

Project Name or Subdivision Name:

Idaho Power Mcdermott Substation

Water Main Easement Number: 1

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-2026-0104

WATER MAIN EASEMENT

THIS Easement Agreement made this ____ day of _____ 20__ between
Idaho Power Co _____ ("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

GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor

Attest by Chris Johnson, City Clerk

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

This record was acknowledged before me on _____ (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: _____

April 30, 2026
Project No. 22-189
Water Easement

Exhibit A

A parcel of land for a Water Easement being a portion of the Northeast 1/4 of the Northwest 1/4 of Section 32, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at a found aluminum cap marking the North 1/4 corner of said Section 32, which bears S89°22'22"E a distance of 2,646.45 feet from a found aluminum cap marking the Northwest corner of said Section 32, thence following the northerly line of said Northeast 1/4 of the Northwest 1/4, N89°22'22"W a distance of 306.87 feet to the **POINT OF BEGINNING**.

Thence leaving said northerly line, S00°37'38"W a distance of 65.38 feet;
Thence N89°23'15"W a distance of 10.00 feet;
Thence N00°37'38"E a distance of 65.38 feet to said northerly line;
Thence following said northerly line S89°22'22"E a distance of 10.00 feet to the **POINT OF BEGINNING**.

Said parcel contains 654 square feet, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

Attached hereto is **Exhibit B** and by this reference is made a part hereof.

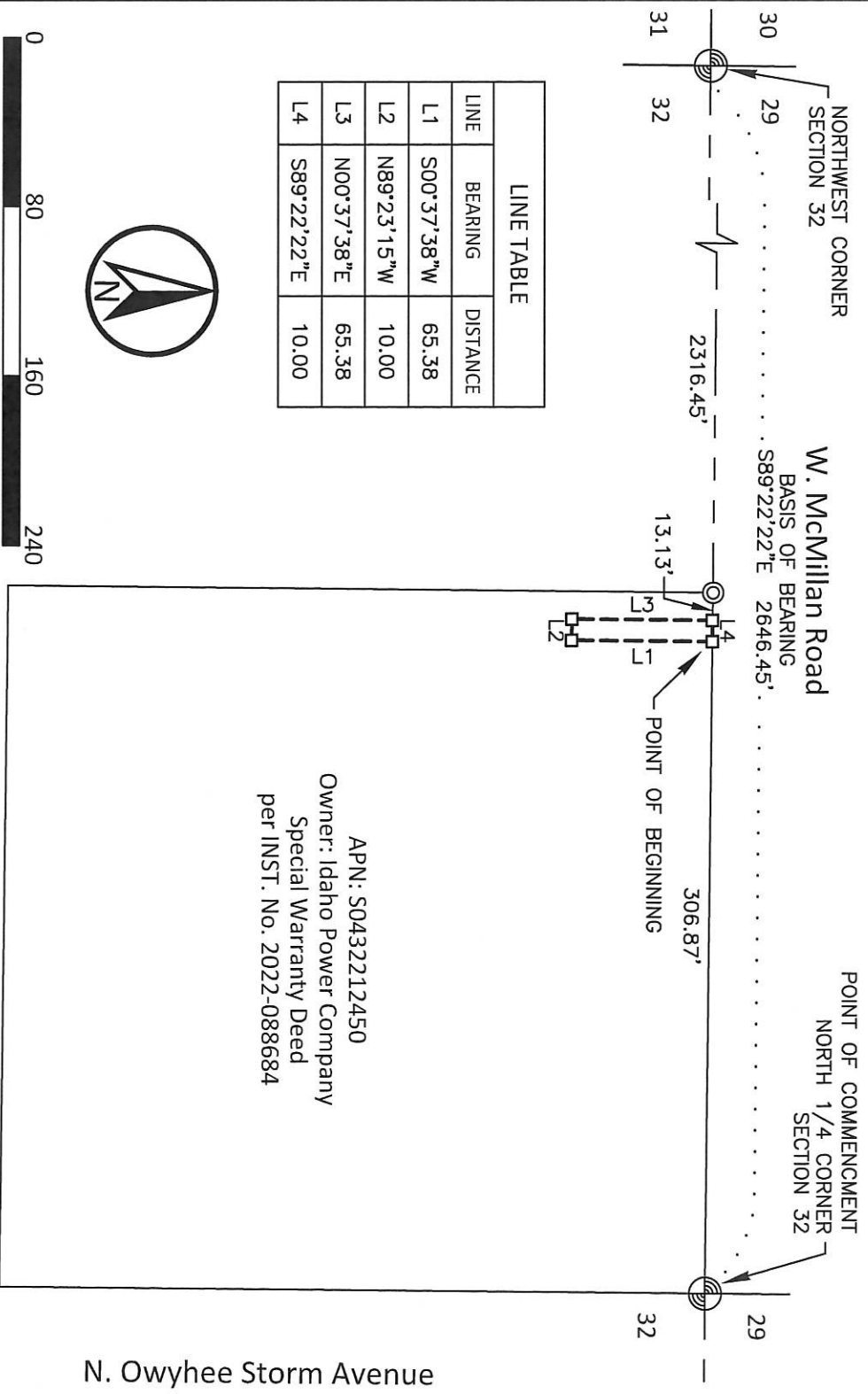


LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°37'38"W	65.38
L2	N89°23'15"W	10.00
L3	N00°37'38"E	65.38
L4	S89°22'22"E	10.00



LEGEND

- FOUND ALUMINUM CAP
- FOUND 5/8" REBAR
- CALCULATED POINT
- BOUNDARY LINE
- SECTION LINE
- EASEMENT LINE



APN: S0432212450
 Owner: Idaho Power Company
 Special Warranty Deed
 per INST. No. 2022-088684

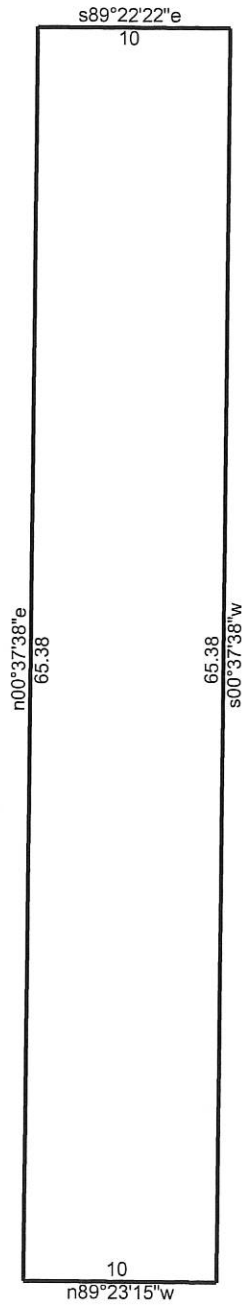
N. Owyhee Storm Avenue

**Exhibit B - Water Easement
 Idaho Power Company**

A portion of the NE 1/4 of the NW 1/4 of Sec. 32,
 T.4N., R.1W., B.M., Ada County, Idaho

DATE: APRIL, 2025
 PROJECT: 22-189
 SHEET: 1 OF 1

km
 ENGINEERING
 5725 NORTH DISCOVERY WAY
 BOISE, IDAHO 83713
 PHONE (208) 639-6939
 kmeng@ip.com



4/30/2026

Scale: 1 inch= 10 feet

File:

Tract 1: 0.0150 Acres (654 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/58650), Perimeter=151 ft.

- 01 s00.3738w 65.38
- 02 n89.2315w 10
- 03 n00.3738e 65.38
- 04 s89.2222e 10