

Project Name or Subdivision Name:

Meridian Commerce Park Offsite Water Extension

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

Record Number: ESMT-2025-0161

### **WATER MAIN EASEMENT**

THIS Easement Agreement made this \_\_\_\_ day of \_\_\_\_\_ 20\_\_ between  
Shoemaker 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, 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. However, Grantee may construct a fence that encroaches up to one foot into the easement on the western easement boundary. Driveways, parking, and asphalt/concrete surfaces, including curbs and similar improvements, are also allowed in the easement.



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:\_\_\_\_\_



October 14, 2025  
Project No. 123093

**EXHIBIT A**

SHOEMAKER PROPERTIES, LLC  
WATER EASEMENT DESCRIPTION

An easement located in the Southeast Quarter of the Northeast Quarter of Section 16, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Northeast Corner of Section 16 of said Township 3 North, Range 1 West, (from which point the East One Quarter Corner of said Section 16 bears South 00° 43' 09" West, 2657.26 feet distant); Thence from said Section Corner, South 00° 43' 09" West, a distance of 1328.57 feet on the East line of said Section 16 to the North 1/16th Corner common to Sections 15 and 16 of said Township 3 North, Range 1 West;  
Thence North 89°23'16" West, a distance of 1956.18 feet on the east-west 1/16th Section line of the Northeast Quarter of said Section 16 to the POINT OF BEGINNING;

Thence continuing, North 89° 23' 16" West, a distance of 21.00 feet on said east-west 1/16th Section line;

Thence North 00° 32' 57" East, a distance of 1297.93 feet to a point on the south right of way line of West Franklin Road;

Thence South 89° 24' 22" East, a distance of 21.00 feet on said south right of way line;

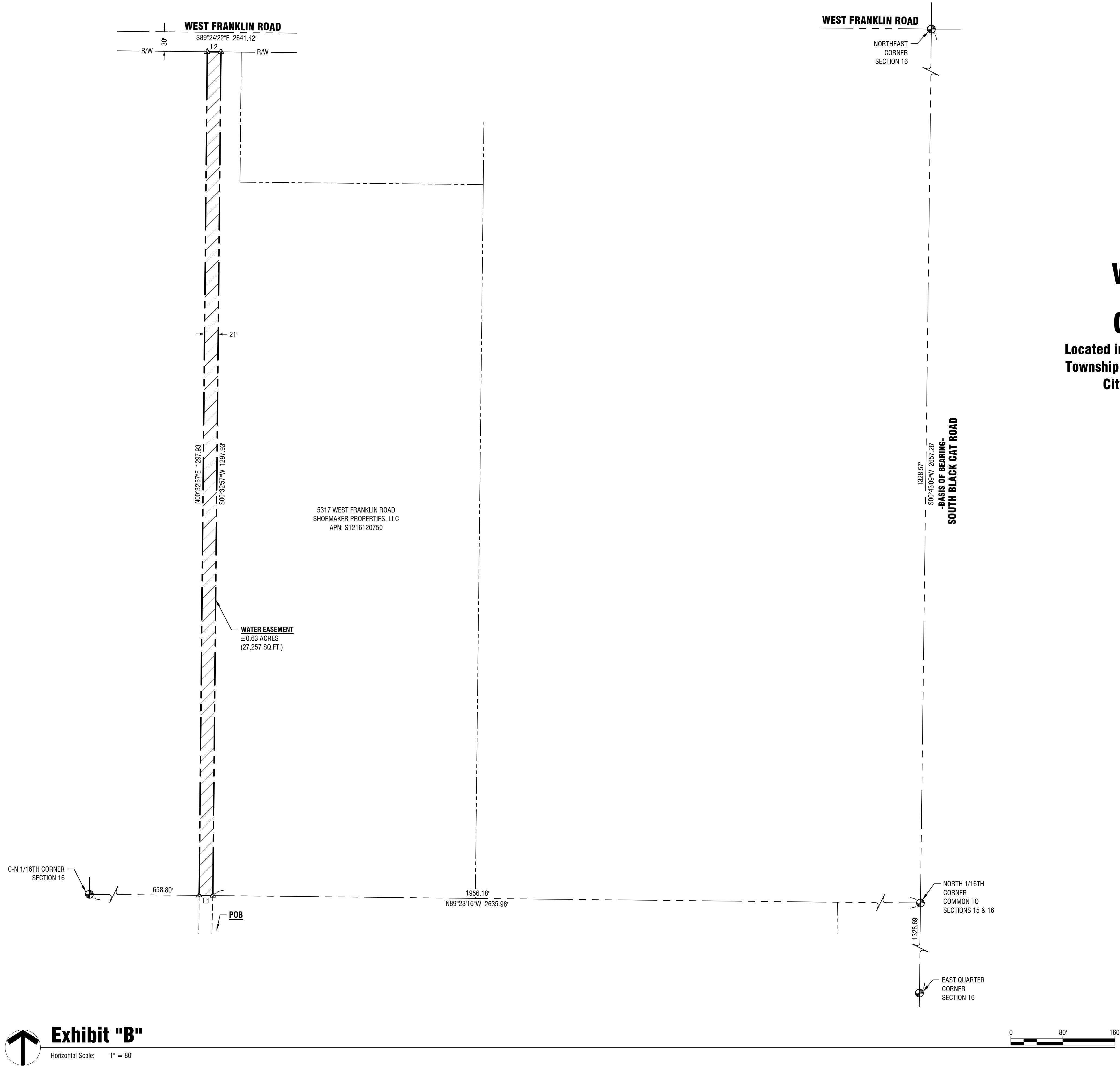
Thence South 00° 32' 57" West, a distance of 1297.93 feet to the POINT OF BEGINNING.

The above described parcel contains 0.63 acres (27,257 square feet) more or less.

PREPARED BY:  
THE LAND GROUP, INC.

James R. Washburn





**Water Easement**  
for  
**City of Meridian**  
Located in the SE 1/4 of the NE 1/4 of Section 16  
Township 3 North, Range 1 West, Boise Meridian  
City of Meridian, Ada County, Idaho  
2025

Line Table		
LINE	BEARING	LENGTH
L1	N89°23'16"W	21.00'
L2	S89°24'22"E	21.00'



**Water Easement**  
**City of Meridian**

5317 W. Franklin Road  
Meridian, Idaho 83642

Revisions
1.

Project No.: 123093  
Date of Issuance: October 14, 2025  
Project Milestone: