

Project Name (Subdivision):

Compass East Parcel

Water Main Easement Number: 2

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 Compass East Charter Schools ("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.

GRANTOR:

J. Norman Vain II

STATE OF IDAHO)

) ss

County of Ada)

This record was acknowledged before me on 1st October 2020 (date) by J. Norman Vain II
(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 Campana Public Charter School
(name of entity on behalf of whom record was executed), in the following representative
capacity: board chair (type of authority such as officer or trustee)



[Signature]
Notary Signature
My Commission Expires: 8-12-24

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: _____



WATER LINE
SOUTH PARCEL
LEGAL DESCRIPTION

A parcel of land within the Southwest 1/4 of the Southwest 1/4, Section 10, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho being more particularly described as follows:

COMMENCING at the Corner of Sections 9, 10, 15 & 16 in the intersection of W. Franklin Road and N. Black Cat Road monumented by a found Aluminum Cap as shown on Corner Record Instrument No. 2018-016068, from which the 1/4 Corner common to Sections 10 and 15 monumented by a found Aluminum Cap as shown on Corner Record Instrument No. 2018-088996 bears South 89°15'37" East, 2640.62 feet; thence along the Section line, South 89°15'37" East, 702.09 feet; thence North 00°36'41" East, 35.88 feet to the Northerly Right-of-Way for W. Franklin Road and the Southwest Corner of Grantor's Parcel and the **POINT OF BEGINNING**;

Thence along the West boundary of Grantor's Parcel, North 00°36'41" East, 319.00 feet to the Northwest Corner of Grantor's Parcel;

Thence along the North boundary of Grantor's Parcel, South 89°15'37" East, 20.00 feet;

Thence South 00°36'41" West, 319.00 feet to the Northerly Right-of-Way for W. Franklin Road;

Thence along said Northerly Right-of-Way, 89°15'37" West, 20.00 feet to the **POINT OF BEGINNING**.

Containing 6,380 square feet more or less

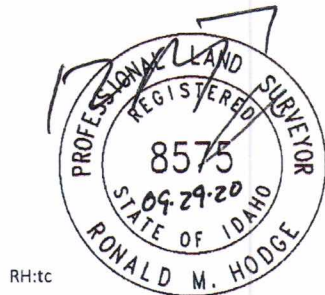
See attached Exhibit Survey Map

END OF DESCRIPTION

Prepared By:

Ronald M. Hodge, PLS

Survey Department Manager



RH:tc

EXHIBIT
WATER LINE SURVEY MAP

