

Project Name or Subdivision Name:

Vanguard Village Subdivision No 1

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-2025-0009

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement made this 17th day of June 2025_ between
Ten Mile 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 6-17-2025

Attest by Chris Johnson, City Clerk 6-17-2025

STATE OF IDAHO,)

: ss.

County of Ada)

This record was acknowledged before me on 6-17-2025 (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: _____



Project No: 240076
Date: January 23, 2025
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EXHIBIT A
CITY OF MERIDIAN SANITARY SEWER AND WATER MAIN EASEMENT
DESCRIPTION

A series of easements located in the NE1/4 of the SW1/4 and the NW1/4 of the SE1/4 of Section 15, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

SEWER AND WATER EASEMENT No. 1

COMMENCING at the center east one-sixteenth corner of said Section 15 from which the center one-quarter corner of said Section bears N.89°14'39"W., 1321.43 feet; thence, along the north boundary of said NW1/4 of the SE1/4,

- A. N.89°14'39"W., 600.43 feet; thence, leaving said north boundary,
- B. S.00°36'37"W., 34.47 feet to the intersection of the centerline of S. Umbria Hills Way and the south right-of-way of W. Grand Mogul Drive, extended; thence, along said centerline,
- C. S.00°36'37"W., 248.47 feet; thence, leaving said centerline,
- D. N.89°23'23"W., 34.50 feet to a point on the westerly right-of-way of S. Umbria Hills Way, said point being the **POINT OF BEGINNING**; thence, along said westerly right-of-way,
 - 1. S.00°36'37"W., 35.00 feet; thence, leaving said westerly right-of-way,
 - 2. N.89°23'23"W., 59.50 feet; thence,
 - 3. N.00°36'37"E., 35.00 feet; thence,
 - 4. S.89°23'23"E., 59.50 feet to the **POINT OF BEGINNING**.

TOGETHER WITH,

SEWER AND WATER EASEMENT No. 2

COMMENCING at the center east one-sixteenth corner of said Section 15 from which the center one-quarter corner of said Section bears N.89°14'39"W., 1321.43 feet; thence, along the north boundary of said NW1/4 of the SE1/4,

- A. N.89°14'39"W., 600.43 feet; thence, leaving said north boundary,
- B. S.00°36'37"W., 34.47 feet to the intersection of the centerline of S. Umbria Hills Way and the south right-of-way of W. Grand Mogul Drive, extended; thence, along said centerline,

- C. S.00°36'37"W., 248.47 feet; thence, leaving said centerline,
- D. S.89°23'23"E., 34.50 feet to a point on the easterly right-of-way of S. Umbria Hills Way, said point being the **POINT OF BEGINNING**; thence, leaving said easterly right-of-way,
 - 1. S.89°23'23"E., 49.50 feet; thence,
 - 2. S.00°36'37"W., 35.00 feet; thence,
 - 3. N.89°23'23"W., 49.50 feet to said easterly right-of-way; thence, along said easterly right-of-way
 - 4. N.00°36'37"E., 35.00 feet to the **POINT OF BEGINNING**.

TOGETHER WITH,

SEWER AND WATER EASEMENT No. 3

COMMENCING at the center east one-sixteenth corner of said Section 15 from which the center one-quarter corner of said Section bears N.89°14'39"W., 1321.43 feet; thence, along the north boundary of said NW1/4 of the SE1/4,

- A. N.89°14'39"W., 600.43 feet; thence, leaving said north boundary,
- B. S.00°36'37"W., 34.47 feet to the intersection of the centerline of S. Umbria Hills Way and the south right-of-way of W. Grand Mogul Drive, extended; thence, along said centerline the following courses,
- C. S.00°36'37"W., 421.96 feet to the beginning of a tangent curve, thence,
- D. Southeasterly along said curve to the left, having a radius of 200.00 feet, an arc length of 139.76 feet, through a central angle of 40°02'18", of which the long chord bears S.19°24'32"E., 136.93 feet; thence, non-tangent from said curve, leaving said centerline,
- E. S.50°34'19"W., 34.50 feet to a point on the westerly right-of-way of S. Umbria Hills Way, said point being the **POINT OF BEGINNING**; thence, along said westerly right-of-way,
 - 1. S.39°25'41"E., 18.00 feet; thence, leaving said westerly right-of-way,
 - 2. S.50°34'19"W., 59.50 feet; thence,
 - 3. N.39°25'41"W., 38.00 feet; thence,
 - 4. N.50°34'19"E., 60.35 feet to the a point on said westerly right-of-way and the beginning of a non-tangent curve; thence,

5. Southeasterly along said curve to the left, having a radius of 234.50 feet, an arc length of 20.02 feet, through a central angle of $04^{\circ}53'33''$, of which the long chord bears $S.36^{\circ}58'55''E.$, 20.02 feet to the **POINT OF BEGINNING**.

TOGETHER WITH,

SEWER AND WATER EASEMENT No. 4

COMMENCING at the center east one-sixteenth corner of said Section 15 from which the center one-quarter corner of said Section bears $N.89^{\circ}14'39''W.$, 1321.43 feet; thence, along the north boundary of said NW1/4 of the SE1/4,

- A. $N.89^{\circ}14'39''W.$, 600.43 feet; thence, leaving said north boundary,
- B. $S.00^{\circ}36'37''W.$, 34.47 feet to the intersection of the centerline of S. Umbria Hills Way and the south right-of-way of W. Grand Mogul Drive, extended; thence, along said centerline the following courses,
- C. $S.00^{\circ}36'37''W.$, 421.96 feet to the beginning of a tangent curve, thence,
- D. Southeasterly along said curve to the left, having a radius of 200.00 feet, an arc length of 139.76 feet, through a central angle of $40^{\circ}02'18''$, of which the long chord bears $S.19^{\circ}24'32''E.$, 136.93 feet; thence, tangent from said curve,
- E. $S.39^{\circ}25'41''E.$, 18.00 feet to the beginning of a tangent curve; thence,
- F. Southeasterly along said curve to the left, having a radius of 200.00 feet, an arc length of 154.54 feet, through a central angle of $44^{\circ}50'43''$, of which the long chord bears $S.61^{\circ}51'03''E.$, 152.57 feet; thence, non-tangent from said curve leaving said centerline,
- G. $S.05^{\circ}43'36''W.$, 34.50 feet to a point on the southerly right-of-way of W. Navigator Dr, said point being the **POINT OF BEGINNING**; thence, along said southerly right-of-way,
 1. $S.84^{\circ}16'24''E.$, 27.00 feet; thence, leaving said southerly right-of-way,
 2. $S.05^{\circ}43'36''W.$, 59.50 feet; thence,
 3. $N.84^{\circ}16'24''W.$, 35.00 feet; thence,
 4. $N.05^{\circ}43'36''E.$, 59.64 feet to a point on said southerly right-of-way and the beginning of a non-tangent curve; thence,

5. Southeasterly along said curve to the left, having a radius of 234.50 feet, an arc length of 8.00 feet, through a central angle of $01^{\circ}57'18''$, of which the long chord bears $S.83^{\circ}17'45''E.$, 8.00 feet to the **POINT OF BEGINNING**.

TOGETHER WITH,

SEWER AND WATER EASEMENT No. 5

COMMENCING at the center east one-sixteenth corner of said Section 15 from which the center one-quarter corner of said Section bears $N.89^{\circ}14'39''W.$, 1321.43 feet; thence, along the north boundary of said NW1/4 of the SE1/4,

- A. $N.89^{\circ}14'39''W.$, 600.43 feet; thence, leaving said north boundary,
- B. $S.00^{\circ}36'37''W.$, 34.47 feet to the intersection of the centerline of S. Umbria Hills Way and the south right-of-way of W. Grand Mogul Drive, extended; thence, along said centerline the following courses,
- C. $S.00^{\circ}36'37''W.$, 421.96 feet to the beginning of a tangent curve, thence,
- D. Southeasterly along said curve to the left, having a radius of 200.00 feet, an arc length of 139.76 feet, through a central angle of $40^{\circ}02'18''$, of which the long chord bears $S.19^{\circ}24'32''E.$, 136.93 feet; thence, tangent from said curve,
- E. $S.39^{\circ}25'41''E.$, 18.00 feet to the beginning of a tangent curve; thence,
- F. Southeasterly along said curve to the left, having a radius of 200.00 feet, an arc length of 154.54 feet, through a central angle of $44^{\circ}50'43''$, of which the long chord bears $S.61^{\circ}51'03''E.$, 152.57 feet; thence, non-tangent from said curve leaving said centerline,
- G. $N.05^{\circ}43'36''E.$, 34.50 feet to a point on the northerly right-of-way of W. Navigator Dr, said point being the **POINT OF BEGINNING** and the beginning of non-tangent curve; thence, along said northerly right-of-way,
 1. Northwesterly along said curve to the right, having a radius of 165.50 feet, an arc length of 8.00 feet, through a central angle of $02^{\circ}46'14''$, of which the long chord bears $N.82^{\circ}53'17''W.$, 8.00 feet; thence, leaving said northerly line, non-tangent from said curve,
 2. $N.05^{\circ}43'36''E.$, 59.31 feet; thence,
 3. $S.84^{\circ}16'24''E.$, 35.00 feet; thence,
 4. $S.05^{\circ}43'36''W.$, 59.50 feet to a point on said northerly right-of-way; thence, along said northerly right-of-way,

5. N.84°16'24"W., 27.00 feet to the **POINT OF BEGINNING**.

TOGETHER WITH,

SEWER AND WATER EASEMENT No. 6

COMMENCING at the center west one-sixteenth corner of said Section 15 from which the center one-quarter corner of said Section bears S.89°14'48"E., 1322.78 feet; thence, along the west boundary of said NE1/4 of the SW1/4,

- A. S.00°39'32"W., 13.50 feet to a point on the southerly right-of-way of W. Grand Mogul Dr.; thence, along said southerly right of way the following courses,
- B. S.89°14'48"E., 9.98 feet to the beginning of a tangent curve; thence,
- C. Westerly along said curve to the right, having a radius of 4010.83 feet, an arc length of 21.26 feet, through a central angle of 00°18'13", of which the long chord bears S.89°05'41"E., 8.00 feet to the **POINT OF BEGINNING**; thence, continuing along said southerly right-of-way and said curve,
 1. Westerly along said curve to the right, having a radius of 4010.83 feet, an arc length of 20.00 feet, through a central angle of 00°17'09", of which the long chord bears S.88°48'00"E., 8.00 feet; thence, leaving said southerly right-of-way, non-tangent from said curve,
 2. S.02°17'37"W., 51.60 feet; thence,
 3. N.88°15'35"W., 20.00 feet; thence,
 4. N.02°17'37"E., 51.41 feet to the **POINT OF BEGINNING**.

TOGETHER WITH,

SEWER AND WATER EASEMENT No. 7

COMMENCING at the center west one-sixteenth corner of said Section 15 from which the center one-quarter corner of said Section bears S.89°14'48"E., 1322.78 feet; thence, along the north boundary of said NE1/4 of the SW1/4,

- A. S.89°14'48"E., 370.98 feet; thence, leaving said north boundary,
- B. S.00°45'12"W., 24.73 feet to a point on the southerly right-of-way of W. Grand Mogul Dr., said point being the **POINT OF BEGINNING** and the beginning of a non-tangent curve; thence, along said southerly right of way,

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1. Easterly along said curve to the left, having a radius of 4061.88 feet, an arc length of 20.00 feet, through a central angle of $00^{\circ}16'56''$, of which the long chord bears $S.88^{\circ}16'22''E.$, 20.00 feet; thence, leaving said southerly right-of-way, non-tangent from said curve,
2. $S.02^{\circ}13'23''W.$, 70.10 feet; thence,
3. $N.88^{\circ}01'19''W.$, 20.00 feet; thence,
4. $N.02^{\circ}13'23''E.$, 70.01 feet to the **POINT OF BEGINNING**.

CONTAINING, IN AGGREGATE: 12,680 square feet (0.29 Ac.)

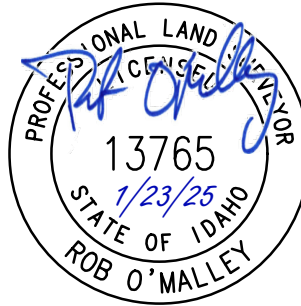
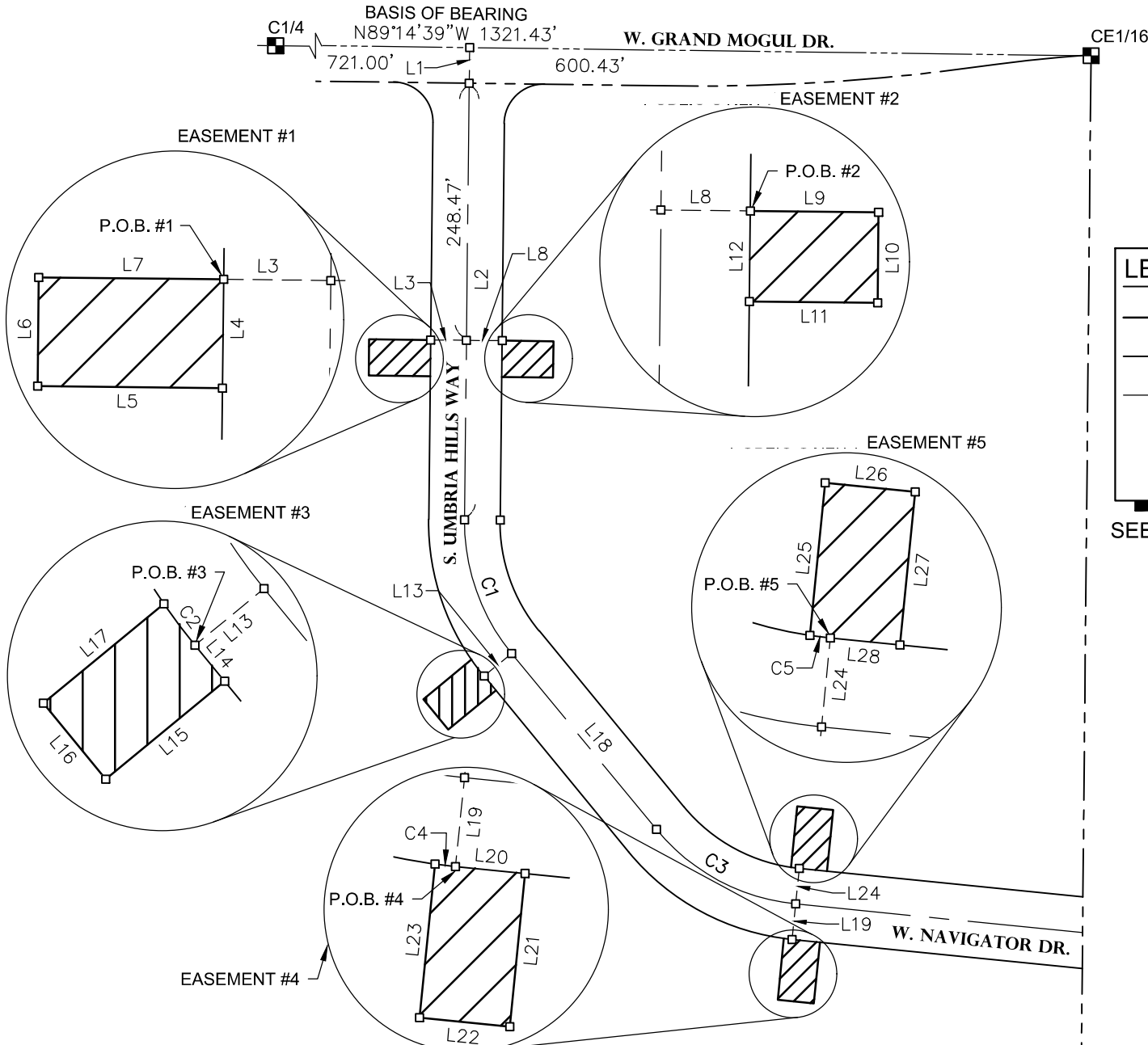


EXHIBIT B - SEWER AND WATER EASEMENTS

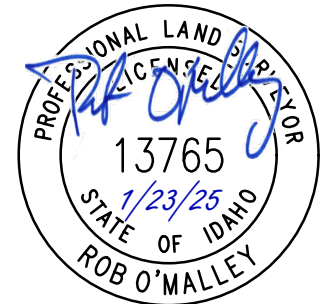
LOCATED IN THE NW1/4 OF THE SE1/4 OF SECTION 15,
TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO
2025



LEGEND

- EASEMENT BOUNDARY
- PROPERTY BOUNDARY
- SECTION LINE
- SET ALUMINUM CAP MON.
- CALCULATED POINT

SEE SHEET 3 FOR LINE AND CURVE TABLES



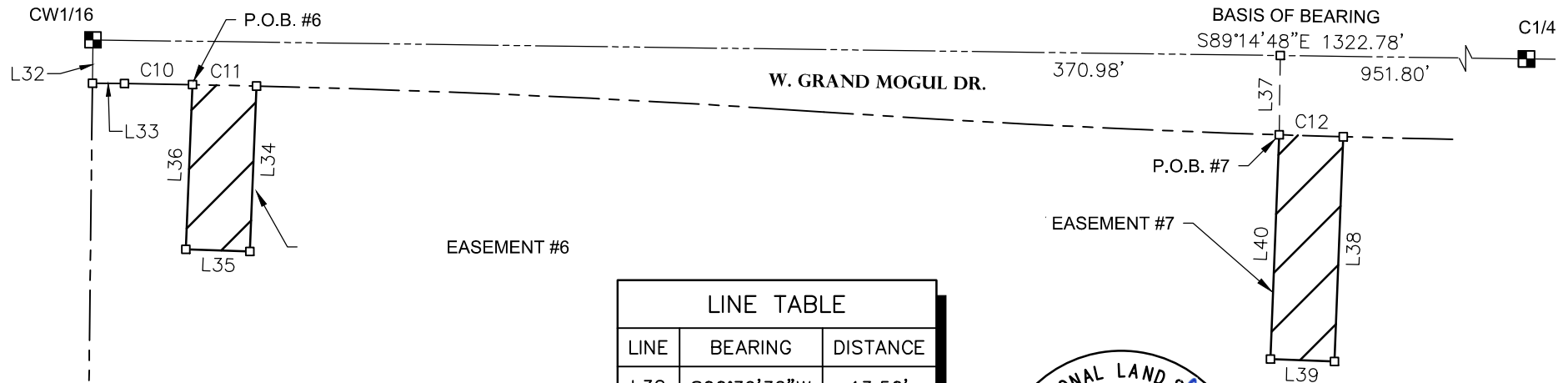
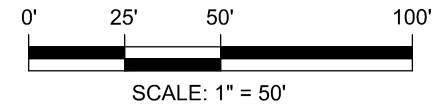
332 N. BROADMORE WAY
NAMPA, IDAHO 83687
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EXHIBIT B - SEWER AND WATER EASEMENTS

LOCATED IN THE THE NE1/4 OF THE SW1/4 OF SECTION 15,
TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO
2025

LEGEND

- EASEMENT BOUNDARY
- PROPERTY BOUNDARY
- SECTION LINE
- SET ALUMINUM CAP MON.
- CALCULATED POINT

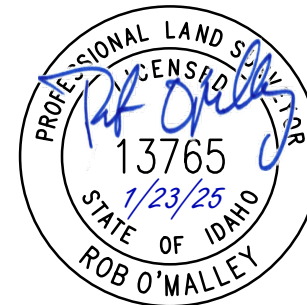


CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C10	4010.83'	21.26'	0°18'13"	S89°05'41"E	21.26'
C11	4010.83'	20.00'	0°17'09"	S88°48'00"E	20.00'
C12	4061.88'	20.00'	0°16'56"	S88°16'22"E	20.00'

LINE TABLE

LINE	BEARING	DISTANCE
L32	S00°39'32"W	13.50'
L33	S89°14'48"E	9.98'
L34	S02°17'37"W	51.60'
L35	N88°15'35"W	20.00'
L36	N02°17'37"E	51.41'
L37	S00°45'12"W	24.73'
L38	S02°13'23"W	70.10'
L39	N88°01'19"W	20.00'
L40	N02°13'23"E	70.01'



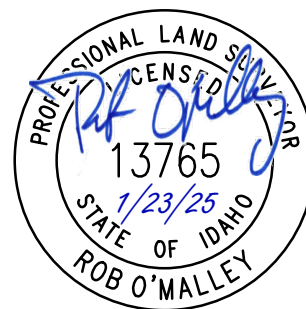
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EXHIBIT B - SEWER AND WATER EASEMENTS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°36'37"W	34.47'
L2	S00°36'37"W	421.96'
L3	N89°23'23"W	34.50'
L4	S00°36'37"W	35.00'
L5	N89°23'23"W	59.50'
L6	N00°36'37"E	35.00'
L7	S89°23'23"E	59.50'
L8	S89°23'23"E	34.50'
L9	S89°23'23"E	49.50'
L10	S00°36'37"W	35.00'
L11	N89°23'23"W	49.50'
L12	N00°36'37"E	35.00'
L13	S50°34'19"W	34.50'
L14	S39°25'41"E	18.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L15	S50°34'19"W	59.50'
L16	N39°25'41"W	38.00'
L17	N50°34'19"E	60.35'
L18	S39°25'41"E	220.24'
L19	S05°43'36"W	34.50'
L20	S84°16'24"E	27.00'
L21	S05°43'36"W	59.50'
L22	N84°16'24"W	35.00'
L23	N05°43'36"E	59.64'
L24	N05°43'36"E	34.50'
L25	N05°43'36"E	59.31'
L26	S84°16'24"E	35.00'
L27	S05°43'36"W	59.50'
L28	N84°16'24"W	27.00'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	200.00'	139.76'	40°02'18"	S19°24'32"E	136.93'
C2	234.50'	20.02'	4°53'33"	S36°58'55"E	20.02'
C3	200.00'	156.54'	44°50'43"	S61°51'03"E	152.57'
C4	234.50'	8.00'	1°57'18"	S83°17'45"E	8.00'
C5	165.50'	8.00'	2°46'14"	N82°53'17"W	8.00'



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