

Project Name or Subdivision Name:

HSB ACADEMY

Water Main Easement Number: 2

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

Record Number: ESMT-2026-0210

WATER MAIN EASEMENT

THIS Easement Agreement made this ____ day of _____ 20____ between
HOOPS 4 KIDS IDAHO, INC _____ ("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

GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor

Attest by Chris Johnson, City Clerk

STATE OF IDAHO,)
 : ss.
County of Ada)

This record was acknowledged before me on _____ (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: _____

August 27, 2026
Project No. 26-007
City of Meridian Water Easement
Legal Description

Exhibit A

A parcel of land for a City of Meridian Water Easement situated in a portion of Lots 2 and 3, Block 1 of Southridge Subdivision Phase 1 (Book 104 of Plats, Pages 14056-14063), situated in the Northeast 1/4 of the Northeast 1/4 of Section 23, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at a found brass cap marking the Northeast corner of said Section 23, which bears S89°19'37"E a distance of 2,661.61 feet from a found aluminum cap marking the North 1/4 corner of said Section 23, thence following the northerly line of said Section 23, N89°19'37"W a distance of 212.50 feet;
Thence leaving said northerly line, S00°40'43"W a distance of 239.88 feet to the westerly boundary of an existing City of Meridian Sanitary Sewer and Water Main Easement per Instrument No. 2015-086404 and being the **POINT OF BEGINNING**.

Thence following said westerly line of existing easement, S00°40'43"W a distance of 20.00 feet;
Thence leaving said westerly line, N89°19'17"W a distance of 165.26 feet to the westerly boundary of a parcel of land as described in Quitclaim Deed per Instrument No. 2026-027170;

Thence following said westerly boundary the following three (3) courses:

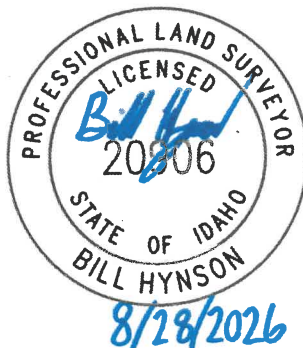
1. N00°40'23"E a distance of 9.99 feet to a found 5/8-inch rebar;
2. N89°19'37"W a distance of 40.17 feet to a found 5/8-inch rebar;
3. N00°40'23"E a distance of 10.01 feet;

Thence leaving said westerly boundary, S89°19'17"E a distance of 107.00 feet;
Thence N00°40'23"E a distance of 14.29 feet;
Thence S89°19'37"E a distance of 20.00 feet;
Thence S00°40'23"W a distance of 14.29 feet;
Thence S89°19'17"E a distance of 78.43 feet to the **POINT OF BEGINNING**.

Said parcel contains 3,993 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.

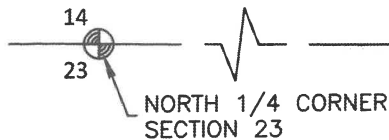


P:\26-007\SURVEY\CAD\EXHIBITS\26-007 WATER EASEMENT HOOPS 4 KIDS.DWG, 8/28/2026, DWG TO PDF, PC3, ----

W. Overland Road

BASIS OF BEARING
N89°19'37"W 2661.61'
2449.11'

POINT OF COMMENCEMENT
NORTHEAST CORNER
SECTION 23



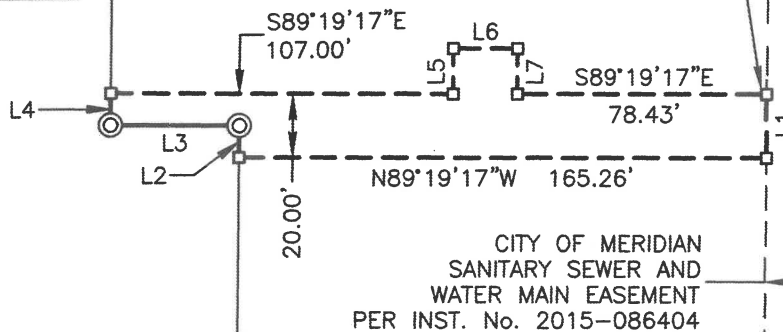
LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°40'43"W	20.00'
L2	N00°40'23"E	9.99'
L3	N89°19'37"W	40.17'
L4	N00°40'23"E	10.01'
L5	N00°40'23"E	14.29'
L6	S89°19'37"E	20.00'
L7	S00°40'23"W	14.29'

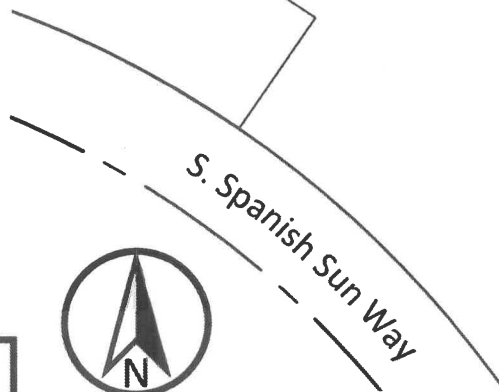
APN: R8048710027
Owner: Hoops 4 Kids Idaho Inc
Special Warranty Deed per
INST. No. 2026-027170

S00°40'43"W
239.88' (TIE)

POINT OF BEGINNING



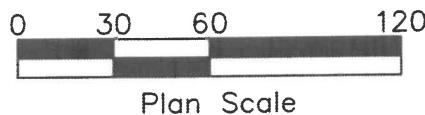
CITY OF MERIDIAN
SANITARY SEWER AND
WATER MAIN EASEMENT
PER INST. No. 2015-086404



LEGEND



FOUND ALUMINUM CAP
FOUND BRASS CAP
FOUND 5/8" REBAR
CALCULATED POINT
EASEMENT LINE
SECTION LINE
PARCEL LINE
ROAD CENTERLINE



km
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
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kmengllp.com

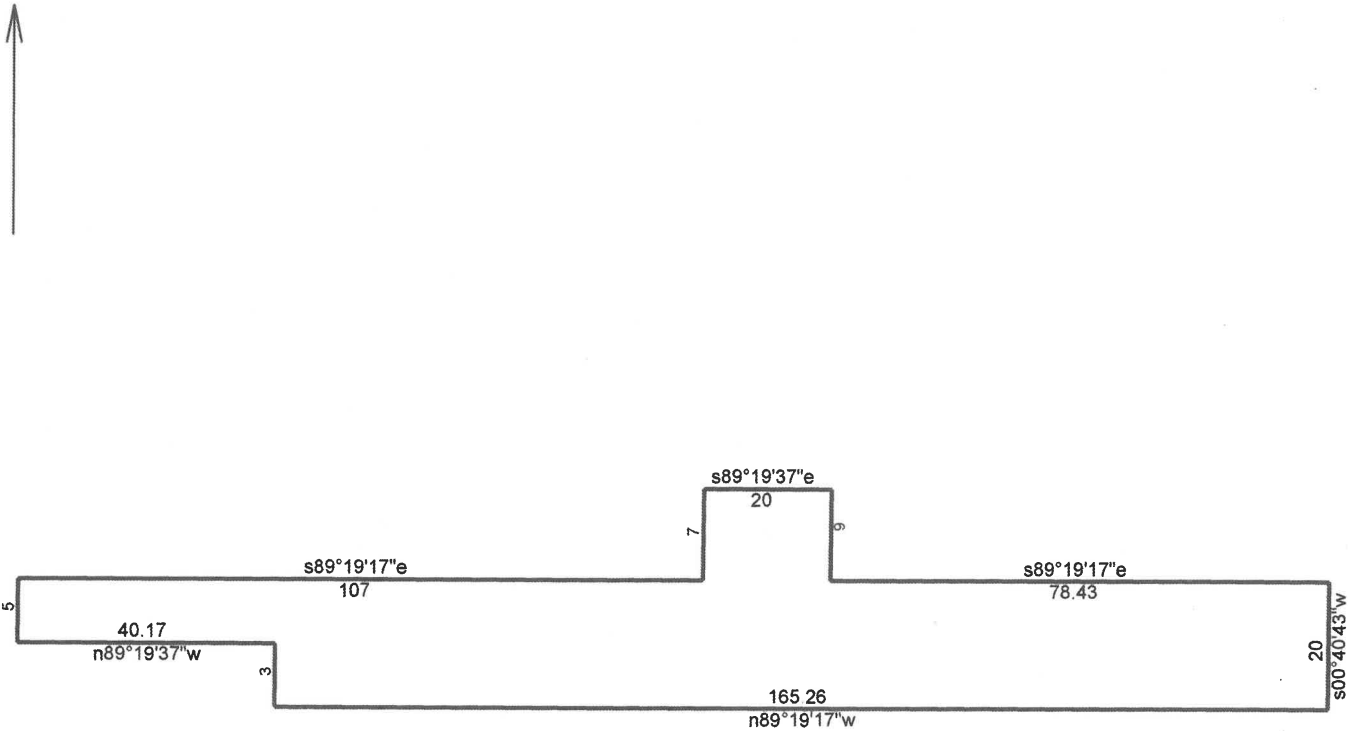
DATE: August 2026

PROJECT: 26-007

SHEET:
1 OF 1

Exhibit B City of Meridian Water Easement

A portion of Lots 2 & 3, Block 1 of Southridge Sub. Ph 1, Situated in the NE 1/4 of the NE 1/4 of Section 23, T. 3 N., R. 1 W., Boise Meridian, City of Meridian, Ada County, Idaho



8/27/2026

Scale: 1 inch= 30 feet

File:

Tract 1: 0.0917 Acres (3993 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/174013), Perimeter=479 ft.

01 s00.4043w 20
02 n89.1917w 165.26
03 n00.4023e 9.99
04 n89.1937w 40.17
05 n00.4023e 10.01
06 s89.1917e 107
07 n00.4023e 14.29

08 s89.1937e 20
09 s00.4023w 14.29
10 s89.1917e 78.43