

Project Name or Subdivision Name:

W Navigator Lane Blowoff Easement

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
Record Number: ESMT-2026-0204

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: _____



Exhibit A

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 SANITARY SEWER AND WATER EASEMENT
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 the Section line 4.78 feet; thence S0°45'07"W 771.22 feet to the Point of Beginning

Thence S89°14'48"E 32.00 feet;

Thence S0°45'12"W 41.00 feet;

Thence N89°14'48"W 32.00 feet;

Thence N0°45'12"E 41.00 feet to the Point of Beginning

Contains: 1312.00 square feet +/-



Exhibit B

