

Project Name or Subdivision Name:

HORSEMEADOWS SUBDIVISION #3

Water Main Easement Number:

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-2025-0175**
Record Number:

WATER MAIN EASEMENT

THIS Easement Agreement made this 13th day of January 2026 between
KB HOME IDAHO LLC, a Delaware limited liability company ("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

public street, then, to such extent, such right-of-way and easement hereby granted which lies within such boundary thereof or which is a part thereof, shall cease and become null and void and of no further effect and shall be completely relinquished.

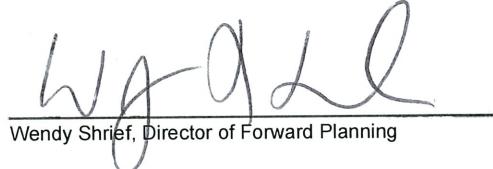
THE GRANTOR does hereby covenant with the Grantee that Grantor is lawfully seized and possessed of the aforementioned and described tract of land, and that Grantor has a good and lawful right to convey said easement, and that Grantor will warrant and forever defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

THE COVENANTS OF GRANTOR made herein shall be binding upon Grantor's successors, assigns, heirs, personal representatives, purchasers, or transferees of any kind.

IN WITNESS WHEREOF, the said parties of the first part have hereunto subscribed their signatures the day and year first herein above written.

GRANTOR:

KB HOME IDAHO LLC,
a Delaware limited liability company

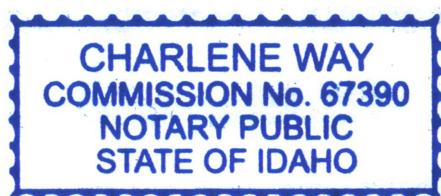


Wendy Shrief, Director of Forward Planning

STATE OF IDAHO)
) ss
County of Ada)

This record was acknowledged before me on 12.30.2025 (date) by Wendy Shrief (name of individual), [complete the following if signing in a representative capacity, or strike the following if signing in an individual capacity] on behalf of KB Home Idaho, LLC (name of entity on behalf of whom record was executed), in the following representative capacity: Director (type of authority such as officer or trustee)

Notary Stamp Below



Charlene Way
Notary Signature
My Commission Expires: 3.28.2028

A Delaware limited
liability co.

GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor 1-13-2026

Attest by Chris Johnson, City Clerk 1-13-2026

STATE OF IDAHO,)

: ss.

County of Ada)

This record was acknowledged before me on 1-13-2026 (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: _____

Legal Description
City of Meridian Water Easement - Horse Meadows Subdivision No. 3

An easement being located in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 10, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at a Brass Cap monument marking the northwest corner of said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, from which a 5/8 inch diameter rebar monument marking the northeast corner of said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ bears S 89°11'08" E a distance of 1318.75 feet;

Thence along the northerly boundary of said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ S 89°11'08" E a distance of 618.71 feet to a point;

Thence leaving said northerly boundary S 0°48'00" W a distance of 11.51 feet to the **POINT OF BEGINNING**;

Thence S 89°12'00" E a distance of 20.00 feet to a point;

Thence S 0°48'00" W a distance of 62.26 feet to a point;

Thence a distance of 31.25 feet along the arc of a 57.00 foot radius non-tangent curve left, said curve having a central angle of 31°24'33" and a long chord bearing S 41°12'01" W a distance of 30.86 feet to a point;

Thence N 0°48'00" E a distance of 85.76 feet to the **POINT OF BEGINNING**.

This easement contains 1436 square feet and is subject to any other easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
December 23, 2025



HORSE MEADOWS SUBDIVISION NO. 3

CITY OF MERIDIAN WATER EASEMENT - EXHIBIT

CASTLEBROOK SUBDIVISION NO. 2

