

ESMT-2021-0131
Chewie Subdivision
Water Main Easement 1-5

WATER MAIN EASEMENT

THIS Easement Agreement, made this ____ day of _____, 20__ between Adler AB Owner XI 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, it's 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 will not place or allow to be placed any permanent structures, trees, brush, or perennial shrubs or flowers within the area described for this easement, which would interfere with the use of said easement, for the purposes stated herein.

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.

(stamp)

Notary Signature

My Commission Expires: _____

EXHIBIT A
WATER SERVICE EASEMENTS
SITUATED IN THE S ¼ OF SECTION 11, T. 3 N., R. 1 W., B.M.,
CITY OF MERIDIAN, ADA COUNTY, IDAHO

EASEMENT 1

An easement situated in the Southwest ¼ of Section 11, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Idaho, being more particularly described as follows:

Commencing at the south ¼ corner of said Section 11, from which the southwest corner of said Section 11 bears North 89°09'12" West 2658.18 feet;

thence North 63°45'00" West 912.13 feet to the POINT OF BEGINNING;

thence North 89°09'12" West 20.00 feet;

thence North 0°50'48" East 15.00 feet;

thence South 89°09'12" East 20.00 feet;

thence South 0°50'48" West 15.00 feet to the POINT OF BEGINNING.

EASEMENT 2

An easement situated in the Southwest ¼ of Section 11, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Idaho, being more particularly described as follows:

Commencing at the south ¼ corner of said Section 11, from which the southwest corner of said Section 11 bears North 89°09'12" West 2658.18 feet;

thence North 48°49'14" West 604.57 feet to the POINT OF BEGINNING;

thence North 89°09'12" West 20.00 feet;

thence North 0°50'48" East 15.00 feet;

thence South 89°09'12" East 20.00 feet;

thence South 0°50'48" West 15.00 feet to the POINT OF BEGINNING.

EASEMENT 3

An easement situated in the Southwest ¼ of Section 11, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Idaho, being more particularly described as follows:

Commencing at the south ¼ corner of said Section 11, from which the southwest corner of said Section 11 bears North 89°09'12" West 2658.18 feet;

thence North 41°09'59" West 526.64 feet to the POINT OF BEGINNING;

thence North 89°09'12" West 20.00 feet;
thence North 0°50'48" East 15.00 feet;
thence South 89°09'12" East 20.00 feet;
thence South 0°50'48" West 15.00 feet to the POINT OF BEGINNING.

EASEMENT 4

An easement situated in the Southwest ¼ of Section 11, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Idaho, being more particularly described as follows:

Commencing at the south ¼ corner of said Section 11, from which the southwest corner of said Section 11 bears North 89°09'12" West 2658.18 feet;
thence North 12°34'04" West 402.27 feet to the POINT OF BEGINNING;
thence North 89°09'12" West 20.00 feet;
thence North 0°50'48" East 15.00 feet;
thence South 89°09'12" East 20.00 feet;
thence South 0°50'48" West 15.00 feet to the POINT OF BEGINNING.

EASEMENT 5

An easement situated in the Southeast ¼ of Section 11, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Idaho, being more particularly described as follows:

Commencing at the south ¼ corner of said Section 11, from which the southeast corner of said Section 11 bears South 89°12'50" East 2657.85 feet;
thence North 52°49'25" East 408.59 feet to the POINT OF BEGINNING;
thence North 3°10'36" West 20.04 feet;
thence South 89°27'23" East 18.30 feet;
thence South 0°32'37" West 20.00 feet;
thence North 89°27'23" West 17.00 feet to the POINT OF BEGINNING.

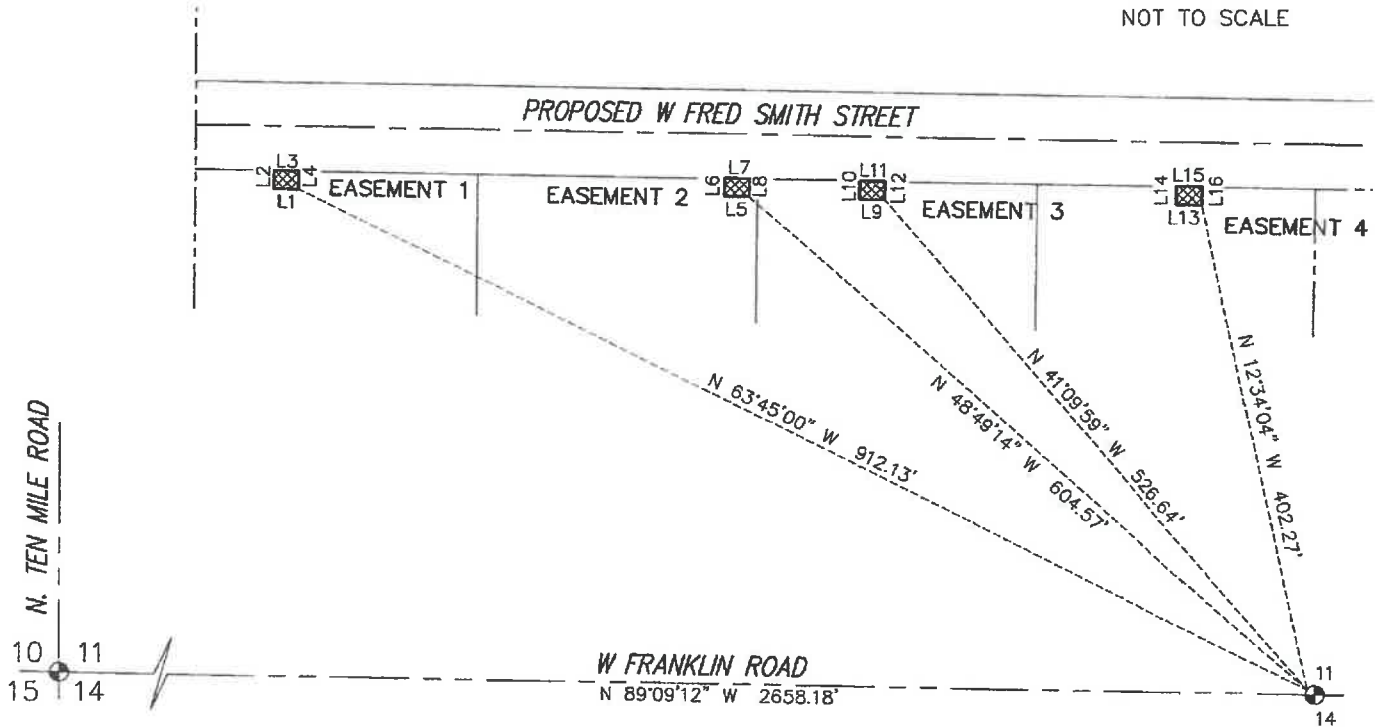


EXHIBIT B
PLAT TO ACCOMPANY LEGAL DESCRIPTION
FOR WATER SERVICE EASEMENTS

SITUATED IN THE SW 1/4 OF SECTION 11
 T3N R1W BM
 MERIDIAN CITY, ADA COUNTY, IDAHO



NOT TO SCALE



LINE TABLE

LINE	LENGTH	BEARING
L1	20.00'	N 89°09'12" W
L2	15.00'	N 0°50'48" E
L3	20.00'	S 89°09'12" E
L4	15.00'	S 0°50'48" W
L5	20.00'	N 89°09'12" W
L6	15.00'	N 0°50'48" E
L7	20.00'	S 89°09'12" E
L8	15.00'	S 0°50'48" W
L9	20.00'	N 89°09'12" W
L10	15.00'	N 0°50'48" E
L11	20.00'	S 89°09'12" E
L12	15.00'	S 0°50'48" W
L13	20.00'	N 89°09'12" W
L14	15.00'	N 0°50'48" E
L15	20.00'	S 89°09'12" E
L16	15.00'	S 0°50'48" W

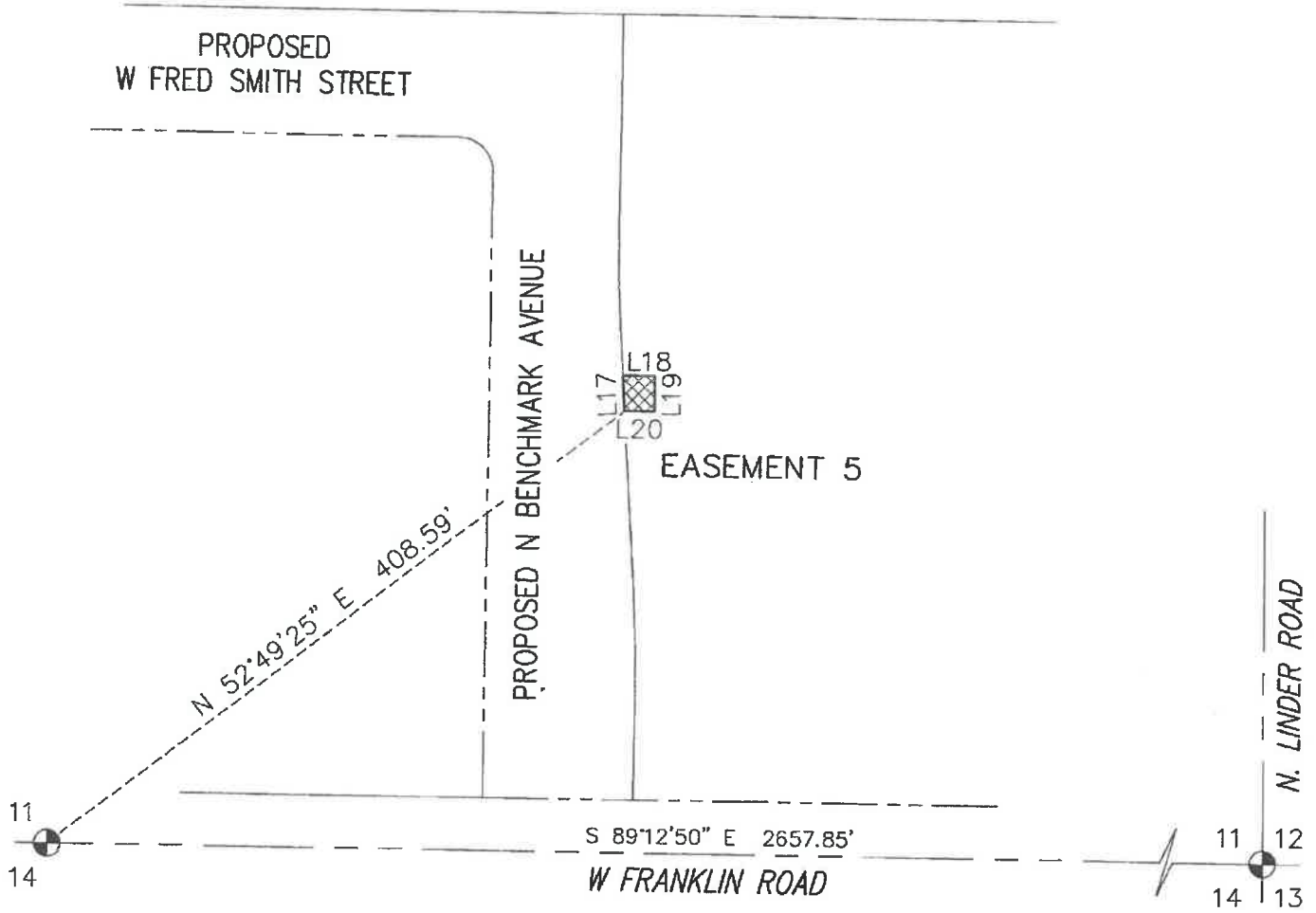


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NOT TO SCALE



LINE TABLE

LINE	LENGTH	BEARING
L17	20.04'	N 3°10'36" W
L18	18.30'	S 89°27'23" E
L19	20.00'	S 0°32'37" W
L20	17.00'	N 89°27'23" W

