

Project Name (Subdivision): _____

Adler Industrial Project Green

Water Main Easement Number: _____

Identify this Easement by sequential number if Project contains more than one Water Main easement.
(See Instructions for additional information).

ESMT-2023-0159

WATER MAIN EASEMENT

THIS Easement Agreement, made this _____ day of _____, 2023 between Adler AB Owner XXI, LLC, a Delaware limited liability company ("Grantor"), and the City of Meridian, an Idaho Municipal Corporation ("Grantee");

WHEREAS, the Grantor desires to provide a water main easement 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 an easement for the operation and maintenance of underground 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 underground water mains and their allied underground 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 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: 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.

(stamp)

Notary Signature

My Commission Expires" _____

EXHIBIT A
WATER LINE EASEMENTS
SITUATED LOTS 2 AND 3, BLOCK 1, CHEWIE SUBDIVISION
IN THE SW ¼ OF SECTION 11, T. 3 N., R. 1 W., B.M.,
CITY OF MERIDIAN, ADA COUNTY, IDAHO

A 20 foot wide easement situated in Lot 2, Block 1, of Chewie Subdivision, a recorded subdivision on file in Book 122 at Pages 19282 through 19286, records of Ada County, Idaho, in the Southwest ¼ of Section 11, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Idaho, being 10 feet each side of the following described centerline:

Commencing at the southwest corner of said Lot 2, Block 1 of Chewie Subdivision, from which the southeast corner of said Lot 2, bears South 89°09'12" East 225.46 feet;

thence along the southerly boundary of said Lot 2, being also the northerly right-of-way of West Franklin Road South 89°09'12" East 129.00 feet;

thence leaving said southerly boundary and northerly right-of-way North 0°50'48" East 45.00 feet to the northerly boundary of that City Of Meridian sanitary sewer and water easement recorded as Instrument Number 113038359, records of Ada County, Idaho, and the POINT OF BEGINNING;

thence continuing North 0°50'48" East 11.00 feet to the POINT OF TERMINUS.

AND ALSO:

A 20 foot wide easement situated in Lot 3, Block 1, of Chewie Subdivision, a recorded subdivision on file in Book 122 at Pages 19282 through 19286, records of Ada County, Idaho, in the Southwest ¼ of Section 11, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Idaho, being 10 feet each side of the following described centerline:

Commencing at the southwest corner of said Lot 3, Block 1 of Chewie Subdivision, from which the southeast corner of said Lot 3, bears South 89°09'12" East 225.46 feet;

thence along the southerly boundary of said Lot 3, being also the northerly right-of-way of West Franklin Road South 89°09'12" East 173.55 feet;

thence leaving said southerly boundary and northerly right-of-way North 0°50'48" East 49.00 feet to the northerly boundary of that City Of Meridian sanitary sewer and water easement recorded as Instrument Number 113038358, records of Ada County, Idaho, and the POINT OF BEGINNING;

thence North 10°09'12" West 29.87 feet;

thence North 0°50'48" East 118.00 feet;

thence North 44°09'12" West 89.00 feet;

thence North 0°50'48" East 44.00 feet;

thence North 10°09'12" West 54.75 feet;

thence South 79°50'48" West 45.00 feet to the POINT OF TERMINUS.

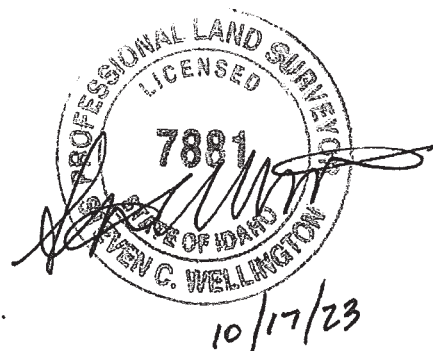


EXHIBIT B
PLAT TO ACCOMPANY LEGAL DESCRIPTION
FOR WATER LINE EASEMENTS

SITUATED IN LOT 2 AND 3 BLOCK 1
 CHEWIE SUBDIVISION
 SECTION 11
 T3N R1W BM

CITY OF MERIDIAN, ADA COUNTY, IDAHO



NOT TO SCALE

LINE TABLE

LINE	LENGTH	BEARING
L1	45.00'	N 0°50'48" E
L2	11.00'	N 0°50'48" E
L3	49.00'	N 0°50'48" E
L4	29.87'	N 10°09'12" W
L5	44.00'	N 0°50'48" E
L6	54.75'	N 10°09'12" W
L7	45.00'	S 79°50'48" W

W FRED SMITH STREET

