

Project Name or Subdivision Name:

Brundage Estates Subdivision No. 2

Sanitary Sewer & Water Main Easement Number: ¹_____

For Internal Use Only

Record Number: ESMT-2026-0016

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement made this ____ day of _____, 2026, between Centers Farm, LLC, an Idaho limited liability company ("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: _____

Exhibit A
Legal Descriptions
City of Meridian Sewer and Water Easements
Brundage Estates Subdivision No. 2

Easements being over portions of the W1/2 of Section 25, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, and more particularly described as follows:

EASEMENT A

A strip of land being 39.00 feet in width, right of and adjacent to the following described easement line:

Commencing at an Aluminum Cap monument marking the northwest corner of the SW1/4 of Section 25 (W1/4 corner), from which an Aluminum Cap monument marking the southwest corner of said SW1/4 (SW corner) bears S 0°31'26" W a distance of 2652.53 feet;

Thence S 87°38'28" E a distance of 971.31 feet to the **BEGINNING POINT** of said easement line;

Thence S 89°22'42" E a distance of 25.00 feet to the **ENDING POINT** of said easement line;

Said Easement A contains 975 square feet (0.022 acres) and is subject to any other easements existing or in use.

EASEMENT B

A strip of land being 39.00 feet in width, right of and adjacent to the following described easement line:

Commencing at an Aluminum Cap monument marking the northwest corner of the SW1/4 of Section 25 (W1/4 corner), from which an Aluminum Cap monument marking the southwest corner of said SW1/4 (SW corner) bears S 0°31'26" W a distance of 2652.53 feet;

Thence S 64°37'11" E a distance of 1351.66 feet to the **BEGINNING POINT** of said easement line;

Thence S 89°22'42" E a distance of 25.00 feet to the **ENDING POINT** of said easement line;

Said Easement B contains 975 square feet (0.022 acres) and is subject to any other easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
January 19, 2026



EXHIBIT B

CITY OF MERIDIAN SEWER AND WATER EASEMENTS BRUNDAGE ESTATES SUBDIVISION NO. 2

LOCATED IN THE W 1/2 OF SECTION 25, T3N, R1W, BM, CITY OF MERIDIAN, ADA COUNTY, IDAHO

