

Project Name (Subdivision):

Ameriben Phase II

Water Main Easement Number: _____

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

WATER MAIN EASEMENT

THIS Easement Agreement, made this _____ day of _____, 20____ between BVASB Ten Mile Phase 2 Building, 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

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.

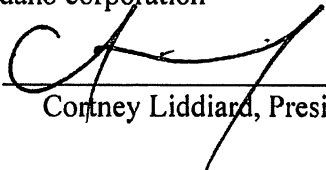
[END OF TEXT; SIGNATURES TO FOLLOW]

GRANTOR:

BVASB Ten Mile Phase 2 Building, LLC,
an Idaho limited liability company

by its Executive Managers

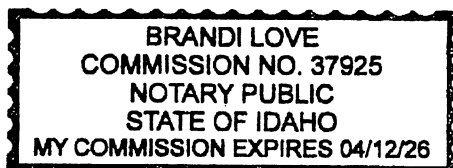
BV Management Services, Inc.,
an Idaho corporation

By: 
Cortney Liddiard, President

STATE OF IDAHO)
)ss.
County of Bonneville)

On this 3rd day of November, 2020, before me, the undersigned a Notary Public in and for said State, appeared Cortney Liddiard, known or identified to me to be the President of BV Management Services, Inc., the corporation that is an Executive Manager of BVASB Ten Mile Phase 2 Building, LLC, the limited liability company that executed the within instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Brandi Love
Notary Public for Idaho
Residing at Idaho Falls ID
My commission expires 4-12-2026

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: _____

HORROCKS

ENGINEERS

Date: August 14, 2020
Project: ID-1538-1901
Page: 1 of 1

EXHIBIT A **Ameriben Phase II, Water Easement**

This easement is situated in a portion of Parcel A of Record of Survey No. 11878, records of Ada County and is located within the S.W. $\frac{1}{4}$ of Section 14, Township 3 North, Range 1 West of the Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at the southwest corner of said Parcel A; thence along the west boundary of said Parcel A,

- 1) N.00°48'26"E., 30.99 feet to the **POINT OF BEGINNING**; thence continuing along said west boundary,
- 2) N.00°48'26"E., 15.58 feet; thence leaving said west boundary,
- 3) S.89°00'41"E., 15.78 feet; thence,
- 4) S.00°59'19"W., 15.52 feet to the north boundary of a waterline easement as described in Instrument # 2018-017726 and 2018-021997, records of Ada County; thence along said easement,
- 5) N.89°14'30"W., 12.17 feet; thence leaving said easement and continuing,
- 6) N.89°14'30"W., 3.55 feet to the **POINT OF BEGINNING**.

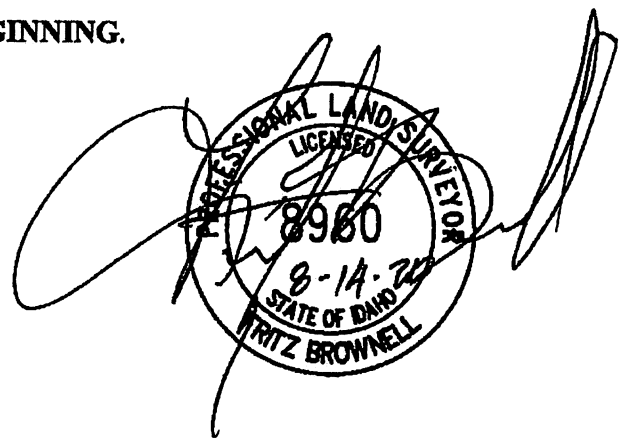
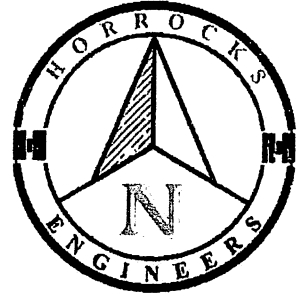


EXHIBIT B

Ameriben Phase II, Water Easement



NOT TO SCALE

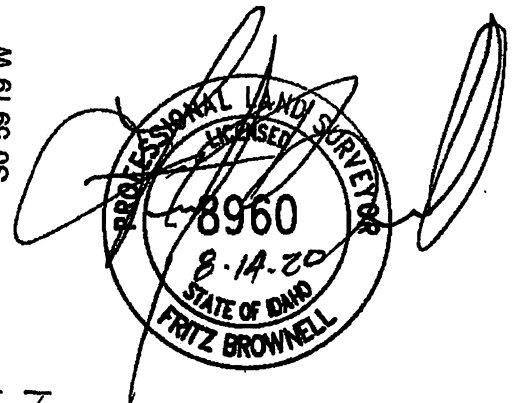
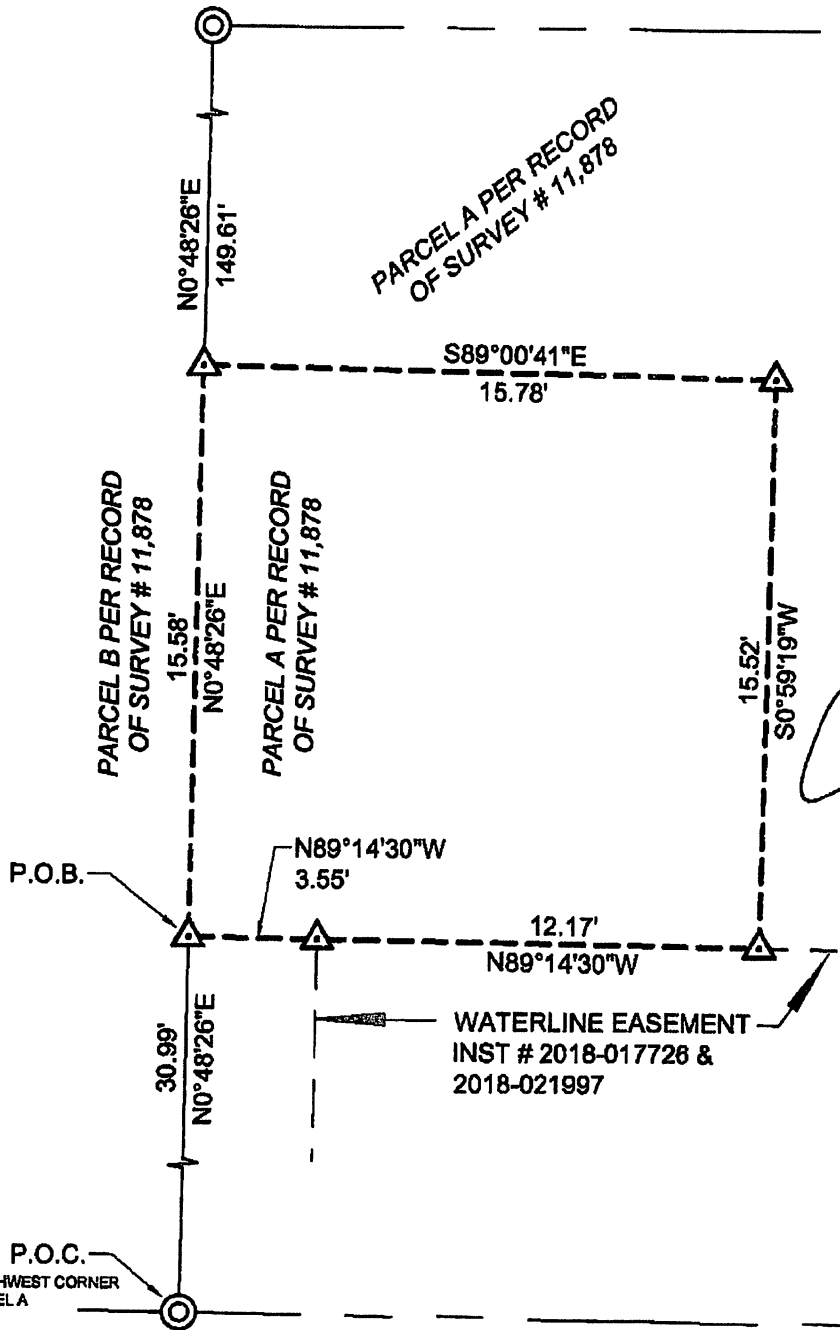
LEGEND:



FOUND 5/8 REBAR



CALCULATED POINT



W. EXCURSION LN.

HORROCKS
ENGINEERS

2775 Navigator Dr., Suite 210
Meridian, ID 83842

(208) 888-2820
www.horrocks.com

WATER METER EASEMENT

S.W. 1/4 SEC. 14, T.3N., R.1W., B.M.

DRAWING INFO

DATE 08/14/20
SCALE N.T.S.
REV# DATE

*SEE 2nd SHEET FOR LISTING
ID-1538-1801

1

PAGE 01