Project Name or Subdivision Name:				
St Luke's Meridian - Parking Expansion				
Sanitary Sewer & 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-2025-0107			

SANITARY SEWER EASEMENT

THIS Easement Agreement made this	day of	20	between
ST LUKES REGIONAL MEDICAL CENTER LTD	("Grantor") a	nd the City of Me	ridian, 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.

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:	GR	AN	TO:	R:
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St. Luke's Regional Medical Center, Ltd., an Idaho non-profit corporation

By: St. Luke's Health System, Ltd.

Its: Sole Member

Bv: Name: Kate Fowler

Its: SVP and CFO

STATE OF IDAHO)

) ss

County of Ada

This record was acknowledged before me on 8-22-2025 (date) by Kate Fowler (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 St. Luke's Regional Medical Center, Ltd (name of entity on behalf of whom record was executed), in the following representative capacity: Its: SVP and CFO (type of authority such as officer or trustee)

Notary Stamp Below

Notary Signature
My Commission Expires: 1-18-2030



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 and Chris Johnson on behalf of the Clerk, respectively.	ce me on (date) by Robert E. Simison City of Meridian, in their capacities as Mayor and City
Notary Stamp Below	
	Notary Signature
	My Commission Expires:

LEGAL DESCRIPTION

Page 1 OF 2



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 Ft²), 0.288 Acres, more or less.

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



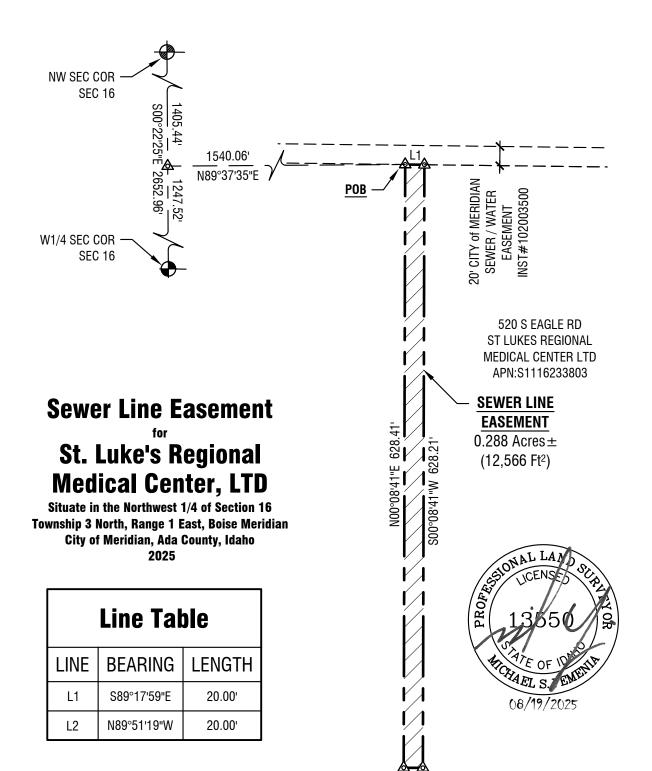




Exhibit "B"

Horizontal Scale: 1" = 100'

0 100' 200' Project No.: 124093

Date of Issuance: August 19, 2025



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