

Project Name or Subdivision Name:

Dr. Astin (Northpointe Commercial Subdivision)

Water Main Easement Number: 02

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-2026-0109

**WATER MAIN EASEMENT**

THIS Easement Agreement made this \_\_\_\_ day of \_\_\_\_\_ 20\_\_ between SM4, 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



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: \_\_\_\_\_



Professional Engineers, Land Surveyors and Planners

924 3<sup>rd</sup> St. So. Nampa, ID 83651  
Ph (208) 454-0256

e-mail: [dholzhey@masonandassociates.us](mailto:dholzhey@masonandassociates.us)

FOR: SM4 LLC  
JOB NO.: FE1726  
DATE: May 19, 2026

**EXHIBIT "A"  
WATER EASEMENT 2**

An easement being a portion of Lot 2, Block 1, Northpointe Commercial Subdivision, situate in the SE1/4 SE1/4 SE1/4 of Section 26, Township 4 North, Range 1 West, Boise Meridian, Meridian, Ada County Idaho, more particularly described as follows:

Commencing at the southeast corner of the SE1/4 SE1/4 SE1/4, said corner bears S 89° 28' 38" E., 2625.53 feet from the southwest corner of the SE1/4;

Thence N 89° 28' 38" W., 600.70 feet along the south boundary of the SE1/4;

Thence N 00° 24' 54" E., 276.98 feet to the southwest corner of said Lot 2; said corner being the **POINT OF BEGINNING**;

Thence S 89° 35' 06" E., 173.74 feet along the south boundary of said Lot 2;

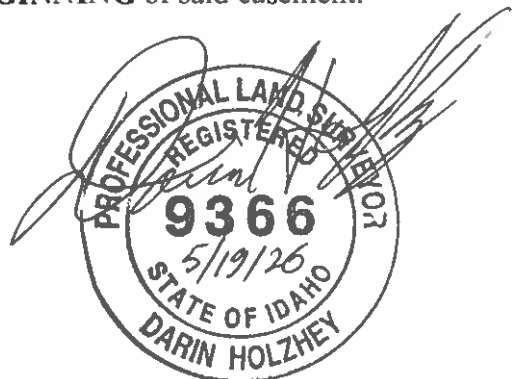
Thence N 00° 24' 54" E., 15.00 feet to the **POINT OF BEGINNING** of said easement;

Thence N 00° 24' 54" E., 12.50 feet;

Thence S 89° 35' 06" E., 10.00 feet;

Thence S 00° 24' 54" W., 12.50 feet;

Thence N 89° 35' 06" W., 10.00 feet to the **POINT OF BEGINNING** of said easement.



# EXHIBIT "B"

WATER EASEMENTS 1 & 2 BEING A PORTION OF LOT 2, BLOCK 1,  
NORTHPOINTE COMMERCIAL SUBDIVISION IN THE SE1/4 SE1/4 OF  
SECTION 26, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN,  
ADA COUNTY IDAHO  
2026

