

Project Name or Subdivision Name:

CENTREPOINTE

Water Main Easement Number: 01

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-2025-0066

Record Number:

### WATER MAIN EASEMENT

THIS Easement Agreement made this 12<sup>th</sup> day of August 2025 between  
Centrepont Meridian, 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



[NOTARY ACKNOWLEDGMENT]

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Orange )

On June 18, 2025, before me, Britney Parent, Notary Public, personally appeared Patrick Wood, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Britney Parent

(Seal)

GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor 8-12-2025

Attest by Chris Johnson, City Clerk 8-12-2025

STATE OF IDAHO, )

: ss.

County of Ada )

This record was acknowledged before me on 8-12-2025 (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: 3-28-2028

Project No: 220628  
Date: May 6, 2025  
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**EXHIBIT A  
CENTREPOINTE WATER MAIN EASEMENT  
DESCRIPTION**

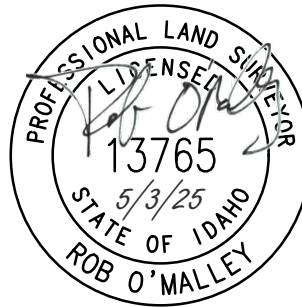
Located in the SE1/4 of the SE1/4 of Section 32, Township 4 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

**COMMENCING** at the northwest corner of Parcel "E" as shown on Record of Survey Instrument No. 110080878, records of Ada County, Idaho; thence, along the north boundary of said parcel,

A. N.89°59'35"E., 54.63 feet to the **POINT OF BEGINNING**; thence, continuing,

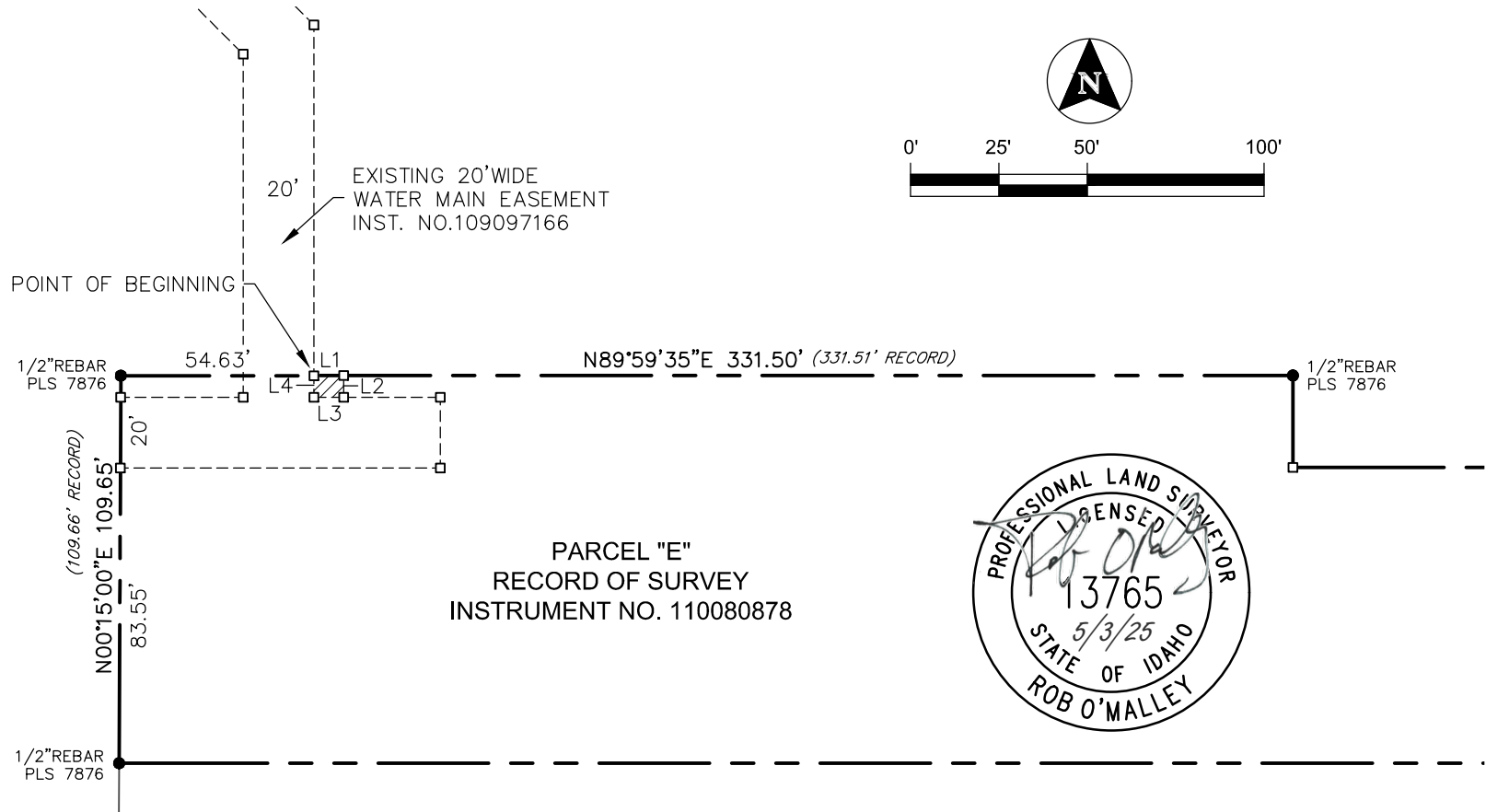
1. N.89°59'35"E., 8.38 feet; thence, leaving said boundary,
2. S.00°00'26"E., 6.10 feet; thence,
3. S.89°59'35"W., 8.38 feet; thence,
4. N.00°00'26"W., 6.10 feet to the **POINT OF BEGINNING**.

**CONTAINING:** 52 square feet.



## EXHIBIT B - CENTREPOINTE WATER MAIN EASEMENT

LOCATED IN THE SE1/4 OF THE SE1/4 OF SECTION 32,  
TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN  
CITY OF MERIDIAN, ADA COUNTY, IDAHO  
2025



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°59'35\"E	8.38'
L2	S00°00'26\"E	6.10'
L3	S89°59'35\"W	8.38'
L4	N00°00'26\"W	6.10'



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MAY 2025

220628



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NAMPA, IDAHO 83687  
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