Project Name or Subdivision Name:

LKL Associates - Building Supply

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
Record Number: ESMT-2026-0147

WATER MAIN EASEMENT

THIS Easement Agreement made this ____ day of _____ 20____ between Norris Group, LC ("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

public street, then, to such extent, such right-of-way and easement hereby granted which lies within such boundary thereof or which is a part thereof, shall cease and become null and void and of no further effect and shall be completely relinquished.

THE GRANTOR does hereby covenant with the Grantee that Grantor is lawfully seized and possessed of the aforementioned and described tract of land, and that Grantor has a good and lawful right to convey said easement, and that Grantor will warrant and forever defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

THE COVENANTS OF GRANTOR made herein shall be binding upon Grantor's successors, assigns, heirs, personal representatives, purchasers, or transferees of any kind.

IN WITNESS WHEREOF, the said parties of the first part have hereunto subscribed their signatures the day and year first herein above written.

GRANTOR: NORRIS Group, LC.

STATE OF ~~IDAHO~~ Utah)
) ss
County of ~~Ada~~ Utah County)

This record was acknowledged before me on June 24, 2026 (date) by J. Russell Norris (name of individual), [*complete the following if signing in a representative capacity, or strike the following if signing in an individual capacity]* on behalf of NORRIS Group LC (name of entity on behalf of whom record was executed), in the following representative capacity: Managing Member (type of authority such as officer or trustee)

Notary Stamp Below

TYLER BRINKERHOFF
Notary Public
State of Utah
My Commission Expires 01/27/2027
Commission Number 729007

Notary Signature
My Commission Expires: 01/27/2027

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:_____

km
ENGINEERING

June 19, 2026
Project No. 26-068
City of Meridian Water Easement

Exhibit A

A parcel of land for a City of Meridian Water Easement situated in the Northwest 1/4 of the Northeast 1/4 of Section 13, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at an aluminum cap marking the North 1/4 corner of said Section 13, which bears N89°33'54"W a distance of 1,329.10 feet from an aluminum cap marking the East 1/16 corner of said Section 13, thence following the northerly line of said Northwest 1/4 of the Northeast 1/4, S89°33'54"E a distance of 879.08 feet; Thence leaving said northerly line, S00°26'06"W a distance of 39.82 feet to the southerly right-of-way of W. Franklin Road and being the **POINT OF BEGINNING.**

Thence following said southerly right-of-way the following two (2) courses:

1. 16.50 along the arc of a curve to the left, said curve having a radius of 3,042.00 feet, a delta angle of 00°18'39", a chord bearing of N88°40'52"E and a chord distance of 16.50 feet;
2. N88°31'33"E a distance of 3.51 feet;

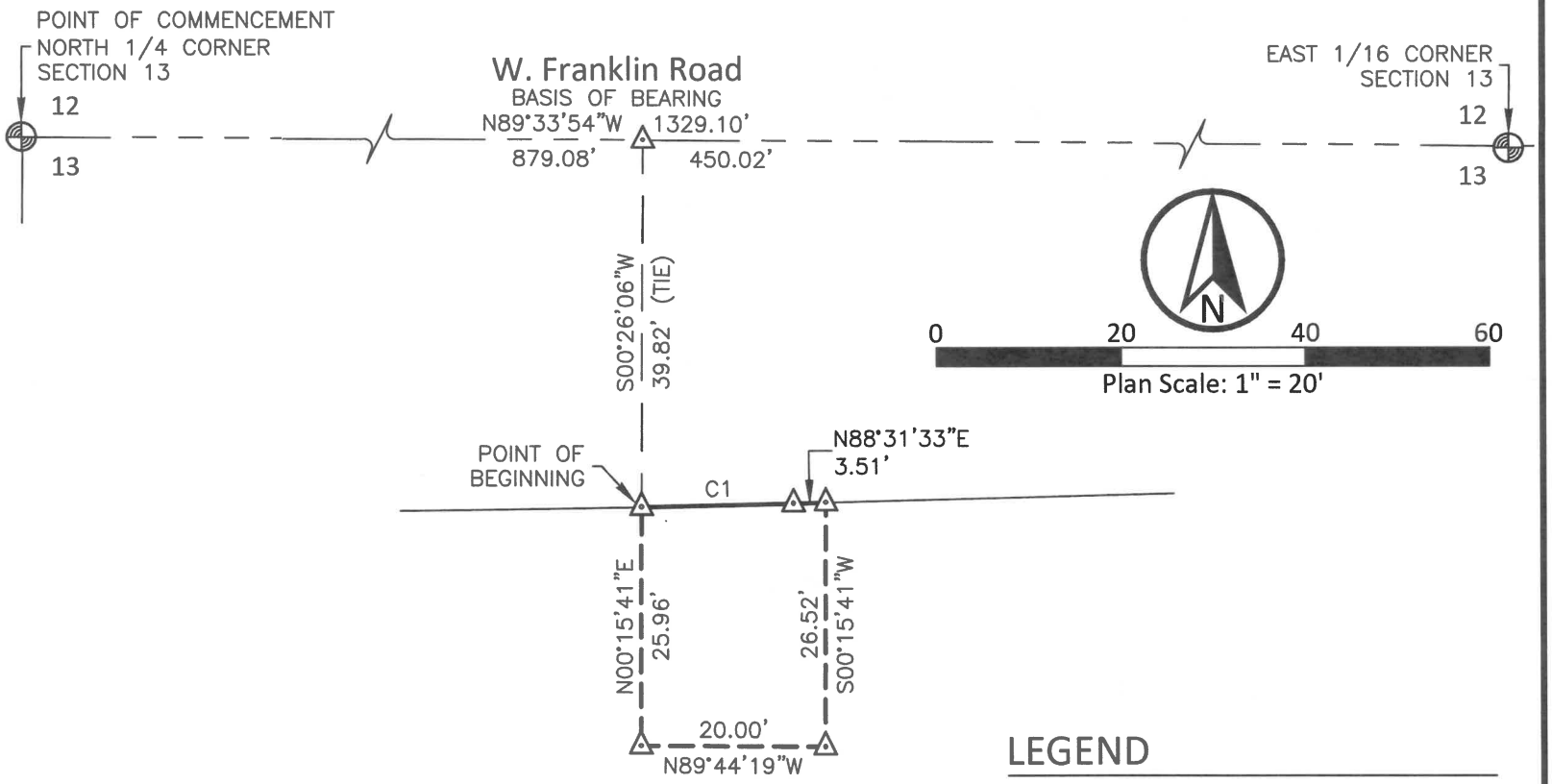
Thence leaving said southerly right-of-way, S00°15'41"W a distance of 26.52 feet;
Thence N89°44'19"W a distance of 20.00 feet;
Thence N00°15'41"E a distance of 25.96 feet to the **POINT OF BEGINNING.**

Said parcel contains 525 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.





LEGEND

- ALUMINUM CAP
- CALCULATED POINT
- BOUNDARY LINE
- EASEMENT LINE

APN: S1213120997
Owner: Norris Group, LC
Warranty Deed per
INST. No. 2024-054203

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	3042.00'	16.50'	0°18'39"	N88°40'52"E	16.50'

Exhibit B
City of Meridian Water Easement

A parcel of land situated in the Northwest 1/4 of the Northeast 1/4 of Section 13, T.3N., R.1W., Boise Meridian, City of Meridian, Ada County, IDaho

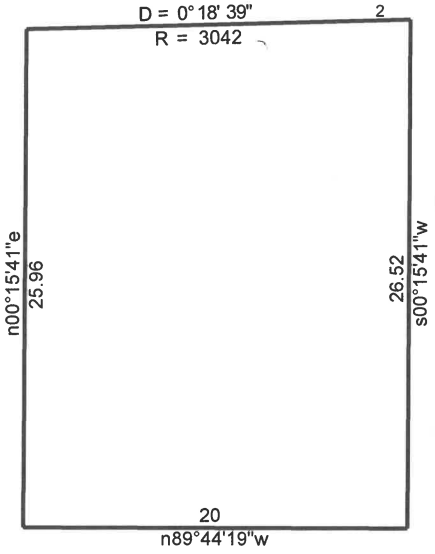
DATE:	JUNE, 2026
PROJECT:	26-068

SHEET: 1 OF 1

ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

P:\26-068\SURVEY\CAD\EXHIBITS\260619 CITY OF MERIDIAN WATER EASEMENT 26-068.DWG, KOBE ZIMMERMAN, 6/19/2026, DWG TO PDF.PC3, 08.5X11 L [PDF]





	6/19/2026
Scale: 1 inch= 10 feet	File:

Tract 1: 0.0120 Acres (525 Sq. Feet), Closure: s74.4957w 0.01 ft. (1/17340), Perimeter=92 ft.

01 Lt, r=3042.00, delta=000.1839, chord=n88.4052e 16.50
02 n88.3133e 3.51
03 s00.1541w 26.52
04 n89.4419w 20
05 n00.1541e 25.96