

Project Name or Subdivision Name:

Target at District Ten Mile

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-2026-0107

WATER MAIN EASEMENT

THIS Easement Agreement made this ____ day of _____ 20____ between Ten Mile District North, 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

CITY OF MERIDIAN WATER EASEMENT "EXHIBIT A"

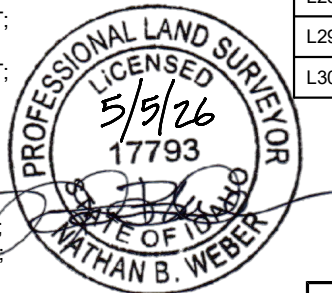
A CITY OF MERIDIAN WATER EASEMENT BEING PART OF PARCEL S1215141820, LOCATED IN SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, MERIDIAN CITY, ADA COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH SIXTEENTH CORNER OF SECTION 15 AS RECORDED BY INSTRUMENT NUMBER 2019-018779 ON THE RECORDS OF ADA COUNTY, AND RUNNING THENCE SOUTH 0°33'33" WEST 77.91 FEET ALONG THE EAST SECTION LINE OF SAID SECTION 15, THENCE NORTH 89°26'27" WEST 914.61 FEET, TO THE POINT OF BEGINNING;

THENCE SOUTH 0°28'00" WEST 8.00 FEET;
 THENCE SOUTH 88°01'41" EAST 18.22 FEET;
 THENCE SOUTH 1°58'24" WEST 20.00 FEET;
 THENCE NORTH 88°01'41" WEST 18.00 FEET;
 THENCE SOUTH 1°58'19" WEST 93.12 FEET;
 THENCE SOUTH 17°47'35" WEST 10.65 FEET;
 THENCE SOUTH 72°12'25" EAST 15.22 FEET;
 THENCE SOUTH 17°47'35" WEST 20.00 FEET;
 THENCE NORTH 72°12'25" WEST 15.22 FEET;
 THENCE SOUTH 17°47'35" WEST 36.94 FEET;
 THENCE SOUTH 29°02'35" WEST 274.97 FEET;
 THENCE SOUTH 60°57'25" EAST 4.00 FEET;
 THENCE SOUTH 29°02'35" WEST 20.00 FEET;
 THENCE NORTH 60°57'25" WEST 4.00 FEET;
 THENCE SOUTH 29°02'35" WEST 328.50 FEET;
 THENCE SOUTH 60°57'25" EAST 5.50 FEET;
 THENCE NORTH 29°02'35" EAST 18.00 FEET;
 THENCE SOUTH 60°57'25" EAST 20.00 FEET;
 THENCE SOUTH 29°02'35" WEST 18.00 FEET;
 THENCE SOUTH 60°57'25" EAST 167.87 FEET;
 THENCE SOUTH 74°36'14" EAST 2.28 FEET;
 THENCE NORTH 60°23'46" EAST 218.65 FEET;
 THENCE SOUTH 29°36'14" EAST 20.00 FEET;
 THENCE SOUTH 60°23'46" WEST 204.05 FEET;
 THENCE SOUTH 29°36'14" EAST 17.50 FEET;
 THENCE SOUTH 60°23'46" WEST 20.00 FEET;
 THENCE NORTH 29°36'14" WEST 17.50 FEET;
 THENCE SOUTH 60°23'50" WEST 2.89 FEET;
 THENCE NORTH 74°36'14" WEST 12.95 FEET;
 THENCE NORTH 60°57'25" WEST 550.34 FEET;
 THENCE NORTH 15°57'25" WEST 60.00 FEET;
 THENCE NORTH 29°02'35" EAST 163.56 FEET;
 THENCE NORTH 60°57'25" WEST 1.50 FEET;
 THENCE NORTH 29°02'35" EAST 15.60 FEET;
 THENCE NORTH 60°57'25" WEST 1.50 FEET;
 THENCE NORTH 29°02'35" EAST 13.84 FEET;
 THENCE NORTH 15°57'25" WEST 9.90 FEET;
 THENCE NORTH 29°02'35" EAST 327.59 FEET;
 THENCE NORTH 60°53'06" WEST 2.51 FEET;
 THENCE NORTH 29°06'54" EAST 20.00 FEET;
 THENCE SOUTH 60°53'06" EAST 4.59 FEET;
 THENCE NORTH 51°17'26" EAST 28.44 FEET;
 THENCE NORTH 0°45'37" EAST 22.79 FEET, TO THE SOUTHERLY RIGHT-OF-WAY FOR WEST COBALT DRIVE;
 THENCE SOUTH 89°15'05" EAST 20.00 FEET, ALONG SAID SOUTHERLY RIGHT-OF-WAY;
 THENCE SOUTH 0°45'37" WEST 32.23 FEET;
 THENCE SOUTH 51°17'26" WEST 39.49 FEET;
 THENCE SOUTH 29°02'35" WEST 330.24 FEET;
 THENCE SOUTH 15°57'25" EAST 14.14 FEET;
 THENCE SOUTH 29°02'35" WEST 101.33 FEET;
 THENCE SOUTH 60°57'25" EAST 12.50 FEET;
 THENCE SOUTH 29°02'35" WEST 18.50 FEET;
 THENCE NORTH 60°57'25" WEST 12.50 FEET;
 THENCE SOUTH 29°02'35" WEST 70.17 FEET;
 THENCE SOUTH 15°57'25" EAST 43.43 FEET;
 THENCE SOUTH 60°57'25" EAST 326.29 FEET;
 THENCE NORTH 29°02'35" EAST 621.50 FEET;
 THENCE NORTH 17°47'35" EAST 62.84 FEET;
 THENCE NORTH 1°58'19" EAST 117.91 FEET, TO THE SOUTHERLY RIGHT-OF-WAY FOR WEST COBALT DRIVE;
 THENCE SOUTH 89°15'05" EAST 19.57 FEET, ALONG SAID SOUTHERLY RIGHT-OF-WAY, TO THE POINT OF BEGINNING.

LINE TABLE		
NO.	BEARING	LENGTH
L1	S01°58'24"W	20.00'
L2	N88°01'41"W	18.00'
L3	S01°58'19"W	93.12'
L4	S17°47'35"W	10.65'
L5	S72°12'25"E	15.22'
L6	S17°47'35"W	20.00'
L7	N72°12'25"W	15.22'
L8	S17°47'35"W	36.94'
L9	S29°02'35"W	274.97'
L10	S60°57'25"E	4.00'
L11	S29°02'35"W	20.00'
L12	N60°57'25"W	4.00'
L13	S29°02'35"W	328.50'
L14	N60°57'25"W	5.50'
L15	S29°02'35"W	18.00'
L16	N60°57'25"W	20.00'
L17	N29°02'35"E	18.00'
L18	S60°57'25"E	167.87'
L19	N74°36'14"W	2.28'
L20	N60°23'46"E	218.65'
L21	S29°36'14"E	20.00'
L22	S60°23'46"W	204.05'
L23	N29°36'14"W	17.50'
L24	N60°23'46"E	20.00'
L25	S29°36'14"E	17.50'
L26	N60°23'50"E	2.89'
L27	S74°36'14"E	12.95'
L28	N60°57'25"W	550.34'
L29	N15°57'25"W	60.00'
L30	N29°02'35"E	163.56'

LINE TABLE		
NO.	BEARING	LENGTH
L31	S60°57'25"E	1.50'
L32	S29°02'35"W	15.60'
L33	S60°57'25"E	1.50'
L34	S29°02'35"W	13.84'
L35	S15°57'25"E	9.90'
L36	N29°02'35"E	327.59'
L37	S60°53'06"E	2.51'
L38	S29°06'54"W	20.00'
L39	N60°53'06"W	4.59'
L40	S51°17'26"W	28.44'
L41	S00°45'37"W	22.79'
L42	S89°15'05"E	20.00'
L43	S00°45'37"W	32.23'
L44	N51°17'26"E	39.49'
L45	S29°02'35"W	330.24'
L46	S15°57'25"E	14.14'
L47	S29°02'35"W	101.33'
L48	S60°57'25"E	12.50'
L49	S29°02'35"W	18.50'
L50	N60°57'25"W	12.50'
L51	S29°02'35"W	70.17'
L52	S15°57'25"E	43.43'
L53	S60°57'25"E	326.29'
L54	N29°02'35"E	621.50'
L55	N17°47'35"E	62.84'
L56	N01°58'19"E	117.91'
L57	S89°15'05"E	19.57'
L58	S00°28'00"W	8.00'
L59	S88°01'41"E	18.22'



DIAMOND

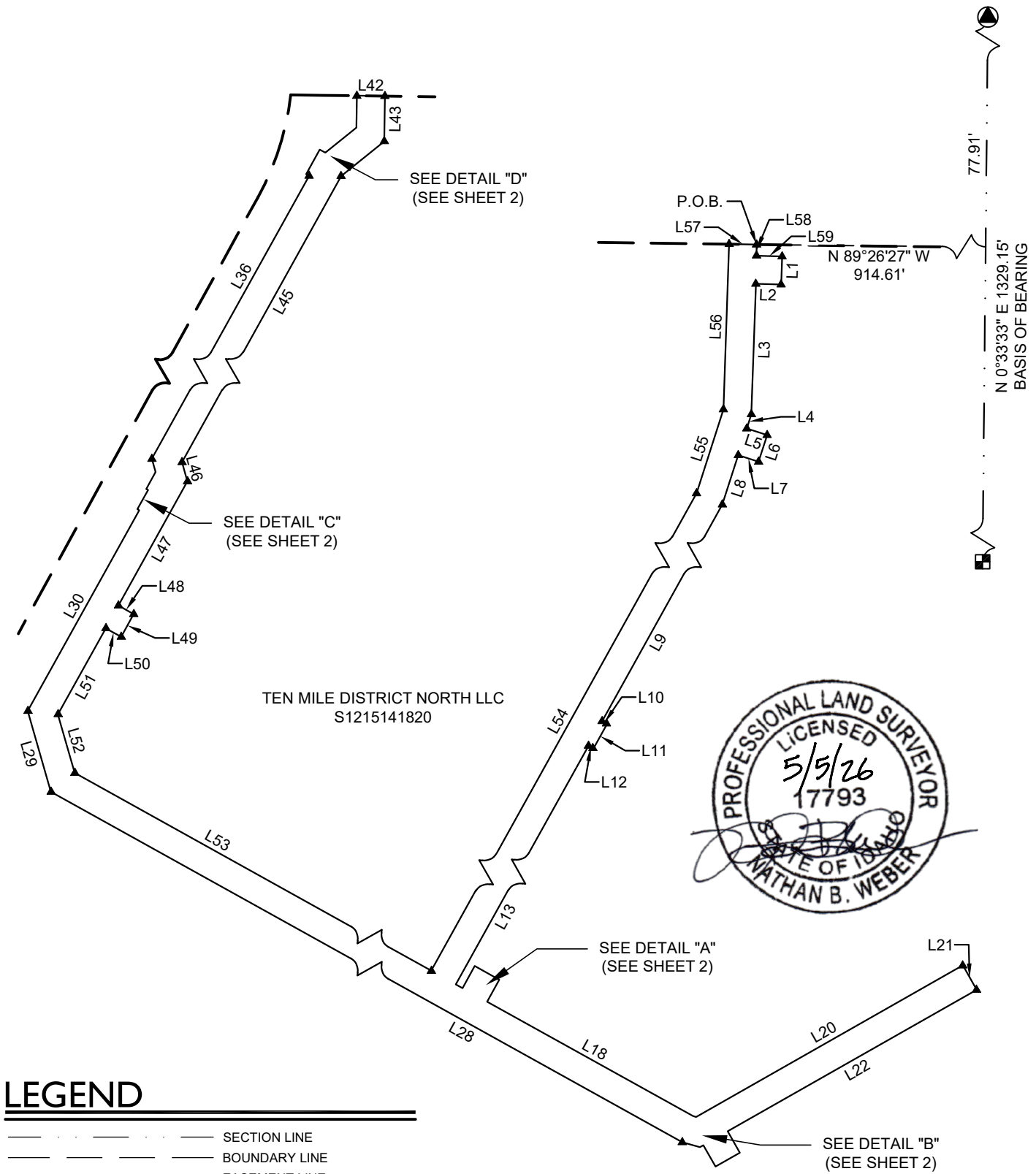
LAND SURVEYING

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JB	NW	5/1/2026	25-238	3 OF 3

CONTAINS 46,580 SQUARE FEET OR 1.069 ACRES

CITY OF MERIDIAN WATER EASEMENT

"EXHIBIT B"

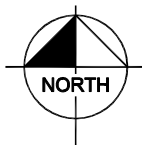


TEN MILE DISTRICT NORTH LLC
S1215141820



LEGEND

- SECTION LINE
- BOUNDARY LINE
- EASEMENT LINE
- TIE LINE
- ▲ CALCULATED POINT
- POINT OF BEGINNING
- N 1/16TH COR OF SEC 15, T3N, R1W, B.M. (CP&F 2019-018779)
- EAST 1/4 COR SEC 15, T3N, R1W, B.M. (CP&F 111022595)



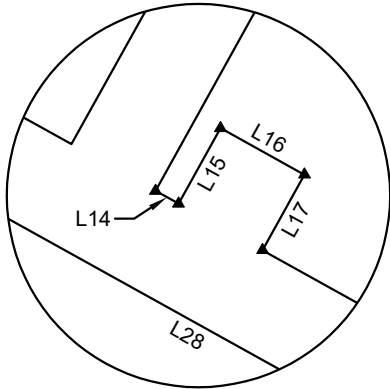
DIAMOND

LAND SURVEYING

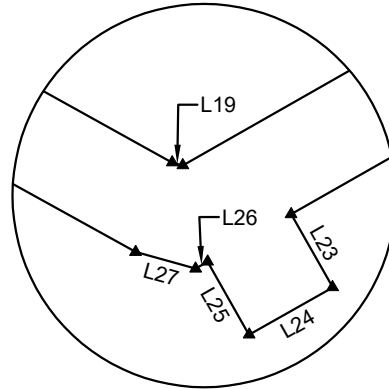
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JB	NW	5/5/2026	25-238	1 OF 3

CITY OF MERIDIAN WATER EASEMENT

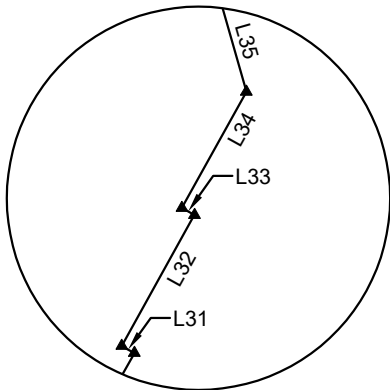
"EXHIBIT B"



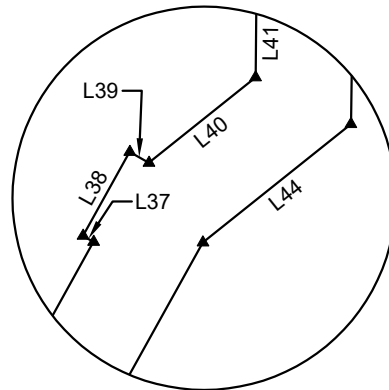
DETAIL "A"
SCALE: 1" = 40'



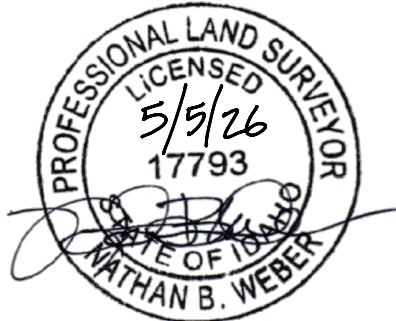
DETAIL "B"
SCALE: 1" = 40'



DETAIL "C"
SCALE: 1" = 20'



DETAIL "D"
SCALE: 1" = 40'



Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JB	NW	5/5/2026	25-238	2 OF 3