

Project Name or Subdivision Name:

Washington Federal

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-2025-0077

Record Number: _____

WATER MAIN EASEMENT

THIS Easement Agreement made this 8th day of July 20 between
WP 5 Meridian II Pad, 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]

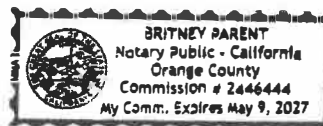
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)

On June 25, 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 7-8-2025

Attest by Chris Johnson, City Clerk 7-8-2025

STATE OF IDAHO,)

: ss.

County of Ada)

This record was acknowledged before me on 7-8-2025 (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: _____

June 3, 2025
Project No. 24-053
City of Meridian Water Easement
Legal Description

Exhibit A

A parcel of land for a City of Meridian Water Easement being a portion of Lot 10, Block 1 of Southeast Corner Marketplace Subdivision No. 2 (Book 101 of Plats, Pages 13337-13340) situated in Government Lot 4 of Section 4, Township 3 North, Range 1 East, 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 Southeast corner of said Lot 10, which bears S01°48'31"W a distance of 227.86 feet from a found 5/8-inch rebar marking the Northeast corner of said Lot 10, thence following the southerly boundary of said Lot 10, N88°09'46"W a distance of 83.38 feet to an existing Sewer and Water Easement as described per Instrument No. 108076614;
Thence following said existing easement, N01°51'07"E a distance of 28.74 feet to the **POINT OF BEGINNING**.

Thence following said existing easement, N01°51'07"E a distance of 13.15 feet;
Thence leaving said existing easement, N01°51'07"E a distance of 6.85 feet;
Thence S88°08'53"E a distance of 15.70 feet;
Thence S01°51'07"W a distance of 20.00 feet;
Thence N88°08'53"W a distance of 15.70 feet to the **POINT OF BEGINNING**.

Said parcel contains 314 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.





0 40 80 120

Plan Scale: 1" = 40'

LEGEND



FOUND 5/8" REBAR



FOUND 1/2" REBAR



CALCULATED POINT

BOUNDARY LINE

EASEMENT LINE

EXISTING EASEMENT LINE
PER INST. No. 108076614
PER INST. No. 112105492

LOT 11, BLOCK 1

LINE TABLE

LINE	BEARING	DISTANCE
L1	N01°51'07"E	28.74'
L2	N01°51'07"E	13.15'
L3	N01°51'07"E	6.85'
L4	S88°08'53"E	15.70'
L5	S01°51'07"W	20.00'
L6	N88°08'53"W	15.70'

SANITARY SEWER AND
WATER MAIN EASEMENT
PER INST. No.s 108076614
AND 112105492

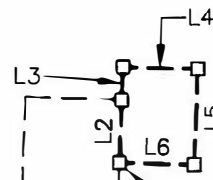
E. Ustick Road

NORTHEAST CORNER
LOT 10, BLOCK 1

Lot 10, Block 1
Southeast Corner Marketplace
Subdivision No. 2

Owner: WP5 Meridian II Pad LLC
APN: R8048320080
Address: 3423 E. Ustick Road

S01°48'31"W 227.86'
BASIS OF BEARING



POINT OF BEGINNING

N88°09'46"W 83.38'

POINT OF COMMENCEMENT
SOUTHEAST CORNER
LOT 10, BLOCK 1

LOT 8, BLOCK 1

LOT 9, BLOCK 1



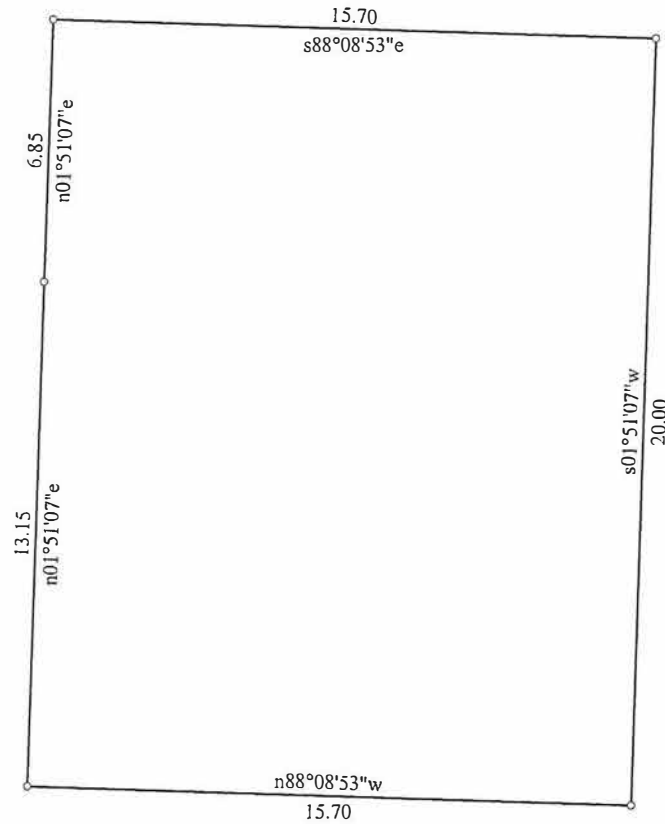
DATE: JUNE, 2025

PROJECT: 24-053

SHEET:
1 OF 1

Exhibit B City of Meridian Water Easement

A portion Lot 10, Block 1 of Southeast Corner Marketplace Subdivision No. 2, situated in Government Lot 4 of Section Section 4, T.3N., R.1E., B.M., City of Meridian, Ada County, ID



Title:		Date: 06-03-2025
Scale: 1 inch = 5 feet	File:	
Tract 1: 0.007 Acres: 314 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 71 Feet		
001=n01.5107e 13.15	003=s88.0853e 15.70	005=n88.0853w 15.70
002=n01.5107e 6.85	004=s01.5107w 20.00	