

Project Name or Subdivision Name:

S Umbria Hills Way Water Main Easement

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-2026-0168

WATER MAIN EASEMENT

THIS Easement Agreement made this ____ day of _____ 20____ between
Hotel-SLC, 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: _____

Exhibit A
City of Meridian Sewer and Water Easement
June 19, 2026

A portion of the Northeast 1/4 of the Southeast 1/4 of Section 15, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the Center-East 1/16 corner of said Section 15 from which the Center 1/4 corner of said Section 15 bears North 89°14'39" West, 1321.43 feet; thence on the west boundary of the Northeast 1/4 of the Southeast 1/4 of said Section 15 South 00°33'00" West, 827.46 feet, coincident with the east boundary line of Vanguard Village Subdivision No. 1, as filed in Book 130 of Plats at Pages 21574 through 21577 and Vanguard Village East Subdivision, as filed in Book 132 of Plats at Pages 70 through 73, records of Ada County to the **POINT OF BEGINNING**;

thence leaving said west boundary, South 83°28'27" East, 55.88 feet;

thence South 06°30'12" West, 20.00 feet;

thence North 83°28'27" West, 53.80 feet the west boundary of the Northeast 1/4 of the Southeast 1/4 of said Section 15;

thence on said west boundary, North 00°33'00" East, 20.11 feet to the **POINT OF BEGINNING**.

Containing 1,097 square feet, more or less.

End of Description.



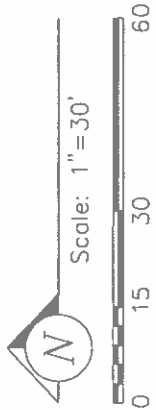
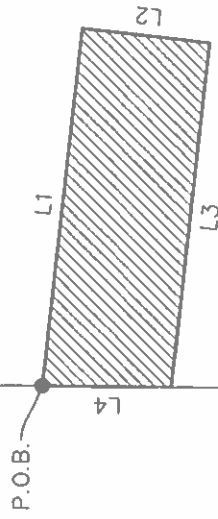
C1/4
S.15

Basis of Bearings
N89°14'39"W 1321.43'

W. Grand Mogul Dr.

(Block 1)
Vanguard Village
East Sub.

Line Table		
Line	Bearing	Length
L1	S83°28'27"E	55.88'
L2	S06°30'12"W	20.00'
L3	N83°28'27"W	53.80'
L4	N00°33'00"E	20.11'



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**IDAHO
SURVEY
GROUP, LLC**

9839 W EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

Exhibit B
**City of Meridian Sewer
and Water Easement**

A portion of the NE1/4 of the SE1/4 of Section 15,
T.3N., R.1W., B.M., City of Meridian, Ada County, Idaho.

Job No.
23-258

Sheet No.
1 of 1

Dwg. Date
6/19/2026