

Project Name or Subdivision Name:

Adero Park Subdivision No. 2

Water Main Easement Number: 4

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-2026-0066
Record Number: _____

WATER MAIN EASEMENT

THIS Easement Agreement made this 24th day of March 2026 between C4 Land 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

EXHIBIT A



Sawtooth Land Surveying, LLC

P: (208) 398-8104 F: (208) 398-8105
2030 S. Washington Ave., Emmett, ID 83617

City of Meridian
Water Main Easement 4 Legal Description

BASIS OF BEARING is S. 89°21'10" E. between an aluminum cap PLS 10279 marking the C1/4 corner of Section 27 and an aluminum cap PLS 11574 marking the E1/4 corner of Section 27, both located in T. 4 N., R. 1 W., B. M., City of Meridian, Ada County, Idaho.

An easement located in a portion of the NE1/4 of the SE1/4 of Section 27, T. 4 N., R. 1 W., B.M., City of Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at an aluminum cap PLS 11574 marking said E1/4 corner;

Thence S. 57°21'13" W., 1404.02 feet to the **POINT OF BEGINNING**;

Thence S. 29°30'15" E., 20.00 feet;

Thence S. 60°29'45" W., 20.00 feet;

Thence N. 29°30'15" W., 20.00 feet;

Thence N. 60°29'45" E., 20.00 feet to the **POINT OF BEGINNING**.

The above described easement contains 0.009 acres, more or less.



EXHIBIT B

C1/4 CORNER
PLS 10279

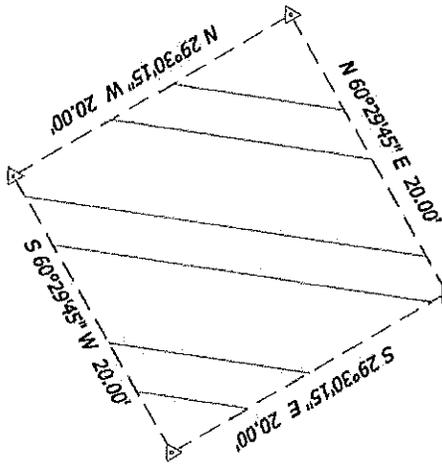
BASIS OF BEARINGS
S 89°21'10" E 2651.04'

27
1/4 CORNER
PLS 11574

POINT OF BEGINNING
WATER MAIN EASE NO. 4
±0.009 ACRES

S 57°21'13" W 1402.02'
TIE LINE

S 00°21'17" W 2644.27'
N. TEN MILE ROAD



27
26
PLS 10110
34
35



NTS



PROJECT:

EXHIBIT
MERIDIAN WATER MAIN EASEMENT NO. 4
SE1/4 OF SECTION 27,
T. 4 N., R. 1 W., B.M.,
CITY OF MERIDIAN, ADA COUNTY, IDAHO

OWNER/DEVELOPER:

CONGER GROUP

DATE:

03/2026



SAWTOOTH
Land Surveying, LLC

2030 S. WASHINGTON AVE.
EMMETT, ID 83617
P: (208) 398-8104
F: (208) 398-8105

WWW.SAWTOOTHLS.COM

DWG #

124014- EASEMENT

PROJECT #

124014

SHEET

1 OF 1