

Project Name or Subdivision Name:

Ardyn Plaza

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 ESMT-2026-0112

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

**WATER MAIN EASEMENT**

THIS Easement Agreement made this \_\_\_\_ day of \_\_\_\_\_ 20\_\_ between Manzo Hodge \_\_\_\_\_ ("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: \_\_\_\_\_

May 14, 2026  
Project No. 25-193  
City of Meridian Water Easement

**Exhibit A**

A parcel of land for a City of Meridian Water Easement being a portion of Lot 1, Block 1 of Budget Blinds Subdivision (Book 124 of Plats, Pages 19770-19772), situated in the Northeast 1/4 of the Northeast 1/4 of Section 26, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at a found 1/2-inch rebar marking the Southwest corner of said Lot 1, which bears N89°38'52"W a distance of 209.75 feet from the Southeast corner of said Lot 1, which is witnessed by a found 5/8-inch rebar which bears N00°21'08"E a distance of 1.00', thence following the southerly boundary of said Lot 1, S89°38'52"E a distance of 141.07 feet to the **POINT OF BEGINNING.**

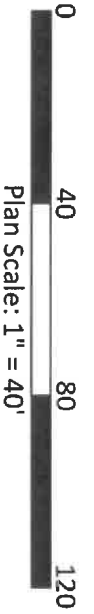
Thence leaving said southerly boundary, N00°21'08"E a distance of 19.38 feet;  
Thence S89°38'52"E a distance of 24.30 feet;  
Thence N00°21'08"E a distance of 6.44 feet;  
Thence S89°38'52"E a distance of 20.00 feet;  
Thence S00°21'08"W a distance of 25.82 feet to the southerly boundary of said Lot 1;  
Thence following said southerly boundary, N89°38'52"W a distance of 44.30 feet to the **POINT OF BEGINNING.**

Said parcel contains 987 square feet, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

All subdivisions, deeds, records of surveys, and other instruments of record referenced herein are recorded documents of the county in which these described lands are situated.

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





**LEGEND**

- FOUND 5/8" REBAR
- FOUND 1/2" REBAR
- CALCULATED POINT
- BOUNDARY LINE
- - - EASEMENT LINE

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L1         | N00°21'08"E | 19.38'   |
| L2         | S89°38'52"E | 24.30'   |
| L3         | N00°21'08"E | 6.44'    |
| L4         | S89°38'52"E | 20.00'   |
| L5         | S00°21'08"W | 25.82'   |

LOT 2, BLOCK 1  
BUDGET BLINDS  
SUBDIVISION

Lot 1, Block 1  
Budget Blinds Subdivision  
APN: R1144220020  
Owner: Manzo Hodge, Et Al.

LOT 24, BLOCK 49  
LOCHSA FALLS  
SUBDIVISION No. 12

POINT OF COMMENCEMENT  
SOUTHWEST CORNER  
LOT 1, BLOCK 1

141.07'

W. Everest Lane (Private)

N89°38'52"W 209.75'  
BASIS OF BEARING

POINT OF BEGINNING

1' WITNESS CORNER  
WHICH BEARS  
N00°21'08"E FROM THE  
SOUTHEAST CORNER  
LOT 1, BLOCK 1

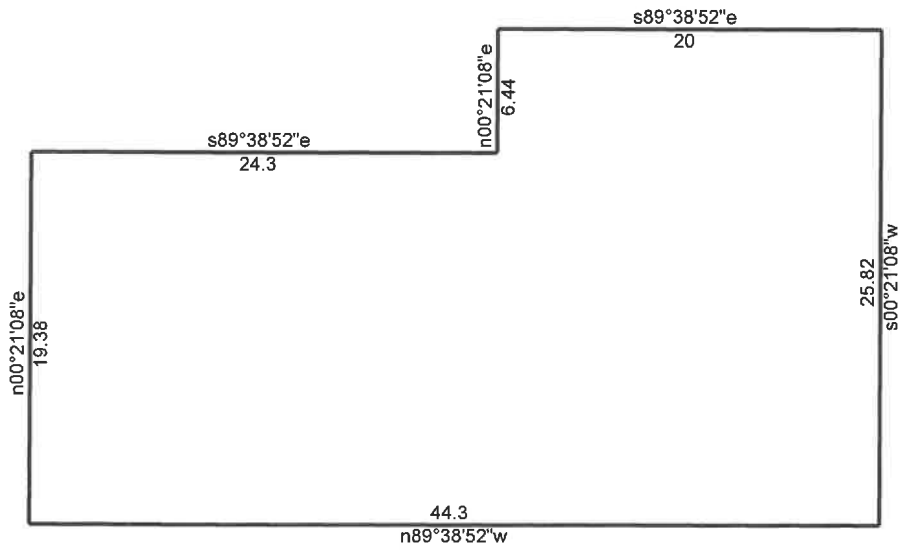
W. Everest Lane (Private)

**Exhibit B**  
**City of Meridian Water Easement**

A parcel of land being a portion of Lot 1, Block 1 of Budget Blinds Subdivision, situated in the NE1/4 of the NE1/4 of Section 26, T4N, R1W, B.M., City of Meridian, Ada County, Idaho

DATE: MAY, 2026  
PROJECT: 25-193  
SHEET: 1 OF 1

**KME ENGINEERING**  
5725 NORTH DISCOVERY WAY  
BOISE, IDAHO 83713  
PHONE (208) 639-6939  
kme@kmeip.com



5/14/2026

Scale: 1 inch= 10 feet

File:

Tract 1: 0.0227 Acres (987 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=140 ft.

- 01 n00.2108e 19.38
- 02 s89.3852e 24.3
- 03 n00.2108e 6.44
- 04 s89.3852e 20
- 05 s00.2108w 25.82
- 06 n89.3852w 44.3