

Project Name or Subdivision Name:

Foldesi Reserve

Sanitary Sewer & Water Main Easement Number: 2

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 ESMT-2025-0141

Record Number: _____

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement made this ____ day of _____ 20____ between
Sherburne Development , 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.

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: _____

Project No: 240333
Date: October 20, 2025
Page 1 of 1

**EXHIBIT A
PERMANENT WATER MAIN AND SANITARY SEWER EASEMENT
DESCRIPTION**

A parcel of land located in the N1/2 of the NE1/4 of the SE1/4 of Section 34, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at the southeast corner of said Section 34; thence, along the east boundary of the SE1/4,

- A) N.00°52'59"E., 1982.83 feet to the south boundary of said N1/2 of the NE1/4 of the SE1/4; thence, along said boundary,
B) N.89°16'10"W., 381.13 feet to the **POINT OF BEGINNING**; thence, continuing,

- 1) N.89°16'10"W., 20.00 feet; thence, leaving said south boundary,
- 2) N.00°00'00"E., 28.34 feet; thence,
- 3) N.22°30'00"W., 41.81 feet; thence,
- 4) N.00°00'00"E., 120.06 feet; thence,
- 5) N.45°00'00"E., 17.90 feet; thence,
- 6) N.90°00'00"E., 87.04 feet; thence,
- 7) N.00°00'00"E., 19.50 feet; thence,
- 8) N.90°00'00"E., 22.00 feet; thence,
- 9) S.00°00'00"E., 19.50 feet; thence,
- 10) N.90°00'00"E., 57.55 feet; thence,
- 11) N.00°00'00"E., 18.50 feet; thence,
- 12) N.90°00'00"E., 22.00 feet; thence,
- 13) S.00°00'00"E., 18.50 feet; thence,
- 14) N.90°00'00"E., 103.91 feet; thence,
- 15) N.00°00'00"E., 19.00 feet; thence,
- 16) N.90°00'00"E., 27.00 feet; thence,
- 17) S.00°00'00"E., 19.00 feet; thence,
- 18) N.90°00'00"E., 34.12 feet; thence,
- 19) S.01°07'51"E., 30.01 feet; thence,
- 20) N.90°00'00"W., 321.86 feet; thence,
- 21) S.00°00'00"E., 21.98 feet; thence,
- 22) N.90°00'00"W., 25.00 feet; thence,
- 23) S.00°00'00"E., 76.75 feet; thence,
- 24) S.22°30'00"E., 41.81 feet; thence,
- 25) S.00°00'00"E., 32.58 feet to the **POINT OF BEGINNING**.

CONTAINING: 0.37 Acres.

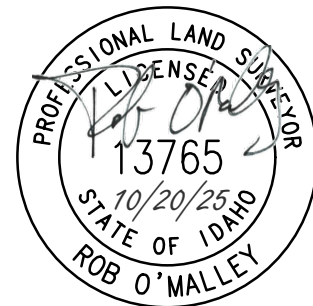


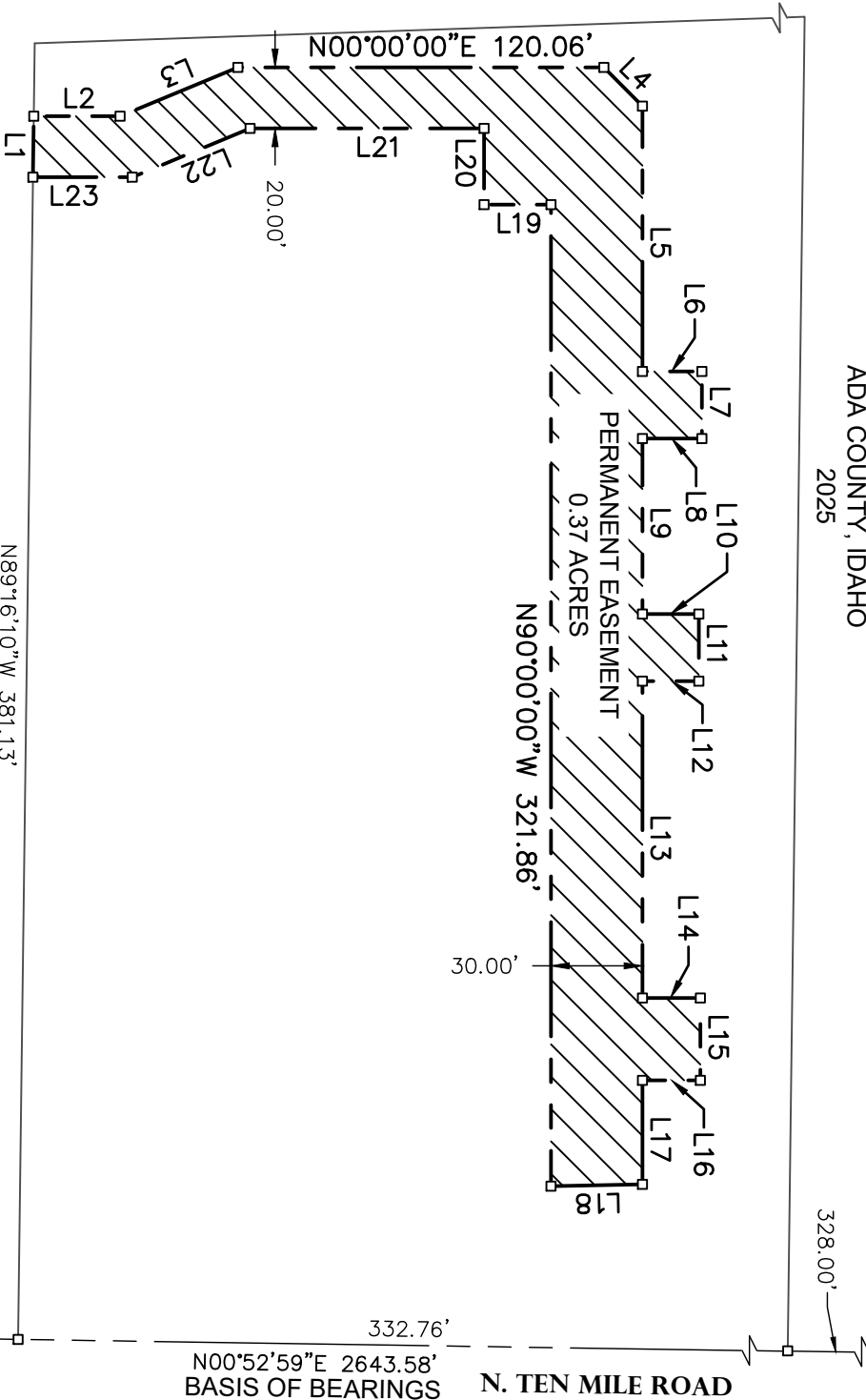
EXHIBIT B - PERMANENT WATER MAIN AND SANITARY SEWER EASEMENT

LOCATED IN THE N1/2 OF THE NE1/4 OF THE SE1/4 OF SECTION 34,
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF MERIDIAN
ADA COUNTY, IDAHO

2025

CP&F INST. NO. 34035
2020-162066

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°16'10"W	20.00'
L2	N00°00'00"E	28.34'
L3	N22°30'00"W	41.81'
L4	N45°00'00"E	17.90'
L5	N90°00'00"E	87.04'
L6	N00°00'00"E	19.50'
L7	N90°00'00"E	22.00'
L8	S00°00'00"E	19.50'
L9	N90°00'00"E	57.55'
L10	N00°00'00"E	18.50'
L11	N90°00'00"E	22.00'
L12	S00°00'00"E	18.50'
L13	N90°00'00"E	103.91'
L14	N00°00'00"E	19.00'
L15	N90°00'00"E	27.00'
L16	S00°00'00"E	19.00'
L17	N90°00'00"E	34.12'
L18	S01°07'51"E	30.01'
L19	S00°00'00"E	21.98'
L20	N90°00'00"W	25.00'
L21	S00°00'00"E	76.75'
L22	S22°30'00"E	41.81'
L23	S00°00'00"E	32.58'



W. USTICK ROAD

CP&F INST. NO. 34035
112117163 3 2



240333-VXB_WATER EMENT.dwg OCT. 2025 240333

332 N. BROADMORE WAY
NAMP, IDAHO 83687
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