

Project Name or Subdivision Name:

Modena Subdivision

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

Record Number: ESMT-2026-0080

WATER MAIN EASEMENT

THIS Easement Agreement made this 14th day of April 2026 between
SM4 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

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.

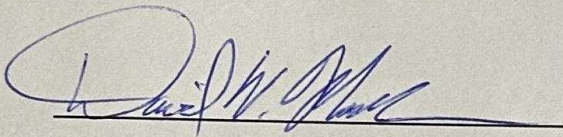
THE GRANTOR does hereby covenant with the Grantee that Grantor is lawfully seized and possessed of the aforementioned and described tract of land, and that Grantor has a good and lawful right to convey said easement, and that Grantor will warrant and forever defend the title and quiet possession thereof 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:

SM4 LLC



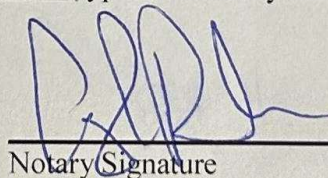
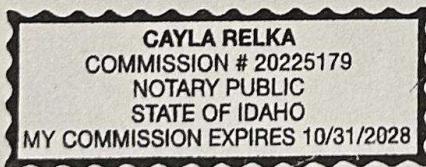
STATE OF IDAHO)

) ss

County of Ada)

This record was acknowledged before me on 3/25/20 (date) by David Moorhouse (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 SM4 LLC (name of entity on behalf of whom record was executed), in the following representative capacity: Member (type of authority such as officer or trustee)

Notary Stamp Below



Notary Signature

My Commission Expires: 10/31/2028

GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor 4-14-2026

Attest by Chris Johnson, City Clerk 4-14-2026

STATE OF IDAHO,)

: ss.

County of Ada)

This record was acknowledged before me on 4-14-2026 (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



Professional Engineers, Land Surveyors and Planners

924 3rd St. So. Nampa, ID 83651
Ph (208) 454-0256 Fax (208) 467-4130

e-mail: dholtzhey@masonandassociates.us

FOR: McCarter-Moorhouse
JOB NO.: MR0622
DATE: March 24, 2026

EXHIBIT "A"
WATER METER EASEMENT

An easement being a portion of Lot 3, Block 6, Bridgetower Crossing Subdivision No. 2 in the Ada County Recorder's Office in Book 86 at Pages 9641-9643 situated in the SW1/4 NW1/4 of Section 35, Township 4 North, Range 1 West, Boise Meridian, Meridian, Ada County Idaho, more particularly described as follows:

Commencing at the northwest corner of Section 35 said corner being N 00° 52' 50" E., 2630.96 feet from the southwest corner of the NW1/4;

Thence S 00° 52' 50" W., 2214.50 feet along the west boundary of the NW1/4;

Thence S 89° 07' 10" E., 52.00 feet;

Thence N 00° 52' 50" E., 200.00 feet

Thence S 89° 07' 10" E., 14.00 feet;

Thence S 00° 52' 50" W., 69.24 feet to the **POINT OF BEGINNING** of said easement;

Thence S 89° 07' 10" E., 9.00 feet;

Thence S 00° 52' 50" W., 17.76 feet;

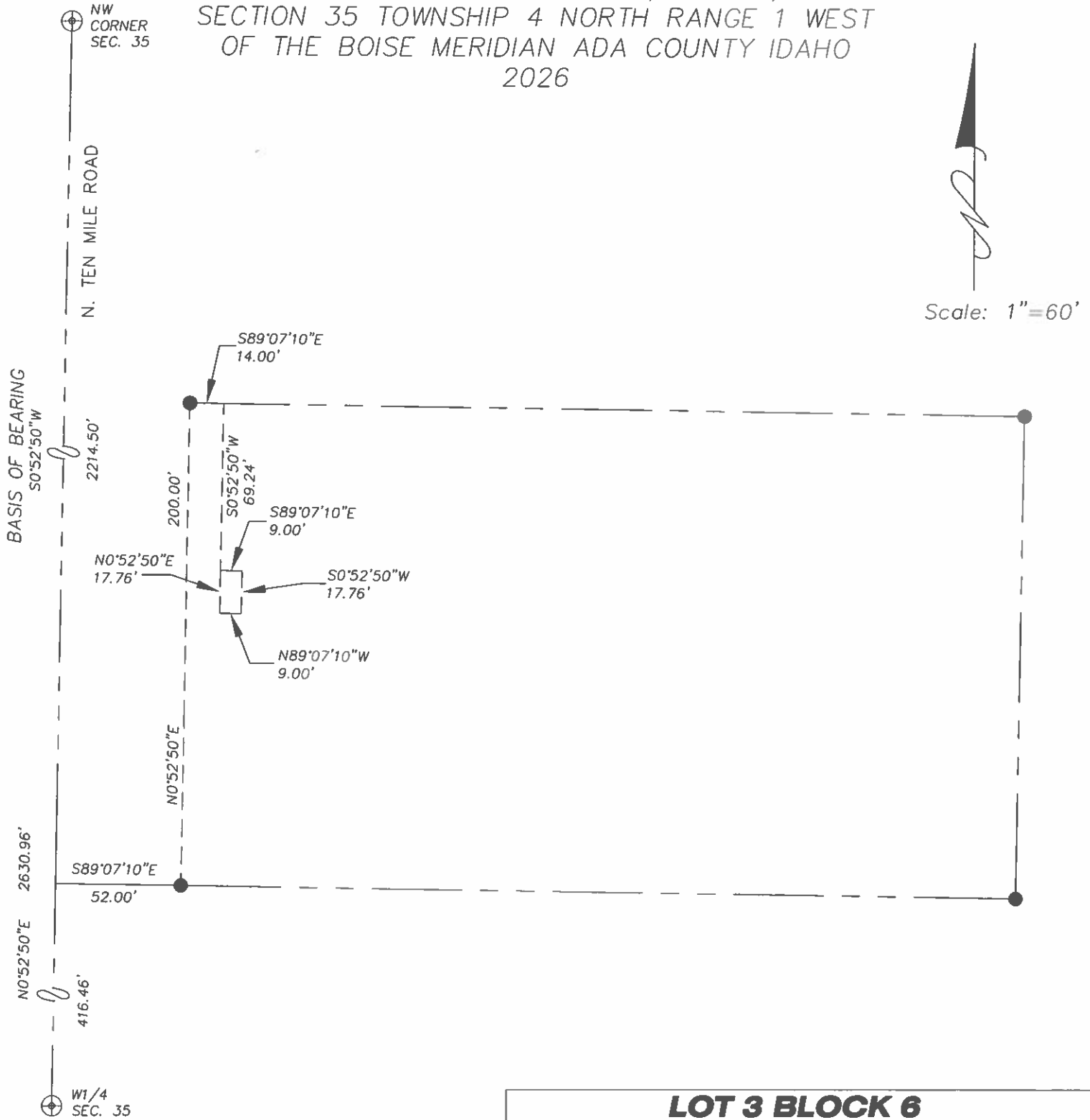
Thence N 89° 07' 10" W., 9.00 feet;

Thence N 00° 52' 50" E., 17.76 feet to the **POINT OF BEGINNING** of said easement.



EXHIBIT "B"

LOT 3 BLOCK 6 OF BRIDGETOWER CROSSING
SUBDIVISION NO. 2 IN THE SW1/4 NW1/4 OF
SECTION 35 TOWNSHIP 4 NORTH RANGE 1 WEST
OF THE BOISE MERIDIAN ADA COUNTY IDAHO
2026



LEGEND

- ⊕ FOUND ALUMINUM MONUMENT
- FOUND 1/2" IRON PIN

LOT 3 BLOCK 6

WATER METER EASEMENT

Mason & Associates

Professional Engineers,
Land Surveyors
& Planners
2814 3rd St. South, Nampa, ID 83851
(208) 464-0225 Fax (208) 467-1130

JOB NO.	MR0225
DWG NO.	BOUNDARY
SCALE:	1" = 60'
FIELD BOOK NO.	
DRAWN BY:	DATE:
DH	3/24/26