

WATER MAIN EASEMENT

THIS Easement Agreement, made this ____ day of _____, 20__ between Aspen Grove 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

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: _____

July 28, 2022
Project No. 21-152
City of Meridian Water Easement
Legal Description

Exhibit A

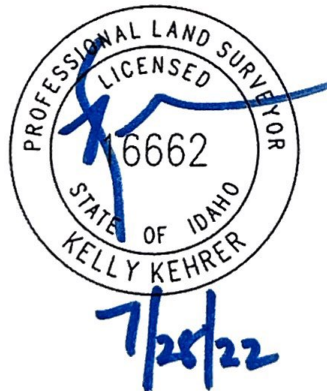
A parcel of land for a City of Meridian Water Easement over a portion of the Northwest 1/4 of the Northwest 1/4 of Section 24, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho and being more particularly described as follows:

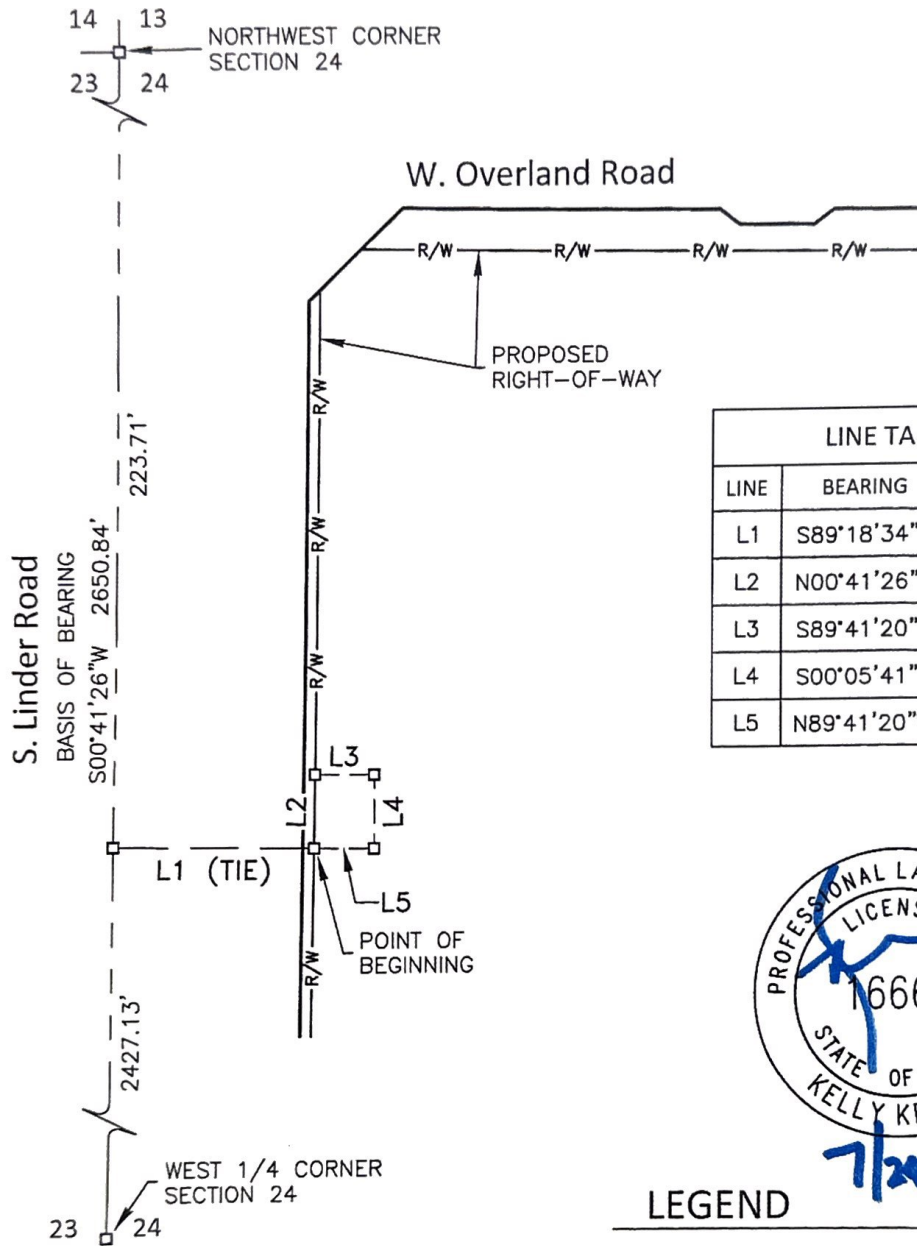
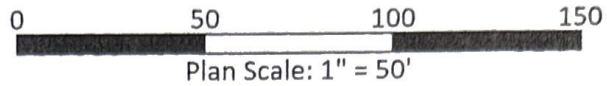
Commencing at the Northwest corner of said Section 24, which bears N00°41'26"E a distance of 2,650.84 feet from the West 1/4 corner of said Section 24, thence following the westerly line of said Northwest 1/4 of the Northwest 1/4, S00°41'26"W a distance of 223.71 feet;
Thence leaving said westerly line, S89°18'34"E a distance of 54.00 feet to the **POINT OF BEGINNING**.

Thence N00°41'26"E a distance of 20.00 feet;
Thence S89°41'20"E a distance of 16.08 feet;
Thence S00°05'41"E a distance of 20.00 feet;
Thence N89°41'20"W a distance of 16.35 feet to the **POINT OF BEGINNING**.

Said parcel contains 324 square feet, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

Attached hereto is **Exhibit B** and by this reference is made a part hereof.





LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°18'34"E	54.00
L2	N00°41'26"E	20.00
L3	S89°41'20"E	16.08
L4	S00°05'41"E	20.00
L5	N89°41'20"W	16.35



LEGEND

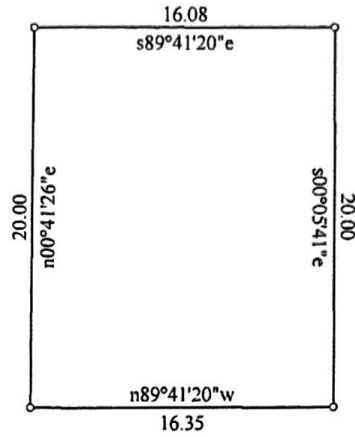
- CALCULATED POINT
- PARCEL BOUNDARY LINE
- - - EASEMENT LINE
- SURVEY TIE LINE
- - - SECTION LINE
- R/W — PROPOSED RIGHT-OF-WAY LINE

km
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmenglp.com

DATE: July, 2022
PROJECT: 21-152
SHEET: 1 OF 1

Exhibit B City of Meridian Water Easement

A parcel of land over a portion of the Northwest 1/4 of the Northwest 1/4 of Section 24, Township 3 North, Range 1 West, B.M., City of Meridian, Ada County, Idaho



Title:		Date: 07-28-2022
Scale: 1 inch = 10 feet	File:	
Tract 1: 0.007 Acres: 324 Sq Feet: Closure = s89.2553w 0.00 Feet: Precision =1/17614: Perimeter = 72 Feet		
001=n00.4126e 20.00	003=s00.0541e 20.00	
002=s89.4120e 16.08	004=n89.4120w 16.35	