

Project Name or Subdivision Name:

Mondt Meadows Subdivision

Water Main Easement Number: 04

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-2026-0047

Record Number: \_\_\_\_\_

### WATER MAIN EASEMENT

THIS Easement Agreement made this 10th day of March 20 26 between Riverwood Homes Inc. \_\_\_\_\_ ("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. 24-244

## FIRE HYDRANT EASEMENT

An easement over and across a portion of Lot 18, Block 1, Shafer View Estates, Book 84 of plats, Page 1903-1904, Ada County Records, said easement lying within the Northeast 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 center-south 1/16<sup>th</sup> corner of Sections 31, T.3N., R.1E., and T.2N., R.1E., from which the found aluminum cap monument at the quarter corner common to Sections 31 and 6, T.3N., R.1E., bears S 00° 15' 54" W a distance of 1341.76 feet as shown on Record of Survey No. 15008, records of Ada County, Idaho; thence N 89° 51' 33" W along the southerly boundary of said Block 1, Shafer View Estates for a distance of 809.50 feet to the **POINT OF BEGINNING**;

Thence N 89°51'33" W for a distance of 22.78 feet;

Thence N 64°06'14" E for a distance of 29.59 feet;

Thence S 25°53'46" E for a distance of 10.00 feet;

Thence S 64°06'14" W for a distance of 9.12 feet to the **POINT OF BEGINNING**.

Easement contains 194 square feet, or 0.004 acres, more or less.



# EXHIBIT MAP

FIRE HYDRANT EASEMENT  
 A PORTION OF LAND LYING WITHIN LOT 18, BLOCK 1, SHAFER VIEW ESTATES,  
 BOOK 84 OF PLATS, PAGE 9403-9404, ADA COUNTY RECORDS,  
 LOCATED WITHIN THE NE 1/4 OF THE SW 1/4 OF SECTION 31, T.3N., R.1E., B.M.  
 ADA COUNTY—STATE OF IDAHO

18

APN: R7824220180

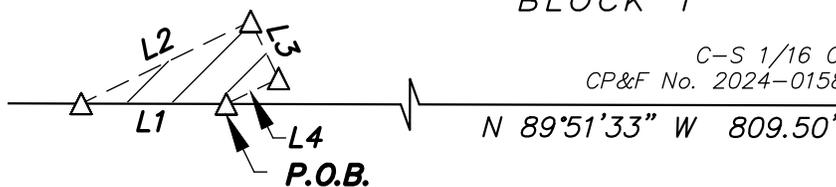
LANDS OF RIVERWOOD HOMES, INC.

SHAFER VIEW ESTATES  
 BLOCK 1

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



SCALE: 1"=30'



(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

18 LOT NUMBER,  
 SHAFER VIEW ESTATES, BLOCK 1

## LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°51'33" W	22.78'
L2	N 64°06'14" E	29.59'
L3	S 25°53'46" E	10.00'
L4	S 64°06'14" W	9.12'

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

31  
 6



**ACCURATE**  
 SURVEYING & MAPPING

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DATE: September, 2025 JOB 24-244