

Project Name or Subdivision Name:

W Navigator Lane Blowoff & Hydrant Easement

Water Main Easement Number: _____

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-2026-0203

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 water main right-of-way across the premises and property hereinafter particularly bounded and described; and

WHEREAS, the water main 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 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 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.

THE GRANTOR covenants and agrees that Grantor shall not place or allow to be placed any permanent structures or obstructions within the easement area that would interfere with Grantee's use of said easement, including, but not limited to, buildings, trash enclosures, carports, sheds, fences, trees, or deep-rooted shrubs.

THE GRANTOR covenants and agrees with the Grantee that should any part of the right-of-way and easement hereby granted shall become part of, or lie within the boundaries of any

public street, then, to such extent, such right-of-way and easement hereby granted which lies within such boundary thereof or which is a part thereof, shall cease and become null and void and of no further effect and shall be completely relinquished.

THE GRANTOR does hereby covenant with the Grantee that Grantor is lawfully seized and possessed of the aforementioned and described tract of land, and that Grantor has a good and lawful right to convey said easement, and that Grantor will warrant and forever defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

THE COVENANTS OF GRANTOR made herein shall be binding upon Grantor's successors, assigns, heirs, personal representatives, purchasers, or transferees of any kind.

IN WITNESS WHEREOF, the said parties of the first part have hereunto subscribed their signatures the day and year first herein above written.

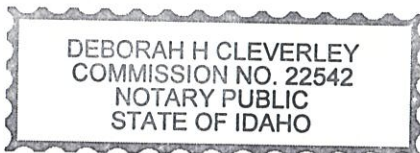
GRANTOR: TEN MILE WEST COMMERCIAL LLC



STATE OF IDAHO)
) ss
County of Ada)

This record was acknowledged before me on 8/25/26 (date) by J Thomas Ahlgvist (name of individual), [complete the following if signing in a representative capacity, or strike the following if signing in an individual capacity] on behalf of PenMik West Commercial LLC (name of entity on behalf of whom record was executed), in the following representative capacity: Manager (type of authority such as officer or trustee)

Notary Stamp Below



Reborah H. Cleverley
Notary Signature
My Commission Expires: 8/21/2030

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.1

1001 N. Rosario Street Suite 100
Meridian, ID 83642
P (208) 974-0075 F (801) 352-7989

**LEGAL DESCRIPTION
PREPARED FOR
VANGAURD VILLAGE
MERIDIAN, IDAHO
08/05/2026
26-5005
(AB)**

**VANGUARD VILLAGE WATER EASEMENT 1
LEGAL DESCRIPTION**

Located in the Southwest Quarter and Southeast Quarter of Section 15, Township 3 N, Range 1 W, Boise Meridian, located in Meridian, Ada County, Idaho, being more particularly described as follows:

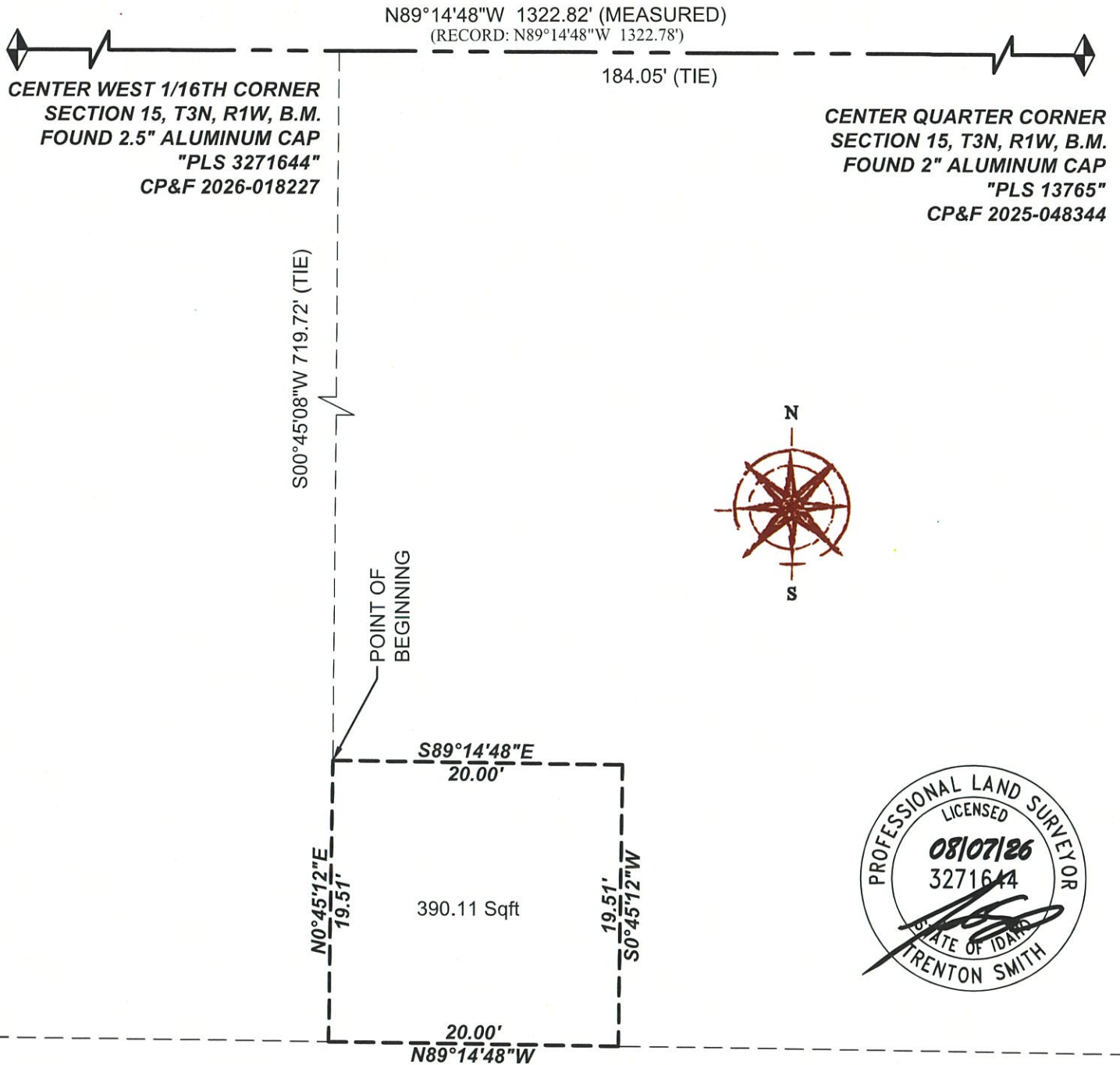
Commencing from the Center Quarter Corner of Section 15, Township 3 N, Range 1 W, Boise Meridian; thence N89°14'48"W along south line 184.05 feet; thence S0°45'08"W 719.72 feet to the Point of Beginning

Thence S89°14'48"E 20.00 feet;
Thence S0°45'12"W 19.51 feet;
Thence N89°14'48"W 20.00 feet;
Thence N0°45'12"E 19.51 feet to the Point of Beginning

Contains: 390.11 square feet +/-



Exhibit B.1



EXISTING SANITARY SEWER AND WATER
EASEMENT
INST #: 2025-051714



Exhibit A.2

1001 N. Rosario Street Suite 100
Meridian, ID 83642
P (208) 974-0075 F (801) 352-7989

**LEGAL DESCRIPTION
PREPARED FOR
VANGAURD VILLAGE
MERIDIAN, IDAHO
08/05/2026
26-5005
(AB)**

**VANGUARD VILLAGE WATER EASEMENT 2
LEGAL DESCRIPTION**

Located in the Southwest Quarter and Southeast Quarter of Section 15, Township 3 N, Range 1 W, Boise Meridian, located in Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing from the Center Quarter Corner of Section 15, Township 3 N, Range 1 W, Boise Meridian; thence S89°14'39"E along the Section line 216.09 feet; thence S0°45'25"W 719.71 feet to the Point of Beginning;

Thence S89°14'48"E 20.00 feet;

Thence S0°45'12"W 19.54 feet;

Thence 3.74 feet along the arc of a curve to the left, said curve having a radius of 216.00 feet, a central angle of 0°59'34", and a long chord bearing N88°45'01"W a distance of 3.74 feet;

Thence N89°14'48"W 16.26 feet;

Thence N0°45'12"E 19.51 feet to the Point of Beginning

Contains: 390.14 square feet +/-



Exhibit B.2

216.09' (TIE)

N89°14'39"W 1321.46' (MEASURED)
(RECORD: N89°14'39"W 1321.43')

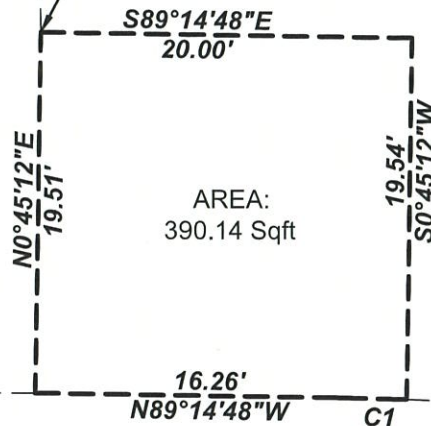
CENTER QUARTER CORNER
SECTION 15, T3N, R1W, B.M.
FOUND 2" ALUMINUM CAP
"PLS 13765"
CP&F 2025-048344

CENTER EAST 1/16TH CORNER
SECTION 15, T3N, R1W, B.M.
FOUND 1 1/8" BRASS PLUG
"PLS 3271644"

S00°45'25"W 719.71' (TIE)

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	216.00'	0°59'34"	3.74'	N88°45'01"W	3.74'

POINT OF
BEGINNING



EXISTING SANITARY SEWER AND WATER
EASEMENT
INST #: 2025-051714



Exhibit A.3

1001 N. Rosario Street Suite 100
Meridian, ID 83642
P (208) 974-0075 F (801) 352-7989

**LEGAL DESCRIPTION
PREPARED FOR
VANGAURD VILLAGE
MERIDIAN, IDAHO
08/05/2026
26-5005
(AB)**

**VANGUARD VILLAGE WATER EASEMENT 3
LEGAL DESCRIPTION**

Located in the Southwest Quarter and Southeast Quarter of Section 15, Township 3 N, Range 1 W, Boise Meridian, located in Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing from the Center Quarter Corner of Section 15, Township 3 N, Range 1 W, Boise Meridian; thence S89°14'39"E along the Section line 539.10 feet; thence S0°45'21"W 781.52 feet to the Point of Beginning;

Thence S06°29'58"E 28.88 feet;

Thence N83°30'02"E 26.54 feet;

Thence S06°29'58"E 12.05 feet;

Thence 34.36 feet along the arc of a curve to the right, said curve having a radius of 280.50 feet, a central angle of 7°01'03", and a long chord bearing S86°08'41"W a distance of 34.33 feet;

Thence S89°39'13"W 12.31 feet;

Thence N06°29'58"W 38.03 feet;

Thence N83°30'02" 20.00 feet to the Point of Beginning

Contains: 1096.00 square feet +/-



Exhibit B.3

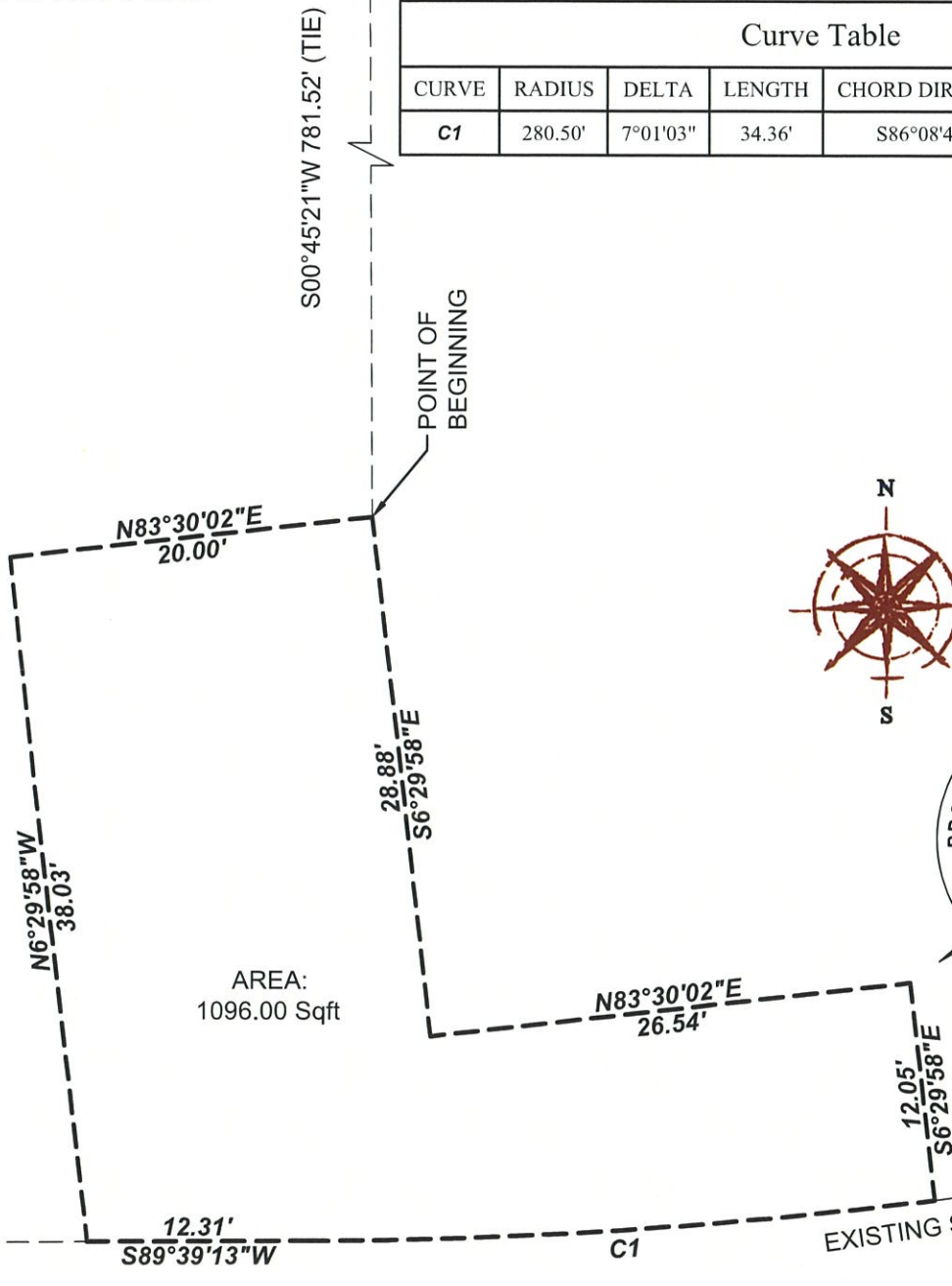
539.10' (TIE)

**CENTER QUARTER CORNER
SECTION 15, T3N, R1W, B.M.
FOUND 2" ALUMINUM CAP
"PLS 13765"
CP&F 2025-048344**

N89°14'39"W 1321.46' (MEASURED)
(RECORD: N89°14'39"W 1321.43')

**CENTER EAST 1/16TH CORNER
SECTION 15, T3N, R1W, B.M.
FOUND 1 1/8" BRASS PLUG
"PLS 3271644"
CP&F 2026-018228**

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	280.50'	7°01'03"	34.36'	S86°08'41"W	34.33'



EXISTING SANITARY SEWER AND
WATER EASEMENT
INST #: 2025-051714



Vanguard Village Water Easement Exhibit 3

Date Created: 08/05/2026
Scale: N.T.S.
Drawn: AB
Job: 26-5005
Sheet: 2 of 2

V:\2025\26-5005 Vanguard Village.dwg 26-5005.dwg (uncheck 26-5005 VV 05/12/20 comment 4 08/05/26 AB.dwg)