

Project Name or Subdivision Name:

Sagarra Subdivision

Sanitary Sewer & 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-2025-0091

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement made this 21st day of April, 2026 between Sagarra 139, LLC ("Grantor") and the City of Meridian, an Idaho Municipal Corporation ("Grantee");

WHEREAS, the Grantor desires to provide a sanitary sewer and water main right-of-way across the premises and property hereinafter particularly bounded and described; and

WHEREAS, the sanitary sewer and water 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 sanitary sewer and 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 sanitary sewer and 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.

GRANTEE: CITY OF MERIDIAN

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

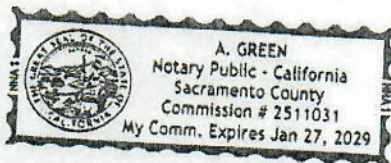
County of San Diego }

On 6/12/28 before me, A. Green
Date

Here Insert Name and Title of the Officer

personally appeared Matthew Villalobos
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

A. Green

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

EXHIBIT A

SAGARRA SUBDIVISION

WATER AND SEWER EASEMENT #2

A water and sewer easement located in Lot 1, Block 3 of Linder Village Subdivision and for the proposed Sagarra Subdivision No. 2 and lying in the NW 1/4 of Section 25, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, said parcel being more particularly described as follows:

Commencing at an aluminum cap being the northwest corner of said Section 25 and located N.89°22'30"W. a distance of 2669.54 feet from an aluminum cap being the N 1/4 corner of said Section 25; thence S.89°22'30"E. a distance of 1019.27 feet along the North line of said Section 25 to a point; thence S.00°37'30"W. a distance of 1084.44 feet to a point, said point also being the POINT OF BEGINNING;

Thence S.89°22'01"E. a distance of 285.15 feet to a point;

Thence S.65°13'55"E. a distance of 23.16 feet to a point;

Thence S.19°00'35"E. a distance of 19.26 feet to a point;

Thence S.00°37'29"W. a distance of 53.72 feet to a 1/2" iron pin;

Thence N.89°22'01"W. a distance of 20.00 feet to a point;

Thence N.00°37'59"E. a distance of 45.44 feet to a point;

Thence N.44°22'01"W. a distance of 8.34 feet to a point;

Thence N.89°22'01"W. a distance of 256.87 feet to a point;

Thence S.00°37'59"W. a distance of 51.33 feet to a point;

Thence N.89°22'01"W. a distance of 30.00 feet to a point;

Thence N.00°37'59"E. a distance of 81.33 feet to a point also being the POINT OF BEGINNING.

Said parcel contains 0.27 acres, more or less, and is subject to all existing easements and right-of-ways of record or implied.

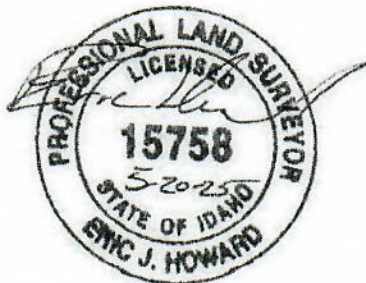
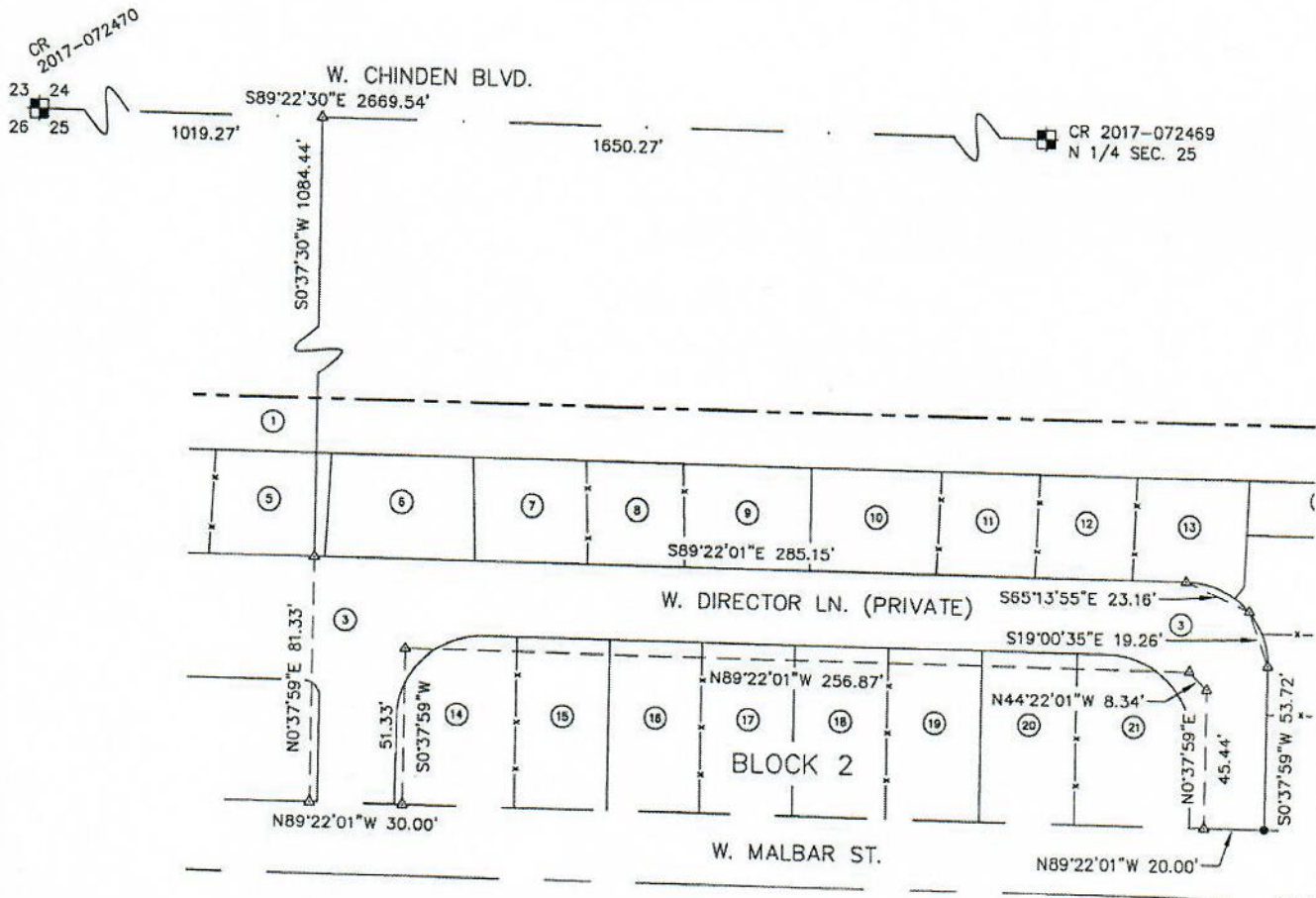
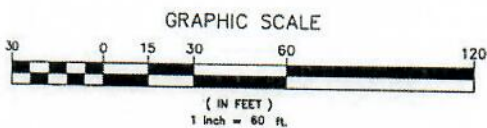
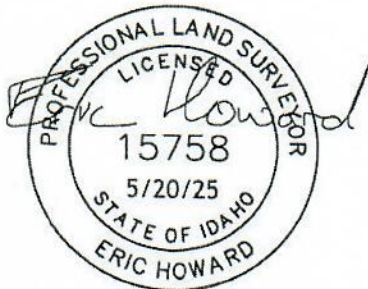


EXHIBIT B
SAGARRA SUBDIVISION
WATER AND SEWER EASEMENT #2
DRAWING SHOWING A PROPOSED WATER
AND SEWER EASEMENT OF SAGARRA
SUBDIVISION LYING IN THE NW 1/4 OF
SECTION 25, T.4N., R.1W., B.M., ADA
COUNTY, IDAHO, 2025.



LEGEND

- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- LOT LINE
- LOT LINE - ZERO SETBACK
- EASEMENT
- RIGHT-OF-WAY



J.J. HOWARD

MAPPING / SURVEYING

2003 W. ERIE ST., STE. B / Boise, Idaho 83702 (208) 344-0827

DATE:
5/20/25

DESIGN BY:
CLS

SCALE:
1" = 60'

DRAWN BY:
CLS

DRAWING NO.
230408

SHEET: OF
1 1

SAGARRA SUBDIVISION

WATER AND SEWER EASEMENT EXHIBIT B