

Project Name or Subdivision Name:

Fairly Reliable Bobs

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-2026-0172

WATER MAIN EASEMENT

THIS Easement Agreement made this ____ day of _____ 20__ between
Fairly Reliable Bob's Inc. _____ ("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.

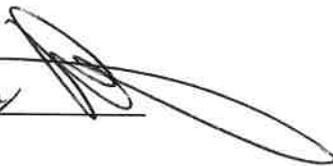
THE GRANTOR does hereby covenant with the Grantee that Grantor is lawfully seized and possessed of the aforementioned and described tract of land, and that Grantor has a good and lawful right to convey said easement, and that Grantor will warrant and forever defend the title and quiet possession thereof 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:

Fairly Reliable Bob's Inc. - Randall Petersen, President

Fairly Reliable Bob's by 

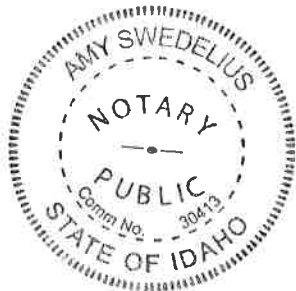
STATE OF IDAHO)

) ss

County of Ada)

This record was acknowledged before me on July 21, 2026 (date) by Randall Petersen (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 Fairly Reliable Bob's Inc (name of entity on behalf of whom record was executed), in the following representative capacity: President (type of authority such as officer or trustee)

Notary Stamp Below



Amy Sweelius
Notary Signature
My Commission Expires: 5.25.30

June 19, 2026
Project No. 26-025
City of Meridian Water Easement

Exhibit A

A parcel of land for a City of Meridian Water Easement being a portion of Lot 7, Block 1, of Treasure Valley Business Center – Phase I (Book 53 of Plats, Pages 4790-4792) situated in the Noth 1/2 of the Northeast 1/4 of Section 8, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at a found 5/8-inch rebar marking the Southeast corner of said Lot 7, which bears S00°24'05"W a distance of 285.00 feet from a found 1/2-inch rebar marking the Northeast corner of said Lot 7, thence following the southerly boundary of said Lot 7, N89°35'55"W a distance of 268.81 feet to the **POINT OF BEGINNING**.

Thence following said southerly boundary, N89°35'55"W a distance of 20.00 feet;
Thence leaving said southerly boundary, N00°24'05"E a distance of 14.03 feet;
Thence S89°35'55"E a distance of 20.00 feet;
Thence S00°24'05"W a distance of 14.03 feet to the **POINT OF BEGINNING**.

Said parcel contains 281 square feet, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

All subdivisions, deeds, records of surveys, and other instruments of record referenced herein are recorded documents of the county in which these described lands are situated.

Attached hereto is **Exhibit B** and by this reference is made a part hereof.

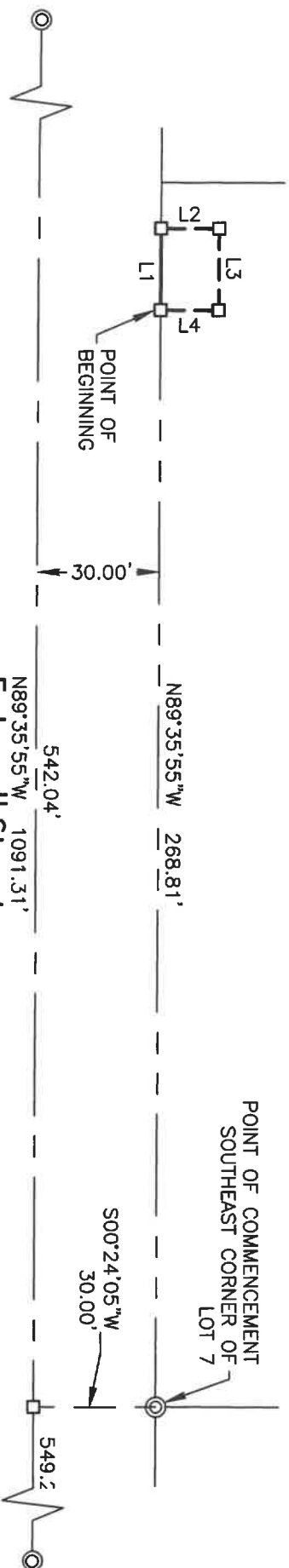


LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°35'55"W	20.00'
L2	N00°24'05"E	14.03'
L3	S89°35'55"E	20.00'
L4	S00°24'05"W	14.03'

NORTHEAST CORNER
OF LOT 7

Lot 7, Block 1
Treasure Valley Business Center - Phase I

S00°24'05"W 285.00'
BASIS OF BEARINGS



LEGEND

- FOUND 5/8-INCH REBAR
 ○ FOUND 1/2-INCH REBAR
 □ CALCULATED POINT
 --- EASEMENT LINE
 --- LOT BOUNDARY LINE
 --- ROAD CENTERLINE



0 40 80 120
Plan Scale: 1"=40'

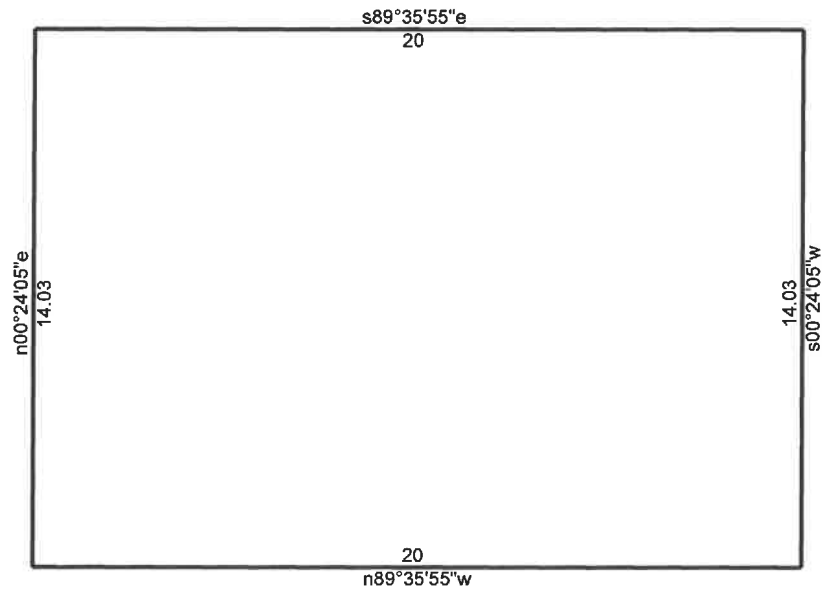
DATE: JUNE 2026
PROJECT: 25-0239
SHEET: 1 OF 1

Exhibit B

City of Meridian Water Easement

A Portion of Lot 7, Block 1, Treasure Valley Business Center-Phase I, N1/2 of the NE 1/4 of Section 8, T.3N., R.1E., Boise Meridian, City of Meridian, Ada County, Idaho

km
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmen@ip.com



6/12/2026

Scale: 1 inch= 5 feet

File:

Tract 1: 0.0064 Acres (281 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=68 ft.

01 n89.3555w 20
02 n00.2405e 14.03
03 s89.3555e 20
04 s00.2405w 14.03