

Project Name or Subdivision Name:

KEEP WEST

Water Main Easement Number: _____

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
Record Number: ESMT-2026-0075

WATER MAIN EASEMENT

THIS Easement Agreement made this 21st day of April 2026 between
DAWSON RANCH 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.

Notary Stamp Below

Notary Signature

My Commission Expires: _____



DAVID EVANS
AND ASSOCIATES INC.

March 9, 2026
5124 KEEP WEST SUBDIVISION

EXHIBIT A

PARCEL A
WATERLINE EASEMENT

The following describes an twenty-foot-wide Waterline Easement ten feet each side of centerline, located in a portion of the W 1/2 NE 1/4 of Section 5, Township 2 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at the NE corner of said NE 1/4, (Section corner common to Sections 4 and 5 of Township 2 North, Range 1 East, and Sections 32 and 33 of Township 3 North, Range 1 East), said corner bears S.89°56'45" E., a distance of 2659.14 feet from the NW corner of said NE 1/4, (North 1/4 corner);

Thence along the Northern boundary of said NE1/4, N. 89°56'45" W., a distance of 1903.82 feet;

Thence, leaving said Northern boundary of said NE1/4, S. 01°00'10" W., a distance of 44.61 feet to the **POINT OF BEGINNING**;

Thence, S 89°56'44" E, a distance of 100.06 feet;

Thence, S 00°03'16" W, a distance of 183.18 feet to a non-tangent curve to the left;

Thence, along said curve to the left with a radius of 59.00 feet and a central angle of 25°30'08" an arc length of 26.26 feet with a chord bearing of N 50°06'46" W, and a chord distance of 26.04 feet;

Thence, N 00°03'16" E, a distance of 146.50 feet;

Thence, N 89°56'44" W, a distance of 80.39 feet;

Thence, N 01°00'10" E, a distance of 20.00 feet to the **POINT OF BEGINNING**.

This parcel contains 5,076 square feet or 0.12 acres, more or less.



WATERLINE EASEMENT EXHIBIT B

LOCATED IN THE W1/2 NE1/4 OF SECTION 5,
T. 2 N., R. 1 E., B.M., CITY OF MERIDIAN, ADA COUNTY, IDAHO

E. LAKE HAZEL ROAD (PUBLIC)

BASIS OF BEARINGS

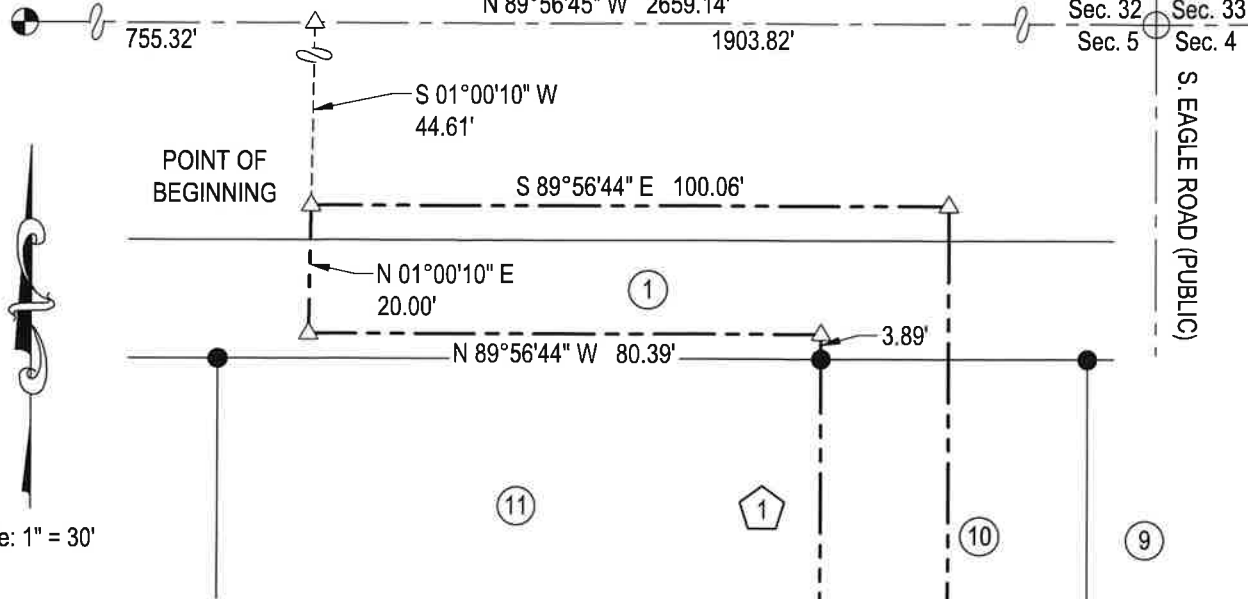
N 89°56'45" W 2659.14'

N1/4 Cor. Sec. 5

Sec. 32
Sec. 5

Sec. 33
Sec. 4

S. EAGLE ROAD (PUBLIC)



CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	59.00'	025°30'08"	26.26'	N 50°06'46" W	26.04'

LEGEND



Calculated point



Found brass cap monument



Found aluminum cap monument



Set 1/2 inch dia. x 24 inch iron pin
w/ plastic cap "PLS 7732"



Block number



Lot number



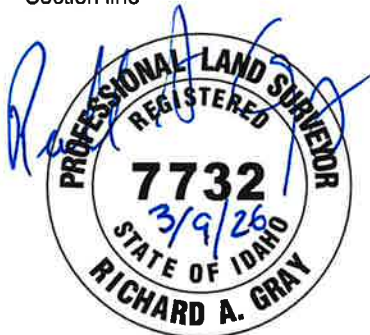
Easement boundary line



Property line



Section line



COMPASS LAND SURVEYING, PLLC

623 11th Avenue South

Office: (208) 442-0115

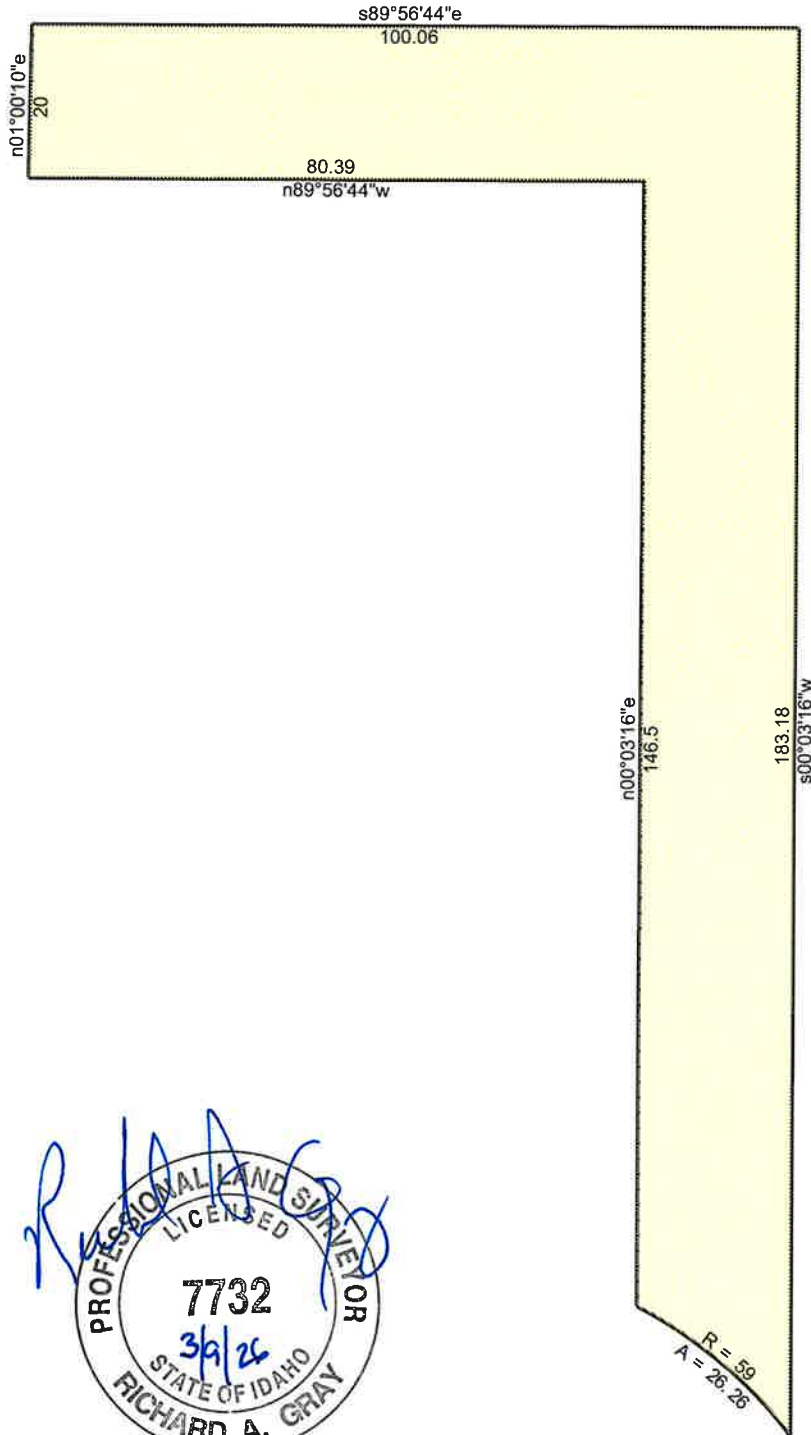
Nampa, ID 83651

Fax: (208) 327-2106

Sheet 1 of 2

JN 5124

File: 5124 KEEP WEST WATERLINE EASEMENTS No 3.dwg



5124-KEEP WEST_WATERLINE EASEMENT

3/9/2026

Scale: 1 inch= 25 feet

File: 5124 - Watre Line Easement.ndp

Tract 1: 0.1165 Acres (5076 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/569781), Perimeter=556 ft.

01 s89.5644e 100.06

02 s00.0316w 183.18

03 Lt, r=59.00, delta=025.3008, arc=26.26, chord=n50.0646w 26.04

04 n00.0316e 146.5

05 n89.5644w 80.39

06 n01.0010e 20