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 Record Number:	ESMT-2025-0116	

WATER MAIN EASEMENT

THIS Easement Agreement made this	day of	20	between	
The Property Group LLC	("Grantor") and the City of N	Aeridian, 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: Property Group	LLC
La full H	
STATE OF IDAHO)	
) ss County of Ada)	
(name of individual), [complete the the following if signing in an in (name of entity on behalf of who	fore me on $\frac{9/5/2025}{if\ signing\ in\ a\ representative\ capacity,\ or\ strike\ idividual\ capacity]}$ on behalf of The Property Group LLC om record was executed), in the following representative
capacity: Member Notary Stamp Below	(type of authority such as officer or trustee)
	Notary Signature My Commission Expires: 182027
PAULETTE K BOUCHER COMMISSION # 20210191 NOTARY PUBLIC STATE OF IDAHO MY COMMISSION EXPIRES 01/19/2027	

GRANTEE: CITY OF MERIDIAN	
Robert E. Simison, Mayor	
Att the Chair Laborate City Charle	
Attest by Chris Johnson, City Clerk	
STATE OF IDAHO,)	
: ss. County of Ada)	
This record was acknowledged before and Chris Johnson on behalf of the Clerk, respectively.	e me on (date) by Robert E. Simison City of Meridian, in their capacities as Mayor and City
Notary Stamp Below	
	Notary Signature
	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

