

Project Name or Subdivision Name:

Core & Main

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-2026-0077

### **WATER MAIN EASEMENT**

THIS Easement Agreement made this 21<sup>st</sup> day of April 2026 between  
Core & Main LP ("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: \_\_\_\_\_



**Exhibit "A"**  
**City of Meridian Water Line Easement**  
**Description**  
**For**  
**299 South Black Cat Road**

The following Describes a Parcel of Land for the Purpose of a Water Line Easement being a Portion of County Tax Parcel Number S1216110054 Lying in a Portion of the Northeast 1/4 of the Northeast 1/4 of Section 16, Township 3 North., Range.1 West., B.M., City of Meridian, Ada County, Idaho, and more Particularly Described as follows:

**COMMENCING** at the Southeast Corner of the Northeast 1/4 of the Northeast 1/4 ( North 1/16<sup>th</sup> Corner) of Section 16, Township 3 North., Range.1 West., B.M., From which, the Northeast Corner of said Section 16 bears, North 00°43'00" East, 1328.62 feet; Thence along the Easterly Boundary Line of the Northeast 1/4 of the Northeast 1/4 of said Section 16, North 00°43'00" East, 404.05 feet; Thence leaving said Easterly Boundary Line, South 89°16'54" West, 50.01 feet to the Westerly Right of Way Line of South Black Cat Road; Thence leaving said Westerly Right of Way Line, North 89°17'00" West, 20.69 feet to the **POINT OF BEGINNING**:

Thence, South 00°36'35" West, 46.71 feet;  
Thence, North 89°23'42" West, 86.49 feet;  
Thence, North 00°36'35" East, 20.00 feet;  
Thence, South 89°23'42" East, 61.49 feet;  
Thence, North 00°36'35" East, 26.76 feet;  
Thence, South 89°17'00" East, 25.00 feet to the **POINT OF BEGINNING**:

**The above Described Parcel of Land Contains 0.05 acres (2,398 Sq. Ft.), more or less.**





Scale: 1"=30'

0 15 30 60

### Legend



Found Aluminum Cap



Found Brass Cap



Calculated Point



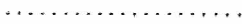
Property Boundary Line



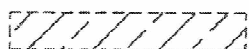
Section Line



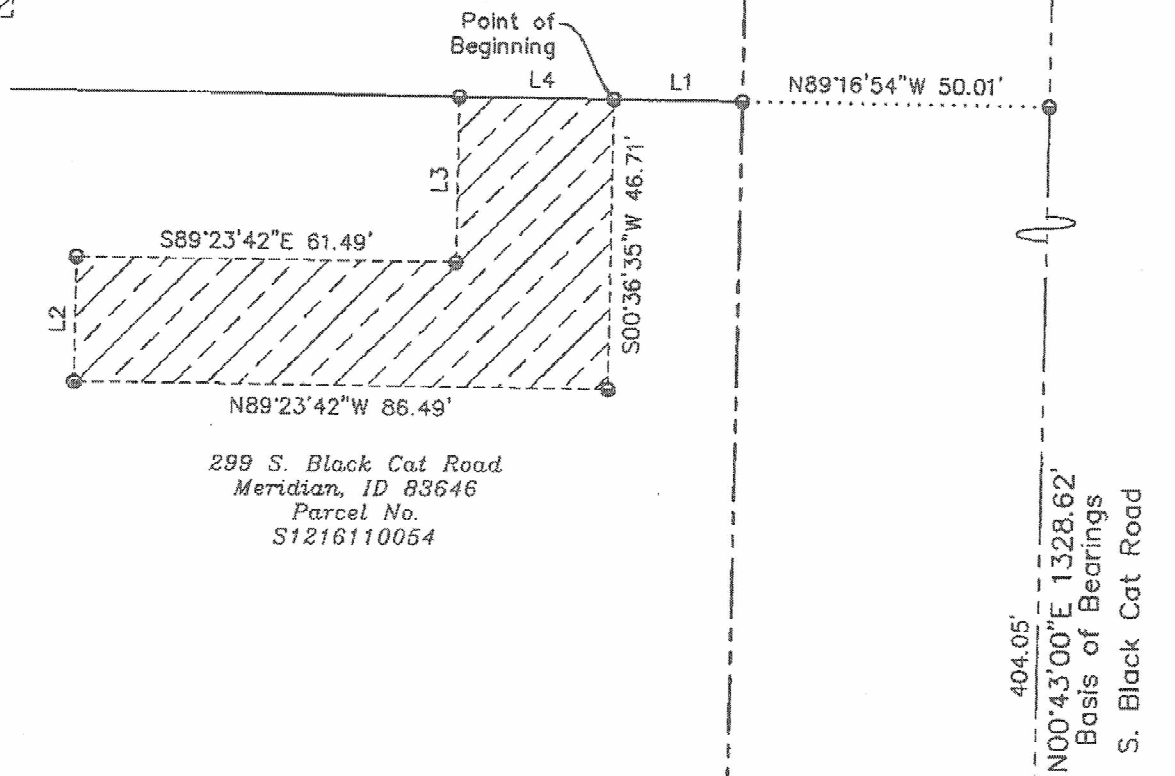
Right-of-Way Line



Tie Line



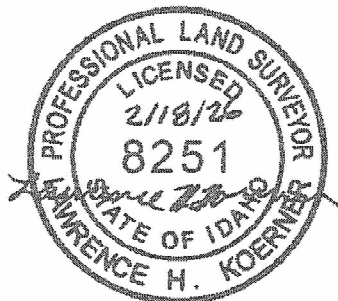
City of Meridian Water Easement



299 S. Black Cat Road  
Meridian, ID 83646  
Parcel No.  
S1216110054

Line Table

| Line | Bearing     | Length |
|------|-------------|--------|
| L1   | N89°17'00"W | 20.69' |
| L2   | N00°36'18"E | 20.00' |
| L3   | N00°36'35"E | 26.76' |
| L4   | S89°17'00"E | 25.00' |



N1/16th  
Corner  
S.16

"PLS  
7880"

P:\299 S. Black Cat Rd. 24-282\dwg\24\_282 Easements.dwg 4-18-24

IDAHO  
SURVEY  
GROUP, LLC

9955 W. EMERALD ST.  
BOISE, IDAHO 83704  
(208) 846-8570

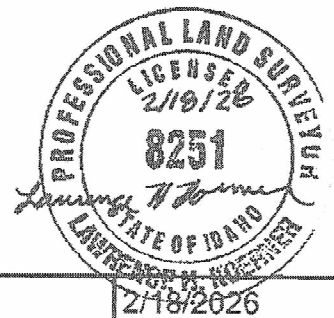
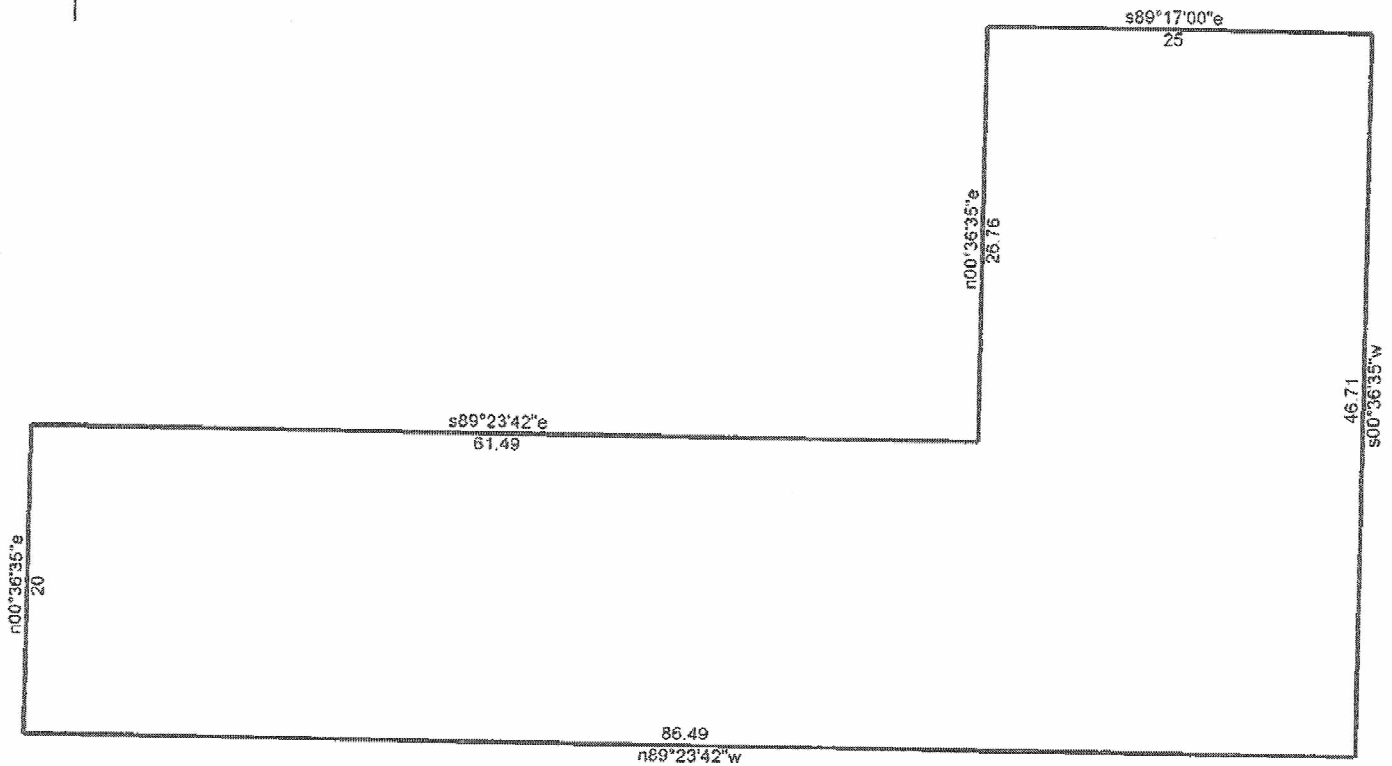
Exhibit "B"  
City of Meridian Water Easement  
For 299 S. Black Cat Road

Located in the NE1/4 of the NE1/4 of Section 16,  
T.3N., R.1W., B.M., City of Meridian, Ada County, Idaho.

Job No.  
24-282-01

Sheet No.  
1

Dwg. Date  
2/17/2026



## City of Meridian Water Line Easement

Scale: 1 inch= 12 feet

File:

Tract 1: 0.0551 Acres (2398 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/208491), Perimeter=266 ft.

- 01 s00.3635w 46.71
- 02 n89.2342w 86.49
- 03 n00.3635e 20
- 04 s89.2342e 61.49
- 05 n00.3635e 26.76
- 06 s89.1700e 25