

Project Name or Subdivision Name:

Keziah Subdivision

Water Main Easement Number: 2

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: H-2026-0028

WATER MAIN EASEMENT

THIS Easement Agreement made this ____ day of _____, 2026, between L.C. Development, Inc., an Idaho corporation ("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

Exhibit A

Legal Description City of Meridian Water Easement Keziah Subdivision, Lots 59 and 60, Block 1

An easement being over a portion of Lots 59 and 60 of Block 1 of Keziah Subdivision, as shown in Book 88 of Plats on Pages 10049 and 10050, records of Ada County, Idaho; being located in the NE ¼ of the NE ¼ of Section 7, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at a brass cap monument marking the northeast corner of said Section 7, from which a brass cap monument marking the southeast corner of the NE ¼ of said Section 7 bears S 0°26'24" W a distance of 2649.63 feet;

Thence along the easterly boundary of said NE ¼ S 0°26'24" W a distance of 987.76 feet to a point;

Thence leaving said easterly boundary N 89°33'36" W a distance of 111.90 feet to a the **POINT OF BEGINNING**;

Thence N 89°33'12" W a distance of 27.00 feet to a point;

Thence N 0°22'43" E a distance of 5.00 feet to a point;

Thence N 89°33'12" W a distance of 9.48 feet to a point;

Thence N 0°26'48" E a distance of 11.28 feet to a point;

Thence S 89°33'12" E a distance of 9.69 feet to a point;

Thence N 0°26'48" E a distance of 3.72 feet to a point;

Thence S 89°33'12" E a distance of 26.79 feet to a point;

Thence S 0°26'48" W a distance of 20.00 feet to the **POINT OF BEGINNING**.

Said easement contains 646 square feet and is subject to any easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
February 3, 2026

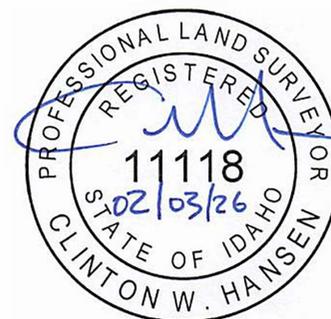
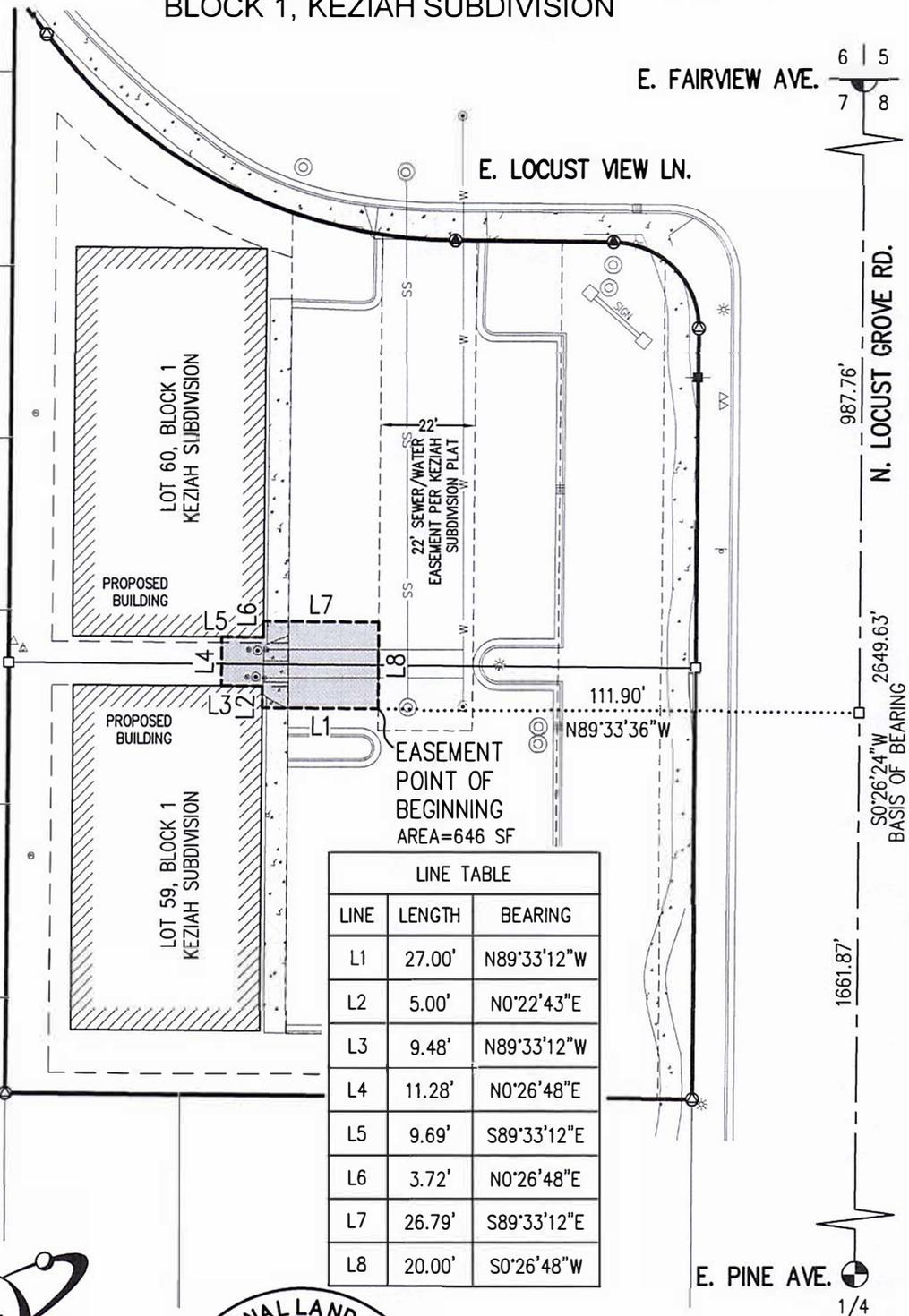


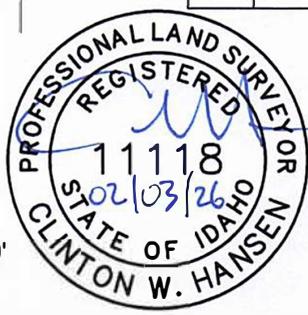
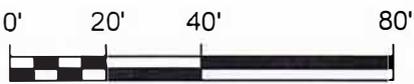
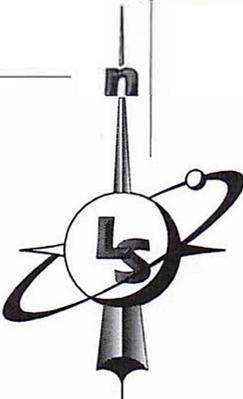
Exhibit B

CITY OF MERIDIAN - WATER EASEMENT - EXHIBIT

AN EASEMENT OVER A PORTION OF LOTS 59 AND 60,
BLOCK 1, KEZIAH SUBDIVISION



LINE TABLE		
LINE	LENGTH	BEARING
L1	27.00'	N89°33'12"W
L2	5.00'	N0°22'43"E
L3	9.48'	N89°33'12"W
L4	11.28'	N0°26'48"E
L5	9.69'	S89°33'12"E
L6	3.72'	N0°26'48"E
L7	26.79'	S89°33'12"E
L8	20.00'	S0°26'48"W



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