

Project Name or Subdivision Name:

Stonehill Crossing Sub (LD-CSUB-2025-0001)

Water Main Easement Number: \_\_\_\_\_

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-2026-0018

**WATER MAIN EASEMENT**

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



Exhibit A  
**Water Main Easement**  
Stonehill Crossing Subdivision (LD-CSUB-2025-0001)  
June 4, 2026

A portion of the Northwest 1/4 of the Northeast 1/4 of Section 36, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the 1/4 corner common to Sections 25 and 36, T.3N., R.1W., B.M., from which the East 1/16 corner common to said Sections 25 and 36 bears South 89°04'30" East, 1,318.40 feet; thence on the north boundary line of said Section 36, South 89°04'30" East, 486.41 feet; thence leaving said north boundary line, South 00°55'30" West, 50.00 feet to the south right-of-way line of W. Amity Road and the **POINT OF BEGINNING**;

- thence on said south right-of-way line, South 89°04'30" East, 20.00 feet;
- thence leaving said south right-of-way line, South 00°55'30" West, 49.94 feet;
- thence South 44°28'52" West, 108.46 feet;
- thence South 45°31'08" East, 129.50 feet;
- thence North 44°28'52" East, 6.50 feet;
- thence South 45°31'08" East, 20.00 feet;
- thence South 44°28'52" West, 6.50 feet;
- thence South 45°31'08" East, 210.21 feet;
- thence South 26°33'19" East, 107.71 feet;
- thence South 63°26'41" West, 231.74 feet;
- thence North 89°04'30" West, 131.55 feet;
- thence North 45°31'08" West, 19.35 feet;
- thence South 44°28'52" West, 19.50 feet;
- thence North 45°31'08" West, 20.00 feet;
- thence North 44°28'52" East, 19.50 feet;
- thence North 45°31'08" West, 30.30 feet;
- thence South 44°28'52" West, 13.72 feet;
- thence South 00°55'30" West, 140.55 feet;



thence North 89°04'30" West, 20.00 feet;  
thence North 00°55'30" East, 29.50 feet;  
thence North 89°04'30" West, 100.46 feet;  
thence North 77°49'30" West, 41.01 feet;  
thence North 89°04'30" West, 177.71 feet;  
thence North 00°32'48" East, 13.25 feet;

thence 6.75 feet on the arc of a curve to the right having a radius of 762.00 feet, a central angle of 00°30'27", and a long chord which bears North 00°48'01" East, 6.75 feet;

thence South 89°04'30" East, 179.78 feet;  
thence South 77°49'30" East, 41.01 feet;  
thence South 89°04'30" East, 98.49 feet;  
thence North 00°55'30" East, 99.04 feet;  
thence North 44°28'52" East, 21.71 feet;  
thence North 45°31'08" West, 221.70 feet;  
thence South 44°28'52" West, 19.50 feet;  
thence North 45°31'08" West, 20.00 feet;  
thence North 44°28'52" East, 19.50 feet;  
thence North 45°31'08" West, 42.24 feet;  
thence North 89°04'30" West, 73.40 feet;

thence 20.37 feet on the arc of a non-tangent curve to the left having a radius of 838.00 feet, a central angle of 01°23'33", and a long chord which bears North 11°49'30" East, 20.37 feet;

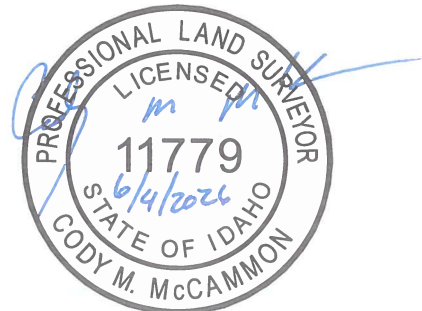
thence South 89°04'30" East, 94.29 feet;  
thence South 15°31'15" East, 23.09 feet;  
thence North 44°28'52" East, 284.65 feet;  
thence North 89°28'52" East, 28.51 feet;



thence South 45°31'08" East, 137.52 feet;  
thence South 44°28'52" West, 2.50 feet;  
thence South 45°31'08" East, 264.46 feet;  
thence South 26°33'19" East, 76.68 feet;  
thence South 63°26'41" West, 206.85 feet;  
thence North 89°04'30" West, 20.04 feet;  
thence North 00°55'30" East, 10.00 feet;  
thence North 89°04'30" West, 20.00 feet;  
thence South 00°55'30" West, 10.00 feet;  
thence North 89°04'30" West, 78.62 feet;  
thence North 45°31'08" West, 32.23 feet;  
thence North 44°28'58" East, 24.50 feet;  
thence North 45°31'08" West, 20.00 feet;  
thence South 44°28'58" West, 24.50 feet;  
thence North 45°31'08" West, 289.20 feet;  
thence North 15°31'15" West, 23.09 feet;  
thence North 44°28'52" East, 281.39 feet;  
thence North 89°28'52" East, 45.08 feet;  
thence South 45°31'08" East, 26.61 feet;  
thence North 44°28'52" East, 100.46 feet;  
thence North 00°55'30" East, 41.95 feet;  
to the **POINT OF BEGINNING**;

Containing 47,271 square feet or 1.085 acres, more or less.

End of Description



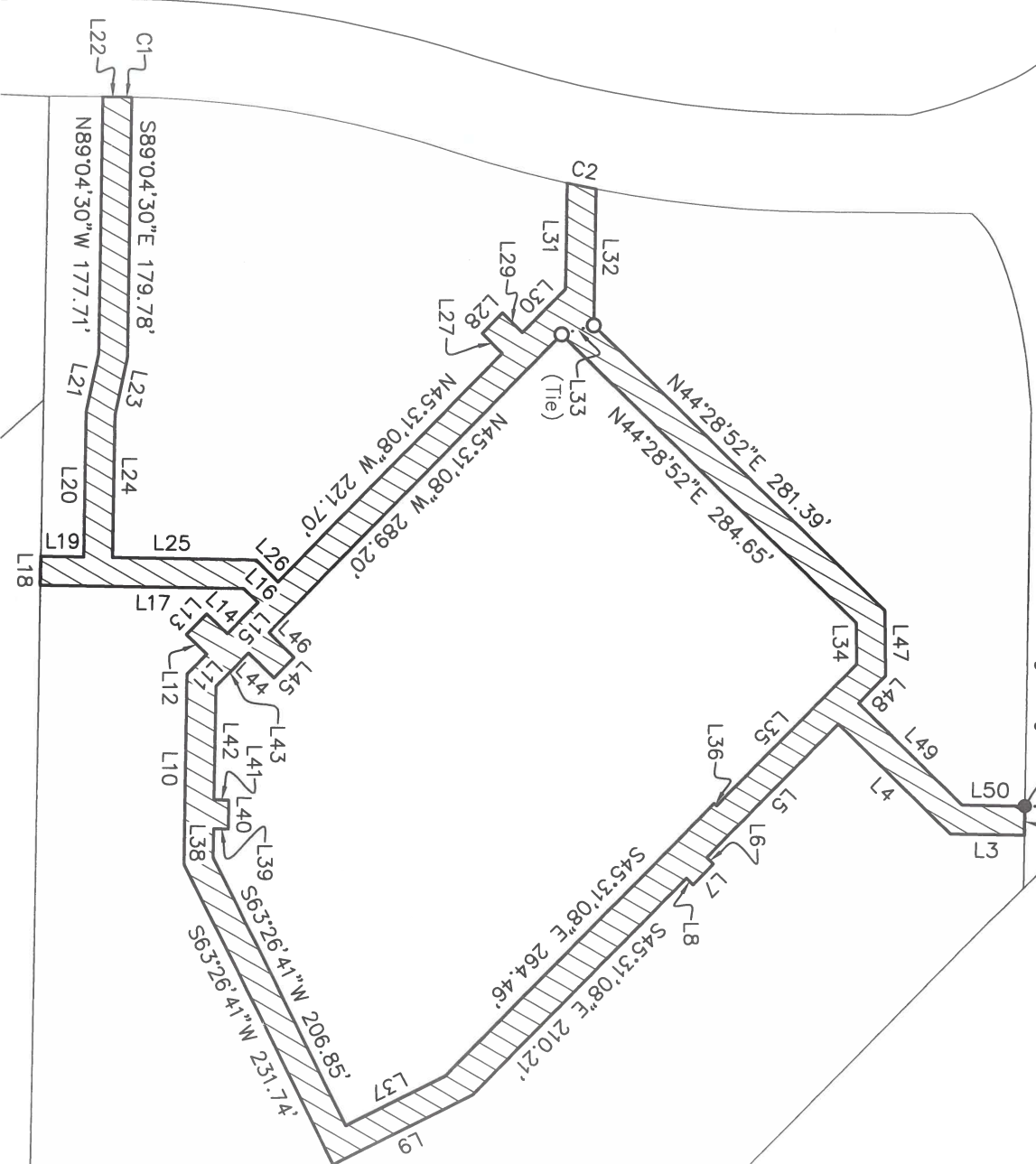
1/4 S.25 S.36

W. Amity Road  
486.41'

Basis of Bearings  
S89°04'30"E 1318.40'  
Point of Beginning

831.99'

E1/16 S.25 S.36



Scale: 1"=120'



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**IDAHO SURVEY GROUP, LLC**  
 9939 W. EMERALD ST.  
 BOISE, IDAHO 83704  
 (208) 846-8570

<b>Exhibit B</b>	
<b>Water Main Easement</b>	
Stonehill Crossing Subdivision (LD-CSUB-2025-0001)	
A portion of the NW1/4 of the NE1/4 of Section 36, T.3N., R.1W., B.M., City of Meridian, Ada County, Idaho.	
Job No.	22-039
Sheet No.	1 of 2
Dwg. Date	6/4/2026

Line Table		
Line	Bearing	Length
L1	S00°55'30"W	50.00'
L2	S89°04'30"E	20.00'
L3	S00°55'30"W	49.94'
L4	S44°28'52"W	108.46'
L5	S45°31'08"E	129.50'
L6	N44°28'52"E	6.50'
L7	S45°31'08"E	20.00'
L8	S44°28'52"W	6.50'
L9	S26°33'19"E	107.71'
L10	N89°04'30"W	131.55'
L11	N45°31'08"W	19.35'
L12	S44°28'52"W	19.50'
L13	N45°31'08"W	20.00'
L14	N44°28'52"E	19.50'
L15	N45°31'08"W	30.30'
L16	S44°28'52"W	13.72'
L17	S00°55'30"W	140.55'

Line Table		
Line	Bearing	Length
L18	N89°04'30"W	20.00'
L19	N00°55'30"E	29.50'
L20	N89°04'30"W	100.46'
L21	N77°49'30"W	41.01'
L22	N00°32'48"E	13.25'
L23	S77°49'30"E	41.01'
L24	S89°04'30"E	98.49'
L25	N00°55'30"E	99.04'
L26	N44°28'52"E	21.71'
L27	S44°28'52"W	19.50'
L28	N45°31'08"W	20.00'
L29	N44°28'52"E	19.50'
L30	N45°31'08"W	42.24'
L31	N89°04'30"W	73.40'
L32	S89°04'30"E	94.29'
L33	S15°31'15"E	23.09'
L34	N89°28'52"E	28.51'

Line Table		
Line	Bearing	Length
L35	S45°31'08"E	137.52'
L36	S44°28'52"W	2.50'
L37	S26°33'19"E	76.68'
L38	N89°04'30"W	20.04'
L39	N00°55'30"E	10.00'
L40	N89°04'30"W	20.00'
L41	S00°55'30"W	10.00'
L42	N89°04'30"W	78.62'
L43	N45°31'08"W	32.23'
L44	N44°28'58"E	24.50'
L45	N45°31'08"W	20.00'
L46	S44°28'58"W	24.50'
L47	N89°28'52"E	45.08'
L48	S45°31'08"E	26.61'
L49	N44°28'52"E	100.46'
L50	N00°55'30"E	41.95'

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	6.75'	762.00'	0°30'27"	N00°48'01"E	6.75'
C2	20.37'	838.00'	1°23'33"	N11°49'30"E	20.37'

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A portion of the NW1/4 of the NE1/4 of Section 36,  
T.3N., R.1W., B.M., City of Meridian, Ada County, Idaho.

Job No. 22-039	Sheet No. 2 of 2
Dwg. Date 6/4/2026	

