

Project Name or Subdivision Name:

Treasure Valley Law Enforcement Childcare Facility

Sanitary Sewer & Water Main Easement Number: 02

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-2026-0155

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement made this ____ day of _____ 20____ between
TEN MILE WEST COMMERCIAL LLC ("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.

T O HAVE AND T O 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: _____



Project No: 240232

Date: July 1, 2026

Page 1 of 1

**EXHIBIT A
CITY OF MERIDIAN SEWER & WATER EASEMENT
DESCRIPTION NO. 2**

A permanent easement located in a portion of Lot 3, Block 1 of Vanguard Village Subdivision No.1, located in the NE1/4 of the SW1/4 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 southwest corner of Lot 4, Block 1, said Subdivision; thence along the boundary common to said Lots 3 and 4,

A. S.89°14'48"E., 144.45 feet to the **POINT OF BEGINNING**; thence, continuing along said common boundary the following two courses:

1. S.89°14'48"E., 40.91 feet to southeast corner of said Lot 4; thence,
2. N.50°33'32"E., 3.78 feet; thence, leaving said common boundary,
3. S.39°31'08"E., 20.03 feet; thence,
4. S.50°28'52"W., 35.00 feet; thence,
5. N.39°31'08"W., 46.48 feet to the **POINT OF BEGINNING**.

CONTAINING: 0.03 Acres



EXHIBIT B - CITY OF MERIDIAN SEWER & WATER EASEMENT NO. 2

A PORTION OF LOT 3, BLOCK 1 OF VANGUARD VILLAGE SUBDIVISION NO. 1

LOCATED IN THE NE1/4 OF THE SW1/4 OF SECTION 15,

TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO

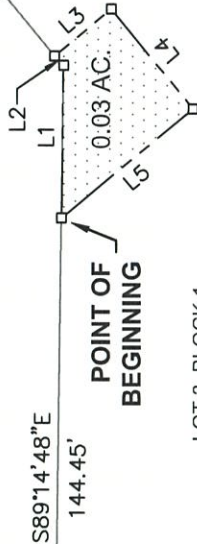
2026



SCALE: 1" = 50'

LINE TABLE			
LINE	BEARING	DISTANCE	
L1	S89°14'48"E	40.91'	
L2	N50°33'32"E	3.78'	
L3	S39°31'08"E	20.03'	
L4	S50°28'52"W	35.00'	
L5	N39°31'08"W	46.48'	

LOT 4, BLOCK 1
VANGUARD VILLAGE SUB. NO. 1



LOT 3, BLOCK 1
VANGUARD VILLAGE SUB. NO. 1



332 N. BROADMORE WAY
NAMPÁ, IDAHO 83687
208-442-6300 | WWW.ARDURRA.COM