

Project Name or Subdivision Name:

Fed Ex BOIA Van Station ESMT

Water Main Easement Number: _____

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-2024-0075

WATER MAIN EASEMENT

THIS Easement Agreement made this 25th day of June 2024 between WUF_Holdings_IV, 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

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

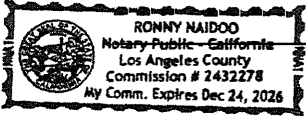
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Los Angeles

On 06-07-2024 before me, Ronny Naidoo (Notary Public)
Date Here Insert Name and Title of the Officer
personally appeared BRANDE LEE WINGET
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature R. Naidoo
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
<input type="checkbox"/> Corporate Officer – Title(s): _____	<input type="checkbox"/> Corporate Officer – Title(s): _____
<input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator	<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
Signer is Representing: _____	Signer is Representing: _____

GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor 6-25-2024

Attest by Chris Johnson, City Clerk 6-25-2024

STATE OF IDAHO,)

: ss.

County of Ada)

This record was acknowledged before me on 6-25-2024 (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 A

**WATER MAIN EASEMENT
FOR THE
CITY OF MERIDIAN, IDAHO**

An easement located in the SW 1/4 of Section 11, Township 3 North, Range 1 West, Boise Meridian, and being a part of *PARCEL A* as shown on Record of Survey No. 12136, Instrument No. 2019-128689, in the office of the Recorder, Ada County, Idaho, more particularly described as follows:

Commencing at a brass cap monument marking the southwesterly corner of said SW 1/4, from which an aluminum cap monument marking the southeasterly corner of said SW 1/4 bears S 89°09'33" E a distance of 2658.14 feet;

Thence S 89°09'33" E along the southerly boundary of said SW 1/4 a distance of 1756.50 feet to a point on the extension of the easterly boundary of said *PARCEL A*;

Thence leaving said southerly boundary N 0°00'05" E along said extension a distance of 30.00 feet to a 5/8 inch diameter iron pin marking the southeasterly corner of said *PARCEL A*;

Thence continuing N 0°00'05" E along the easterly boundary of said *PARCEL A* a distance of 1241.38 feet to a point;

Thence leaving said easterly boundary S 89°59'39" W a distance of 24.61 feet to the POINT OF BEGINNING;

Thence continuing S 89°59'39" W a distance of 31.44 feet to a point on the easterly boundary of that existing *WATER MAIN EASEMENT* as described in Instrument No. 2021-002164 in said office of the Recorder;

Thence N 0°00'21" W along said easterly boundary a distance of 20.00 feet to a point;

Thence leaving said easterly boundary N 89°59'39" E a distance of 11.44 feet to a point on the westerly boundary of that existing *RE-USE WATER MAIN EASEMENT* as described in Instrument No. 2021-025338 in said office of the Recorder;

Thence N 0°00'21" W along said westerly boundary a distance of 84.77 feet to a point marking the northwesterly corner of said *RE-USE WATER MAIN EASEMENT*;

Thence N 89°59'40" E along the northerly boundary of said *RE-USE WATER MAIN EASEMENT* a distance of 20.00 feet to a point marking the northeasterly corner of said *RE-USE WATER MAIN EASEMENT*;

Thence S 0°00'21" E along the easterly boundary of said *RE-USE WATER MAIN EASEMENT* a distance of 104.77 feet to the POINT OF BEGINNING.

This parcel contains 2,324 square feet (0.053 acres) and is subject to any other easements, existing or in use.

Prepared by: Kyle A. Koomler, PLS
Civil Survey Consultants, Incorporated
November 8, 2023

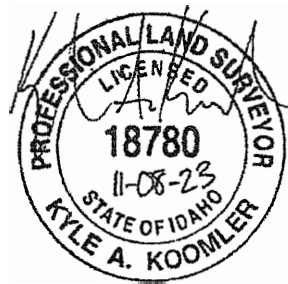


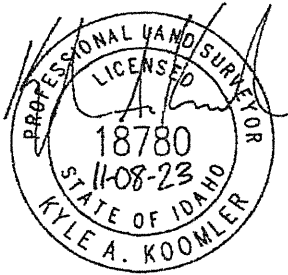
EXHIBIT B

SKETCH TO ACCOMPANY DESCRIPTION FOR THE
 WATER MAIN EASEMENT LOCATED IN THE SW 1/4 OF
 SECTION 11 TOWNSHIP 3 NORTH, RANGE 1 WEST,
 BOISE MERIDIAN, ADA COUNTY, IDAHO

SCALE: 1"=30'

PARCEL A
 RECORD OF SURVEY
 NO. 12136

WATER MAIN EASEMENT
 INST. NO. 2021-002164



CIVIL SURVEY CONSULTANTS, INC.
 2893 SOUTH MERIDIAN ROAD
 MERIDIAN, IDAHO 83642
 (208)888-4312

LINE DATA		
LINE	BEARING	DISTANCE
L-1	N 0°00'21" W	20.00'
L-2	N 89°59'39" E	11.44'
L-3	N 89°59'40" E	20.00'

WATER MAIN EASEMENT
 INST. NO. 2021-002164

RE-USE WATER MAIN EASEMENT
 INST. NO. 2021-025538

CHEWIE SUBDIVISION
 BLOCK 2
 1

10 + 11
 15 + 14
 PLS
 5291

W FRANKLIN ROAD

1756.50'
 S 89°09'33" E 2658.14'
 BASIS OF BEARING

PLS
 7881

901.64'
 PLS
 5082

