

ESMT-2022-0205 Calvary Chapel Treasure Valley

**WATER MAIN EASEMENT**

THIS Easement Agreement, made this 23rd day of August, 2022 between Calvary Chapel Treasure Valley, 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 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 8-23-2022

\_\_\_\_\_  
Attest by Chris Johnson, City Clerk 8-23-2022

STATE OF IDAHO, )  
                          : ss.  
County of Ada     )

This record was acknowledged before me on 8-23-2022 (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: 3-28-2028

# Exhibit A

## Legal Description City of Meridian Water Easement Calvary Chapel Treasure Valley

An easement being located in the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 4, Township 2 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, and more particularly described as follows:

**Commencing** at an Aluminum Cap monument marking the northeast corner of said NW  $\frac{1}{4}$ , from which an Aluminum Cap monument marking the northwest corner of said NW  $\frac{1}{4}$  bears S 89°56'26" W a distance of 2651.70 feet;

Thence along the easterly boundary of said NW  $\frac{1}{4}$  S 0°37'05" W a distance of 236.95 feet to a point;

Thence leaving said boundary N 89°22'55" W a distance of 161.91 feet to the **POINT OF BEGINNING**;

Thence a distance of 3.57 feet along the arc of a 323.50 foot radius non-tangent curve left, said curve having a central angle of 0°37'59" and a long chord bearing S 9°10'53" E a distance of 3.57 feet to a point of reverse curvature;

Thence a distance of 16.46 feet along the arc of a 276.50 foot radius curve right, said curve having a central angle of 3°24'40" and a long chord bearing S 7°47'33" E a distance of 16.46 feet to a point;

Thence S 78°39'47" W a distance of 10.38 feet to a point;

Thence N 90°00'00" W a distance of 125.02 feet to a point;

Thence N 0°00'00" E a distance of 20.00 feet to a point;

Thence S 90°00'00" E a distance of 123.03 feet to a point;

Thence N 78°39'47" E a distance of 9.55 feet to the **POINT OF BEGINNING**.

This easement contains 2,682 square feet (0.062 acres) and is subject to any other easements existing or in use.

Clinton W. Hansen, PLS  
Land Solutions, PC  
July 06, 2022

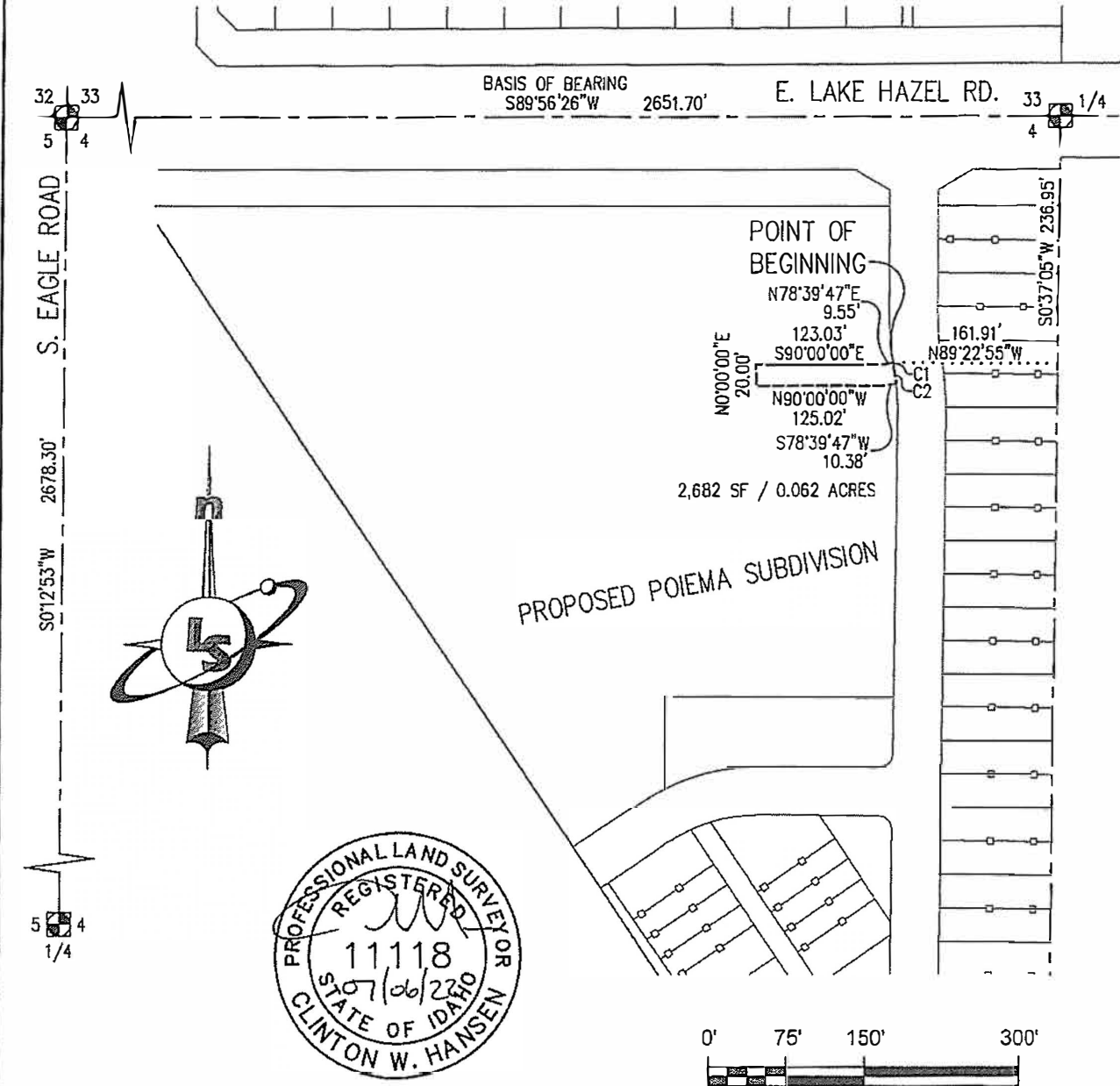


# Exhibit B

## CITY OF MERIDIAN WATER EASEMENT

### CALVARY CHAPEL TREASURE VALLEY

LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 4, T.2N., R.1E., B.M.  
CITY OF MERIDIAN, ADA COUNTY, IDAHO



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	3.57'	323.50'	0°37'59"	S9°10'53"E	3.57'
C2	16.46'	276.50'	3°24'40"	S7°47'33"E	16.46'

**LandSolutions**  
Land Surveying and Consulting

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