

ESMT-2022-0152 LDIR-2021-0001

WATER MAIN EASEMENT

THIS Easement Agreement made this day of 20 between Achieving Properties 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

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: Achieving Properties LLC

Bir Bm

Bill Brown; member of Achieving Properties LLC

STATE OF IDAHO)
) ss
County of Ada)

This record was acknowledged before me on 3/24/22, (date) by Bill Brown
(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 Achieving Properties LLC
(name of entity on behalf of whom record was executed), in the following representative
capacity: Member of Achieving Properties LLC (type of authority such as officer or trustee)

(stamp)



Anna Bonetto

Notary Signature

My Commission Expires: 3-2-2024

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: _____

PORTSIDE LAND
SURVEYING, LLC

LDIR-2021-0001

EXHIBIT A

EASEMENT DESCRIPTION

A twenty foot wide easement across a portion of Lot 5, Block 3, Olson and Bush Subdivision No. 2, Book 90, Page 10508, and a portion of Lot 6, Block 3, Olson and Bush Subdivision No. 3, Book 107, Page 14905. Said easement located in the SE 1/4 Of Section 8, Township 3 North, Range 1 East, Boise Meridian, more particularly described as follows:

Commencing at the Northeast corner Lot 5, Block 3, Olson and Bush Subdivision No. 2, thence along the North line of said Lot 5, North 88°10'58" West a distance of 28.07 feet to the True Point of Beginning;

Thence South 01°49'02" West a distance of 132.28 feet to a point;

Thence South 21°26'01" a distance of 28.05 feet to a point;

Thence South 01°48'52" West a distance of 101.89 feet to a point;

Thence South 88°11'08" East a distance of 16.99 feet to a point on the East line of said Lot 5;

Thence along the East line of said Lot 5 and said Lot 6, South 01°49'02" West a distance of 20.00 feet to a point;

Thence North 88°11'08" West a distance of 36.99 feet to a point;

Thence North 01°48'52" East a distance of 117.77 feet to a point;

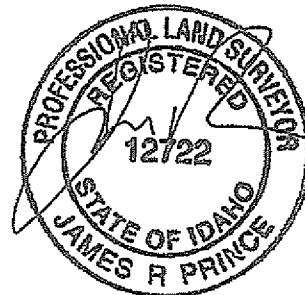
Thence North 21°26'101" West a distance of 28.05 feet to a point;

Thence North 01°49'02" East a distance of 136.39 feet to a point on the North line of said Lot 5;

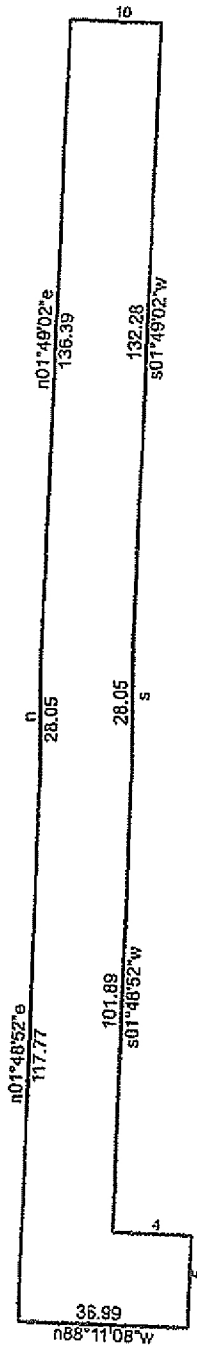
Thence South 88°10'58" East a distance of 20.00 feet to the True Point of Beginning.

Said easement containing 5988 Sq. Ft.

End Description
Project No. 22-106
Prepared March 22, 2022



3-22-2022



Lanark Water Easement

3/18/2022

Scale: 1 inch= 40 feet

File:

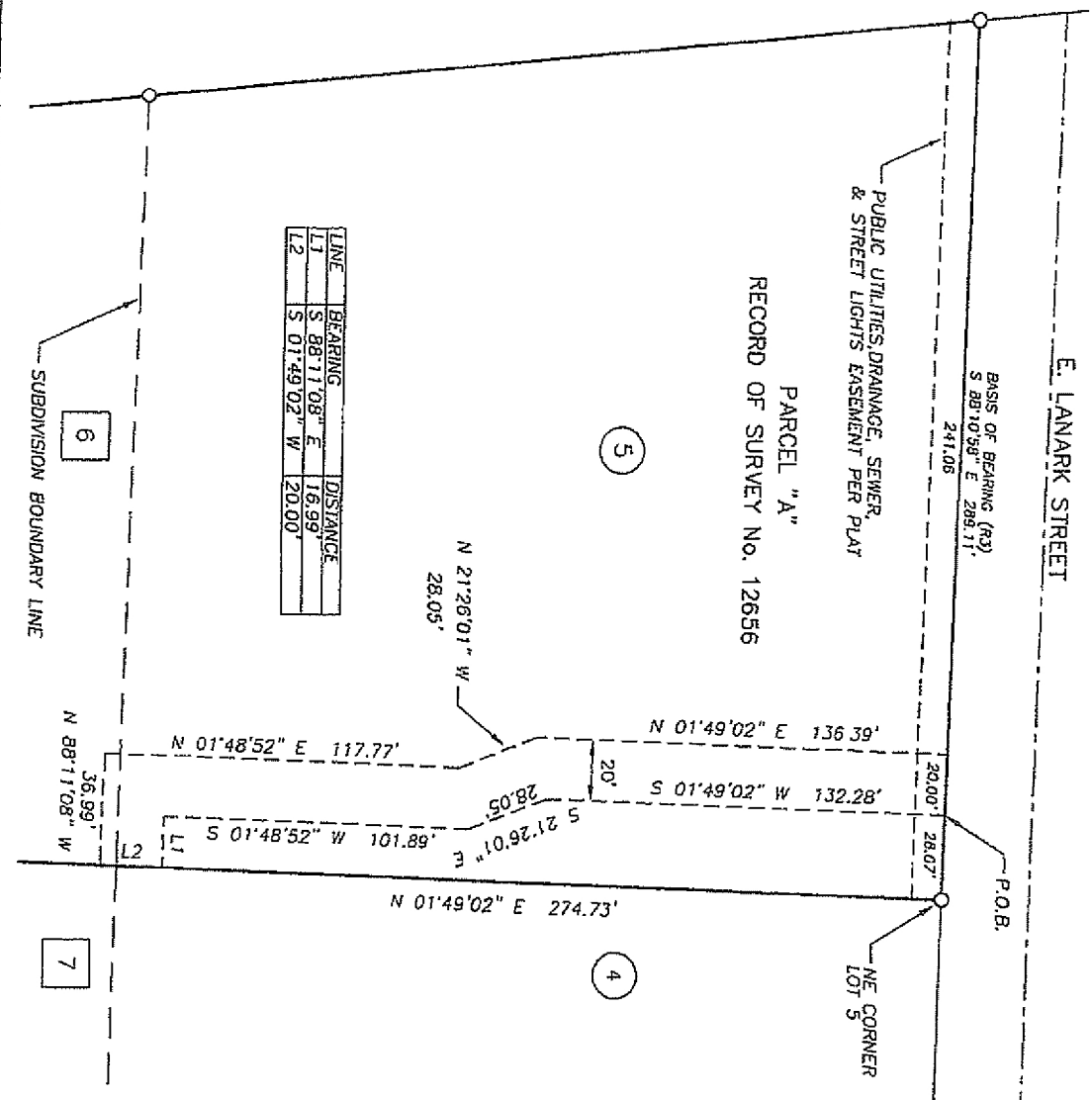
Tract 1: 0.1375 Acres (5988 Sq. Feet), Closure: n05.4954e 0.01 ft. (1/58050), Perimeter=638 ft.

01 s01.4902w 132.28
02 s 28.05
03 s01.4852w 101.89
04 s88.1108e 16.99
05 s01.4902w 20
06 n88.1108w 36.99
07 n01.4852e 117.77

08 n 28.05
09 n01.4902e 136.39
10 s88.1058e 20

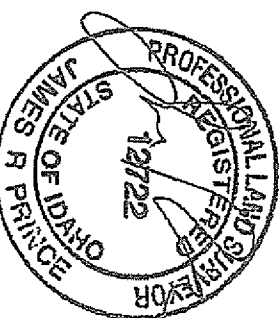
EXHIBIT B

AN EASEMENT ACROSS A PORTION OF LOT 5, BLOCK 3, OLSON & BUSH SUBDIVISION No. 2 AND ALL OF LOT 6, BLOCK 3, OLSON & BUSH SUBDIVISION No. 3, SAID PARCEL LOCATED IN THE SE 1/4 OF SECTION 8 TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO 2022



LEGEND

- CENTER LINE
- PARCEL PROPERTY LINE
- EASEMENT LINE
- FOUND 1/2" IRON PIN
- P.O.B. POINT OF BEGINNING OF DESCRIPTION
- ① LOT NUMBER OLSON & BUSH SUB. No. 2
- ② LOT NUMBER OLSON & BUSH SUB. No. 3



PORTSIDE LAND SURVEYING
 3626 W. HILL ROAD, BOISE, ID 83703
 PHONE: (208) 484-6666

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.

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GRANTOR: Achieving Properties LLC

Bill Brown

Bill Brown; member of Achieving Properties LLC

STATE OF IDAHO)

) ss

County of Ada)

This record was acknowledged before me on _____ (date) by Bill Brown
(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 Achieving Properties LLC
(name of entity on behalf of whom record was executed), in the following representative capacity: Member of Achieving Properties LLC (type of authority such as officer or trustee)

(stamp)



Shawna Bartlett

Notary Signature

My Commission Expires: 3-2-2024

GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor

Attest by Chris Johnson, City Clerk

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

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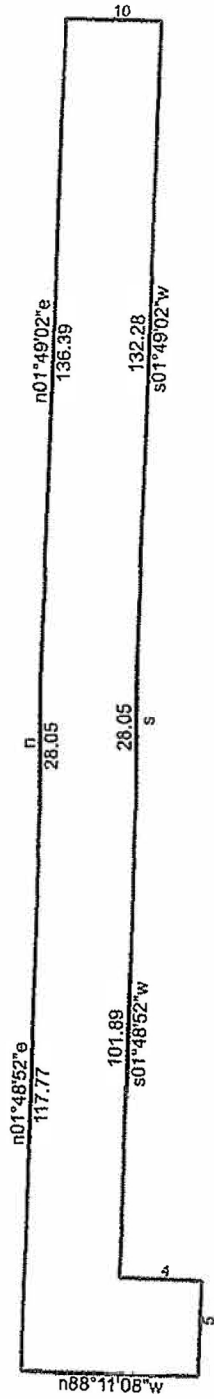
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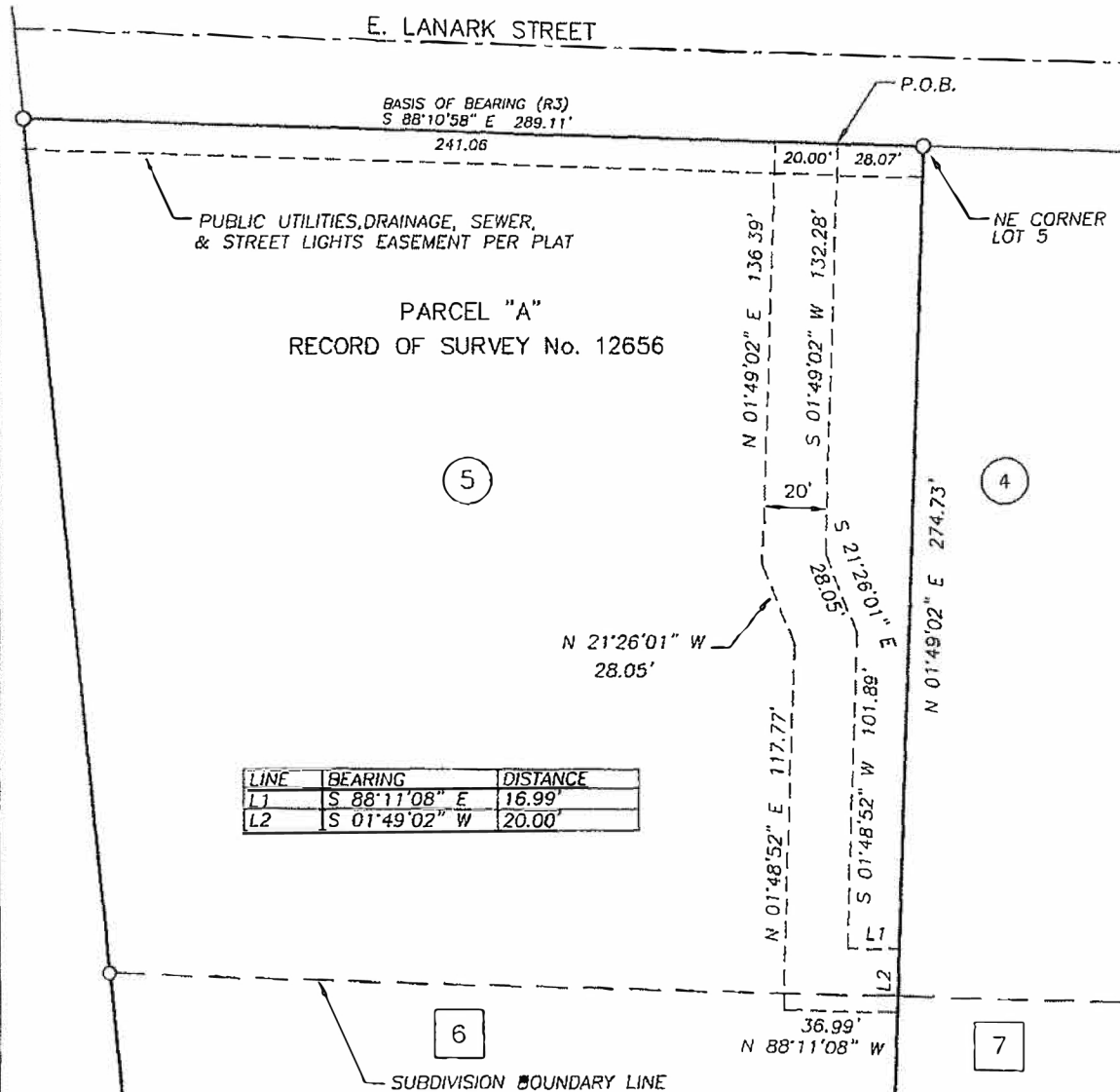
Scale: 1 inch= 40 feet

File:

EXHIBIT B

WATER LINE AND ACCESS EASEMENT

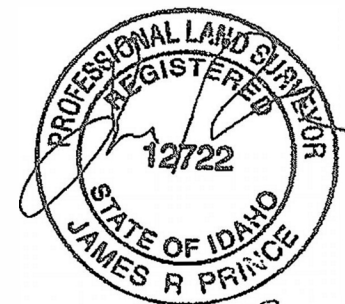
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SCALE: 1"=60'
8 1/2 X 11 SHEET ONLY

LEGEND

- — — — — CENTER LINE
- PARCEL PROPERTY LINE
- - - - - EASEMENT LINE
- FOUND 1/2" IRON PIN
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3-22-2022

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