

Project Name or Subdivision Name:

Alpine Surgical Arts

Water Main Easement Number: 01

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-2025-0080**

Record Number: _____

Alpine Surgical Arts

WATER MAIN EASEMENT

THIS Easement Agreement made this ____ day of _____ 20__ between
AGH Investments 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

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.

Notary Stamp Below

Notary Signature

My Commission Expires: _____

ALPINE SURGICAL CENTER

WATER EASEMENT

EXHIBIT A

LEGAL DESCRIPTION

A parcel of land being a portion of Lot 1 Block 1 of Southern Springs Subdivision no. 1 as filed for record in Book 94, Page 11460 to 11463 Ada County Official Records, being in Government Lot 1 Section 19, T. 3N , R.1E, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the southwest corner of said Lot 1 Block 1; thence on the south line of said Lot 1 Block 1 N90°00'00"E a distance of 17.98 feet to a point on the east line of a water and sewer easement I.N. 104133350; thence on last said easement line the following two (2) courses:

N00°06'08"W a distance of 61.66 feet; thence

N89°43'52"E a distance of 19.50 feet to the Point of Beginning; thence continuing on last said line N89°43'52"E a distance of 4.00 feet; thence N00°16'08"W a distance of 20.00 feet; thence S89°43'52"W a distance of 4.00 feet to a point on last said easement; thence on the east line of last said easement S00°16'08"E a distance of 20.00 feet to the Point of Beginning

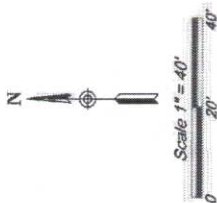
The above described easement contains 80 Square Feet, more or less.

See Exhibit B, attached hereto and made part thereof

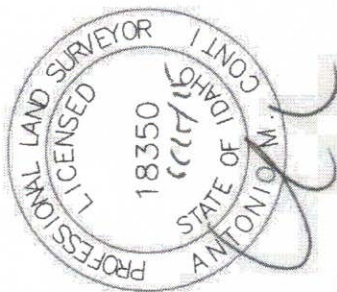


ALPINE SURGICAL WATER EASEMENT EXHIBIT B

PORTION OF LOT 1 BLOCK 1 OF SOUTHERN SPRINGS SUBDIVISION NO. 1
IN GOVERNMENT LOT 1 SECTION 19, T. 3N, R. 1E, BOISE-MERIDIAN,
CITY OF MERIDIAN, ADA COUNTY, IDAHO.



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



Parcel Line Table		
Line #	Bearing	Length
L1	S89° 43' 52"W	4.00'
L2	S0° 16' 08"E	20.00'
L3	S89° 43' 52"W	4.00'
L4	S0° 16' 08"E	20.00'

