

Project Name or Subdivision Name:

Jump Creek Subdivision No 7

Water Main Easement Number: 1

Identify this Easement by sequential number if the project contains more than one easement of this type. See instructions/checklist for additional information.

For Internal Use Only ESMT-2025-0145

Record Number: _____

WATER MAIN EASEMENT

THIS Easement Agreement made this 12th day of November 2025 between
Open Door Rentals 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

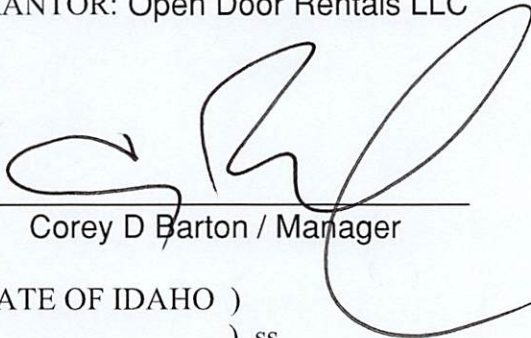
public street, then, to such extent, such right-of-way and easement hereby granted which lies within such boundary thereof or which is a part thereof, shall cease and become null and void and of no further effect and shall be completely relinquished.

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: Open Door Rentals LLC



Corey D Barton / Manager

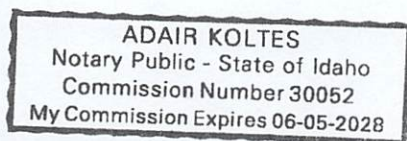
STATE OF IDAHO)

) ss

County of Ada)

This record was acknowledged before me on 10-27-25 (date) by Corey D Barton (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 Open Door Rentals, LLC (name of entity on behalf of whom record was executed), in the following representative capacity: Manager (type of authority such as officer or trustee)

Notary Stamp Below


Notary Signature
My Commission Expires: 6-05-2028

GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor 11-12-2025

Attest by Chris Johnson, City Clerk 11-12-2025

STATE OF IDAHO,)

: ss.

County of Ada)

This record was acknowledged before me on 11-12-2025 (date) by Robert E. Simison and Chris Johnson on behalf of the City of Meridian, in their capacities as Mayor and City Clerk, respectively.

Notary Stamp Below

Notary Signature 3-28-2028
My Commission Expires: _____

Exhibit A
City of Meridian Sewer and Water Easement
Jump Creek Subdivision No. 7
October 22, 2025

A portion of Lot 11, Block 1, Jump Creek Subdivision No. 7 as filed in Book 129 of Plats at Pages 21187 through 21190, records of Ada County, Idaho, located in the Southeast 1/4 of the Southeast 1/4 of Section 28, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho more particularly described as follows:

Commencing at the Section corner common to Sections 27, 28, 33 and 34, T.4N., R.1W., B.M., from which the East 1/16 corner common to said Sections 28 and 33, bears North 89°16'45" West, 1317.68 feet; thence on the south boundary line of said Section 28, North 89°16'45" West, 323.61 feet; thence leaving said south boundary line, North 00°43'15" East, 49.00 feet to the Southwest corner of said Jump Creek Subdivision No. 7; thence on the west boundary line of said Jump Creek Subdivision No. 7, the following two (2) courses and distance: North 00°43'15" East, 102.35 feet; North 00°33'57" East, 29.65 feet to the southerly sanitary sewer and water main easement line recorded as Instrument No. 2024-025822, records of Ada County, Idaho; thence on said southerly easement line the following two (2) courses and distances: South 89°16'45" East, 46.82 feet; North 85°12'43" East, 20.33 feet to the **POINT OF BEGINNING**;

thence continuing on said southerly easement line the following two courses and distances:

North 85°12'43" East, 5.24 feet;

South 03°19'50" East, 39.17 feet;

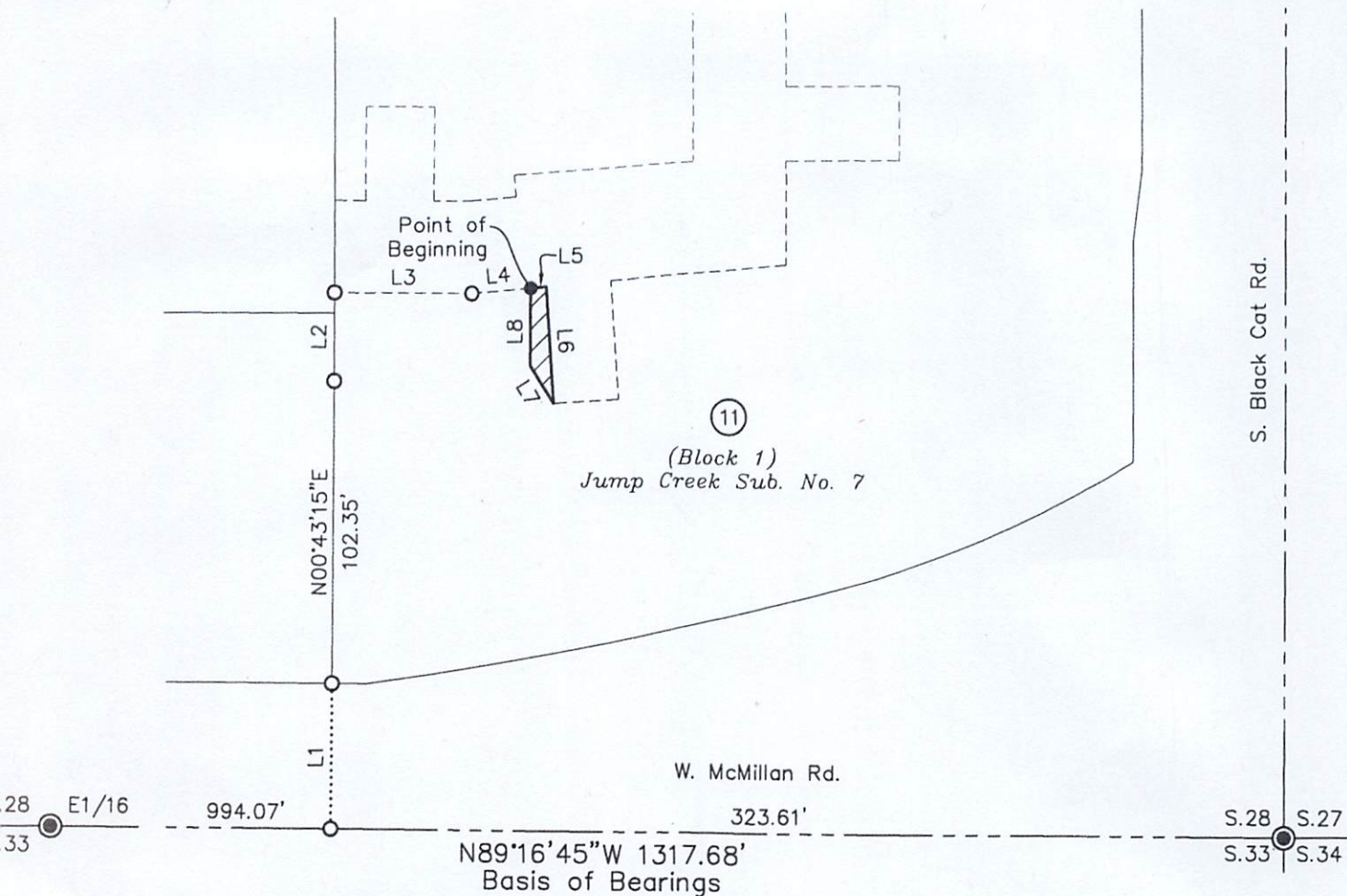
thence leaving said southerly easement line, North 31°36'53" West, 14.93 feet;

thence North 00°43'15" East, 25.95 feet to the **POINT OF BEGINNING**.

Containing 206 square feet, more or less.

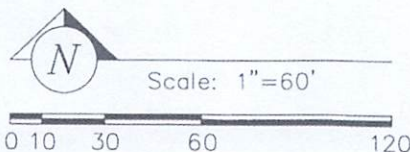
End of Description.





Line Table

Line	Bearing	Length
L1	N00°43'15"E	49.00'
L2	N00°33'57"E	29.65'
L3	S89°16'45"E	46.82'
L4	N85°12'43"E	20.33'
L5	N85°12'43"E	5.24'
L6	S03°19'50"E	39.17'
L7	N31°36'53"W	14.93'
L8	N00°43'15"E	25.95'



Jump Creek Sub No 7 20-484\dwg\COM Addl Utility Ex.dwg 10/23/2025 5:26:41 PM

	IDAHO SURVEY GROUP, LLC	9955 W. EMERALD ST BOISE, IDAHO 83704 (208) 846-8570	Exhibit B	Job No. 20-484
			City of Meridian Sewer and Water Easement	Sheet No.
			Jump Creek Subdivision No. 7	1 of 1
			A portion of Lot 11, Block 1, Jump Creek Subdivision No. 7 located in the SE1/4 of the SE1/4 of Section 28, T.4N., R.1W., B.M., City of Meridian, Ada County, Idaho.	Dwg. Date 10/23/2025