

Project Name or Subdivision Name:

Village at Meridian - Ph 2B

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: ESMT-2026-0059

WATER MAIN EASEMENT

THIS Easement Agreement made this 12th day of May 20²⁶ between Meridian CenterCal, 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

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of LOS ANGELES }

On MARCH 11, 2020 before me, KATHLEEN DONLON, NOTARY PUBLIC,
Date Here Insert Name and Title of the Officer

personally appeared JEAN PAUL WARDY
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature Kathleen Donlon
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor 5-12-2026

Attest by Chris Johnson, City Clerk 5-12-2026

STATE OF IDAHO,)
 : ss.
County of Ada)

This record was acknowledged before me on 5-12-2026 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: 3-28-2028



October 30, 2025
Project No.: 124038

Exhibit A

WATER EASEMENT
CENTERCAL EXPANSION SUBDIVISION
MERIDIAN CENTERCAL, LLC

EASEMENT-1

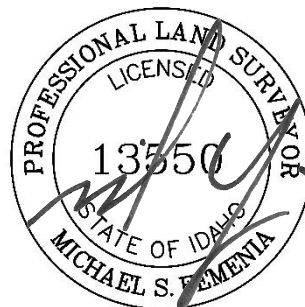
An easement located in Parcel "B" of Record of Survey No.13558, recorded under Instrument No.2022-068728, Ada County records, situate in the Southwest Quarter of Section 4, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

COMMENCING at the Southwest Corner of said Section 4, (from which point the West One Quarter Corner of said Section 4 bears North 00° 34' 03" East, 2618.49 feet distant); thence on the west line of said Section 4, North 00° 34' 03" East, 388.68 feet; thence leaving said west line, South 89° 25' 57" East, 159.87 feet, to the **POINT OF BEGINNING**:

Thence North 00° 23' 20" East, 40.88 feet;
Thence South 89° 36' 40" East, 9.00 feet;
Thence North 00° 23' 20" East, 28.71 feet;
Thence South 89° 36' 40" East, 20.00 feet;
Thence South 00° 23' 20" West, 28.71 feet;
Thence South 89° 36' 40" East, 69.26 feet;
Thence South 00° 23' 20" West, 20.00 feet;
Thence North 89° 36' 40" West, 78.26 feet;
Thence South 00° 23' 20" West, 20.88 feet;
Thence North 89° 36' 40" West, 20.00 feet to the **POINT OF BEGINNING**.

The above-described easement contains 2,957 Ft², more or less.

Prepared by:
The Land Group, Inc.
Michael S. Femenia, PLS



03/10/2026

Water Easement
for
City of Meridian
Situate in the SW 1/4 of Section 4,
Township 3 North, Range 1 East, Boise Meridian,
City of Meridian, Ada County, Idaho
2026



Line Table		
LINE	BEARING	LENGTH
L1	N00°23'20"E	40.88'
L2	S89°36'40"E	9.00'
L3	N00°23'20"E	28.71'
L4	S89°36'40"E	20.00'
L5	S00°23'20"W	28.71'
L6	S89°36'40"E	69.26'
L7	S00°23'20"W	20.00'
L8	N89°36'40"W	78.26'
L9	S00°23'20"W	20.88'
L10	N89°36'40"W	20.00'

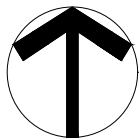
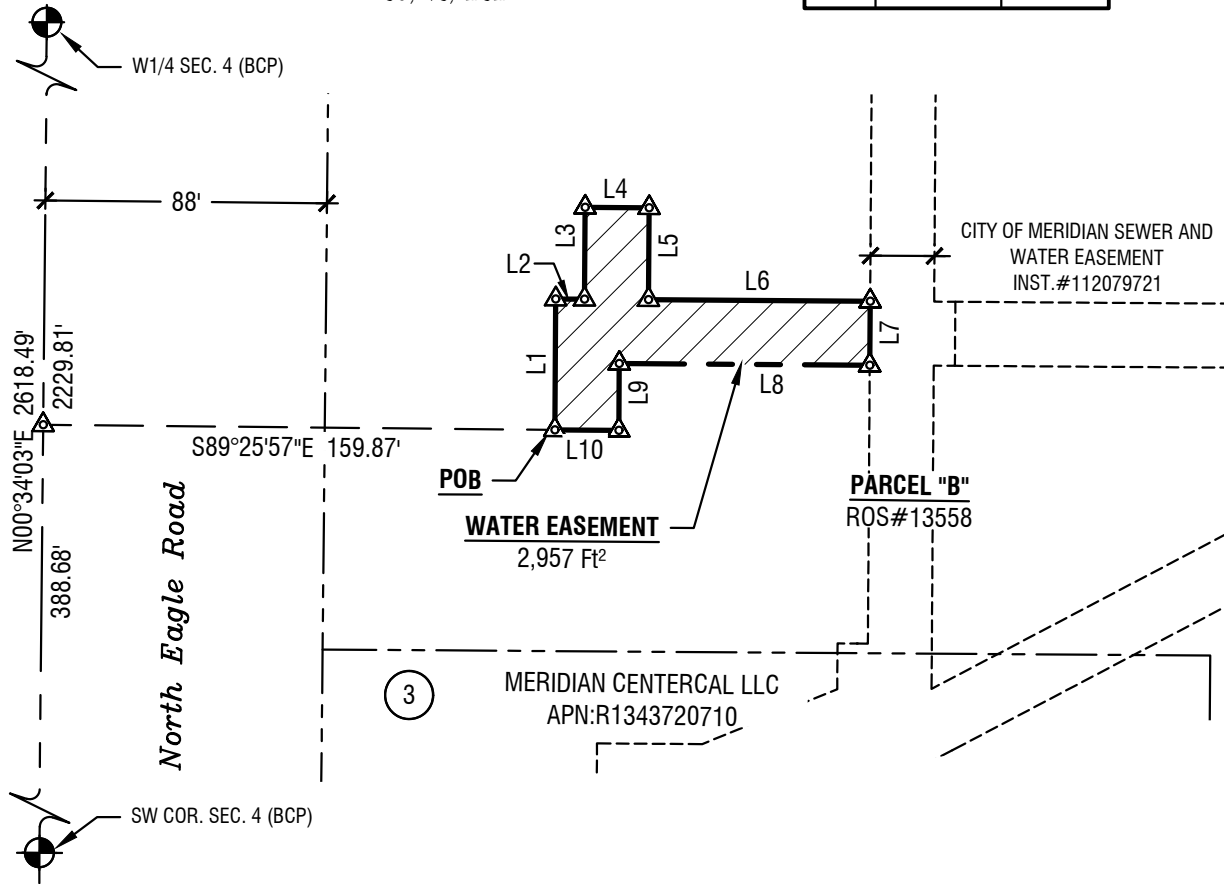
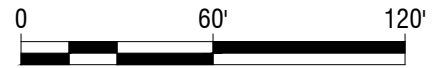


Exhibit "B"

Horizontal Scale: 1" = 60'



Project No.: 121015
Date of Issuance: March 10, 2026

File Location: g:\2024\124038\cad\survey\exhibits\124038 water ease centercal expansion 260224.dwg
Last Plotted By: mika jemena
Date Plotted: Tuesday, March 10 2026 at 11:50 AM



Sewer / Water Easements
City of Meridian
Meridian CenterCal, LLC

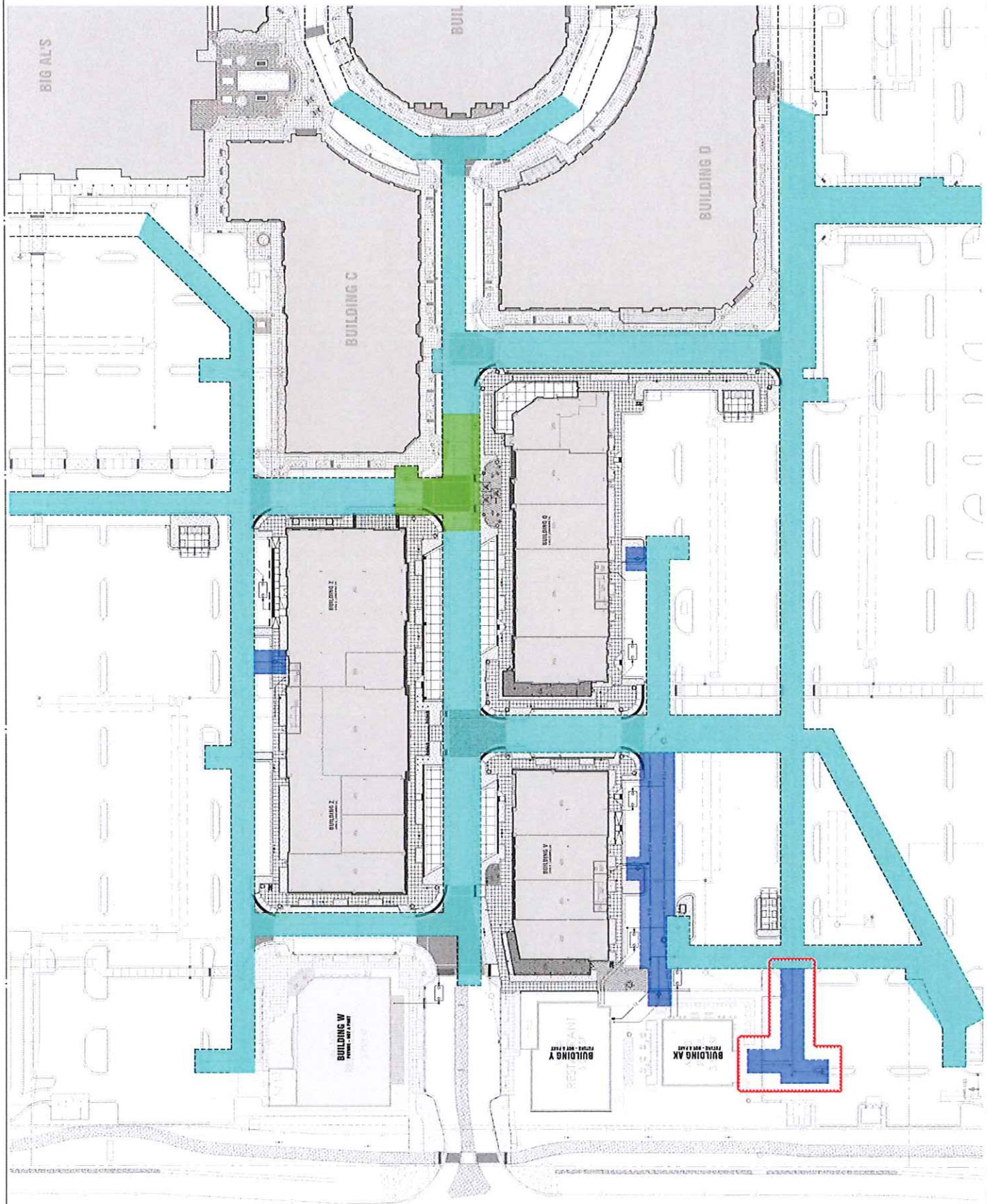


NO.	DATE	DESCRIPTION
1	10/1/15	ISSUED FOR PERMIT
2	10/1/15	ISSUED FOR PERMIT
3	10/1/15	ISSUED FOR PERMIT
4	10/1/15	ISSUED FOR PERMIT
5	10/1/15	ISSUED FOR PERMIT
6	10/1/15	ISSUED FOR PERMIT
7	10/1/15	ISSUED FOR PERMIT
8	10/1/15	ISSUED FOR PERMIT
9	10/1/15	ISSUED FOR PERMIT
10	10/1/15	ISSUED FOR PERMIT
11	10/1/15	ISSUED FOR PERMIT
12	10/1/15	ISSUED FOR PERMIT
13	10/1/15	ISSUED FOR PERMIT
14	10/1/15	ISSUED FOR PERMIT
15	10/1/15	ISSUED FOR PERMIT
16	10/1/15	ISSUED FOR PERMIT
17	10/1/15	ISSUED FOR PERMIT
18	10/1/15	ISSUED FOR PERMIT
19	10/1/15	ISSUED FOR PERMIT
20	10/1/15	ISSUED FOR PERMIT
21	10/1/15	ISSUED FOR PERMIT
22	10/1/15	ISSUED FOR PERMIT
23	10/1/15	ISSUED FOR PERMIT
24	10/1/15	ISSUED FOR PERMIT
25	10/1/15	ISSUED FOR PERMIT
26	10/1/15	ISSUED FOR PERMIT
27	10/1/15	ISSUED FOR PERMIT
28	10/1/15	ISSUED FOR PERMIT
29	10/1/15	ISSUED FOR PERMIT
30	10/1/15	ISSUED FOR PERMIT
31	10/1/15	ISSUED FOR PERMIT
32	10/1/15	ISSUED FOR PERMIT
33	10/1/15	ISSUED FOR PERMIT
34	10/1/15	ISSUED FOR PERMIT
35	10/1/15	ISSUED FOR PERMIT
36	10/1/15	ISSUED FOR PERMIT
37	10/1/15	ISSUED FOR PERMIT
38	10/1/15	ISSUED FOR PERMIT
39	10/1/15	ISSUED FOR PERMIT
40	10/1/15	ISSUED FOR PERMIT
41	10/1/15	ISSUED FOR PERMIT
42	10/1/15	ISSUED FOR PERMIT
43	10/1/15	ISSUED FOR PERMIT
44	10/1/15	ISSUED FOR PERMIT
45	10/1/15	ISSUED FOR PERMIT
46	10/1/15	ISSUED FOR PERMIT
47	10/1/15	ISSUED FOR PERMIT
48	10/1/15	ISSUED FOR PERMIT
49	10/1/15	ISSUED FOR PERMIT
50	10/1/15	ISSUED FOR PERMIT

PROJECT NO: 15001
 DATE: November 07, 2015

City Easement Summary Exhibit

SHEET NO: _____



THE CITY ENGINEER HAS REVIEWED THIS EXHIBIT AND HAS ISSUED THIS EXHIBIT AS A CITY EASEMENT SUMMARY EXHIBIT.