

Project Name or Subdivision Name:

Nordstrom Rack (LD-MISC-2025-0004)

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-2025-0086

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

### **WATER MAIN EASEMENT**

THIS Easement Agreement made this 12th day of August 2025 between  
Meridian CenterCal Owner, 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



**CALIFORNIA ACKNOWLEDGMENT**

CIVIL CODE § 1189

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 Los Angeles

On July 24, 2025 before me, Katherine Barragan Cruz, Notary Public,  
Date Here Insert Name and Title of the Officer

personally appeared Jean Paul Wardy  
Name(s) of Signer(s)

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 [Signature]  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Water Main Easement

Document Date: None Number of Pages: 3

Signer(s) Other Than Named Above: None

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Jean Paul Wardy

☒ Corporate Officer – Title(s): CEO

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

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: \_\_\_\_\_



July 2, 2025  
Project No. 124122

"Exhibit A"

**WATERLINE EASEMENT**

MERIDIAN CENTERCAL OWNER, LLC  
CITY of MERIDIAN

An easement situate in Parcel "B" of Record of Survey No.11184, recorded under Inst.#2017-122683, being located in Lot 4, Block 1, of Centercal Subdivision, as same is shown on the official plat thereof, recorded in Book 104 of Plats at Page 14163, Ada County Records, in the southwest quarter of Section 4, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

**COMMENCING** at the northeast corner of Lot 2 of said Centercal Subdivision, thence on the northern boundary line of said Lot 2, South 89° 51' 01" West, 34.20 feet, to the westerly easement line of an existing City of Meridian sewer and water easement, recorded under Inst.#112079721; thence leaving said northern boundary line, South 00° 00' 00" East, 533.00 feet, to the **POINT OF BEGINNING**:

Thence continuing on said westerly easement line, South 00° 00' 00" West, 4.05 feet;  
Thence South 11° 15' 00" West, 16.26 feet;  
Thence leaving said westerly easement line, North 90° 00' 00" West, 3.47 feet;  
Thence North 00° 00' 00" East, 12.83 feet;  
Thence North 90° 00' 00" East, 1.08 feet;  
Thence North 00° 00' 00" East, 7.17 feet;  
Thence North 90° 00' 00" East, 5.57 feet to the **POINT OF BEGINNING**.

The above-described easement contains 100 Ft<sup>2</sup>, more or less and is subject to all existing easements and right of ways.

PREPARED BY:  
THE LAND GROUP, INC.  
Michael S. Femenia

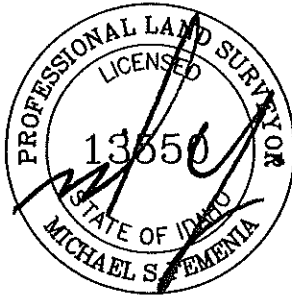


# Waterline Easement

for

## City of Meridian

Situate in the SW 1/4 of Section 4  
Township 3 North, Range 1 East, Boise Meridian  
City of Meridian, Ada County, Idaho  
2025



07/02/2025

NORDSTROM  
RACK

PARCEL "B"  
ROS#11184

2260 N EAGLE RD  
MERIDIAN CENTRAL  
OWNER LLC  
APN:R1343720450  
CENTRAL  
SUBDIVISION

4

### Line Table

LINE	BEARING	LENGTH
L1	S00°00'00"E	4.05'
L2	S11°15'00"W	16.26'
L3	N90°00'00"W	3.47'
L4	N00°00'00"E	12.83'
L5	N90°00'00"E	1.08'
L6	N00°00'00"E	7.17'
L7	N90°00'00"E	5.57'

East River Valley Street

34.20'

S89°51'01"W

2

2.2'

3

PARCEL "A"  
ROS#11184

32' CITY OF MERIDIAN  
SEWER  
AND WATER  
EASEMENT  
INST#112079721

S00°00'00"E 533.00'

S00°00'00"E 559.09'

POB

L6

L7

L5

L4

L3

L2

WATERLINE  
EASEMENT  
(100 Ft<sup>2</sup>)

S11°15'00"W  
47.65'

3

PARCEL "B"  
ROS#11184



Exhibit "B"

Horizontal Scale: 1" = 20'

Project No.: 124122

Date of Issuance: July 2, 2025



**Waterline Easement**  
**City of Meridian**  
**Meridian CenterCal Owner, LLC - Nordstrom**