

Project Name or Subdivision Name:

Tanner Creek Waltman Lane

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-2025-0172

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement made this 16th day of December 2025 between
Corey Barton ("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 12-16-2025

Attest by Chris Johnson, City Clerk 12-16-2025

STATE OF IDAHO,)

: SS.

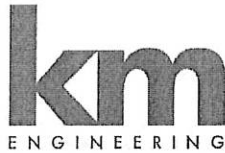
County of Ada)

This record was acknowledged before me on 12-16-2025 (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: _____



November 17, 2025
Project No.: 24-036
Tanner Creek
City of Meridian Sewer and Water Easement
Legal Description

Exhibit A

Parcels of land for a City of Meridian sewer and water easement being a portion of the Northwest 1/4 of the Southeast 1/4 of Section 13, Township 3 North, Range 1 West, B.M., City of Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at a 5/8-inch rebar marking the Center 1/4 corner of said Section 13, which bears N89°26'10"W a distance of 2,642.64 feet from a brass cap marking the East 1/4 corner of said Section 13, thence following the northerly line of said Northwest 1/4 of the Southeast 1/4, S89°26'10"E a distance of 288.48 feet;
Thence leaving said northerly line, S00°33'50"W a distance of 25.00 feet to the southerly right-of-way of W. Waltman Ln. and being **POINT OF BEGINNING 1**.

Thence following said southerly right-of-way, S89°26'10"E a distance of 30.00 feet to a point hereinafter referred to as POINT "A";
Thence leaving said southerly right-of-way, S00°33'50"W a distance of 45.50 feet;
Thence N89°26'10"W a distance of 30.00 feet;
Thence N00°33'50"E a distance of 45.50 feet to **POINT OF BEGINNING 1**.

Said parcel contains 1,365 square feet, more or less.

TOGETHER WITH:

Commencing at a point previously referred to as POINT "A", thence following the southerly right-of-way of said W. Waltman Ln., S89°26'10"E a distance of 726.56 feet to **POINT OF BEGINNING 2**.

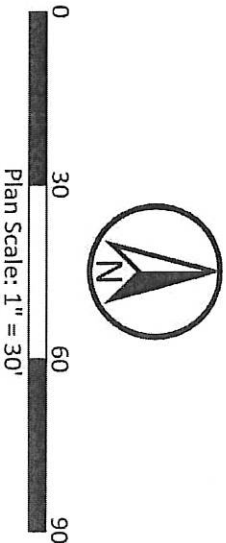
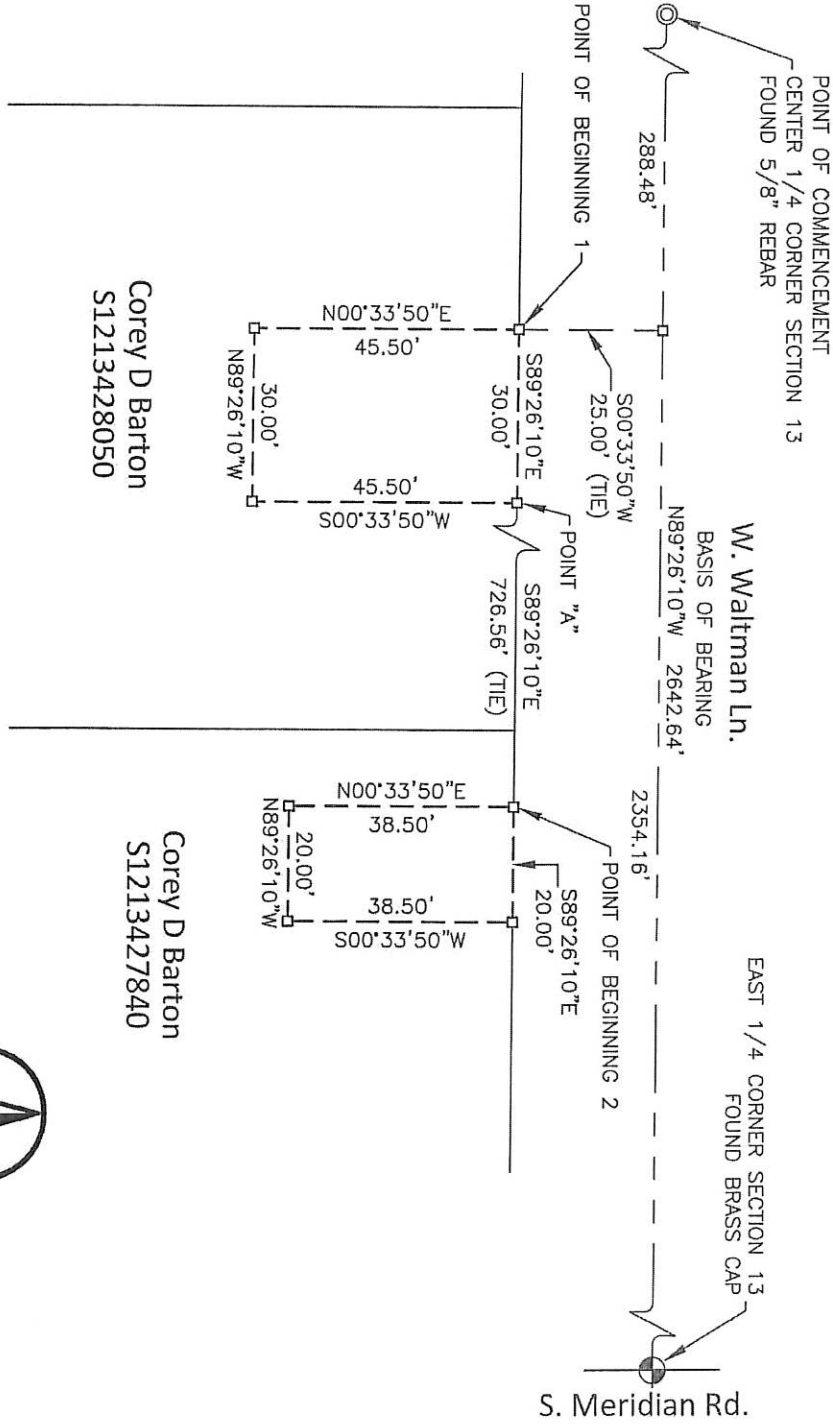
Thence following said southerly right-of-way, S89°26'10"E a distance of 20.00 feet;
Thence leaving said southerly right-of-way, S00°33'50"W a distance of 38.50 feet;
Thence N89°26'10"W a distance of 20.00 feet;
Thence N00°33'50"E a distance of 38.50 feet to **POINT OF BEGINNING 2**.

Said parcel contains 770 square feet, more or less.

Said description contains a total of 2,135 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.





Corey D Barton
S1213428050

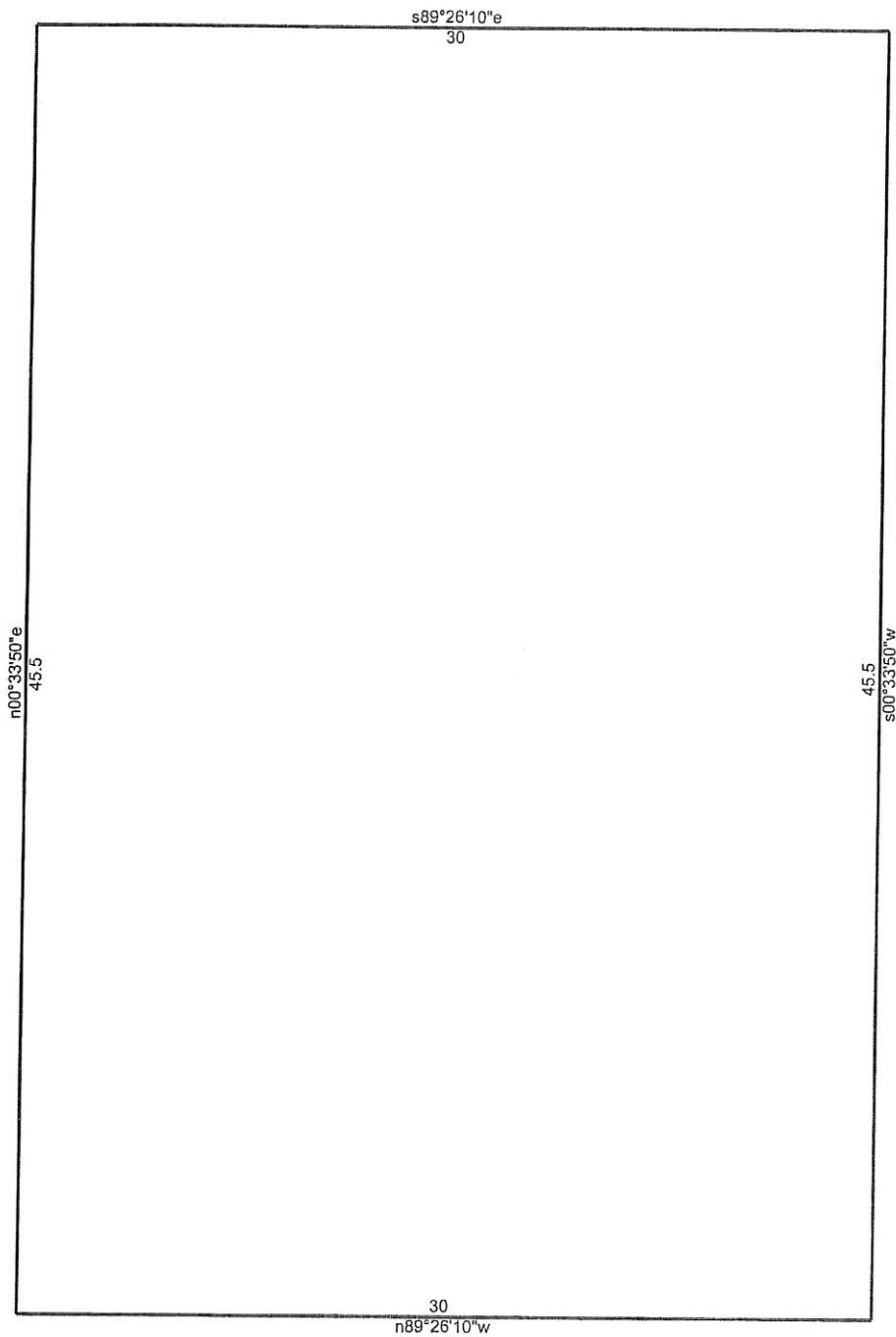
Corey D Barton
S1213427840

Exhibit B City of Meridian Sewer and Water Easement

Tanner Creek - Waltman Lane Improvements
NW1/4 SE1/4 Sec. 13, T3N, R1W, BM, City of Meridian, Ada County, Idaho

DATE: November 2025
PROJECT: 24-036
SHEET: 1 OF 1

km
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmen@idp.com



City of Meridian Sewer and Water Easement Parcel 1 24-036

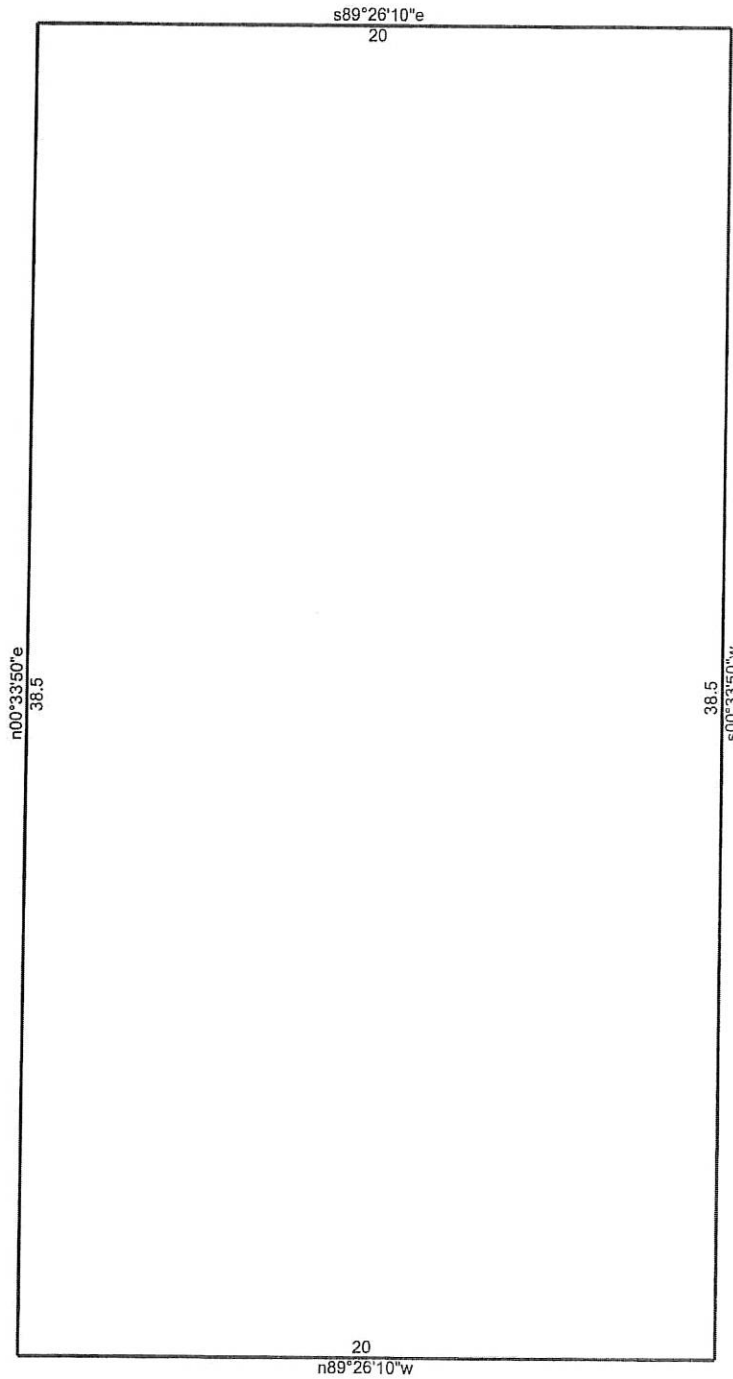
11/17/2025

Scale: 1 inch= 6 feet

File:

Tract 1: 0.0313 Acres (1365 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=151 ft.

01 s89.2610e 30
02 s00.3350w 45.5
03 n89.2610w 30
04 n00.3350e 45.5



City of Meridian Sewer and Water Easement Parcel 2 24-036 | 11/17/2025

Scale: 1 inch= 5 feet | File:

Tract 1: 0.0177 Acres (770 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=117 ft.

01 s89.2610e 20
02 s00.3350w 38.5
03 n89.2610w 20
04 n00.3350e 38.5