

ESMT-2021-0137 Knighthill No. 3

WATER MAIN EASEMENT

THIS Easement Agreement, made this 8th day of March, 2022 between RENNY WYLIE (“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





# EXHIBIT "A"



Professional Engineers, Land Surveyors and Planners

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

e-mail: [dholtzhey@masonandassociates.us](mailto:dholtzhey@masonandassociates.us)

FOR: JRW Construction  
JOB NO.: JN0721  
DATE: November 18, 2021

## WATER EASEMENT

An easement of land being a portion of Lot 8 and a portion of Lot 9 Block 1 of Knighthill Center Subdivision No. 3 in the NE1/4 NE1/4 of Section 26, Township 4 North, Range 1 West, Boise Meridian, Ada County Idaho, more particularly described as follows:

Commencing at the northeast corner of the NE1/4 NE1/4;

Thence N 89° 38' 45" W a distance of 354.16 feet along the north boundary of the NE1/4 NE1/4 to a point;

Thence S 00° 55' 12" W a distance of 70.00 feet to the northwest corner of Lot 8 Block 1 of Knighthill Center Subdivision No. 3;

Thence S 00° 00' 00" W a distance of 238.66 feet along the westerly boundary of Lot 8 Block 1 of Knighthill Center Subdivision No. 3;

Thence N 90° 00' 00" E a distance of 114.35 feet to the **POINT OF BEGINNING** of said easement;

Thence N 00° 00' 00" E a distance of 5.00 feet;

Thence N 90° 00' 00" W a distance of 94.48 feet;

Thence N 00° 00' 00" E a distance of 7.50 feet;

Thence S 90° 00' 00" E a distance of 62.93 feet;

Thence N 00° 00' 00" E a distance of 12.00 feet;

Thence S 90° 00' 00" E a distance of 10.00 feet;



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Thence S 00° 00' 00" W a distance of 13.36 feet;

Thence S 90° 00' 00" E a distance of 51.24 feet;

Thence N 00° 00' 00" E a distance of 12.97 feet;

Thence S 90° 00' 00" E a distance of 10.00 feet;

Thence S 00° 00' 00" W a distance of 24.11 feet;

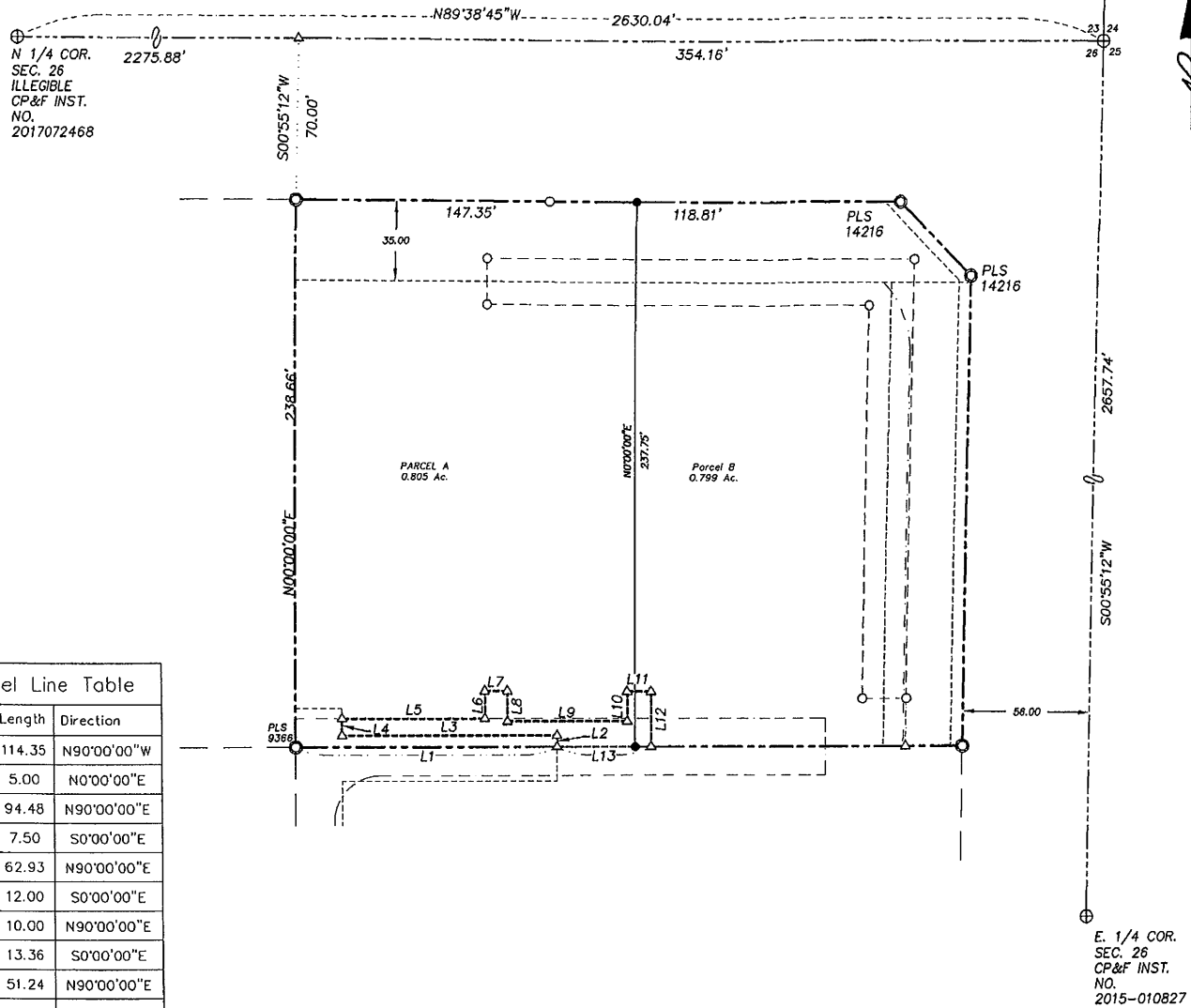
Thence N 90° 00' 00" W a distance of 39.69 feet to the **POINT OF BEGINNING** of said easement.



# EXHIBIT # B

## WATER EASEMENT EXHIBIT

LOTS 8 & 9 BLOCK 1 OF KNIGHTHILL CENTER SUBDIVISION No. 3  
 IN THE NE 1/4 NE 1/4, SECTION 26, T. 4 N., R. 1 W., B.M.,  
 CITY OF MERIDIAN, ADA COUNTY, IDAHO  
 2021



Line #	Length	Direction
L1	114.35	N90°00'00\"W
L2	5.00	N0°00'00\"E
L3	94.48	N90°00'00\"E
L4	7.50	S0°00'00\"E
L5	62.93	N90°00'00\"E
L6	12.00	S0°00'00\"E
L7	10.00	N90°00'00\"E
L8	13.36	S0°00'00\"E
L9	51.24	N90°00'00\"E
L10	12.97	S0°00'00\"E
L11	10.00	N90°00'00\"E
L12	24.11	S0°00'00\"E
L13	39.69	N90°00'00\"W

### LEGEND

- ⊕ Found aluminm cap monument
- ⊙ Found 5/8 inch dia. Iron pin
- Subdivision boundary line
- Lot Line
- Section line
- Proposed easement line
- Existing easement line
- 26' ACHD permanent easemen
- Cross Access Easement,
- Gravity Irrigation Easement for Settlers Irrigation District
- Adjacent lot line
- Tie line
- Old lot line

WATER EASEMENT EXHIBIT	
LOTS 8 & 9 BLOCK 1 OF KNIGHTHILL CENTER SUBDIVISION No. 3	
 Professional Engineers, Land Surveyors & Planners 224 3rd St. South, Nampa, ID 83651 (208) 454-0266 Fax (208) 457-4130	JOB NO. <b>JN0721</b> DWG NO. <b>SEWER WATER</b> SCALE: <b>NTS</b> REV. <b>△</b> FIELD BOOK NO.
	DRAWN BY: <b>JH</b> DATE: <b>11/18/21</b>