

Project Name or Subdivision Name:

St Luke's Meridian - Parking Expansion

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 ESMT-2025-0107

Record Number: \_\_\_\_\_

### **SANITARY SEWER EASEMENT**

THIS Easement Agreement made this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ between  
ST LUKES REGIONAL MEDICAL CENTER LTD ("Grantor") and the City of Meridian, an Idaho  
Municipal Corporation ("Grantee");

WHEREAS, the Grantor desires to provide a sanitary sewer right-of-way across the premises and property hereinafter particularly bounded and described; and

WHEREAS, the sanitary sewer 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 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 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.



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: \_\_\_\_\_



August 19, 2025  
Project No.: 124093

Exhibit "A"

**SEWER LINE EASEMENT**

ST. LUKE'S REGIONAL MEDICAL CENTER, LTD  
CITY of MERIDIAN

A 20-foot wide easement located in the Northwest quarter of Section 16, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

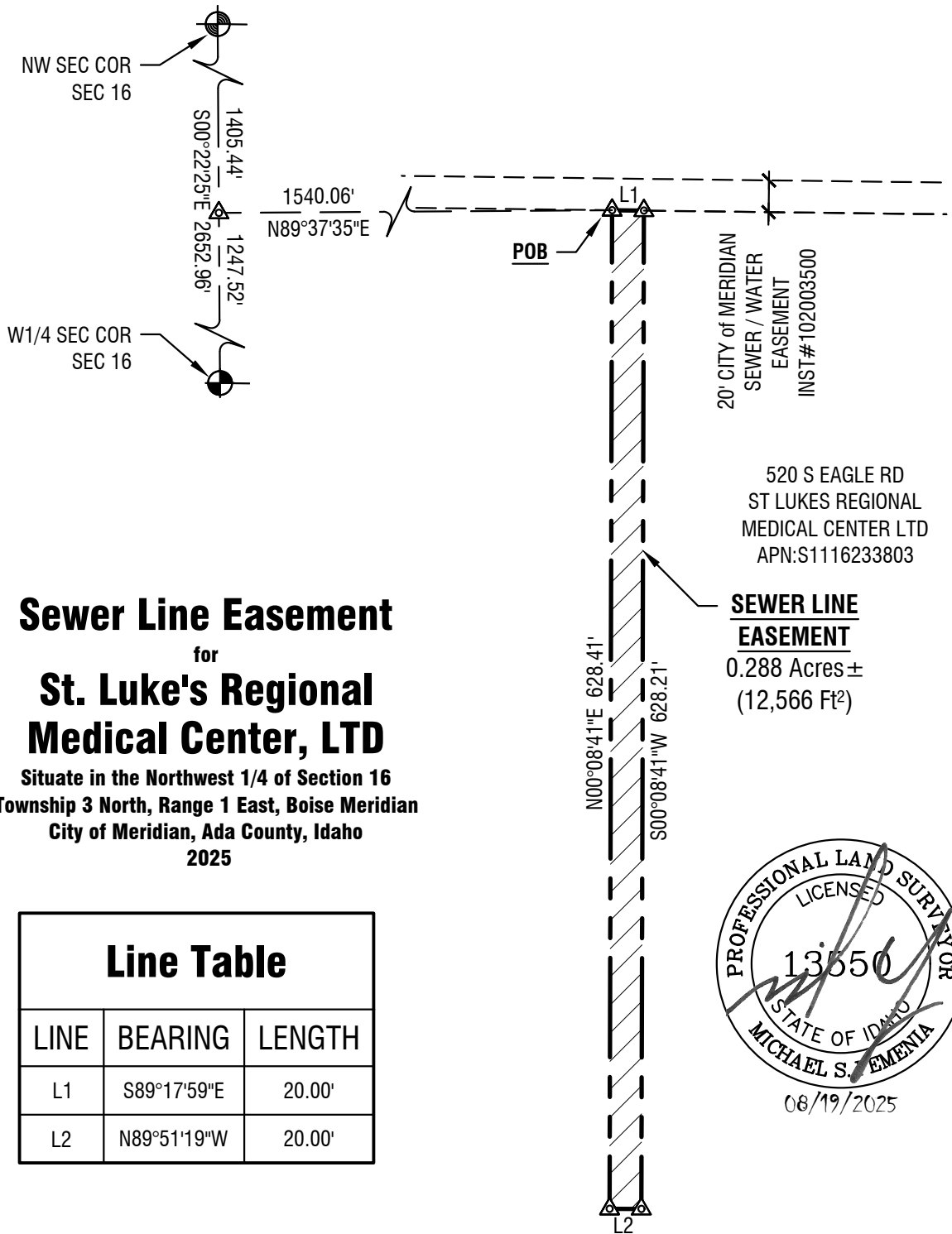
**COMMENCING** at the Northwest corner of said Section 16, thence on the west section line of said Section 16, South 00° 22' 25" East, 1405.44 feet, to a point, (from which point the West One Quarter corner of said Section 16 bears, South 00° 22' 25" East, 1247.52 feet, distant); thence leaving said west section line, North 89° 37' 35" East, 1540.06 feet, to a point on the south line of an existing City of Meridna Sewer / Water Easement, recorded under Instrument No.102003500, Ada County records AND the **POINT OF BEGINNING**:

Thence continuing on said south easement line, South 89° 17' 59" East, 20.00 feet;  
Thence leaving said south easement line, South 00° 08' 41" West, 628.21 feet;  
Thence North 89° 51' 19" West, 20.00 feet;  
Thence North 00° 08' 41" East, 628.41 feet, to the **POINT OF BEGINNING**.

The above-described easement contains (12,566 Ft<sup>2</sup>), 0.288 Acres, more or less.

PREPARED BY:  
**The Land Group, Inc.**  
Michael Femenia, PLS



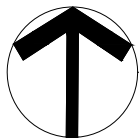
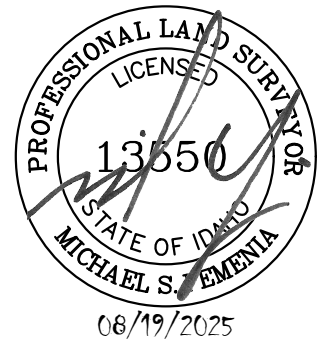


## Sewer Line Easement for St. Luke's Regional Medical Center, LTD

Situate in the Northwest 1/4 of Section 16  
Township 3 North, Range 1 East, Boise Meridian  
City of Meridian, Ada County, Idaho  
2025

### Line Table

LINE	BEARING	LENGTH
L1	S89°17'59"E	20.00'
L2	N89°51'19"W	20.00'



**Exhibit "B"**

Horizontal Scale: 1" = 100'



Project No.: 124093

Date of Issuance: August 19, 2025



**Sewer Line Easement  
St. Luke's Regional Medical Center, LTD  
City of Meridian**