

Project Name (Subdivision):

TM Creek Colbalt

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 SCS Brighton II, 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, 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

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: _____

September 23, 2020
Project No. 19-135
SCS Brighton II, LLC
Legal Description
City of Meridian Water Easement

Exhibit A

A parcel of land situated in a portion of the Northeast 1/4 of the Northwest 1/4 of Section 14, Township 3 North, Range 1 West, B.M., City of Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at an aluminum cap marking the Northwest corner of said Northeast 1/4 of the Northwest 1/4 (West 1/16 corner), which bears N89°09'27"W a distance of 1,329.00 feet from an aluminum cap marking the North 1/4 corner of said Section 14, thence following the northerly line of said Northeast 1/4 of the Northwest 1/4, S89°09'27"E a distance of 742.24 feet;
Thence leaving said northerly line, S00°50'33"W a distance of 1,255.01 feet to the **POINT OF BEGINNING**.

Thence S00°49'13"W a distance of 35.00 feet;
Thence N89°10'47"W a distance of 20.00 feet;
Thence N00°49'13"E a distance of 35.00 feet;
Thence S89°10'47"E a distance of 20.00 feet to the **POINT OF BEGINNING**.

Said parcel contains a total of 700 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.



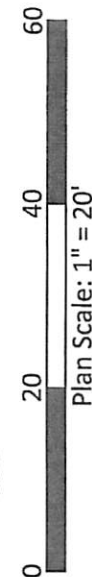
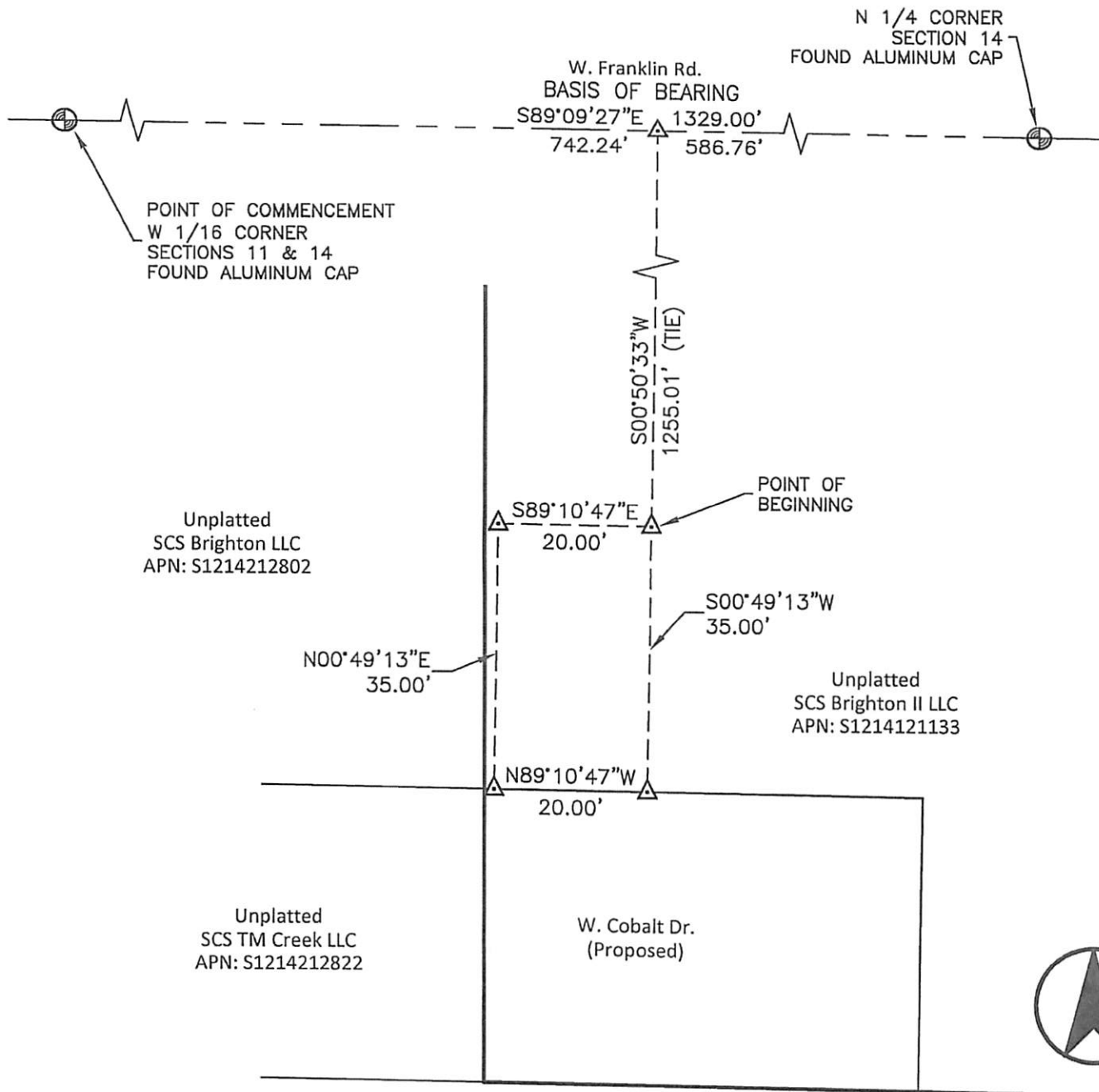


Exhibit B TM Creek - West Cobalt Drive

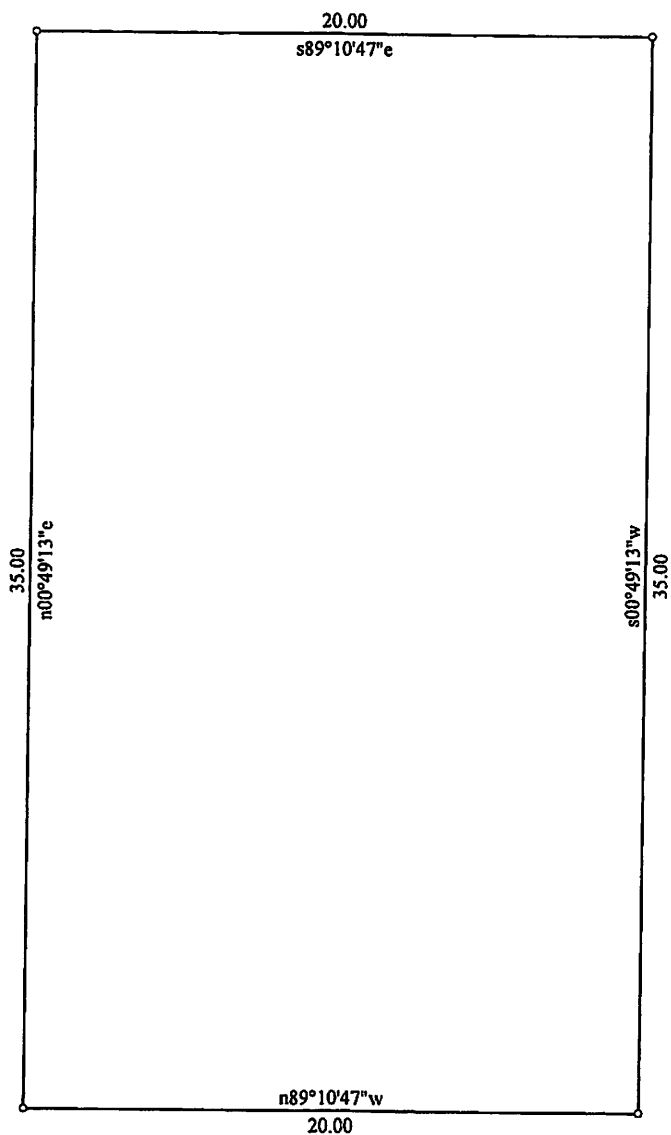
City of Meridian Water Easement

NE 1/4 NW 1/4 Sec. 14, T3N., R1W., B.M., City of Meridian, Ada County, Idaho

DATE: September 2020
PROJECT: 19-135

SHEET:
1 OF 1

km
ENGINEERING
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
kmengllp.com



Title: 200804 City of Meridian Water Easement SCS Brighton II LLC 1		Date: 08-04-2020
Scale: 1 inch = 6 feet	File:	
Tract 1: 0.016 Acres: 700 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 110 Feet		
001=s00.4913w 35.00	003=n00.4913e 35.00	
002=n89.1047w 20.00	004=s89.1047e 20.00	