

Project Name or Subdivision Name:

Julia Subdivision

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-2024-0175

Record Number: \_\_\_\_\_

**WATER MAIN EASEMENT**

THIS Easement Agreement made this 1st day of January 2025 between Julia Project Corp ("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



GRANTEE: CITY OF MERIDIAN

\_\_\_\_\_  
Robert E. Simison, Mayor      1-7-2025

\_\_\_\_\_  
Attest by Chris Johnson, City Clerk   1-7-2025

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

This record was acknowledged before me on 1-7-2025 (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 Stamp Below

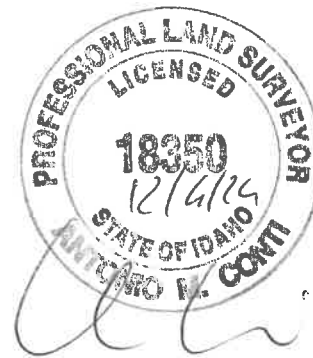
\_\_\_\_\_  
Notary Signature  
My Commission Expires: 3-28-2028

**Julia Subdivision  
Water Easement  
Exhibit A**

A parcel of land being a portion of the SE ¼ of the NE ¼ of Section 4, T. 3N, R.1W, Boise-Meridian, Ada County, Idaho, more particularly described as follows:

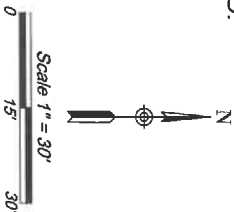
**COMMENCING** at the East Quarter Corner of Section 4; thence North 89°22'47" West a distance of 50.00 feet to a point on the right of way line of Black Cat Road; thence on said Right of Way line N00°37'59"E a distance of 121.04 feet to the Point of Beginning; thence N89°22'45"W a distance of 119.49 feet to a point on the right of way of Julia court; thence a non tangent curve to the left having a radius of 57.00 feet, a length of 20.42 feet and a chord bearing N9°24'41"W a distance of 20.31 feet; thence S89°22'45"E a distance of 118.58 feet; thence N45°41'01"E a distance of 6.30 feet to a point on the Right of Way line of Black Cat Road; thence on last said Right of Way line S00°37'59"W a distance of 24.45 feet.

The above described parcel contains 2.423 Sq.Ft., more or less.

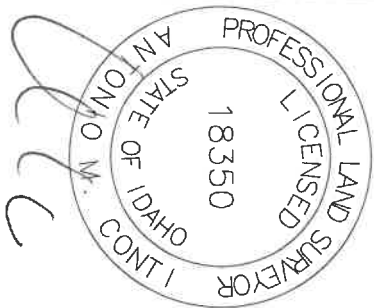


# JULIA SUBDIVISION WATER EASEMENT EXHIBIT B

PORTION OF THE NE 1/4 SECTION 4,  
T. 4N, R. 1W, BOISE-MERIDIAN, CITY  
OF MERIDIAN, ADA COUNTY, IDAHO.



BEARINGS AND DISTANCES MAY VARY FROM  
PREVIOUS PLATS DUE TO DIFFERENT METHODS  
OF MEASUREMENTS.



L = 20.42'  
R = 57.00'  
Δ = 020.53°  
CH: N9° 24' 41"W, 20.31'

JULIA COURT

POINT OF BEGINNING

N45° 41' 01"E - 6.30'

S89° 22' 45"E - 118.58'

N89° 22' 45"W - 119.49'

N00° 37' 59"E - 121.04'

S00° 37' 59"W - 24.45'

BLACK CAT ROAD

POINT OF COMMENCEMENT  
E 1/4 CORNER SECTION 4

N89° 22' 47"W - 50.00'

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