

Project Name or Subdivision Name:

440 E Corporate Dr Water Main Easement

Water Main Easement Number: 1

Identify this Easement by sequential number if the project contains more than one easement of this type. See instructions/checklist for additional information.

For Internal Use Only **ESMT-2025-0116**

Record Number: _____

WATER MAIN EASEMENT

THIS Easement Agreement made this ____ day of _____, 20____ between
The Property Group 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

Robert E. Simison, Mayor

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

Notary Stamp Below

My Commission Expires: _____



August 5, 2025

Project No.: 123171

EXHIBIT "A"**PROPERTY GROUP, LLC
CITY OF MERIDIAN WATER EASEMENT DESCRIPTION**

An easement located in the Southeast Quarter of the Northwest Quarter of Section 18, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Southwest corner of Parcel A, as shown on Record of Survey No. 14407, Instrument No. 2024-024270 of Ada County Records, (from which point the Southeast corner of said Parcel A bears North 89° 31' 08" East, 483.93 feet distant);

Thence from said Southwest Corner of Parcel A, North 89° 31' 08" East, a distance of 20.47 feet on the South boundary line of said Parcel A to the Northwest corner of adjusted Lot 6 of Central Valley Corporate Park Subdivision No. 1, same as shown on Record of Survey No. 4707, Instrument No. 99078280 of Ada County Records;

Thence North 89° 31' 08" East, a distance of 19.66 feet on the boundary line common to said Parcel A and said adjusted Lot 6 to the POINT OF BEGINNING;

Thence North 89° 31' 08" East, a distance of 20.03 feet on said common boundary line;

Thence South 02° 38' 46" West, a distance of 44.01 feet;

Thence South 42° 23' 39" West, a distance of 26.98 feet;

Thence South 00° 28' 34" West, a distance of 186.32 feet to a point on the north right of way line of East Corporate Drive and the southerly lot line of said Adjusted Lot 6;

Thence South 89° 30' 48" West, a distance of 20.00 feet on said right of way line to the southwest corner of said adjusted Lot 6;

Thence North 00° 28' 34" East, a distance of 194.32 feet on the west boundary line of said adjusted Lot 6;

Thence North 42° 23' 39" East, a distance of 27.41 feet;

Thence North 02° 38' 46" East, a distance of 35.68 feet to a point on said common boundary line of Parcel A and said adjusted Lot 6 to the POINT OF BEGINNING.

The above described easement contains 0.12 acres (5,147 Sq. Ft.) more or less.

PREPARED BY:

The Land Group, Inc

James R. Washburn, PLS



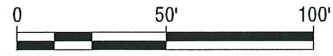
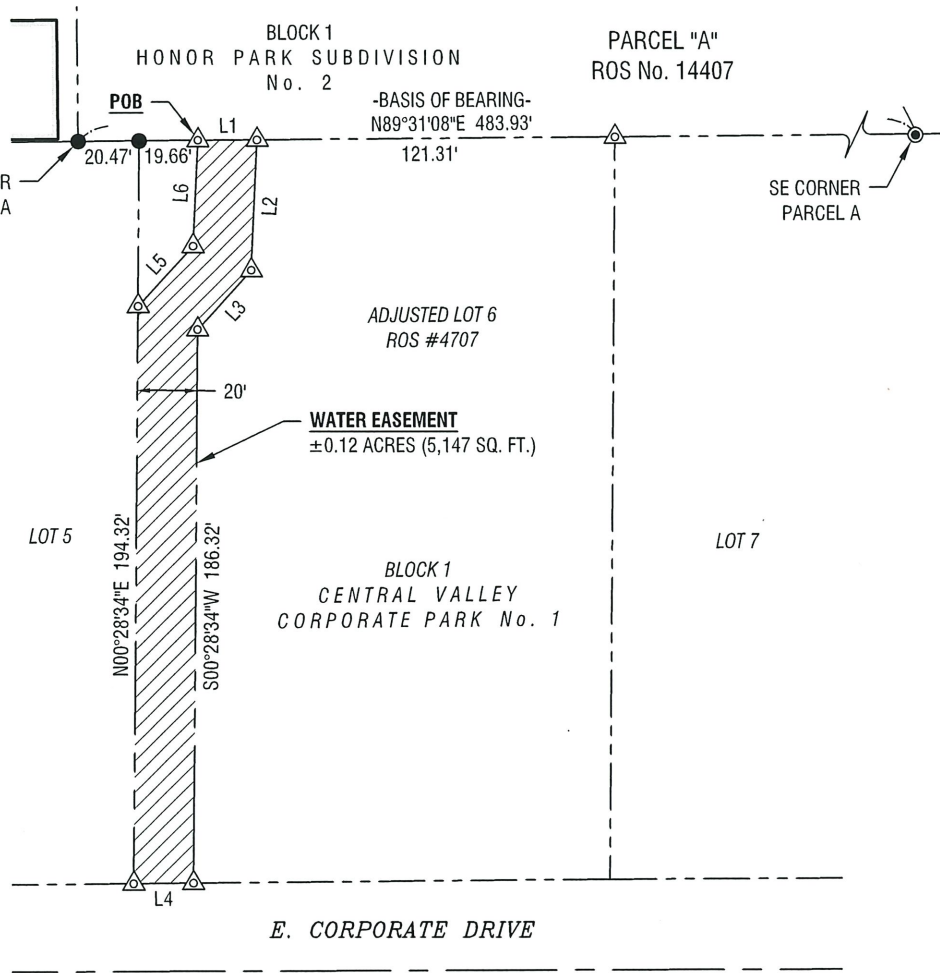
File Location: g:\2023\123171 cad\survey\exhibits\123171_140 e corporate dr - water esmt.dwg
Last Printed By: alex.miller
Date Plotted: Tuesday, August 5, 2025 at 01:57 PM

Line Table		
LINE	BEARING	LENGTH
L1	N89°31'08"E	20.03'
L2	S02°38'46"W	44.01'
L3	S42°23'39"W	26.98'
L4	S89°30'48"W	20.00'
L5	N42°23'39"E	27.41'
L6	N02°38'46"E	35.68'



Exhibit "B"

Horizontal Scale: 1" = 50'



Project No.: 123171
Date of Issuance: August 5, 2025



Water Easement
Property Group, LLC
City of Meridian

1 of 1