

Project Name or Subdivision Name:

WAFED CLIFF CREEK

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-2026-0150

### **WATER MAIN EASEMENT**

THIS Easement Agreement made this \_\_\_\_ day of \_\_\_\_\_ 2026 between  
Washington Federal Bank, a Washington State Chartered Commercial Bank ("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: \_\_\_\_\_

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**Exhibit "A"**  
**Legal Description**  
**Water Line Easement**

*A parcel of land situate in the Northeast Quarter of the Southeast Quarter of Section 10, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, being a portion of Lot 4, Block 1 of Mile High Pines Subdivision according to the official plat thereof, recorded in Book 123 of Plats at Pages 19602 thru 19606, records of Ada County, Idaho, and more particularly described as follows:*

**COMMENCING** at the southeast corner of Lot 1, Block 4 of said Subdivision, from which the southwest corner of said lot bears, North 88°27'24" West, 91.45 feet; thence along the southerly boundary of said Lot, North 88°27'24" West, 58.14 feet to the westerly line of an existing sanitary sewer and water easement Instrument No. 2021-119154, the **POINT OF BEGINNING**;

Thence continuing, North 88°27'24" West, 12.00 feet;

Thence North 01°30'21" East, 14.58 feet along a line parallel with and 12-feet westerly of an existing sanitary sewer and water easement Instrument No. 2021-119154;

Thence South 88°27'24" East, 12.00 feet to a westerly line of said easement;

Thence along said westerly line, South 01°30'21" West, 14.58 feet to the **POINT OF BEGINNING**.

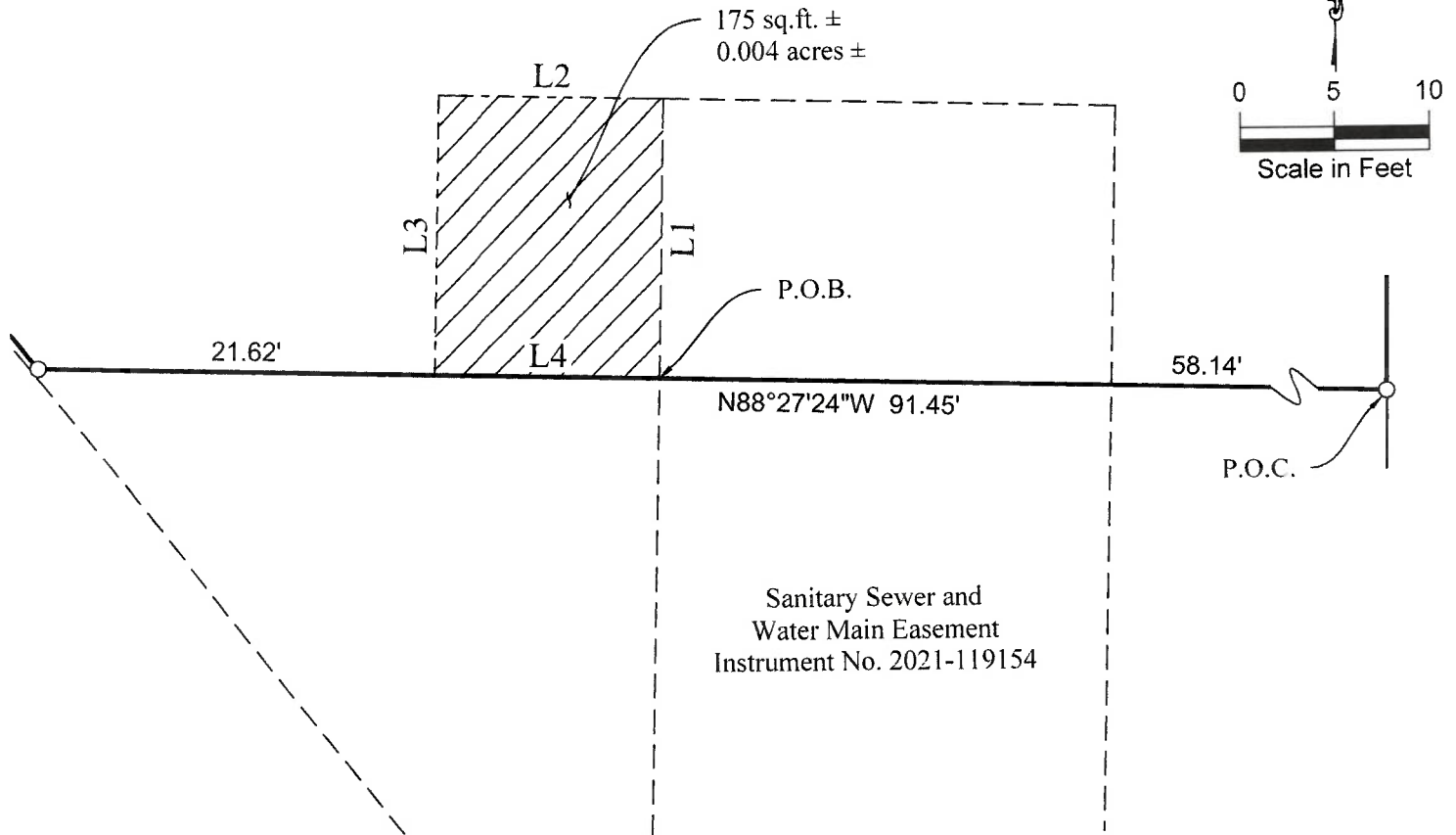
Containing 175 square feet, or 0.004 acres more or less  
Refer to the attached "Exhibit B" Site Map.

Prepared by:  
Travis L. Krupp, PLS  
Regional Survey Manager



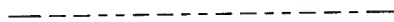
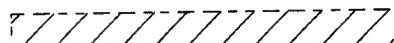
TLK:jp

Lot 4, Block 1  
Mile High Pines Subdivision



| Line Table |             |        |
|------------|-------------|--------|
| Line #     | Direction   | Length |
| L1         | S01°30'21"W | 14.58' |
| L2         | S88°27'24"E | 12.00' |
| L3         | N01°30'21"E | 14.58' |
| L4         | N88°27'24"W | 12.00' |

## Legend

-  - Boundary Line
-  - Existing Sewer & Water Easement
-  - Water Easement
-  - Found 1/2" Rebar Marked "PLS 8251"
-  - Water Easement Area



## EXHIBIT "B" Water Easement

Lot 4, Block 1 of Mile High Pines Subdivision  
Situate in the NE 1/4 of the SE 1/4, Section 10,  
Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho



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