

Project Name or Subdivision Name:

"TVAC Beach Volleyball Facility" Water Easement

Water Main Easement Number: 01

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-2026-0067

### **WATER MAIN EASEMENT**

THIS Easement Agreement made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ between  
TVAC Sports 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

public street, then, to such extent, such right-of-way and easement hereby granted which lies within such boundary thereof or which is a part thereof, shall cease and become null and void and of no further effect and shall be completely relinquished.

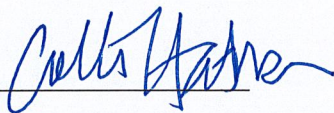
THE GRANTOR does hereby covenant with the Grantee that Grantor is lawfully seized and possessed of the aforementioned and described tract of land, and that Grantor has a good and lawful right to convey said easement, and that Grantor will warrant and forever defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

THE COVENANTS OF GRANTOR made herein shall be binding upon Grantor's successors, assigns, heirs, personal representatives, purchasers, or transferees of any kind.

IN WITNESS WHEREOF, the said parties of the first part have hereunto subscribed their signatures the day and year first herein above written.

GRANTOR:

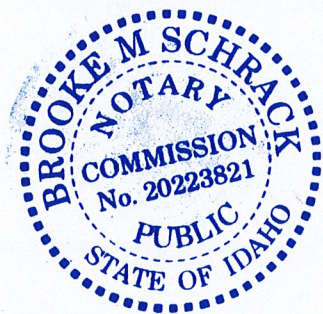
TVAC Sports LLC



STATE OF IDAHO )  
                                  ) ss  
County of Ada        )

This record was acknowledged before me on 1/26/2026 (date) by Collin Hartman  
(name of individual), [*complete the following if signing in a representative capacity, or strike the following if signing in an individual capacity*] on behalf of TVAC Sports LLC  
(name of entity on behalf of whom record was executed), in the following representative capacity: Manager (type of authority such as officer or trustee)

Notary Stamp Below



Notary Signature

My Commission Expires:

8/15/2028

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.1****Existing Water Main Easement**

A parcel of land being all of Lot 4, Block 1 and a portion of Lot 3, Block 1 of Medimont Subdivision No. 1, Book 75, Page 7794, Records of Ada County, said parcel being located in the Northeast Quarter of the Northeast Quarter of Section 18, Township 3 North, Range 1 East, Boise Meridian, more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 18, thence along the West line of said Northeast Quarter, South 00°29'39" West a distance of 80.00 feet to the Northwest corner of said Lot 3; Thence along the West line of said Lot 3, South 00°29'39" West a distance of 194.99 feet to the True Point of Beginning;

Thence leaving said West line, South 89°01'17" East a distance of 216.67 feet to a point on the East line of said Lot 3;

Thence along said East line, South 00°58'43" West a distance of 75.00 feet to the Northeast corner of said Lot 4;

Thence along the East line of said Lot 4, South 00°58'43" West a distance of 75.00 feet an angle point in the boundary of said Lot 4 to the beginning of the Water Main Easement;

Thence along the North boundary line of the Water Main Easement, North 89°01'17" West a distance of 20 feet to the Northwest corner of the Water Meter Easement.

Thence along the West boundary line of the Water Main Easement, South 00°58'43" West a distance of 26 feet to the Southwest corner of the Water Meter Easement.

Thence along the North boundary line of the Water Main Easement, North 89°01'17" West a distance of 110 feet to the Northwest corner of the Water Meter Easement.

Thence along the West boundary line of the Water Main Easement, South 00°58'43" West a distance of 20 feet to the Southwest corner of the Water Meter Easement.

Thence along the South boundary line of the Water Main Easement, South 89°01'17" East a distance of 130 feet to the Southeast corner of the Water Meter Easement.

Thence along the East boundary line of the Water Main Easement, North 00°58'43" East a distance of 26 feet to the Southwest corner of the Water Meter Easement.

Thence along the South boundary line of the Water Main Easement, South 89°01'17" East a distance of 29 feet to the Southeast corner of the Water Meter Easement.

Thence along the East boundary line of the Water Main Easement, North 00°58'43" East a distance of 20 feet to the Southwest corner of the Water Meter Easement.

Thence along the North boundary line of the Water Main Easement, North 89°01'17" West a distance of 29 feet to the Southeast corner of the Water Meter Easement.

**End Description**

**Project No. 24-113**

**Prepared January 26, 2026**

**EXHIBIT A.2****New Water Meter Easement**

A parcel of land being all of Lot 4, Block 1 and a portion of Lot 3, Block 1 of Medimont Subdivision No. 1, Book 75, Page 7794, Records of Ada County, said parcel being located in the Northeast Quarter of the Northeast Quarter of Section 18, Township 3 North, Range 1 East, Boise Meridian, more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 18, thence along the West line of said Northeast Quarter, South 00°29'39" West a distance of 80.00 feet to the Northwest corner of said Lot 3; Thence along the West line of said Lot 3, South 00°29'39" West a distance of 194.99 feet to the True Point of Beginning;

Thence leaving said West line, South 89°01'17" East a distance of 216.67 feet to a point on the East line of said Lot 3;

Thence along said East line, South 00°58'43" West a distance of 19.00 feet to the Northeast corner of the beginning of the Water Meter Easement;

Thence along the North boundary line of the Water Meter Easement, North 89°01'17" West a distance of 15 feet to the Northwest corner of the Water Meter Easement.

Thence along the West boundary line of the Water Meter Easement, South 00°58'43" West a distance of 20 feet to the Southwest corner of the Water Meter Easement.

Thence along the South boundary line of the Water Meter Easement, South 89°01'17" East a distance of 15 feet to the Southeast corner of the Water Meter Easement.

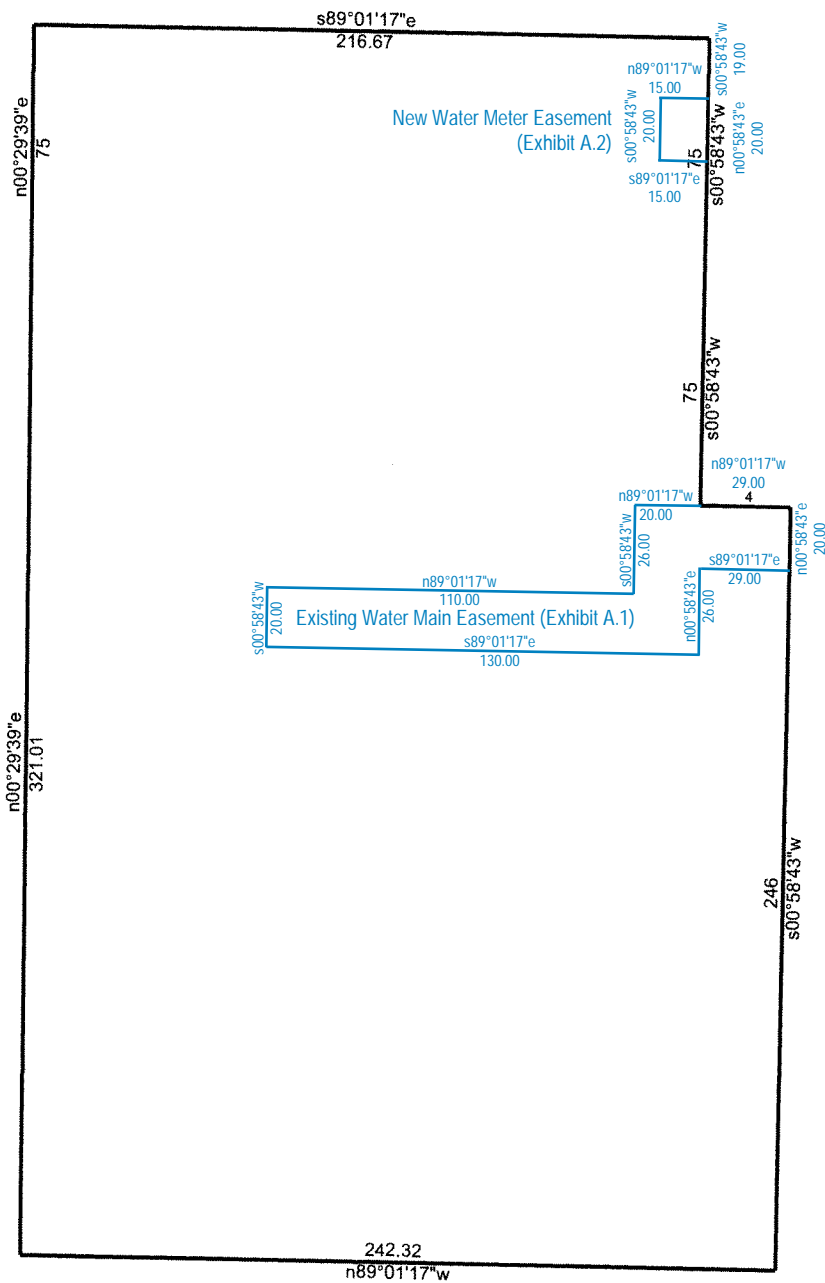
Thence along the East boundary line of the Water Meter Easement, North 00°58'43" East a distance of 20 feet to the Southwest corner of the Water Meter Easement.

End Description

Project No. 24-113

Prepared January 26, 2026

Exhibit B



Water Meter Easement

January 26, 2026

Scale: 1 inch= 60 feet

File:

Tract 1: 2.1183 Acres (92272 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/284667), Perimeter=1280 ft.

- |                     |                 |
|---------------------|-----------------|
| 01 s89.0117e 216.67 | 08 n00.2939e 75 |
| 02 s00.5843w 75     |                 |
| 03 s00.5843w 75     |                 |
| 04 s89.0117e 29     |                 |
| 05 s00.5843w 246    |                 |
| 06 n89.0117w 242.32 |                 |
| 07 n00.2939e 321.01 |                 |