

Project Name or Subdivision Name:

Apex Northwest Subdivision No. 7

Sanitary Sewer & 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-2026-0132

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement made this ____ day of _____ 20__ between Smith Brighton Inc. _____ ("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

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: _____

May 28, 2026
Apex Northwest Subdivision No. 7
Project No. 24-289
City of Meridian Water and Sewer Easement
Legal Description

Exhibit A

A parcel of land for a City of Meridian Water and Sewer Easement situated in a portion of the Southeast 1/4 of the Southeast 1/4 of Section 31, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at a found aluminum cap marking the East 1/4 corner of said Section 31, which bears N00°32'22"W a distance of 2,700.07 feet from a found aluminum cap marking the Southeast corner of said Section 31;

Thence following the easterly line of said Southeast 1/4, S00°32'22"E a distance of 1,460.44 feet;

Thence leaving said easterly line, N89°42'21"W a distance of 335.11 feet to the **POINT OF BEGINNING**.

Thence S00°17'49"W a distance of 52.00 feet;

Thence N89°42'18"W a distance of 31.00 feet;

Thence N00°17'49"E a distance of 52.00 feet;

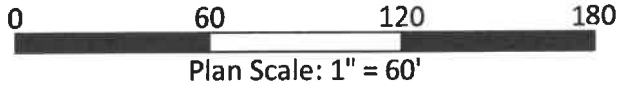
Thence S89°42'21"E a distance of 31.00 feet to the **POINT OF BEGINNING**.

Said parcel contains 1,612 square feet, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

Attached hereto is **Exhibit B** and by this reference is made a part hereof.



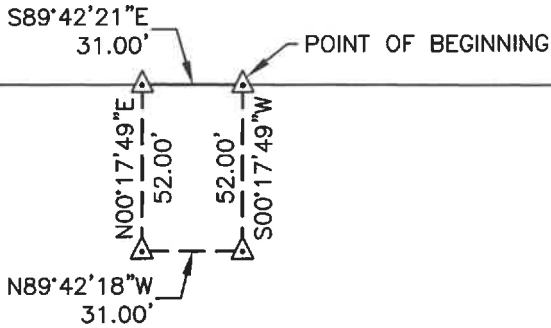
5-28-2026



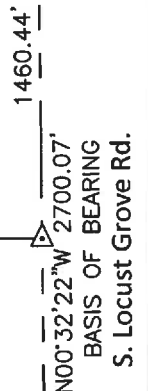
POINT OF COMMENCEMENT
FOUND ALUMINUM CAP
EAST 1/4 CORNER SECTION 31
31 32

Proposed
Apex Northwest
Subdivision No. 7

E. Crescendo St.



Smith Brighton Inc
S1131449050
1436 E. Phenomenal St.



1239.63'

E. Lake Hazel Rd. 31 32

FOUND ALUMINUM CAP
SOUTHEAST CORNER SECTION 31
6 5



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

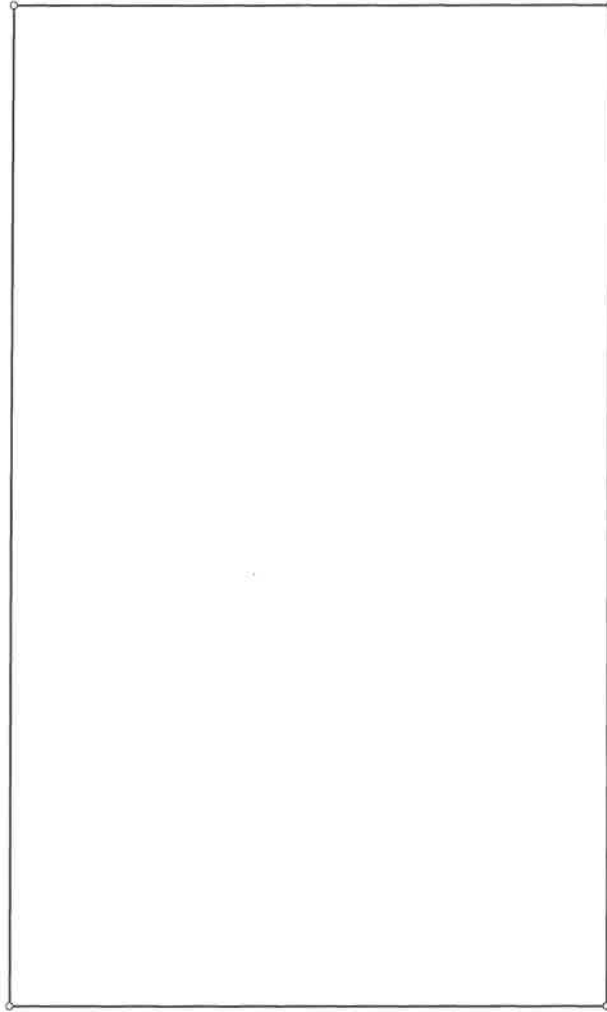
DATE: May 2026
PROJECT: 24-289

SHEET:
1 OF 1

Exhibit B - City of Meridian Water and Sewer Easement Apex Northwest Subdivision No. 7

A portion of the SE 1/4 of the SE 1/4 of Section 31,
T3N., R1E., B.M., City of Meridian, Ada County, Idaho

P:\24-289\SURVE\CAD\EXHIBITS\24-289 CITY MERIDIAN WATER SEWER EASEMENT SMITH BRIGHTON.DWG. PAUL KIM, 5/14/2026, BOISE - BIZHUB.PC3, ----



Title:		Date: 05-14-2026
Scale: 1 inch = 10 feet	File: Deed Plotter.des	
Tract 1: 0.037 Acres: 1612 Sq Feet: Closure = s00.1740w 0.00 Feet: Precision >1/999999; Perimeter = 166 Feet		
001=s00.1749w 52.00	003=n00.1749e 52.00	
002=n89.4218w 31.00	004=s89.4221e 31.00	