

Project Name or Subdivision Name:

Horse Meadows Subdivision

Water Main Easement Number: 01

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: _____

WATER MAIN EASEMENT

THIS Easement Agreement made this ____ day of _____ 20__ between
KB Home Idaho 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.

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
Water Easement
Horse Meadows Subdivision
February 28, 2025

A portion of Lot 1, Block 2, Horse Meadows Subdivision as filed in Book 129 of Plats at Pages 21213 through 21216, records of Ada County, Idaho located in the Northwest 1/4 of the Southwest 1/4, of Section 10, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the 1/4 corner common to Sections 9 and 10, T.3N., R.1W., B.M., from which the Section corner common to Sections 9 and 10, 15, and 16, T.3N., R.1W., B.M., bears South 0°38'55" West, 2653.02 feet; thence South 00°38'55" West 387.02 feet; thence South 89°21'54" East, 48.00 feet to the **POINT OF BEGINNING**;

thence continuing South 89°21'54" East, 119.59 feet to the west right-of-way line of N. Traquair Place;

thence on said west right-of-way line, South 00°38'05" West, 5.00 feet to the north line of an easement recorded as Instrument No.'s 2022-065022 and 2022-065023, records of Ada County, Idaho;

thence on said north easement line, North 89°21'54" West, 119.59 feet to the east right-of-way of N. Black Cat Road;

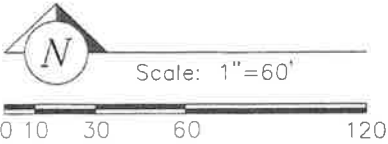
thence on said east right-of-way line, North 00°38'55" East, 5.00 feet to the **POINT OF BEGINNING**.

Containing 598 square feet, more or less.

End of Description.

Exhibit B

Line Table		
Line	Bearing	Length
L1	S89°21'54"E	48.00'
L2	S00°38'05"W	5.00'
L3	N00°38'55"E	5.00'



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IDAHO
SURVEY
GROUP, LLC

9939 W EMERALD ST
BOISE, IDAHO 83704
(208) 846-8570

Exhibit B
Water Easement
Horse Meadows Subdivision

A portion of Lot 1, Block 2, Horse Meadows Subdivision located in the NW1/4 of the SW1/4 of Section 10, T.3N., R.1W., B.M., City of Meridian, Ada County, Idaho.

Job No.
23-335

Sheet No.
1

Dwg. Date
2/28/2025