

Project Name or Subdivision Name:

Newkirk Subdivision No. 1

Water Main Easement Number: _____

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-2026-0098**
Record Number: _____

WATER MAIN EASEMENT

THIS Easement Agreement made this 5th day of May 2026 between C4 Land 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

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GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor 5-5-2026

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

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

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



Sawtooth Land Surveying, LLC

EXHIBIT A

P: (208) 398-8104 F: (208) 398-8105
2030 S. Washington Ave., Emmett, ID 83617

City of Meridian Water Main Easement Description

BASIS OF BEARING IS S. 89°15'34" E., BETWEEN A FOUND ALUMINUM CAP PLS 14221 MARKING THE SOUTHWEST CORNER OF SECTION 10 AND A FOUND ALUMINUM CAP PLS 14221 MARKING THE S1/4 CORNER OF SECTION 10, BOTH IN TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO.

AN EASEMENT LOCATED IN THE SE1/4 OF THE SW1/4 OF SECTION 10, T. 3 N., R. 1 W., B.M., CITY OF MERIDIAN, ADA COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" REBAR/CAP PLS MARKING THE NORTHEAST CORNER OF THE EASTERLY BOUNDARY OF NEWKIRK SUBDIVISION NO. 1, AS SHOWN IN BOOK 129 OF PLATS, AT PAGES 21267-21271, ADA COUNTY RECORDS;

THENCE LEAVING SAID EASTERLY BOUNDARY, N. 0°35'04" E., COINCIDENT WITH THE WEST BOUNDARIES OF ENTRATA FARMS SUBDIVISION NO. 1, AS SHOWN IN BOOK 117 OF PLATS, AT PAGES 17744-17746 AND ENTRATA FARMS SUBDIVISION NO. 2, AS SHOWN IN BOOK 118 OF PLATS, AT PAGES 18134- 18137, ADA COUNTY RECORDS, 494.11 FEET TO THE **POINT OF BEGINNING**;

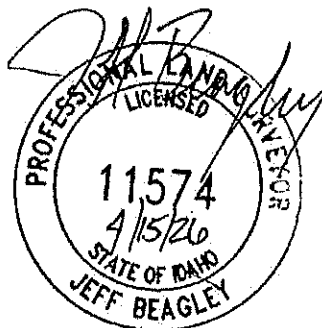
THENCE LEAVING SAID WEST BOUNDARY OF ENTRATA FARMS SUBDIVISION NO. 2, N. 89°24'56" W., 108.58 FEET;

THENCE N. 0°35'04" E., PARALLEL WITH SAID WEST BOUNDARY, 20.00 FEET;

THENCE S. 89°24'56" E., 108.58 FEET TO SAID WEST BOUNDARY OF ENTRATA FARMS SUBDIVISION NO. 2;

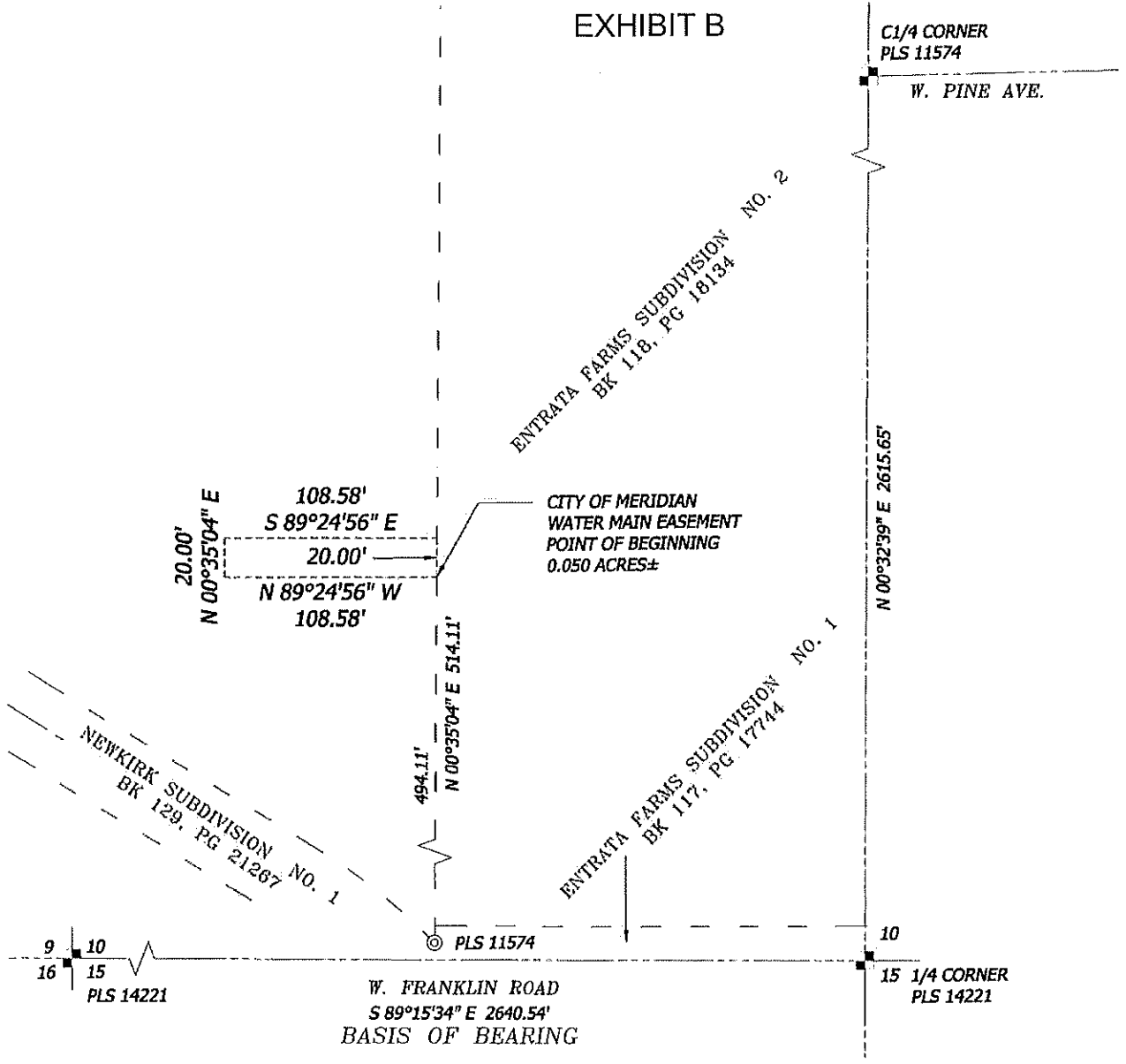
THENCE S. 0°35'04" W., COINCIDENT WITH SAID WEST BOUNDARY, 20.00 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINS 0.050 ACRES MORE OR LESS.

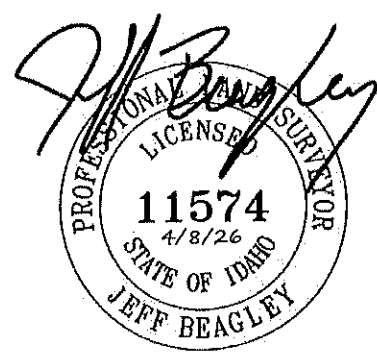



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EXHIBIT B



NTS
 SE1/4 SW1/4
 SEC. 10
 T.3 N., R.1 W., B.M.



PROJECT: CITY OF MERIDIAN WATER MAIN EASEMENT EXHIBIT ADA COUNTY, IDAHO	OWNER/DEVELOPER: CONGER GROUP	 2030 S. WASHINGTON AVE. EMMETT, ID 83617 P: (208) 398-8104 F: (208) 398-8105 WWW.SAWTOOTHLS.COM	DWG # 124155-FP
	DATE: 4/2026		PROJECT# 124155 SHEET 1 OF 1

LD