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 <u>April</u> 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

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.

GRANTOR: Mileno Collective LLC

Dup, member

) ss

)

STATE OF IDAHO)

County of Ada

This record was acknowledged before me on $\frac{4-3.2624}{if}$ (date) by Darcia Johns (name of individual), [complete the following if signing in a representative capacity, or strike the following if signing in an individual capacity] on behalf of Milano Collective, LLC (name of entity on behalf of whom record was executed), in the following representative capacity: Member (type of authority such as officer or trustee)

Notary Stamp Below

Notary Signature

Notary Signature My Commission Expires: 11.18.27

JENNIFER PETRIE NOTARY PUBLIC - STATE OF HDAHO COMMISSION NUMBER 20215825 MY COMMISSION EXPIRIES 11-18-2027

GRANTEE: CITY OF MERIDIAN

4-16-2024 Robert E. Simison, Mayor

4-16-2024 Attest by Chris Johnson, City Clerk

STATE OF IDAHO,) : SS. County of Ada)

This record was acknowledged before me on _____4-16-2024 (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: 3-28-2028

Exhibit



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

ExhibitA

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.

