

ESMT-2023-0127  
Elderberry Subdivision Water Main  
Easement No. 4

**WATER MAIN EASEMENT**

THIS Easement Agreement, made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ between Darlene Jerome and Kenneth Jerome (“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









Professional Engineers, Land Surveyors and Planners

924 3<sup>rd</sup> St. So. Nampa, ID 83651  
Ph (208) 454-0256 Fax (208) 467-4130

e-mail: [dholzhey@masonandassociates.us](mailto:dholzhey@masonandassociates.us)

**EXHIBIT A**

FOR: Long & Joy  
JOB NO.: MR0121  
DATE: November 8, 2022

**ELDERBERRY SUBDIVISION  
WATER EASEMENT**

An easement of land being a portion of Block 3 of the Amended Plat of F.A. Nourse's Third Addition as filed in the office of the Ada County Recorder, Boise, Idaho, in Book 7 of Plats at Page 299 lying in the NW1/4 of Section 7, Township 3 North, Range 1 East, Boise Meridian, Ada County Idaho, more particularly described as follows:

Commencing at northwest corner of Section 7;

Thence S 00° 24' 03" W a distance of 1041.87 feet along the west boundary of the NW1/4;

Thence N 89° 36' 49" E a distance of 40.00 feet to the northwest corner of Block 3;

Thence S 00° 24' 03" W a distance of 78.99 feet along the west boundary Block 3 to the **POINT OF BEGINNING** of said easement;

Thence N 89° 36' 49" E a distance of 113.61 feet parallel with the north boundary of Block 3;

Thence S 00° 24' 03" W a distance of 5.00 feet parallel with the west boundary Block 3;

Thence S 89° 36' 49" W a distance of 113.61 feet parallel with the north boundary of Block 3 to a point on the west boundary of Block 3;

Thence N 00° 24' 03" E a distance of 5.00 feet along the west boundary Block 3 to the **POINT OF BEGINNING** of said easement.

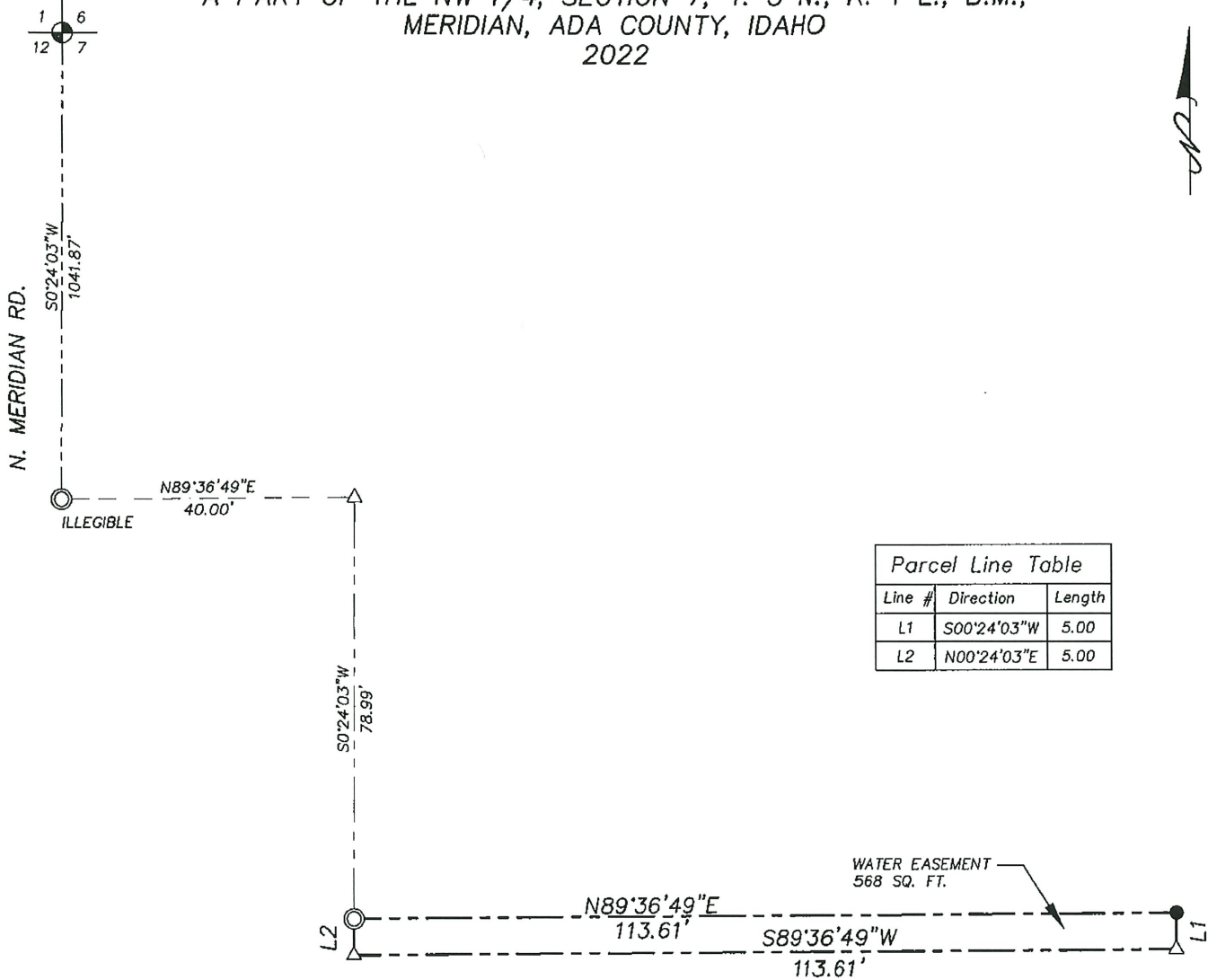


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Page 1 of 1



# EXHIBIT B ELDERBERRY ESTATES SUBDIVISION WATER EASEMENT

A PORTION OF BLOCKS 3 AND 4, F.A. NOURSE'S THIRD ADDITION,  
A PART OF THE NW 1/4, SECTION 7, T. 3 N., R. 1 E., B.M.,  
MERIDIAN, ADA COUNTY, IDAHO  
2022



Line #	Direction	Length
L1	S00°24'03\"W	5.00
L2	N00°24'03\"E	5.00

## LEGEND

- $\Delta$  CALCULATED POINT
- $\odot$  FOUND 5/8" IRON PIN
- $\bullet$  SET 1/2" IRON PIN W/  
PLASTIC CAP "PLS 9366"
- $\oplus$  FOUND BRASS CAP MONUMENT
- EASEMENT LINE
- SECTION LINE
- TIE LINE

## WATER EASEMENT EXHIBIT

1324 N. MERIDIAN RD. WATER EASEMENT

Mason &  
Associates

Professional Engineers,  
Land Surveyors  
& Planners  
284 3rd St. South, Nampa, ID 83651  
(208) 454-8256 Fax (208) 467-4130

JOB NO.	<b>MR0121</b>	
DWG NO.	<b>MR0121 EXHIBIT</b>	
SCALE:	<b>NTS</b>	REV. $\Delta$
FIELD BOOK NO.		
DRAWN BY:	DATE:	
<b>CS</b>	<b>11/8/2022</b>	