

Project Name or Subdivision Name:

Leyngold Institute for Plastic Surgery

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-2026-0163

### **WATER MAIN EASEMENT**

THIS Easement Agreement made this \_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ between  
Treasure Valley Synergy, 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: \_\_\_\_\_

PORTSIDE LAND  
SURVEYING, LLC

EXHIBIT A

WATER LINE EASEMENT No. 1

An easement across a portion of Parcel C as shown of Record of Survey No. 12109, records of Ada County, said Parcel C being a portion of Lots 5 and 7, Block 2, plat of TM Crossing Subdivision, Book of Plats 112, Page 16327, records of Ada County, said subdivision located in the Southwest Quarter of Section 14, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, said easement more particularly described as follows:

Commencing at a the West quarter corner of said Section 14, thence along the center of section line, South 89°11'34" East a distance of 1407.39 feet to a point bearing North 89°11'34" West 1249.01 feet of the Center of Section corner for said section 14; thence South 00°48'26" West a distance of 435.69 feet to the Northeast corner of said Parcel C, also being the Northeast corner of said Lot 7, thence along the North line of said Parcel C, North 89°11'34" West a distance of 238.58 feet to the Northwest corner of said Parcel C, Thence along the West line of said Parcel C, South 00°48'26" West a distance of 95.21 feet to the Southwest corner of a waterline easement described in instrument no. 2021-020706, records of Ada County, the True Point of Beginning;

Thence along the South line of said easement, South 89°11'34" East a distance of 20.00 feet;

Thence leaving said South line, South 00°48'26" West a distance of 26.00 feet;

Thence South 89°11'34" East a distance of 7.00 feet;

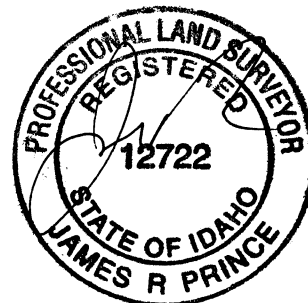
Thence South 00°48'26" West a distance of 20.00 feet:

Thence North 89°11'34" West a distance of 27.00 feet to the West line of said Parcel C;

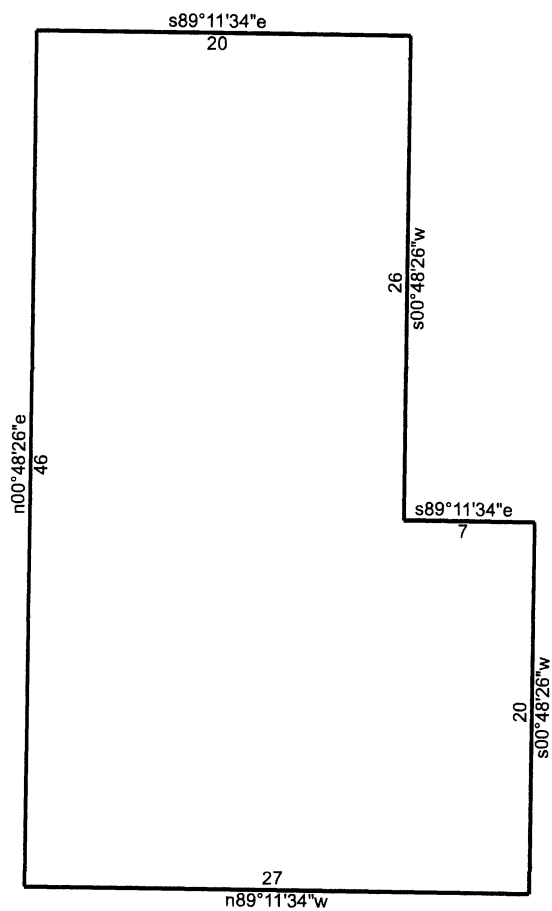
Thence North 00°48'26" East a distance of 46.00 feet, the True Point of Beginning.

Said easement containing 1060 Sq. Ft., more or less.

End Description  
Project No. 25-131  
Prepared: July 5, 2026



7-8-2026



## Water easement 1

7/5/2026

Scale: 1 inch= 10 feet

File:

Tract 1: 0.0243 Acres (1060 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=146 ft.

01 s89.1134e 20

02 s00.4826w 26

03 s89.1134e 7

04 s00.4826w 20

05 n89.1134w 27

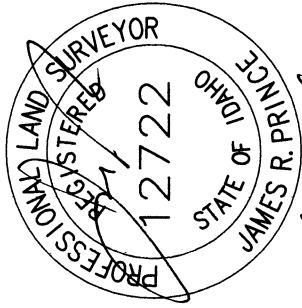
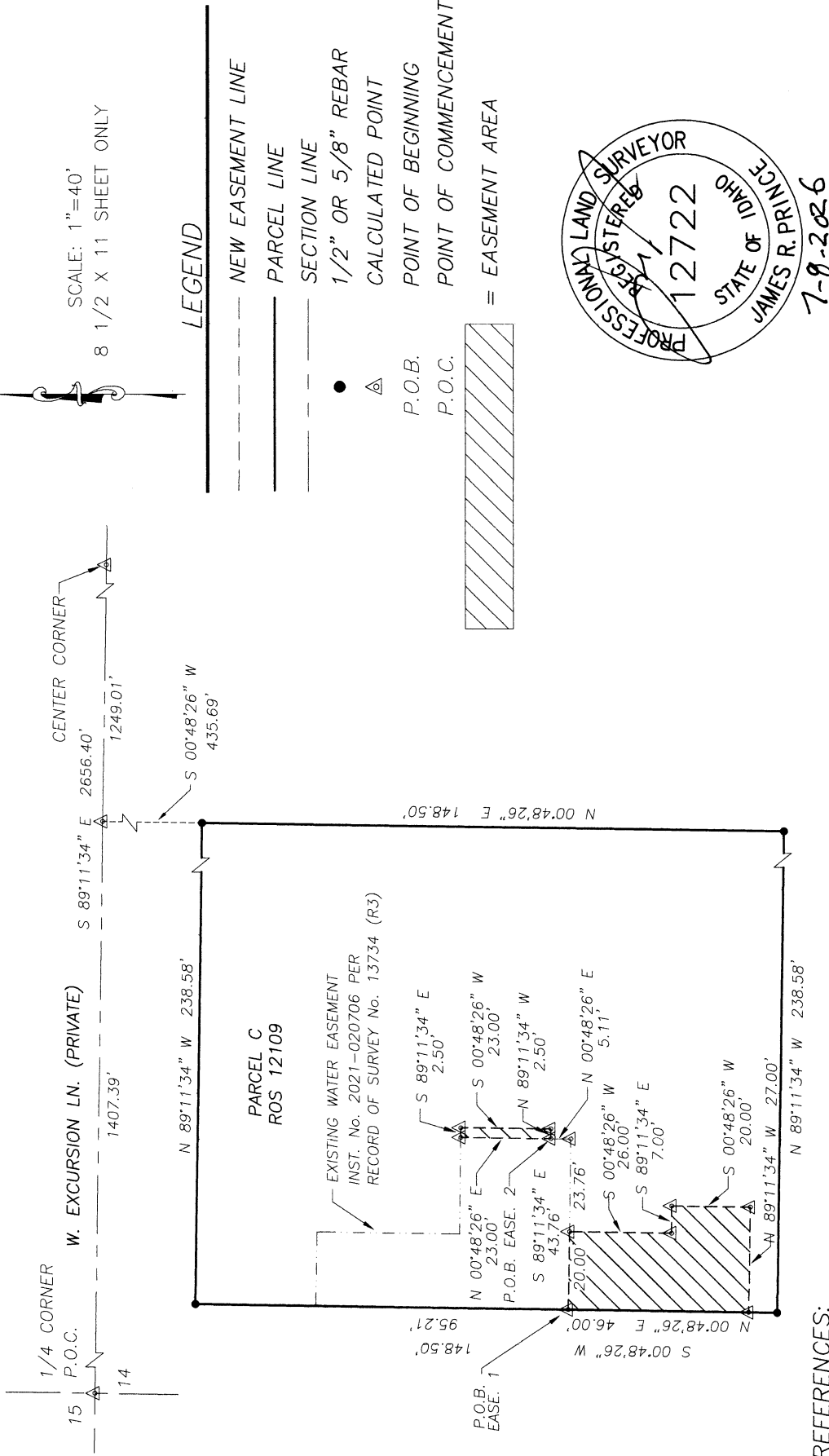
06 n00.4826e 46

# EXHIBIT B

## NEW WATER EASEMENTS

TWO EASEMENTS ACROSS PARCEL C, RECORD OF SURVEY No. 12109, SAID PARCEL BEING A PORTION OF LOT 5, BLOCK 2 OF TM CROSSING SUBDIVISION, SAID PARCEL LOCATED IN A PORTION OF THE SOUTHWEST 1/4, SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO

2026



7-8-2026

**PORTSIDE LAND SURVEYING**  
3626 W. HILL ROAD, BOISE, ID 83703  
PHONE: (208) 484-6666

### REFERENCES:

- RECORDS OF ADA COUNTY
- (R1) PLAT OF TM CROSSING SUBDIVISION, BOOK 112,16327
- (R2) RECORD OF SURVEY No. 12109
- (R3) RECORD OF SURVEY No. 13734