

Project Name or Subdivision Name:

742 Cliff Creek Lane (Meridian's Dentist C-SHELL-2024-0009)

Water Main Easement Number: 01

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 **ESMT-2025-0079**

Record Number: _____

WATER MAIN EASEMENT

THIS Easement Agreement made this 8th day of July 20 25 between Derin Greeting Real Estate Holdings, 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.

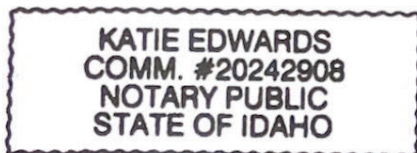
GRANTOR: Devin Gneiting Real Estate Holdings, LLC

De

STATE OF IDAHO)
) ss
County of Ada)

This record was acknowledged before me on 6/30/2025 (date) by Devin Gneiting (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 Devin Gneiting Real Estate Holdings, LLC (name of entity on behalf of whom record was executed), in the following representative capacity: Member (type of authority such as officer or trustee)

Notary Stamp Below



Kathleen E. Duran
Notary Signature

Notary Signature

My Commission Expires: 08/07/2030

GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor 7-8-2025

Attest by Chris Johnson, City Clerk 7-8-2025

STATE OF IDAHO,)
 : ss.
County of Ada)

This record was acknowledged before me on 7-8-2025 (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: _____



Exhibit "A"
City of Meridian Water Easement
for
742 North Cliff Creek Lane

The following Describes a Twenty foot (20') wide Strip of Land for the Purpose of a Water Easement being a Portion of Lot 3, Block 1 of Mile High Pines Subdivision as filed for Record in Book 123 of Plats at Pages 19602 thru 19606, Records of Ada County, Idaho located in a Portion of the Northeast 1/4 of the Southeast 1/4 of Section 10, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho and being more Particularly Described as follows:

COMMENCING at the Southwest Corner Lot 3, Block 1 of Mile High Pines Subdivision;
Thence along the Westerly Boundary Line of said Lot 3, North 00°51'58" East, 32.24 feet to the **POINT OF BEGINNING**:

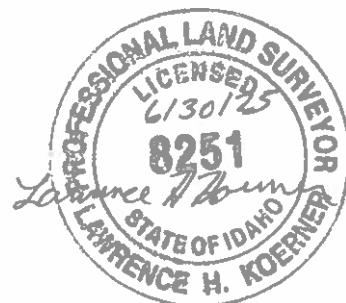
Thence continuing along said Westerly Boundary Line, North 00°51'58" East, 20.00 feet;

Thence leaving said Westerly Boundary Line, South 89°36'50" East, 15.89 feet;

Thence, South 00°51'58" West, 20.00 feet;

Thence, North 89°36'50" West, 15.89 feet to the **POINT OF BEGINNING**:

The above Described Parcel of Land Contains 0.01 acres (318 Sq. Ft.), more or less.





Line Table		
Line	Bearing	Length
L1	N00°51'58"E	32.24'
L2	N00°51'58"E	20.00'
L3	S89°36'50"E	15.89'
L4	S00°51'58"W	20.00'
L5	N89°36'50"W	15.89'

Legend

Found 1/2" Iron Pin "ISG PLS 8251"

Water Meter

Calculated Point

Platted Lot Number

Property Boundary Line

Centerline

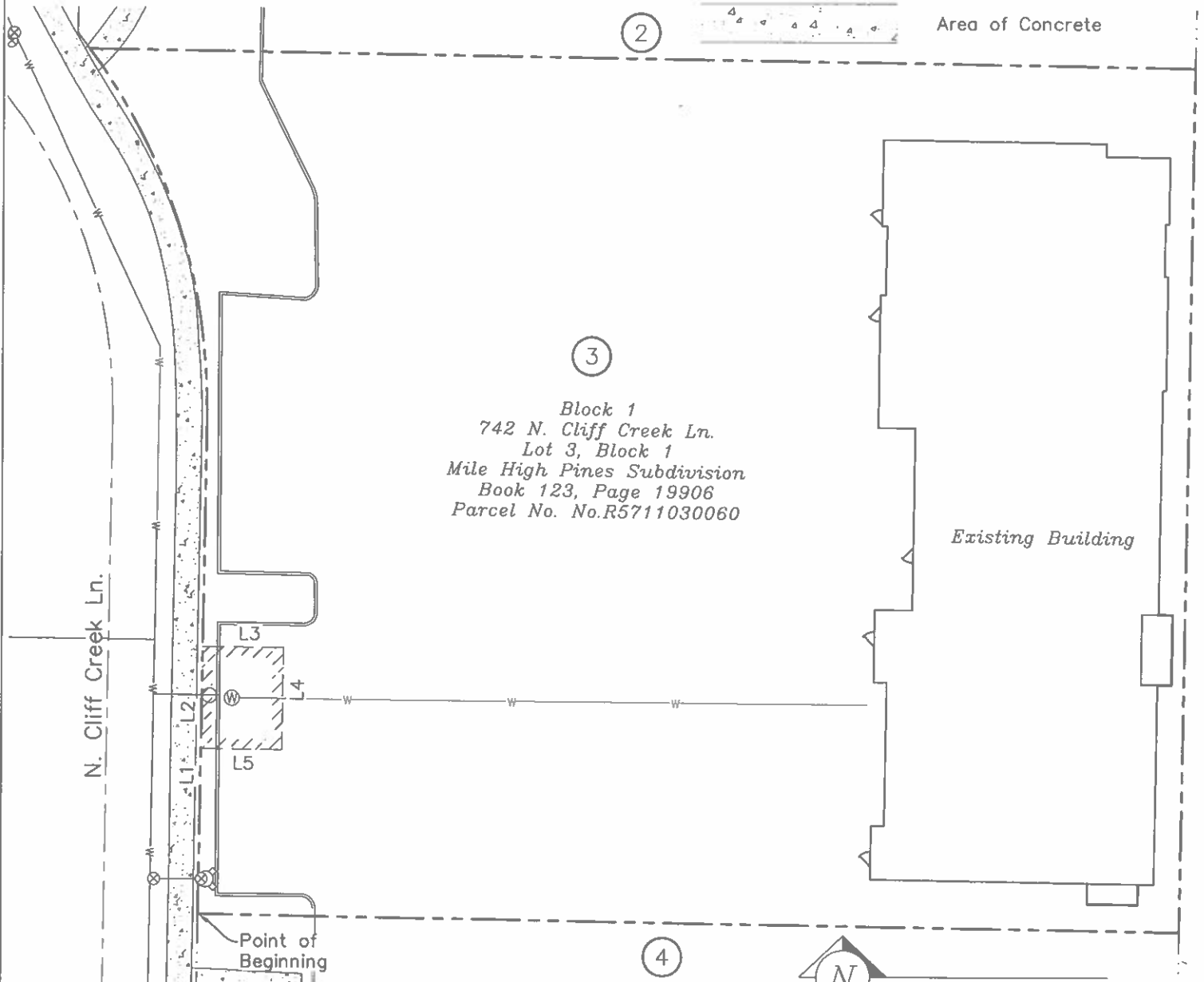
Platted Lot Line of Record

City of Meridian Water Easement Line

Water Line

Existing Curb

Area of Concrete



P:\Gneiting Dentist Office 24-283\dwg\24-283 Water Easement Exhibit.dwg 6/30/2025 11:51:34 AM

IDAHO SURVEY GROUP, LLC

9939 W EMERALD ST
BOISE, IDAHO 83704
(208) 846-8570

Exhibit "B"

City of Meridian Water Easement

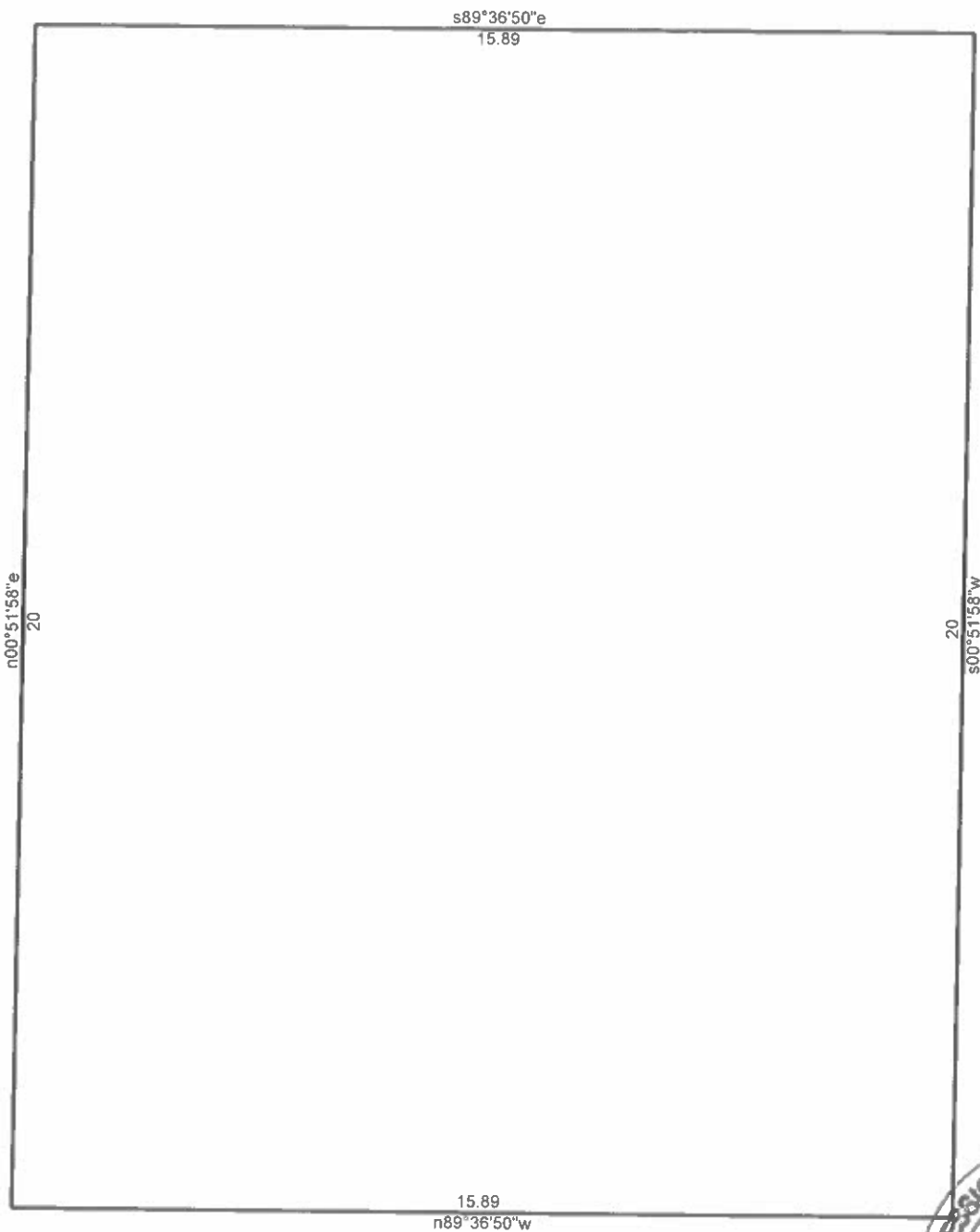
For 742 N. Cliff Creek Lane

Located in the NE 1/4 SE 1/4 of Section 10,
T.3N., R.1W., B.M., City of Meridian, Ada County, Idaho.

Job No.
24-238-01

Sheet No.
1

Dwg. Date
6/30/2025



City of Meridian Water Easement

6/30/2025

Scale: 1 inch= 3 feet

File:

Tract 1: 0.0073 Acres (318 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=72 ft.

- 01 n00.5158e 20
- 02 s89.3650e 15.89
- 03 s00.5158w 20
- 04 n89.3650w 15.89