

Project Name (Subdivision):

Shafer View Terrace

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-2023-0166

### WATER MAIN EASEMENT

THIS Easement Agreement, made this 5<sup>th</sup> day of December, 2023, between Shafer View North 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: Shafer View North, LLC

  
\_\_\_\_\_

STATE OF IDAHO )  
                               ) ss  
County of Ada )

This record was acknowledged before me on 10/19/23 (date) by James Chambers (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 Shafer View North, LLC (name of entity on behalf of whom record was executed), in the following representative capacity: Owner/Manager (type of authority such as officer or trustee)

(stamp)



  
\_\_\_\_\_

Notary Signature  
My Commission Expires: 4/13/27

GRANTEE: CITY OF MERIDIAN

\_\_\_\_\_  
Robert E. Simison, Mayor 12-5-2023

\_\_\_\_\_  
Attest by Chris Johnson, City Clerk 12-5-2023

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: \_\_\_\_\_



### Water Easement

An easement over and across a portion of Lot 4, Block 1 of Shafer View Estates Subdivision as recorded in Book 84 of Plats at Pages 9403 and 9404, Records of Ada County, said easement is located in the North Half of the Southwest Quarter of Section 31, Township 3 North, Range 1 East of the Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

**Commencing** at the found aluminum cap monument at the Quarter Corner common to Section 31, T3N, R1E and Section 36, T3N, R1W, from which the found brass cap at the township corner common to Township 3 North, Ranges 1 East and 1 West, and Township 2 North, Ranges 1 East and 1 West bears S 00° 05' 17" E a distance of 2669.99 feet; thence N 89° 57' 18" E along the mid-section line for a distance of 216.03 feet; thence S 00° 08' 28" W for a distance of 31.05 feet to the **POINT OF BEGINNING**;

Thence S 00° 08' 28" W for a distance of 88.90 feet;

Thence S 26° 24' 29" E for a distance of 60.99 feet;

Thence 20.15 feet along a curve to the left, said curve having a radius of 51.50 feet, a central angle of 22°24'50" and a long chord bearing S 66° 02' 43" W a distance of 20.02 feet;

Thence N 26° 24' 29" W for a distance of 64.85 feet;

Thence N 00° 08' 28" E for a distance of 93.55 feet;

Thence N 89° 57' 04" E for a distance of 20.00 feet to the **POINT OF BEGINNING**.

Easement contains 3,070 square feet, or 0.070 acres, more or less.

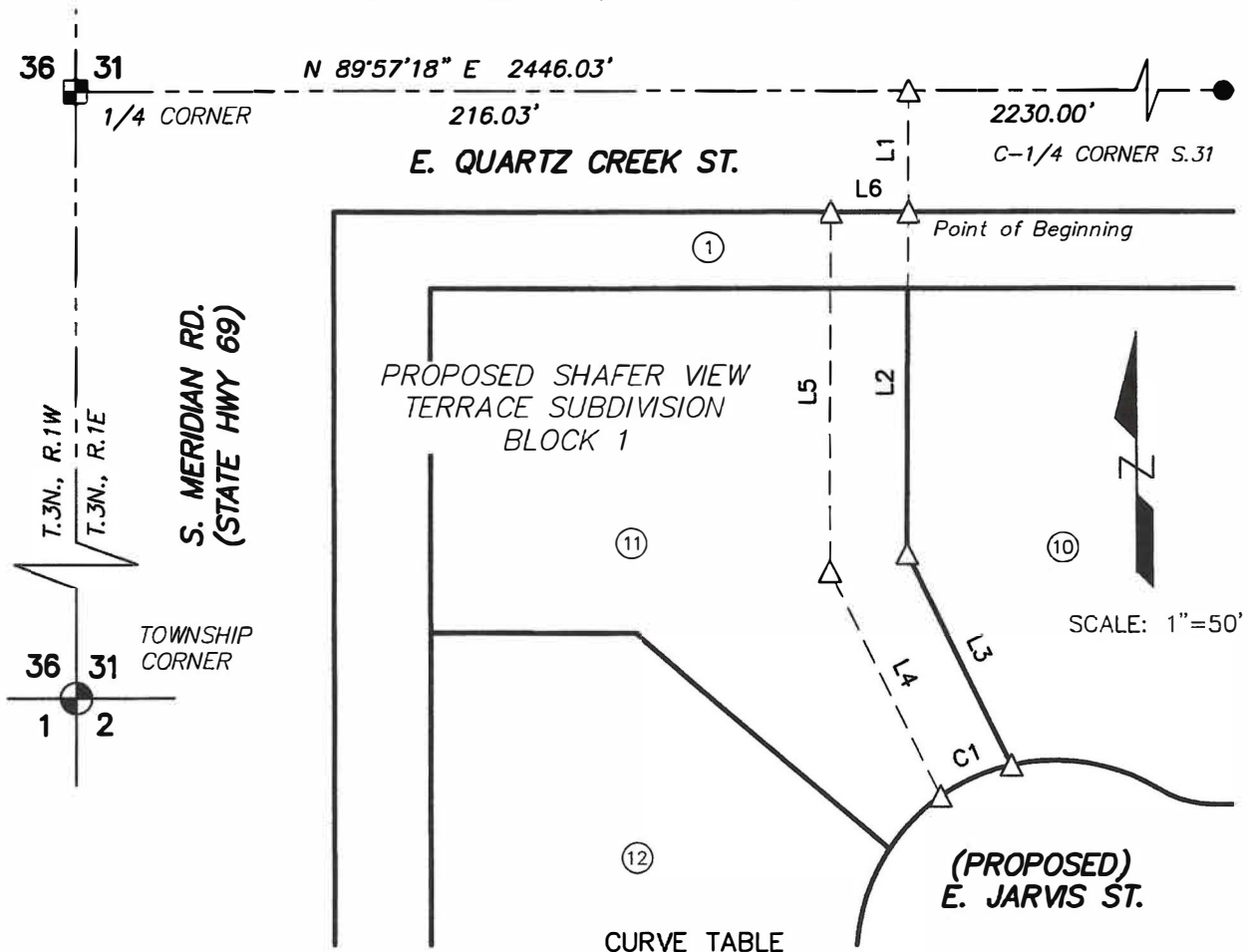


EXHIBIT B

# EXHIBIT MAP

## WATER EASEMENT

OVER A PORTION OF LOT 4, BLOCK 1, SHAFER VIEW ESTATES SUBDIVISION,  
 BOOK 84, PAGES 9403-9404, RECORDS OF ADA COUNTY, IDAHO,  
 LYING WITHIN THE N 1/2 OF THE SW 1/4 OF SECTION 31, T.3N., R.1E., B.M.  
 CITY OF MERIDIAN, ADA COUNTY, IDAHO



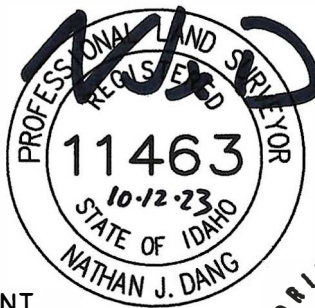
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	20.15'	51.50'	22°24'50"	S 66°02'43" W	20.02'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°08'28" W	31.05'
L2	S 00°08'28" W	88.90'
L3	S 26°24'29" E	60.99'
L4	N 26°24'29" W	64.85'
L5	N 00°08'28" E	93.55'
L6	N 89°57'04" E	20.00'

### LEGEND

- SECTION LINE
- PROPOSED LOT LINE
- EASEMENT
- ⊙ FOUND BRASS CAP MONUMENT
- ⊠ FOUND ALUMINUM CAP MONUMENT
- △ CALCULATED POINT



## ACCURATE SURVEYING & MAPPING

1520 W. Washington St.  
 Boise, Idaho 83702  
 (208) 488-4227

www accuratesurveyors.com

DATE: OCT., 2023

JOB 20-227