

Project Name or Subdivision Name:

JA WELKER OFFICE BUILDING

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
Record Number: ESMT-2024-0051

WATER MAIN EASEMENT

THIS Easement Agreement made this 16th day of April 20 24 between Milano Collective 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



Sawtooth Land Surveying, LLC

P: (208) 398-8104 F: (208) 398-8105
2030 S. Washington Ave., Emmett, ID 83617

City of Meridian Water Easement Descriptions

Water easements within Lot 42 of Block 3, Verona Subdivision No. 3, on file in book 94 of Plats at Pages 11422-11423, Ada County records, located in the SW1/4 of Section 26, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, said parcel being more particularly described as follows:

COMMENCING at a 1/2" rebar marking the southwest corner of said Lot 42;

Thence N. 0°21'49" E., coincident with the west line of said Lot 42, a distance of 12.50 feet;

Thence leaving said west line, S. 89°38'11" E., 3.92 feet to the **POINT OF BEGINNING** of Water Easement "A";

Thence N. 0°21'49" E., parallel with said west line, 14.72 feet;

Thence S. 89°38'11" E., parallel with the south line of said Lot 42, a distance of 20.00 feet;

Thence S. 0°21'49" W., parallel with said west line, 14.72 feet;

Thence N. 89°38'11" W., 20.00 feet to the **POINT OF BEGINNING** of Water Easement "A".

Said easement contains 294 square feet, more or less.

AND

COMMENCING at a 1/2" rebar marking the southwest corner of said Lot 42;

Thence N. 0°21'49" E., coincident with the west line of said Lot 42, a distance of 12.50 feet;

Thence leaving said west line, S. 89°38'11" E., 72.10 feet to the **POINT OF BEGINNING** of Water Easement "B";

Thence N. 0°21'49" E., parallel with said west line, 6.72 feet;

Thence S. 89°38'11" E., parallel with the south line of said Lot 42, a distance of 20.00 feet;

Thence S. 0°21'49" W., parallel with said west line, 6.72 feet;

Thence N. 89°38'11" W., 20.00 feet to the **POINT OF BEGINNING** of Water Easement "B".

Said easement contains 134 square feet, more or less.

AND

Exhibit A

COMMENCING at a 1/2" rebar marking the southwest corner of said Lot 42;

Thence N. 0°21'49" E., coincident with the west line of said Lot 42, a distance of 12.50 feet;

Thence leaving said west line, S. 89°38'11" E., 117.16 feet to the **POINT OF BEGINNING** of Water Easement "C";

Thence N. 0°21'49" E., parallel with said west line, 10.00 feet;

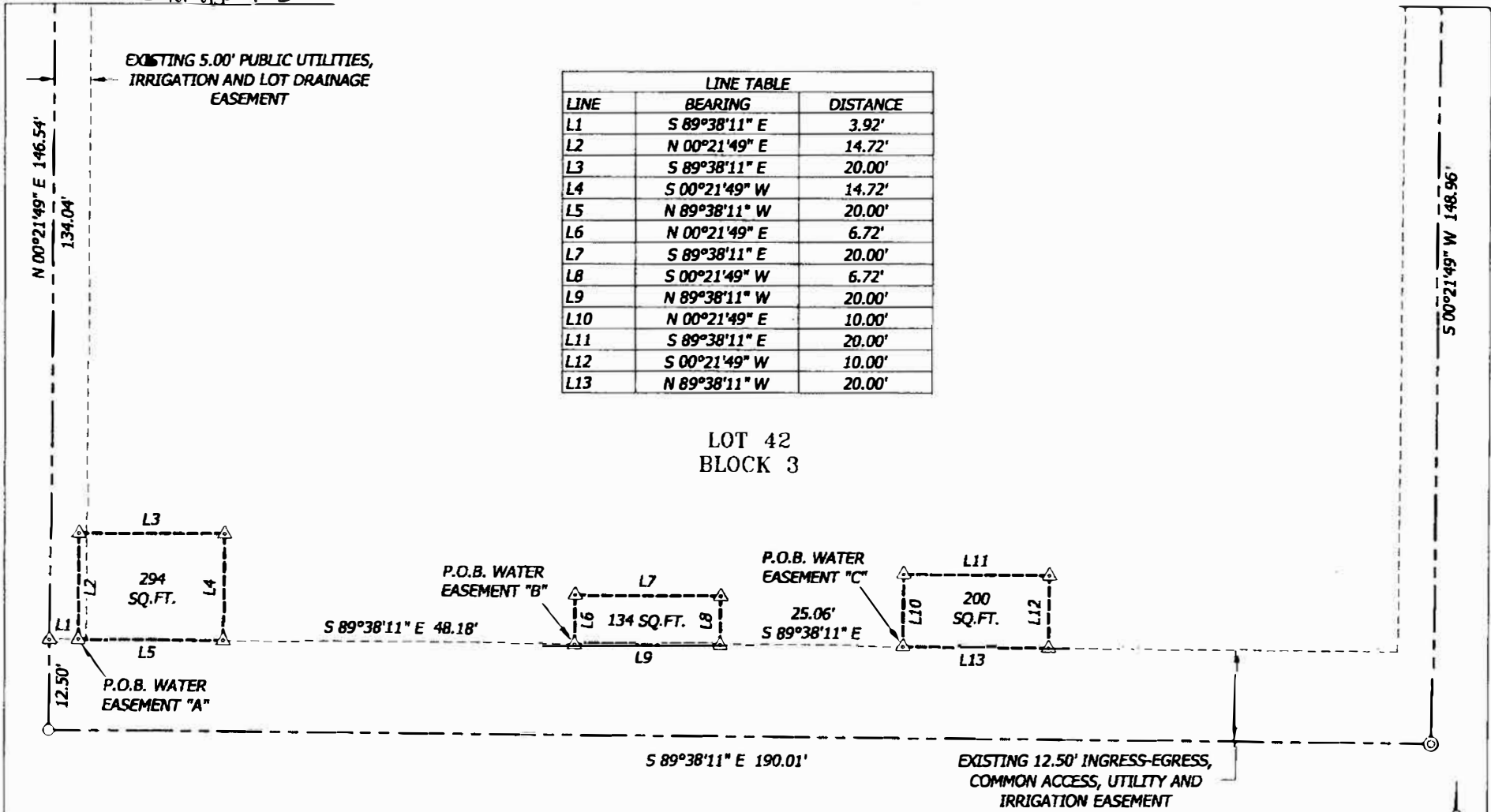
Thence S. 89°38'11" E., parallel with the south line of said Lot 42, a distance of 20.00 feet;

Thence S. 0°21'49" W., parallel with said west line, 10.00 feet;

Thence N. 89°38'11" W., 20.00 feet to the **POINT OF BEGINNING** of Water Easement "C".

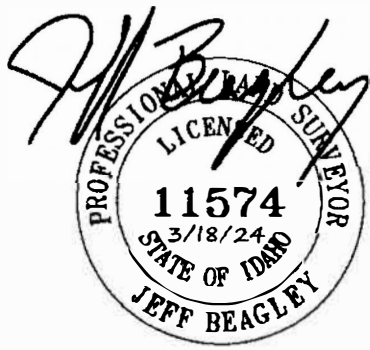
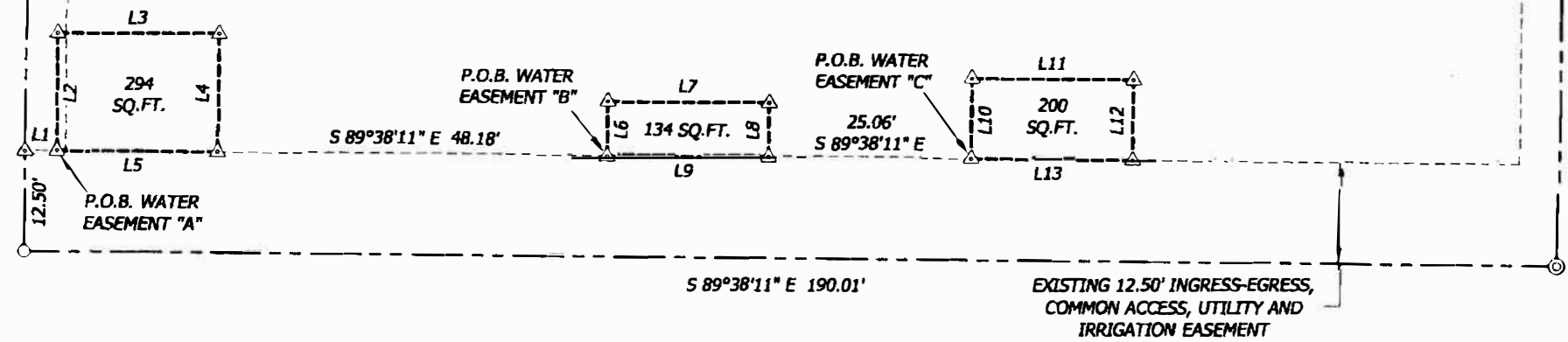
Said easement contains 200 square feet, more or less.

Exhibit B



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°38'11" E	3.92'
L2	N 00°21'49" E	14.72'
L3	S 89°38'11" E	20.00'
L4	S 00°21'49" W	14.72'
L5	N 89°38'11" W	20.00'
L6	N 00°21'49" E	6.72'
L7	S 89°38'11" E	20.00'
L8	S 00°21'49" W	6.72'
L9	N 89°38'11" W	20.00'
L10	N 00°21'49" E	10.00'
L11	S 89°38'11" E	20.00'
L12	S 00°21'49" W	10.00'
L13	N 89°38'11" W	20.00'

LOT 42
BLOCK 3



PROJECT:
J.A. WELKER OFFICE BUILDING
CITY OF MERIDIAN WATER
EASEMENT EXHIBIT, LOT 42, BLOCK 3
VERONA SUBDIVISION NO. 3
SW1/4 OF SECTION 26,
T. 4 N., R. 1 W., B.M.
CITY OF MERIDIAN, ADA COUNTY, IDAHO

OWNER/DEVELOPER:
J.A. WELKER & ASSOCIATES, PLLC
1534 WEST WINDSWEEP DRIVE
MERIDIAN, ID 83646
DATE: 3/2024



2030 S. WASHINGTON AVE.
EMMETT, ID 83617
P: (208) 398-8104
F: (208) 398-8105
WWW.SAWTOOTHLS.COM

DWG #
124021-EX
PROJECT #
124021
SHEET
1 OF 1

N.T.S.