

Project Name (Subdivision):

Mile High Pines Offsite

Water Main Easement Number: _____

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 Viper Investments, 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: _____

Exhibit A

Description for
Water Main Easement
Mile High Pines Subdivision
September 14, 2021

A portion of the Southeast 1/4 of the Northeast 1/4 of Section 10, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho more particularly described as follows:

Commencing at the East 1/4 corner of said Section 10 from which the Center 1/4 corner of said Section 10 bears North 89°36'02" West, 2655.68 feet; thence North 83°53'14" West, 316.07 feet to the **REAL POINT OF BEGINNING**;

thence South 82°32'41" West, 20.19 feet;

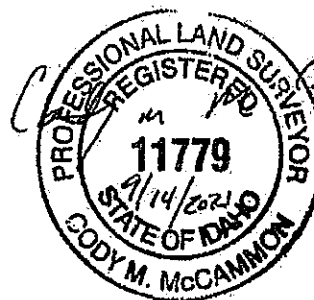
thence North 00°23'58" East, 44.29 feet;

thence South 89°36'02" East, 20.00 feet;

thence South 00°23'58" West, 41.53 feet to the **REAL POINT OF BEGINNING**.

Containing 858 sq. ft., more or less.

End of Description.



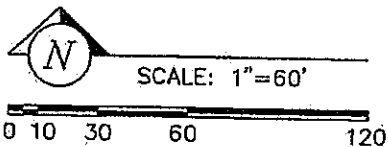
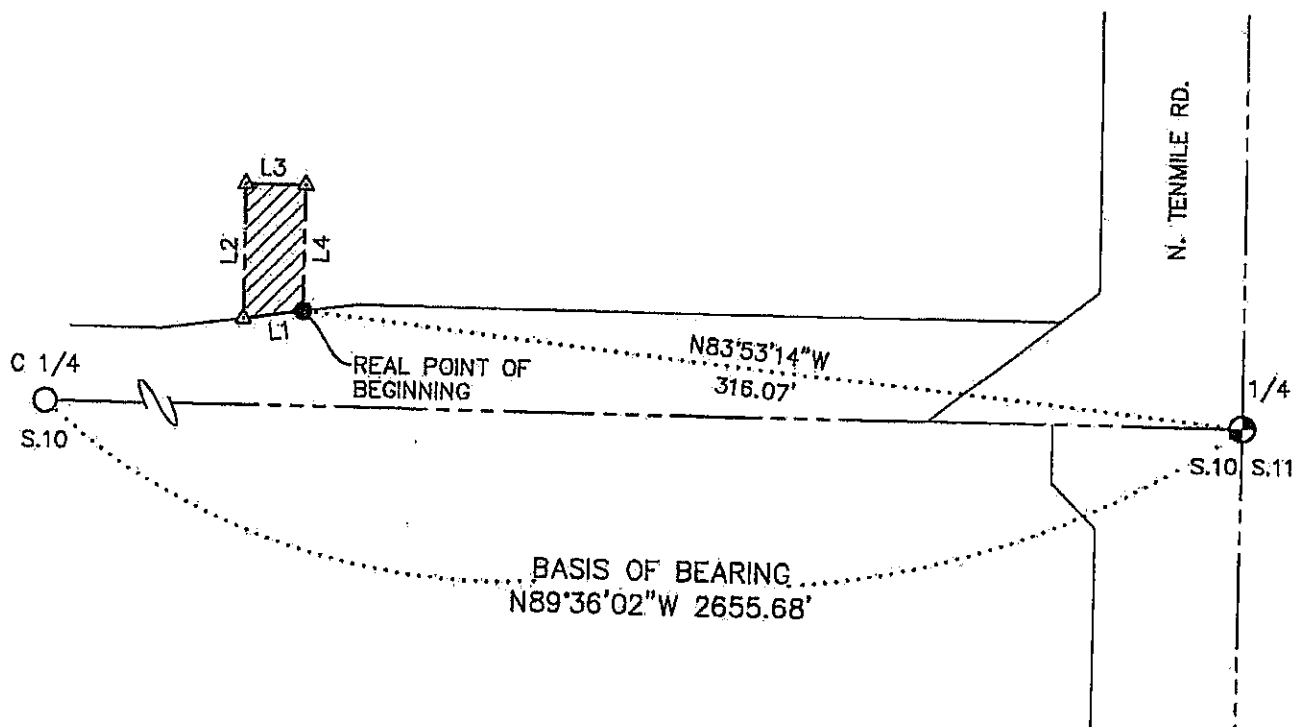


Exhibit B



LINE TABLE		
LINE	BEARING	LENGTH
L1	S82°32'41"W	20.19
L2	N0°23'58"E	44.29
L3	S89°36'02"E	20.00
L4	S0°23'58"W	41.53



P:\Forsyth Sub 21-189\dem\Forsyth Sub Water Ex.dwg 9/14/2021 8:18:13 PM



**IDAHO
SURVEY
GROUP, LLC**

9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 845-8570

**EXHIBIT DRAWING FOR
WATER MAIN EASEMENT
MILE HIGH PINES SUBDIVISION**

A PORTION OF THE SE1/4 OF THE NE1/4 OF SECTION 10,
T.3N., R.1W., B.M., CITY OF MERIDIAN, ADA COUNTY, IDAHO

JOB NO.
21-408

SHEET NO.
1

DWG. DATE
9/14/2021