

Project Name or Subdivision Name:
Calvary Chapel Treasure Valley, Inc
Water Easement

Water Main Easement Number: A & B
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 ESMT-2026-0009
Record Number: _____

WATER MAIN EASEMENT

THIS Easement Agreement made this _____ day of _____ 20____ between
Calvary Chapel Treasure Valley, 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.

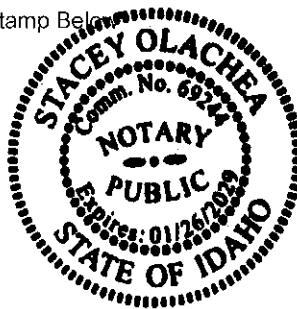
GRANTOR: Calvary Chapel Treasure Valley, Inc

 President

STATE OF IDAHO)
) ss
County of Ada)

This record was acknowledged before me on 1/13/26 (date) by Daryl Zachman
(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 Calvary Chapel Treasure Valley, 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



Stacey Olachea
Notary Signature
My Commission Expires: 1/26/29

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

Legal Description City of Meridian Water Easements Calvary Chapel Treasure Valley

Easements being located in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 4, Township 2 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, and more particularly described as follows:

Easement A

Commencing at an Aluminum Cap monument marking the northeast corner of said NW $\frac{1}{4}$, from which an Aluminum Cap monument marking the northwest corner of said NW $\frac{1}{4}$ bears S 89°56'26" W a distance of 2651.70 feet;

Thence along the easterly boundary of said NW $\frac{1}{4}$ S 0°37'05" W a distance of 236.95 feet to a point;

Thence leaving said boundary N 89°22'55" W a distance of 161.91 feet to the **POINT OF BEGINNING**;

Thence a distance of 3.57 feet along the arc of a 323.50 foot radius non-tangent curve left, said curve having a central angle of 0°37'59" and a long chord bearing S 9°10'53" E a distance of 3.57 feet to a point of reverse curvature;

Thence a distance of 16.46 feet along the arc of a 276.50 foot radius curve right, said curve having a central angle of 3°24'40" and a long chord bearing S 7°47'33" E a distance of 16.46 feet to a point;

Thence S 78°39'47" W a distance of 10.38 feet to a point;

Thence N 90°00'00" W a distance of 128.73 feet to a point;

Thence N 0°00'00" E a distance of 22.76 feet to a point;

Thence N 90°00'00" E a distance of 20.08 feet to a point;

Thence S 0°00'00" E a distance of 2.76 feet to a point;

Thence S 90°00'00" E a distance of 106.66 feet to a point;

Thence N 78°39'47" E a distance of 9.55 feet to the **POINT OF BEGINNING**.

This easement contains 2,811 square feet (0.065 acres) and is subject to any other easements existing or in use.

Easement B

Commencing at an Aluminum Cap monument marking the northeast corner of said NW $\frac{1}{4}$, from which an Aluminum Cap monument marking the northwest corner of said NW $\frac{1}{4}$ bears S 89°56'26" W a distance of 2651.70 feet;

Thence along the northerly boundary of said NW ¼ S 89°56'26" W a distance of 349.23 feet to a point;

Thence leaving said northerly boundary S 0°03'34" E a distance of 50.00 feet to the **POINT OF BEGINNING**;

Thence S 0°01'37" E a distance of 48.75 feet to a point;

Thence S 89°58'23" W a distance of 20.00 feet to a point;

Thence N 0°01'37" W a distance of 48.73 feet to a point;

Thence N 89°56'26" E a distance of 20.00 feet to the **POINT OF BEGINNING**.

This easement contains 975 square feet (0.022 acres) and is subject to any other easements existing or in use.

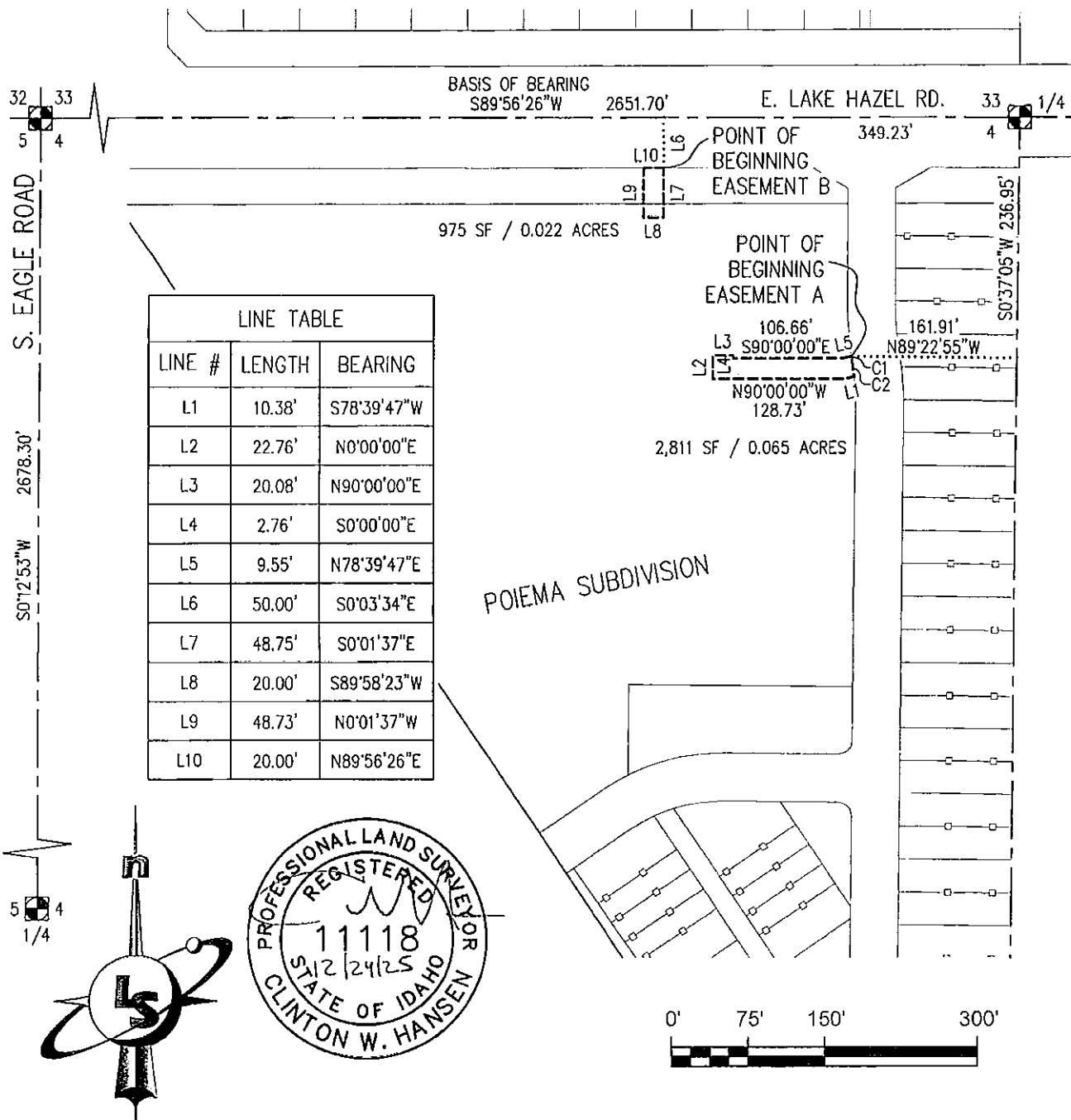
Clinton W. Hansen, PLS
Land Solutions, PC
December 24, 2025



EXHIBIT B

CITY OF MERIDIAN WATER EASEMENTS**CALVARY CHAPEL TREASURE VALLEY**

LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 4, T.2N., R.1E., B.M.
CITY OF MERIDIAN, ADA COUNTY, IDAHO



LandSolutions
Land Surveying and Consulting

231 E 5TH ST., STE A
MERIDIAN, ID 83642
(208) 288-2040 (208) 288-2557 fax
www.landsolutions.biz

JOB NO. 20-75