

Project Name (Subdivision):

KNIGHTHILL CENTER

Water Main Easement Number: _____

Identify this Easement by sequential number if Project contains more than one Water Main easement.

(See Instructions for additional information).

ESMT-2023-0114

WATER MAIN EASEMENT

THIS Easement Agreement, made this 19th day of December, 2023 between KNIGHTHILL, 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

public street, then, to such extent, such right-of-way and easement hereby granted which lies within such boundary thereof or which is a part thereof, shall cease and become null and void and of no further effect and shall be completely relinquished.

THE GRANTOR does hereby covenant with the Grantee that Grantor is lawfully seized and possessed of the aforementioned and described tract of land, and that Grantor has a good and lawful right to convey said easement, and that Grantor will warrant and forever defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

THE COVENANTS OF GRANTOR made herein shall be binding upon Grantor's successors, assigns, heirs, personal representatives, purchasers, or transferees of any kind.

IN WITNESS WHEREOF, the said parties of the first part have hereunto subscribed their signatures the day and year first herein above written.

GRANTOR: KNIGHTHILL, LLC



Knighthill, LLC Manager

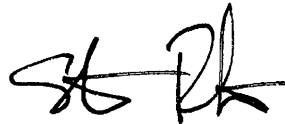
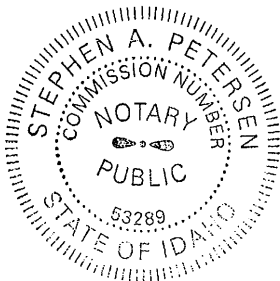
STATE OF IDAHO)

) ss

County of Ada)

This record was acknowledged before me on 8/14/23 (date) by JAMES R. WYLIE (name of individual), [complete the following if signing in a representative capacity, or strike the following if signing in an individual capacity] on behalf of KNIGHTHILL LLC. (name of entity on behalf of whom record was executed), in the following representative capacity: MANAGER (type of authority such as officer or trustee)

(stamp)



Notary Signature

My Commission Expires: 9/29/2026

GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor 12-19-2023

Attest by Chris Johnson, City Clerk 12-19-2023

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.

Notary Signature
My Commission Expires: _____



Professional Engineers, Land Surveyors and Planners

924 3rd St. So. Nampa, ID 83651
Ph (208) 454-0256 Fax (208) 467-4130
e-mail: dholzhey@masonandassociates.us

FOR: JRW Construction
JOB NO.: JN0721
DATE: August 3, 2023

“EXHIBIT A” WATER EASEMENT

An easement of land being a portion of Lot 7 Block 1 of Knighthill Center Subdivision No. 2 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 731.50 feet along the north boundary of the NE1/4 NE1/4 to a point;

Thence S 00° 21' 15" W a distance of 70.00 feet to the northwest corner of Knighthill Center Subdivision;

Thence S 00° 21' 15" W a distance of 586.89 feet to the southwest corner of Knighthill Center Subdivision;

Thence S 89° 04' 48" E a distance of 380.31 feet to the southeast corner of Lot 7 Block 1 of Knighthill Center Subdivision No. 2;

Thence N 00° 00' 00" E a distance of 63.21 feet along the east boundary of Lot 7;

Thence N 90° 00' 00" W a distance of 17.00 feet to the **POINT OF BEGINNING** of said easement;

Thence N 90° 00' 00" W a distance of 20.44 feet;

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



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Thence N 90° 00' 00" E a distance of 20.44 feet;

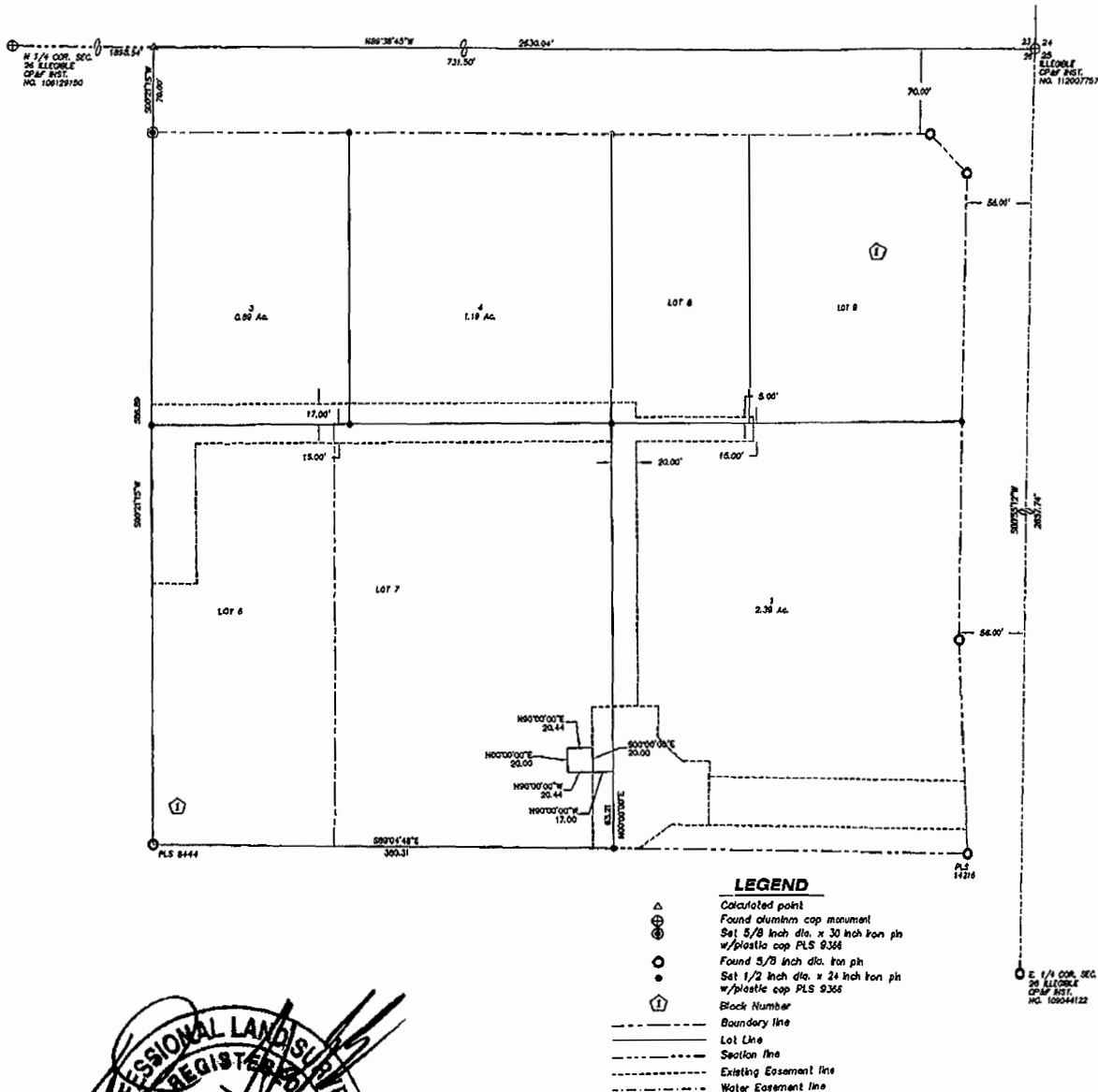
Thence S 00° 00' 00" E a distance of 20.00 feet to the **POINT OF BEGINNING** of said easement.



"EXHIBIT B"

WATER EASEMENT EXHIBIT

A PART OF LOT 7 BLOCK 1 OF KNIGHTHILL CENTER SUBDIVISION NO.
2 RECORDED IN BOOK 111 AT PAGES 16115-16117 IN THE ADA
COUNTY RECORDER'S OFFICE SITUATED IN THE NE 1/4 NE 1/4,
SECTION 26, T. 4 N., R. 1 W., B.M.,
CITY OF MERIDIAN, ADA COUNTY, IDAHO
2023



KNIGHTHILL CENTER SUBDIVISION NO.2

WATER EASEMENT EXHIBIT

Mason & Associates, Inc.

Professional Engineers,
Land Surveyors
& Planners
826 3rd St. South Nampa, ID 83651
(208) 454-0256 Fax (208) 467-4130

JOB NO. **JN0113**

DWG NO. **WATER SEWER**

SCALE: **NTS**

REV. △

FIELD BOOK NO.

DRAWN BY: DATE:

DH **8/03/23**