

Project Name or Subdivision Name:

Western States Equipment

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-2025-0056**  
Record Number: \_\_\_\_\_

### **WATER MAIN EASEMENT**

THIS Easement Agreement made this 10th day of June 20<sup>25</sup> between  
Western States Equipment Company ("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    6-10-2025

\_\_\_\_\_  
Attest by Chris Johnson, City Clerk    6-10-2025

STATE OF IDAHO,    )

: ss.

County of Ada        )

This record was acknowledged before me on 6-10-2025 (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: \_\_\_\_\_



May 8, 2025  
Project No.: 124154

EXHIBIT "A"  
**WATERLINE EASEMENT**  
CITY of MERIDIAN  
WESTERN STATES EQUIPMENT COMPANY

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

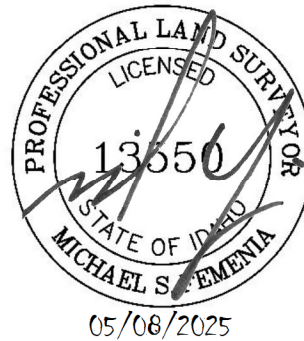
**COMMENCING** at the South One Quarter corner of said Section 18, (from which point the Southwest corner of said Section 18 bears South 89° 43' 32" West, 2444.36 feet distance); thence on the north-south mid-section line of said Section 18, North 00° 27' 10" East, 45.00 feet, to a point on the northern right of way line of East Overland Road; thence continuing on said mid-section line, North 00° 27' 10" East, 441.04 feet; thence leaving said mid-section line, North 89° 32' 50" West, 35.82 feet, to a point on the westerly edge of an existing Sewer & Water easement, recorded in Instrument No.8708620 AND the **POINT OF BEGINNING**:

Thence North 89° 29' 04" West, 57.96 feet;  
Thence North 00° 30' 56" East, 24.65 feet;  
Thence North 89° 29' 04" West, 127.31 feet;  
Thence North 00° 30' 56" East, 141.11 feet;  
Thence North 89° 25' 34" West, 28.53 feet;  
Thence North 00° 34' 26" East, 20.00 feet;  
Thence South 89° 25' 34" East, 28.50 feet;  
Thence North 00° 30' 56" East, 213.22 feet;  
Thence North 89° 29' 04" West, 100.37 feet;  
Thence North 85° 00' 33" West, 93.15 feet;  
Thence South 86° 19' 10" West, 88.06 feet;  
Thence South 00° 30' 56" West, 370.35 feet;  
Thence North 89° 29' 04" West, 20.00 feet;  
Thence North 00° 30' 56" East, 18.93 feet;  
Thence North 89° 29' 04" West, 280.43 feet;  
Thence North 00° 30' 56" East, 20.00 feet;  
Thence South 89° 29' 04" East, 280.43 feet;  
Thence North 00° 30' 56" East, 350.00 feet;  
Thence North 86° 19' 10" East, 108.16 feet;  
Thence South 85° 00' 33" East, 93.89 feet;  
Thence South 89° 29' 04" East, 119.59 feet;  
Thence South 00° 30' 56" West, 336.76 feet;  
Thence South 89° 25' 34" East, 7.41 feet;  
Thence South 00° 34' 26" West, 10.00 feet;

Thence North 89° 25' 34" West, 7.40 feet;  
Thence South 00° 30' 56" West, 27.57 feet;  
Thence South 89° 29' 04" East, 127.31 feet;  
Thence South 00° 30' 56" West, 14.65 feet;  
Thence South 89° 29' 04" East, 37.93 feet, to a point on the westerly edge of said existing Sewer & Water easement;  
Thence on said westerly edge, South 00° 27' 04" West, 30.00 feet to the **POINT OF BEGINNING**.

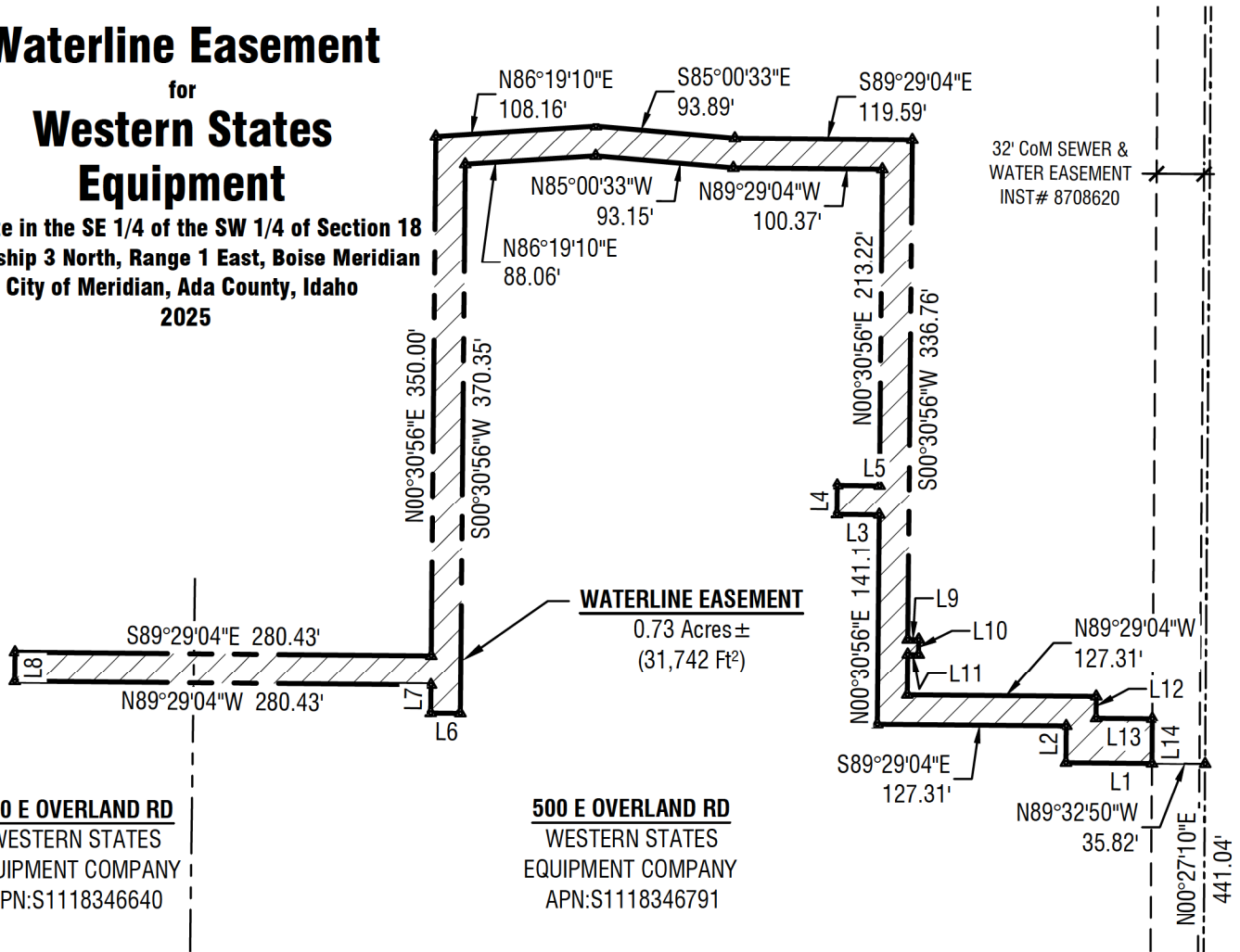
The above-described easement contains 0.729 acres (31,742 Ft<sup>2</sup>), more or less.

PREPARED BY:  
**The Land Group, Inc.**  
Michael Femenia, PLS

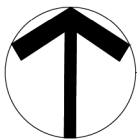
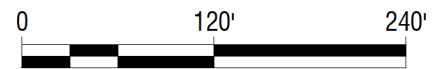
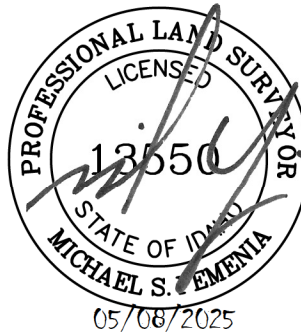
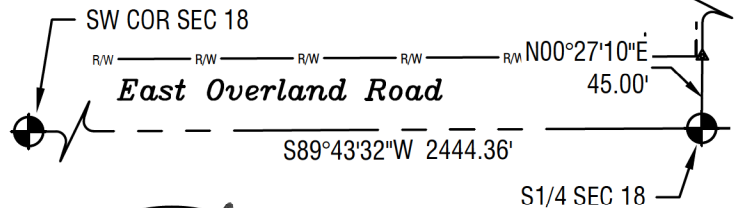


# Waterline Easement for Western States Equipment

Situate in the SE 1/4 of the SW 1/4 of Section 18  
Township 3 North, Range 1 East, Boise Meridian  
City of Meridian, Ada County, Idaho  
2025



| Line Table |             |        | Line Table |             |        |
|------------|-------------|--------|------------|-------------|--------|
| LINE       | BEARING     | LENGTH | LINE       | BEARING     | LENGTH |
| L1         | N89°29'04"W | 57.96' | L8         | N00°30'56"E | 20.00' |
| L2         | N00°30'56"E | 24.65' | L9         | S89°25'34"E | 7.41'  |
| L3         | N89°25'34"W | 28.53' | L10        | S00°34'26"W | 10.00' |
| L4         | N00°34'26"E | 20.00' | L11        | N89°25'34"W | 7.40'  |
| L5         | S89°25'34"E | 28.50' | L12        | S00°30'56"W | 14.65' |
| L6         | N89°29'04"W | 20.00' | L13        | S89°29'04"E | 37.93' |
| L7         | N00°30'56"E | 18.93' | L14        | N00°27'04"E | 30.00' |



**Exhibit "B"**

Horizontal Scale: 1"=120'

Project No.: 124154  
Date of Issuance: May 8, 2025



**Waterline Easement**  
**City of Meridian**  
**Western States Equipment Company**







# 250516 Water Main Easement 124154

Final Audit Report

2025-05-16

|                 |  |
|-----------------|--|
| Created:        | 2025-05-16                                   |
| By:             | Christy Smith (csmith@tertco.com)            |
| Status:         | Signed                                       |
| Transaction ID: | CBJCHBCAABAAE6EDGxOsdCWYIktYy1b5IWskuBGA5qIW |

## "250516 Water Main Easement 124154" History

-  Document created by Christy Smith (csmith@tertco.com)  
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-  Document emailed to kelly.olson@wseco.com for signature  
2025-05-16 - 9:19:43 PM GMT
-  Email viewed by kelly.olson@wseco.com  
2025-05-16 - 9:49:13 PM GMT
-  Signer kelly.olson@wseco.com entered name at signing as Kelly Olson  
2025-05-16 - 9:49:50 PM GMT
-  Document e-signed by Kelly Olson (kelly.olson@wseco.com)  
Signature Date: 2025-05-16 - 9:49:52 PM GMT - Time Source: server
-  Agreement completed.  
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