

Project Name or Subdivision Name:

Mondt Meadows Subdivision

Water Main Easement Number: 01-03

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-2026-0046

WATER MAIN EASEMENT

THIS Easement Agreement made this 10th day of March 20²⁶ between Mondt Properties 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.

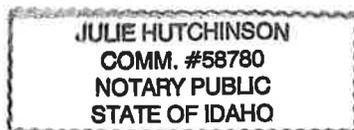
GRANTOR: Mondt Properties LLC

Brian L. White 2/24/26

STATE OF IDAHO)
) ss
County of Ada)

This record was acknowledged before me on 2/24/26 (date) by Brian White
(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 Mondt Properties 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



Julie Hutchinson
Notary Signature
My Commission Expires: 12/04/2029

GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor 3-10-2026

Attest by Chris Johnson, City Clerk 3-10-2026

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

This record was acknowledged before me on 3-10-2026 (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



FIRE HYDRANT EASEMENT

An easement over and across a portion of Lot 11, Block 2, proposed Mondt Meadows Subdivision, said easement lying within the Southeast Quarter of the Southwest Quarter of Section 31, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at the found aluminum cap monument at the quarter corner common to Sections 31 and 6, T.3N., R.1E., and T.2N., R.1E., from which the found aluminum cap monument at the center-south 1/16th corner of Section 31, T.3N., R.1E. bears N 00° 15' 54" E a distance of 1341.76 feet as shown on Record of Survey No. 15008, records of Ada County, Idaho; thence N 00° 15' 54" E along the mid-section line for a distance of 949.96 feet to a found 2-inch aluminum cap stamped PLS 11463 thence along a curve to the right 76.21 feet, said curve having a radius of 523.50 feet, a central angle of 08°20'26" and a long chord bearing N 85°33'53" W a distance of 76.14 feet; thence N 08°36'20" E a distance of 47.00 feet to the **POINT OF BEGINNING**;

Thence along a curve to the right 10.00 feet, said curve having a radius of 476.50 feet, a central angle of 01°12'09" and a long chord bearing N 80°47'36" W a distance of 10.00 feet;

Thence N 09°07'59" E for a distance of 10.00 feet;

Thence S 80°52'01" E for a distance of 10.00 feet;

Thence S 09°07'59" W for a distance of 10.00 feet to the **POINT OF BEGINNING**.

Easement contains 100 square feet, or 0.002 acres, more or less.



EXHIBIT MAP

FIRE HYDRANT EASEMENT
 A PORTION OF LAND LYING WITHIN THE SE 1/4 OF
 THE SW 1/4 OF SECTION 31, T.3N., R.1E., B.M.
 ADA COUNTY—STATE OF IDAHO



SCALE: 1"=30'

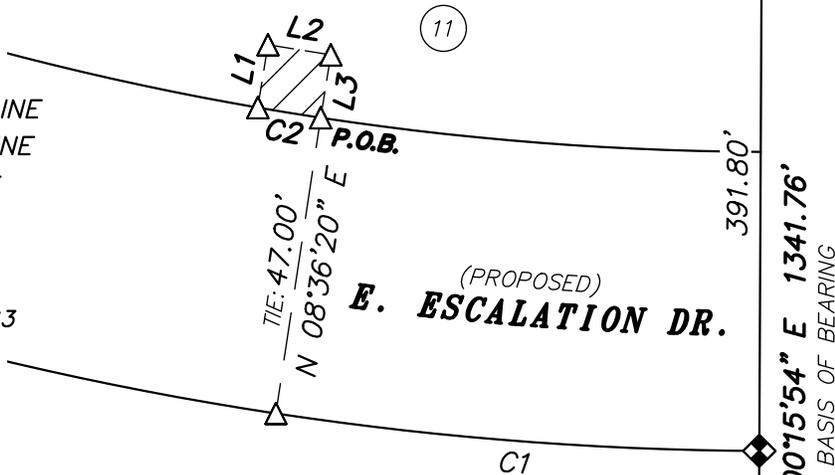
C-S 1/16 COR.
 CP&F No. 2024-015877

(PROPOSED)
 MONDT MEADOWS SUBDIVISION

BLOCK 2

LEGEND

- SECTION LINE
- PARCEL LINE
- EASEMENT
- ▣ FOUND ALUMINUM CAP MONUMENT IN ASPHALT
- ◆ FOUND 5/8" IRON PIN WITH 2" ALUMINUM CAP, PLS 11463
- △ CALCULATED POINT
- P.O.B.** POINT OF BEGINNING
- (11) LOT NUMBER, PROPOSED MONDT MEADOW SUBDIVISION



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	523.50'	76.21'	76.14'	N 85°33'53" W	8°20'26"
C2	476.50'	10.00'	10.00'	N 80°47'36" W	1°12'09"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 09°07'59" E	10.00'
L2	S 80°52'01" E	10.00'
L3	S 09°07'59" W	10.00'

1/4 COR.
 3-1/4" CAP
 PLS 12459
 CP&F No. 100015671

31
 6



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1520 W. Washington St.
 Boise, Idaho 83702
 (208) 488-4227
 www accuratesurveyors.com

DATE: September, 2025 JOB 24-244



Job No. 24-244

FIRE HYDRANT EASEMENT

An easement over and across a portion of Lot 5, Block 2, proposed Mondt Meadows Subdivision, said easement lying within the Southeast Quarter of the Southwest Quarter of Section 31, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at the found aluminum cap monument at the quarter corner common to Sections 31 and 6, T.3N., R.1E., and T.2N., R.1E., from which the found aluminum cap monument at the center-south 1/16th corner of Section 31, T.3N., R.1E. bears N 00° 15' 54" E a distance of 1341.16 feet as shown on Record of Survey No. 15008, records of Ada County, Idaho; thence N 00° 15' 54" E along the mid-section line for a distance of 949.96 feet to a found 2-inch aluminum cap stamped PLS 11463 thence along a curve to the right 133.61 feet, said curve having a radius of 523.50 feet, a central angle of 14°37'23" and a long chord bearing N 82°25'25" W a distance of 133.25 feet to a found 2-inch aluminum cap stamped PLS 11463; Thence N 75°06'43" W for a distance of 94.39 feet to a found 2-inch aluminum cap stamped PLS 11463; thence along a curve to the left 122.44 feet, said curve having a radius of 476.50 feet, a central angle of 14°43'21" and a long chord bearing N 82°28'24" W a distance of 122.10 feet to a found 2-inch aluminum cap stamped PLS 11463; thence N 89°50'04" W for a distance of 119.20 feet; thence N 00°09'56" E a distance of 47.00 feet to the **POINT OF BEGINNING**;

Thence N 89°49'59" W for a distance of 10.00 feet;

Thence N 00°10'01" E for a distance of 10.00 feet;

Thence S 89°49'59" E for a distance of 10.00 feet;

Thence S 00°10'01" W for a distance of 10.00 feet to the **POINT OF BEGINNING**.

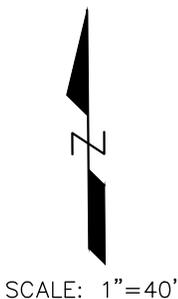
Easement contains 100 square feet, or 0.002 acres, more or less.



EXHIBIT MAP

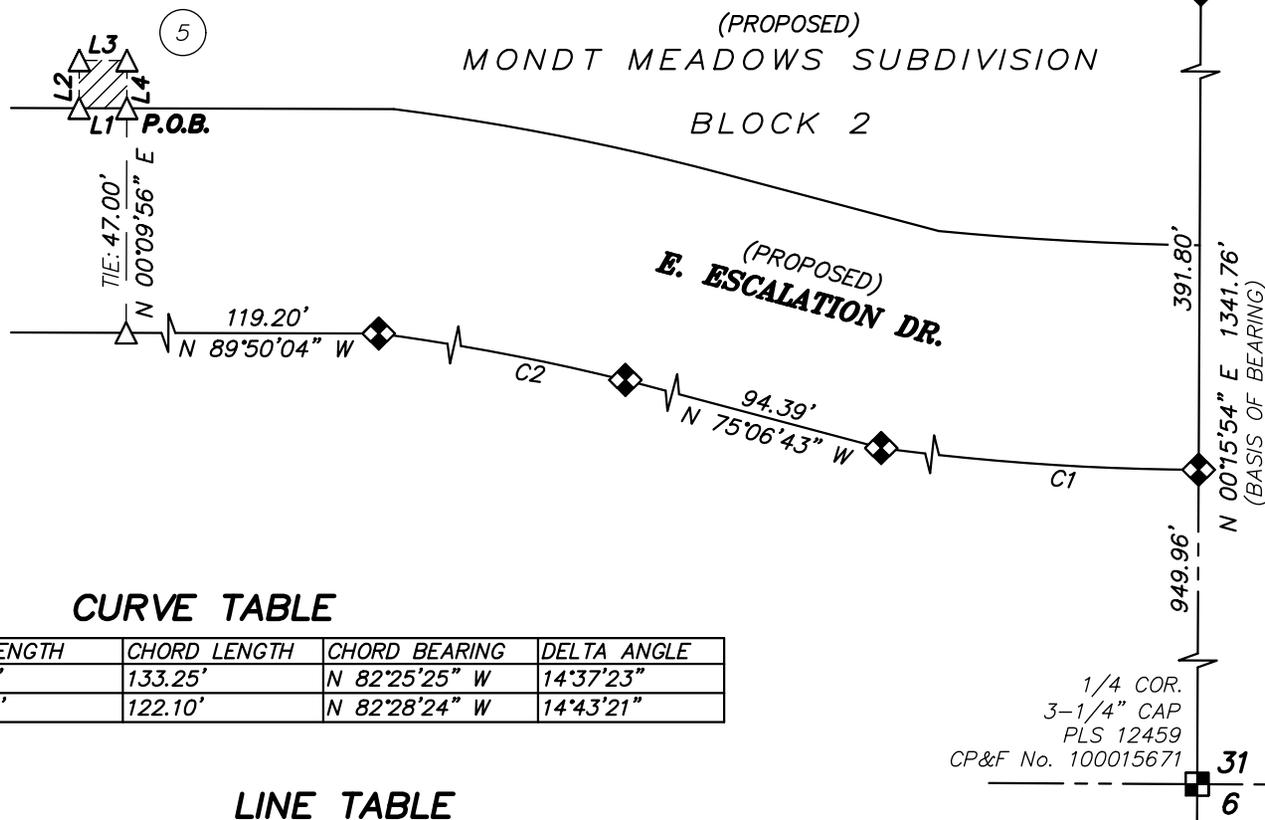
FIRE HYDRANT EASEMENT
 A PORTION OF LAND LYING WITHIN THE SE 1/4 OF
 THE SW 1/4 OF SECTION 31, T.3N., R.1E., B.M.
 ADA COUNTY—STATE OF IDAHO

C-S 1/16 COR.
 CP&F No. 2024-015877



LEGEND

- SECTION LINE
- PARCEL LINE
- EASEMENT
- ▣ FOUND ALUMINUM CAP MONUMENT IN ASPHALT
- ◆ FOUND 5/8" IRON PIN WITH 2" ALUMINUM CAP, PLS 11463
- △ CALCULATED POINT
- P.O.B.** POINT OF BEGINNING
- ⑤ LOT NUMBER, PROPOSED MONDT MEADOWS SUBDIVISION



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	523.50'	133.61'	133.25'	N 82°25'25" W	14°37'23"
C2	476.50'	122.44'	122.10'	N 82°28'24" W	14°43'21"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°49'59" W	10.00'
L2	N 00°10'01" E	10.00'
L3	S 89°49'59" E	10.00'
L4	S 00°10'01" W	10.00'



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DATE: September, 2025 JOB 24-244



Job No. 24-244

FIRE HYDRANT EASEMENT

An easement over and across a portion of Lot 4, Block 1, proposed Mondt Meadows Subdivision, said easement lying within the Southeast Quarter of the Southwest Quarter of Section 31, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at the found aluminum cap monument at the quarter corner common to Sections 31 and 6, T.3N., R.1E., and T.2N., R.1E., from which the found aluminum cap monument at the center-south 1/16th corner of Section 31, T.3N., R.1E. bears N 00° 15' 54" E a distance of 1341.76 feet as shown on Record of Survey No. 15008, records of Ada County, Idaho; thence N 00° 15' 54" E along the mid-section line for a distance of 949.96 feet to a found 2-inch aluminum cap stamped PLS 11463 thence along a curve to the right 133.61 feet, said curve having a radius of 523.50 feet, a central angle of 14°37'23" and a long chord bearing N 82°25'25" W a distance of 133.25 feet to a found 2-inch aluminum cap stamped PLS 11463; Thence N 75°06'43" W for a distance of 94.39 feet to a found 2-inch aluminum cap stamped PLS 11463; thence along a curve to the left 122.44 feet, said curve having a radius of 476.50 feet, a central angle of 14°43'21" and a long chord bearing N 82°28'24" W a distance of 122.10 feet to a found 2-inch aluminum cap stamped PLS 11463; thence N 89°50'04" W for a distance of 308.87 feet to a found 2-inch aluminum cap stamped PLS 11463; thence N 89°49'59" W a distance of 207.59 feet; thence N 00°10'01" E a distance of 47.00 feet to a set 5/8-inch iron pin with a 2-inch aluminum cap stamped PLS 11463 and the **POINT OF BEGINNING**;

Thence N 89°49'59" W for a distance of 5.67 feet;

Thence N 00°10'01" E for a distance of 10.00 feet;

Thence S 89°49'59" E for a distance of 10.00 feet;

Thence S 00°10'01" W for a distance of 6.31 feet;

Thence S 49°46'28" W for a distance of 5.69 feet to the **POINT OF BEGINNING**.

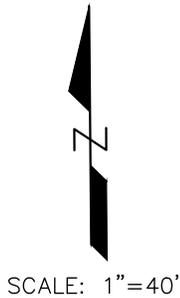
Easement contains 92 square feet, or 0.002 acres, more or less.



EXHIBIT MAP

FIRE HYDRANT EASEMENT
 A PORTION OF LAND LYING WITHIN THE SE 1/4 OF
 THE SW 1/4 OF SECTION 31, T.3N., R.1E., B.M.
 ADA COUNTY—STATE OF IDAHO

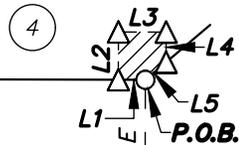
C-S 1/16 COR.
 CP&F No. 2024-015877



LEGEND

- SECTION LINE
- PARCEL LINE
- EASEMENT
- FOUND ALUMINUM CAP
MONUMENT IN ASPHALT
- ◆ FOUND 5/8" IRON PIN WITH
2" ALUMINUM CAP, PLS 11463
- SET 5/8" IRON PIN WITH
2" ALUMINUM CAP, PLS 11463
- △ CALCULATED POINT
- P.O.B.** POINT OF BEGINNING
- ④ LOT NUMBER, PROPOSED
MONDT MEADOWS SUBDIVISION

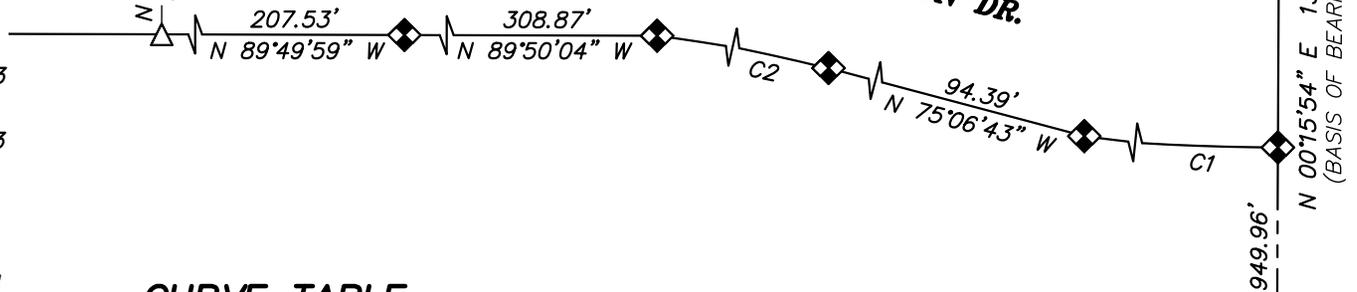
BLOCK 1



(PROPOSED)
 MONDT MEADOWS SUBDIVISION

BLOCK 2

(PROPOSED)
 E. ESCALATION DR.



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	523.50'	133.61'	133.25'	N 82°25'25" W	14°37'23"
C2	476.50'	122.44'	122.10'	N 82°28'24" W	14°43'21"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°49'59" W	5.67'
L2	N 00°10'01" E	10.00'
L3	S 89°49'59" E	10.00'
L4	S 00°10'01" W	6.31'
L5	S 49°46'28" W	5.69'



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