

Project Name or Subdivision Name:

Apex Northwest Subdivision No. 6

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: _____

WATER MAIN EASEMENT

THIS Easement Agreement made this ____ day of _____ 20____ between
The David & Kristin Turnbull Family Trust UTA August 1, 2006 & SCS Investment 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

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.

:

[END OF TEXT; SIGNATURES TO FOLLOW]

GRANTOR:

THE DAVID & KRISTIN TURNBULL FAMILY
TRUST U/T/A AUGUST 1, 2006
an Idaho revocable trust

By: 
David W. Turnbull, Trustee

STATE OF IDAHO)
 :SS.
County of Ada)

On this the 8th day of July, in the year of 2025, before me a Notary Public of said State, personally appeared David W. Turnbull, known of identified to me to be a Trustee of The David & Kristin Turnbull Family Trust, the trust that executed the instrument or the person who executed the instrument on behalf of said trust, and acknowledged to me that such trust executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my office seal the day and year in this certificate first above written.



Nancy Butler
Notary Public for Idaho
My Commission expires: 4.10.2030

GRANTOR:

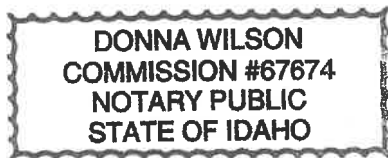
SCS INVESTMENTS LLC
an Idaho limited liability company

By: 
Michael A. Hall, President

STATE OF IDAHO)
 : ss.
County of Ada)

On this 30 day of June, in the year of 2025, before me a Notary Public of said State, personally appeared Michael A. Hall, known or identified to me to be the President of SCS Investments LLC, the company that executed the instrument or the person who executed the instrument on behalf of said company, and acknowledged to me that such company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.




Notary Public for Idaho
My Commission expires 5-6-2028

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: _____

June 25, 2025
Project No.: 24-164
Apex Northwest Subdivision No. 6
City of Meridian Water Easement
Legal Description

Exhibit A

A parcel of land for a City of Meridian water easement being a portion of the Southeast 1/4 of the Northwest 1/4 of Section 31, Township 3 North, Range 1 East, B.M., City of Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at a 5/8-inch rebar marking the Center 1/4 corner of said Section 31, which bears N89°57'15"E a distance of 1,318.94 feet from a 5/8-inch rebar marking the Southwest corner of said Southeast 1/4 of the Northwest 1/4 (Center-West 1/16 corner), thence following the southerly line of said Southeast 1/4 of the Northwest 1/4, S89°57'15"W a distance of 586.35 feet;
Thence leaving said southerly line, N00°02'45"W a distance of 41.29 feet to **POINT OF BEGINNING 1.**

Thence N00°02'45"W a distance of 36.21 feet;
Thence N89°57'15"E a distance of 20.00 feet;
Thence S00°02'45"E a distance of 36.21 feet;
Thence S89°57'15"W a distance of 20.00 feet to **POINT OF BEGINNING 1.**

Said parcel contains 724 square feet, more or less.

TOGETHER WITH:

Commencing at said Center 1/4 corner, thence following the easterly line of said Southeast 1/4 of the Northwest 1/4, N00°38'17"E a distance of 45.34 feet to **POINT OF BEGINNING 2.**

Thence leaving said easterly line, N40°31'33"W a distance of 18.58 feet;
Thence N49°28'27"E a distance of 16.25 feet to said easterly line;
Thence following said easterly line, S00°38'17"W a distance of 24.69 feet to **POINT OF BEGINNING 2.**

Said parcel contains 151 square feet, more or less.

Said description contains a total of 875 square feet, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

Attached hereto is Exhibit B and by this reference is made a part hereof.



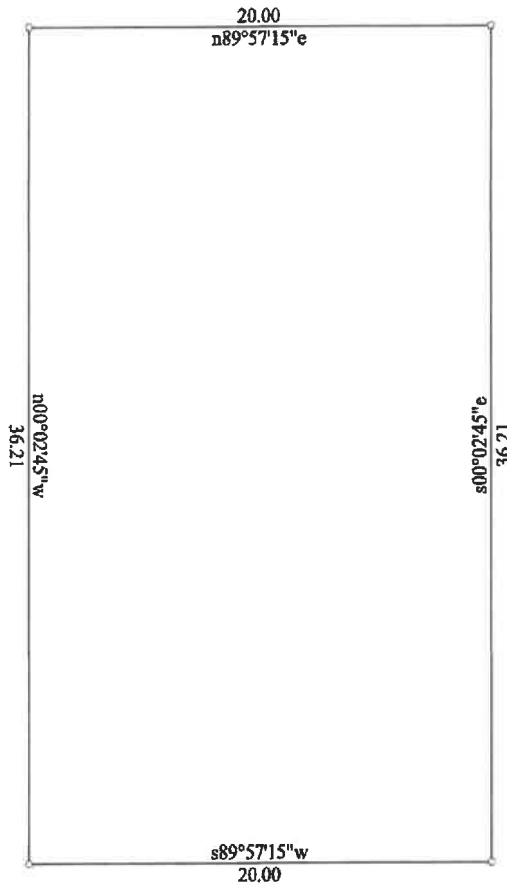
Apex Northwest Subdivision No. 6
 4 Sec 31, T3N, R1E, BM, City of Meridian, Ada County, Idaho

SE1/4 NW1/4 Sec 31, T3N, R1E, BM, City of Meridian, Ada County, Idaho

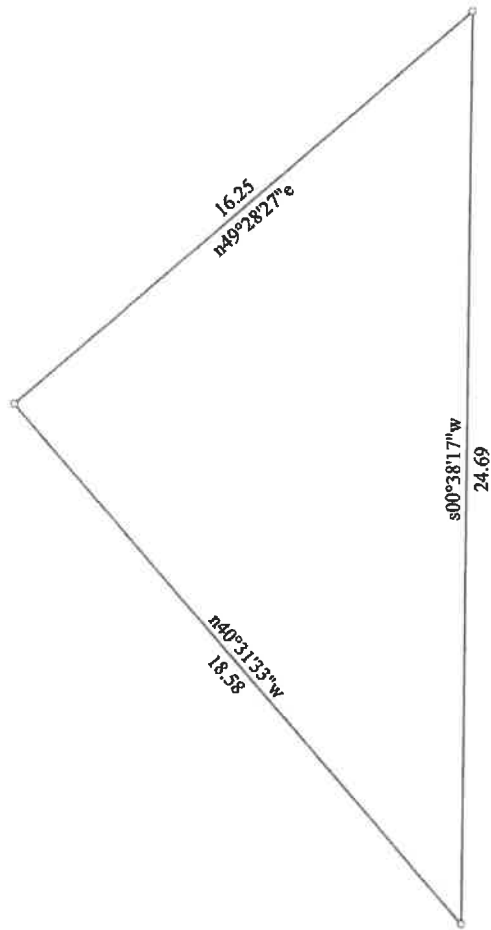
DATE: June 2025
PROJECT: 24-164
SHEET: 1 OF 1



ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kme@kllp.com



Title: 24-164 City of Meridian Water Easement		Date: 06-25-2025
Scale: 1 inch = 8 feet	File: Deed Plotter.des	
Tract 1: 0.017 Acres: 724 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 112 Feet		
001=n00.0245w 36.21	003=s00.0245e 36.21	
002=n89.5715e 20.00	004=s89.5715w 20.00	



Title: 24-164 City of Meridian Water Easement		Date: 06-25-2025
Scale: 1 inch = 5 feet	File: Deed Plotter.des	
Tract 1: 0.003 Acres: 151 Sq Feet: Closure = n30.1717w 0.01 Feet: Precision =1/7947: Perimeter = 60 Feet		
001=n40.3133w 18.58	003=s00.3817w 24.69	
002=n49.2827e 16.25		