam Subdivision from which the northwesterly corner of said 2.82 acre parcel bears South 10°39'56" West 55.10 feet;

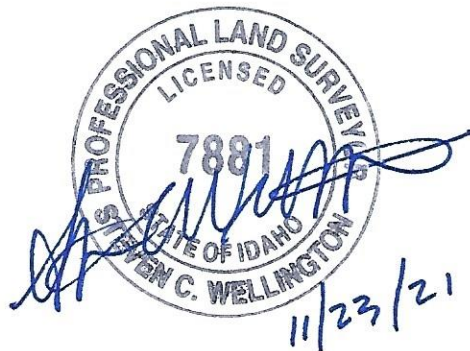
thence along the westerly right-of-way of North Touchmark Way South 10°39'56" West 20.30 feet to the POINT OF BEGINNING;

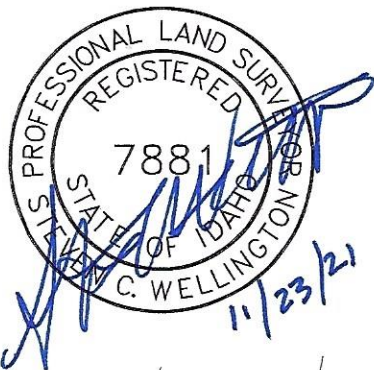
thence leaving said westerly right-of-way South 79°20'04" East 29.00 feet;

thence South 10°39'56" West 18.00 feet;

thence South 0°35'58" West 105.00 feet;

thence North 89°24'02" West 12.00 feet to the POINT OF TERMINUS, comprising 3280 square feet, more or less.

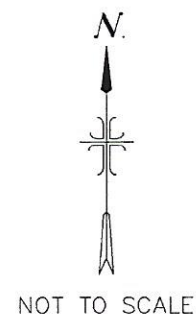




**EXHIBIT B**  
**MAP TO ACCOMPANY LEGAL DESCRIPTION**  
**ADLER INDUSTRIAL**  
**MERIDIAN BUSINESS CENTER SITE 32**  
**WATER MAIN - EASEMENT NUMBER 1**

SITUATED IN SEYAM SUBDIVISION  
IN THE SW 1/4 OF THE SW 1/4 OF SECTION 9  
T3N R1E BM  
CITY OF MERIDIAN, ADA COUNTY, IDAHO

LOT 1 BLOCK 1  
SEYAM SUBDIVISION



6.12 ACRE PARCEL


2.82 ACRE PARCEL

LOT 2 BLOCK 1  
SEYAM SUBDIVISION

N. TOUCHMARK WAY

E. FRANKLIN ROAD

**LEGEND**

- EASEMENT CENTERLINE
-  EASEMENT
- PLATTED LOT LINE
- PARCEL LINE
- RECORD OF SURVEY INST. NO. 2020-071513  
AND QUITCLAIM DEED INST. NO. 2020-152713
- STREET CENTERLINE
- EXISTING EASEMENT

**LINE TABLE**

LINE	LENGTH	BEARING
L1	29.00'	S 79°20'04" E
L2	18.00'	S 10°39'56" W
L3	105.00'	S 0°35'58" W
L4	12.00'	N 89°24'02" W