

Project Name or Subdivision Name:

Mondt Meadows Subdivision

Sanitary Sewer & 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-2026-0045

### **SANITARY SEWER AND WATER MAIN EASEMENT**

THIS Easement Agreement made this 10<sup>th</sup> day of March 20<sup>26</sup> between Mondt Properties 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     3-10-2026

\_\_\_\_\_  
Attest by Chris Johnson, City Clerk     3-10-2026

STATE OF IDAHO, )  
                              : ss.  
County of Ada     )

This record was acknowledged before me on 3-10-2026 (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: \_\_\_\_\_

## SEWER EASEMENT

An easement over and across a portion of land lying within the Northeast Quarter of the Southwest Quarter of Section 31, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho being more particularly described as follows:

**Commencing** at the found aluminum cap monument at the center-south 1/16<sup>th</sup> corner of Sections 31, T.3N., R.1E., and T.2N., R.1E., from which the found aluminum cap monument at the quarter corner common to Sections 31 and 6, T.3N., R.1E., bears S 00° 15' 54" W a distance of 1341.76 feet as shown on Record of Survey No. 15008, records of Ada County, Idaho; thence N 89° 51' 33" W along the southerly boundary of Block 1, Shafer View Estates, Book 84 of plats, Page 1903-1904, Ada County Records, for a distance of 1000.96 feet to a found 2-inch aluminum cap stamped PLS 11463; thence S 00°10'01" W for a distance of 296.33 feet the **POINT OF BEGINNING**;

Thence S 00°10'01" W for a distance of 30.00 feet;

Thence N 89°49'59" W for a distance of 10.00 feet;

Thence N 00°10'01" E for a distance of 30.00 feet;

Thence S 89°49'59" E for a distance of 10.00 feet to the **POINT OF BEGINNING**.

Easement contains 300 square feet, or 0.007 acres, more or less.



# EXHIBIT MAP

SEWER EASEMENT  
 A PORTION OF LAND LYING WITHIN THE SE 1/4 OF  
 THE SW 1/4 OF SECTION 31, T.3N., R.1E., B.M.  
 ADA COUNTY—STATE OF IDAHO

SHAFER VIEW ESTATES

BLOCK 1

C-S 1/16 COR.  
 CP&F No. 2024-015877

N 89°51'33" W 1000.96'

(PROPOSED)  
 MONDT MEADOWS  
 SUBDIVISION

6101  
 S. TARREGA LN.

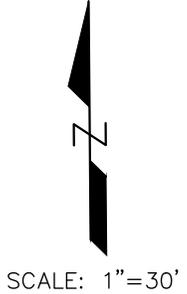
JACALYN K.  
 THOMASON

S 00°10'01" W 296.33'

S 00°15'54" W 1341.76'

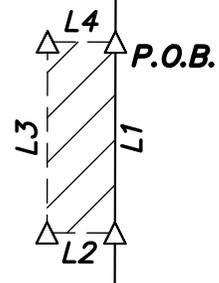
1/4 COR.  
 3-1/4" CAP  
 PLS 12459  
 CP&F No. 100015671

31  
 6



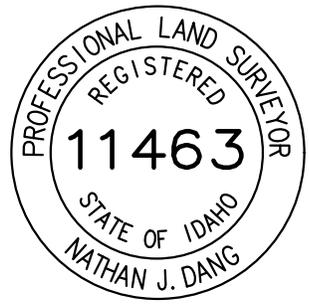
### LEGEND

- SECTION LINE
- \_\_\_\_\_ PARCEL LINE
- EASEMENT
- FOUND ALUMINUM CAP MONUMENT IN ASPHALT
- ◆ FOUND 5/8" IRON PIN WITH 2" ALUMINUM CAP, PLS 11463
- △ CALCULATED POINT
- P.O.B.** POINT OF BEGINNING



### LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°10'01" W	30.00'
L2	N 89°49'59" W	10.67'
L3	N 00°10'01" E	30.00'
L4	S 89°49'59" E	10.67'



**ACCURATE**  
 SURVEYING & MAPPING

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