

Project Name (Subdivision):

Stokesberry Sub No 2

Water Main Easement Number: NA

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 JPT Properties, 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: _____

WATER LINE EASEMENT DESCRIPTION

FOR

CITY OF MERIDIAN

An easement for water line purposes located in the SE 1/4 of the NE 1/4 of Section 5, Township 3 North, Range 1 East, Boise Meridian, and being a part of Lot 21 of Block 1 of *STOKESBERRY SUBDIVISION No. 2* as shown in Book 90 of Plats at Pages 10499 – 10500 in the office of the Recorder, Ada County, Idaho, more particularly described as follows:

Commencing at the southwesterly corner of said Lot 21, from which the southeasterly corner of said Lot 21 bears S 89°40'55" E a distance of 103.00 feet;

Thence N 0°19'05" E along the westerly boundary of said Lot 21 a distance of 15.00 feet to a point;

Thence leaving said westerly boundary S 89°40'55" E a distance of 58.00 feet to a point;

Thence N 0°35'49" E a distance of 41.76 feet to the POINT OF BEGINNING;

Thence continuing N 0°35'49" E a distance of 17.00 feet to a point;

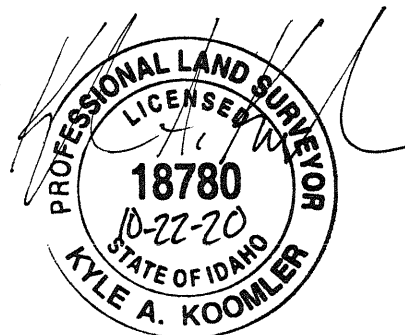
Thence S 89°24'06" E a distance of 10.00 feet to a point;

Thence S 0°35'49" W a distance of 17.00 feet to a point;

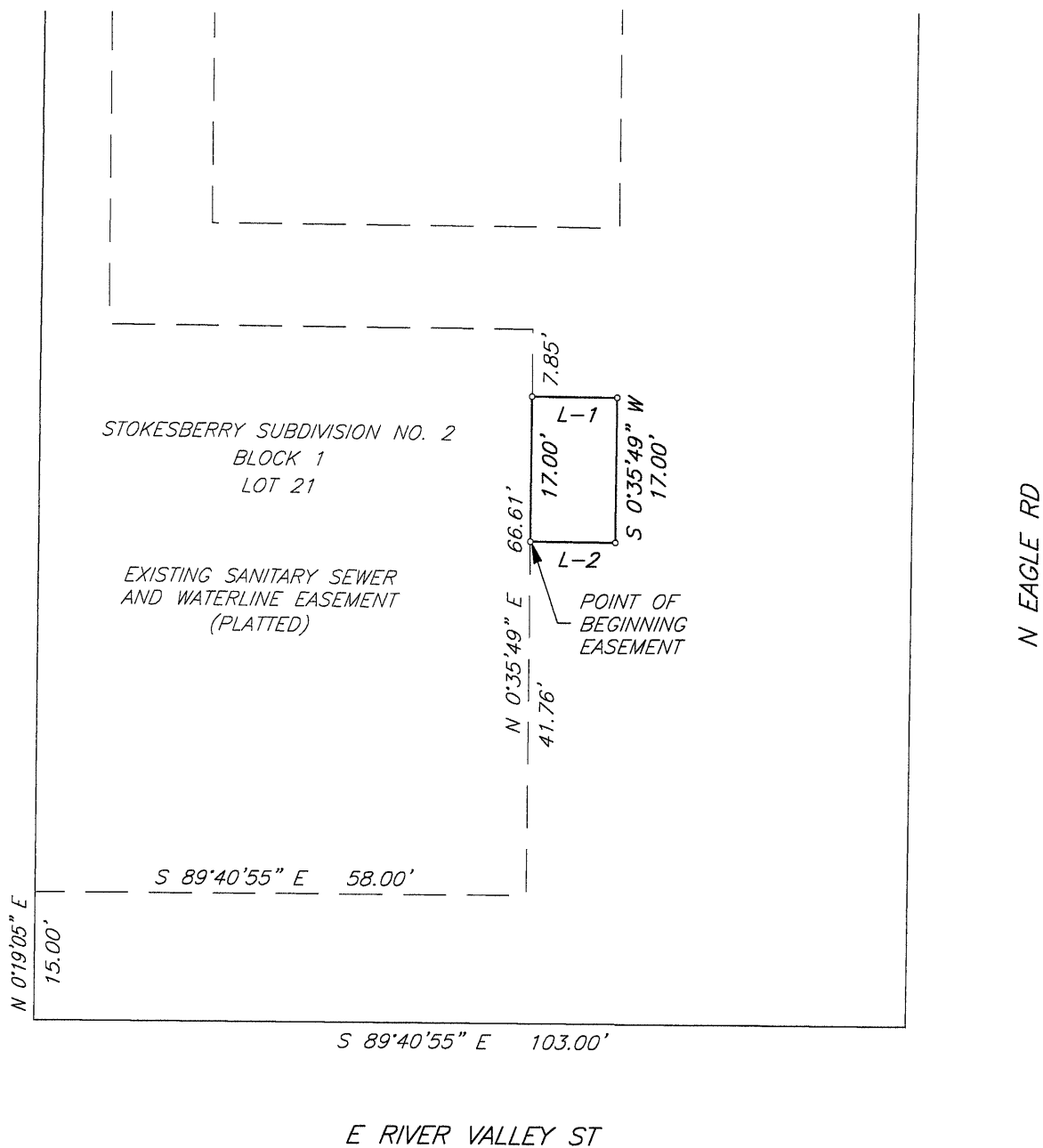
Thence N 89°24'06" W a distance of 10.00 feet to the POINT OF BEGINNING.

This parcel contains 170 square feet (0.004 acres) and is subject to any other easements, existing or in use.

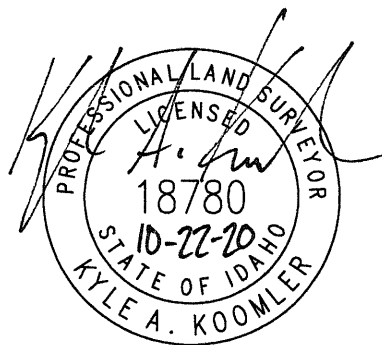
Prepared by: Kyle A. Koomler, PLS
Civil Survey Consultants, Incorporated
October 22, 2020



SKETCH TO ACCOMPANY DESCRIPTION FOR THE CITY OF
MERIDIAN LOCATED IN THE SE 1/4 OF THE NE 1/4 OF
SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE
MERIDIAN, ADA COUNTY, IDAHO



CIVIL SURVEY CONSULTANTS, INC.
2893 SOUTH MERIDIAN ROAD
MERIDIAN, IDAHO 83642
(208)888-4312



SCALE: 1"=20'

LINE DATA

LINE	BEARING	DISTANCE
L-1	S 89°24'06" E	10.00'
L-2	N 89°24'06" W	10.00'