

Project Name or Subdivision Name:

1600 N Main St

Water Main Easement Number: 01-02

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-2026-0052

**WATER MAIN EASEMENT**

THIS Easement Agreement made this 10<sup>th</sup> day of March 20<sup>26</sup> between Meridian Commercial Group 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







Job No. 26-110

**WATER EASEMENT**

An Easement over and across a portion of the lands described in quitclaim deed, instrument no. 2024-025912, Ada County Records, said easement is located in Government Lot 1 of Section 7, Township 3 North, Range 1 East of the Boise Meridan, City of Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at the found 3 ½ inch brass cap monument stamped PLS 5291 at the corner common to Sections 6 and 7, T3N, R1E, BM and Sections 1 and 12, T3N, R1W, BM from which the found 3 ½ inch brass cap monument at the quarter corner common to Section 6 and 7, T3N, R1E, BM bears N 88° 35' 26" E a distance of 2404.70 feet; thence N 88° 35' 26" E along the section line for a distance of 1084.74 feet; thence S 00° 27' 59" W along the centerline of SE 2 ½ St. for a distance of 336.43 feet; thence N 89° 32' 01" W for a distance of 25.00 feet to a found 5/8<sup>th</sup> inch iron pin with a plastic cap labeled PLS 3619; thence S 00° 27' 59" W along the westerly right-of-way of SE 2 ½ St. for a distance of 80.71 feet to the **POINT OF BEGINNING**;

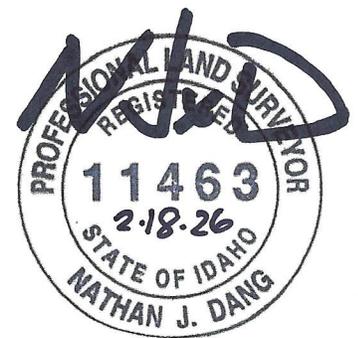
Thence continuing S 00° 27' 59" W along said right-of-way for a distance of 20.01 feet;

Thence N 89° 55' 02" W for a distance of 15.02 feet;

Thence N 00° 03' 47" E for a distance of 20.00 feet;

Thence S 89° 57' 23" E for a distance of 15.16 feet to the **POINT OF BEGINNING**.

Said easement contains 0.007 acres, or 302 square feet of land, more or less.

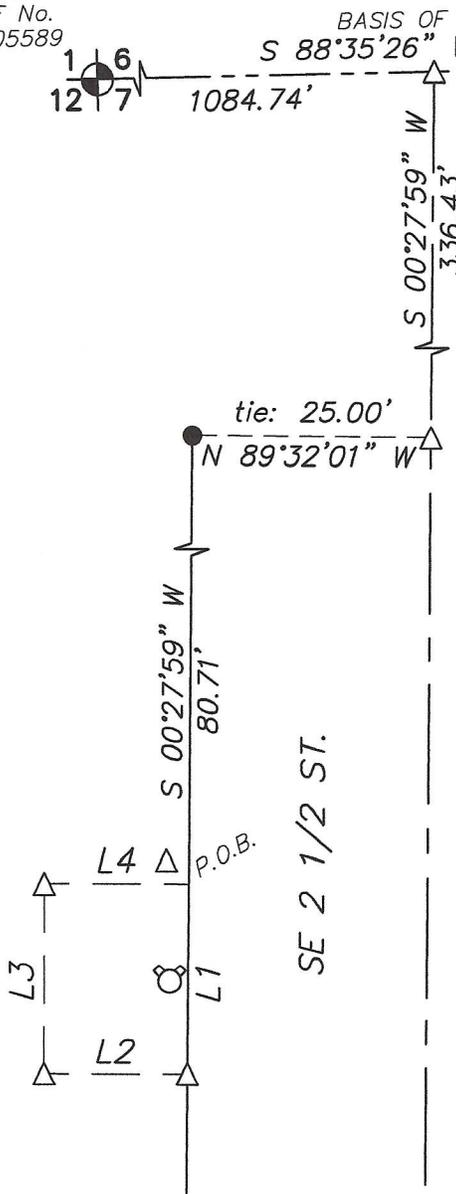


# EXHIBIT MAP

WATER EASEMENT  
 LYING WITHIN GOVERNMENT LOT 1  
 OF SECTION 7, T.3N., R.1E., B.M.  
 MERIDIAN CITY — COUNTY OF ADA — STATE OF IDAHO

SECTION  
 CORNER  
 CP&F No.  
 113105589

1/4 CORNER  
 CP&F No.  
 2016-000591



## LEGEND

- SECTION LINE
- PARCEL LINE
- CENTERLINE
- EASEMENT

⊕ FOUND 3 1/2" BRASS CAP MONUMENT, IN ASPHALT

● FOUND 5/8" IRON PIN WITH PLASTIC CAP, PLS 3619

△ CALCULATED POINT

⊙ FIRE HYDRANT

P.O.B. POINT OF BEGINNING

## LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°27'59" W	20.01'
L2	N 89°55'02" W	15.02'
L3	N 00°03'47" E	20.00'
L4	S 89°57'23" E	15.16'



SCALE: 1"=20'



**ACCURATE**  
 SURVEYING & MAPPING

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

www accuratesurveyors.com

DATE: February, 2026      JOB 26-110



Job No. 26-110

### WATER EASEMENT

An Easement over and across a portion of the lands described in quitclaim deed, instrument no. 2018-029850, Ada County Records, said easement is located in Government Lot 1 of Section 7, Township 3 North, Range 1 East of the Boise Meridan, City of Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at the found 3 ½ inch brass cap monument stamped PLS 5291 at the corner common to Sections 6 and 7, T3N, R1E, BM and Sections 1 and 12, T3N, R1W, BM from which the found 3 ½ inch brass cap monument at the quarter corner common to Section 6 and 7, T3N, R1E, BM bears N 88° 35' 26" E a distance of 2404.70 feet; thence N 88° 35' 26" E along the section line for a distance of 528.77 feet; thence S 00° 32' 04" W along the centerline of N. Main St. for a distance of 533.86 feet; thence S 89° 27' 56" E for a distance of 40.00 feet to a found 5/8<sup>th</sup> inch iron pin with no cap; thence S 00° 32' 04" W along the easterly right-of-way of N. Main St. for a distance of 14.15 feet to the **POINT OF BEGINNING**;

Thence S 89° 29' 15" E for a distance of 12.13 feet;

Thence S 00° 30' 45" W for a distance of 20.00 feet;

Thence N 89° 29' 15" W for a distance of 12.14 feet;

Thence N 00° 32' 04" E along said right-of-way for a distance of 20.00 feet to the **POINT OF BEGINNING**.

Said easement contains 0.006 acres, or 243 square feet of land, more or less.

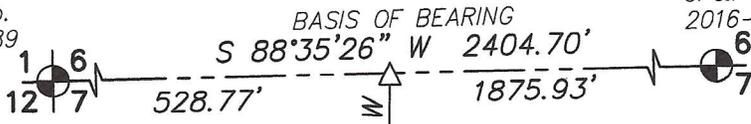


# EXHIBIT MAP

WATER EASEMENT  
 LYING WITHIN GOVERNMENT LOT 1  
 OF SECTION 7, T.3N., R.1E., B.M.  
 MERIDIAN CITY — COUNTY OF ADA — STATE OF IDAHO

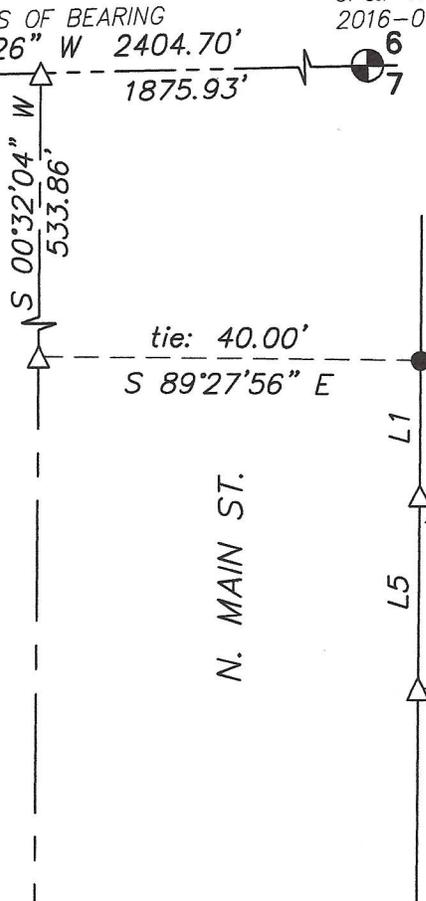
SECTION  
 CORNER  
 CP&F No.  
 113105589

1/4 CORNER  
 CP&F No.  
 2016-000591



## LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°32'04\" W	14.15'
L2	S 89°29'15\" E	12.13'
L3	S 00°30'45\" W	20.00'
L4	N 89°29'15\" W	12.14'
L5	N 00°32'04\" E	20.00'



## LEGEND

- SECTION LINE
- PARCEL LINE
- CENTERLINE
- EASEMENT

- ⊕ FOUND 3 1/2\" BRASS CAP MONUMENT, IN ASPHALT
- FOUND 5/8\" IRON PIN WITH NO CAP
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING



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