

Project Name or Subdivision Name:

Village at Meridian - Phase 2B

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
Record Number: ESMT-2025-0146

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement made this ____ day of _____ 20____ between
MERIDIAN CENTERCAL 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.

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of LOS ANGELESOn OCTOBER 28, 2025 before me, KATHLEEN DONLON, NOTARY PUBLIC
Date Here Insert Name and Title of the Officerpersonally appeared JEAN PAUL WARDY
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer is Representing: _____

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: _____



October 30, 2025
Project No.: 124038

Exhibit A
SEWER / WATER EASEMENTS
CENTERCAL EXPANSION SUBDIVISION
MERIDIAN CENTERCAL, LLC

EASEMENT-1

An easement located in Parcel "B" of Record of Survey No.13558, recorded under Instrument No.2022-068728, Ada County records, situate in the Southwest Quarter of Section 4, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

COMMENCING at the Southwest Corner of said Section 4, (from which point the West One Quarter Corner of said Section 4 bears North 00° 34' 03" East, 2618.49 feet distant); thence on the west line of said Section 4, North 00° 34' 03" East, 523.91 feet; thence leaving said west line, South 89° 25' 57" East, 225.55 feet, to the **POINT OF BEGINNING of EASEMENT-1:**

Thence North 00° 23' 20" East, 20.00 feet;
Thence South 89° 36' 40" East, 32.17 feet;
Thence North 00° 23' 20" East, 7.00 feet;
Thence South 89° 36' 40" East, 75.61 feet;
Thence North 00° 23' 20" East, 11.46 feet;
Thence South 89° 36' 40" East, 20.00 feet;
Thence South 00° 23' 20" West, 11.46 feet;
Thence South 89° 36' 40" East, 89.39 feet, to a point on an existing sewer and water easement, recorded as Instrument No. 112079721, Ada County records;
Thence on said existing sewer and water easement, South 00° 23' 20" West, 30.00 feet;
Thence leaving said existing sewer and water easement, North 89° 36' 40" West, 140.00 feet, to a point on said existing sewer and water easement;
Thence on said existing sewer and water easement, North 00° 23' 20" East, 7.00 feet;
Thence North 89° 36' 40" West, 45.00 feet;
Thence South 00° 23' 20" West, 4.00 feet;
Thence leaving said existing sewer and water easement, North 89° 36' 40" West, 32.17 feet to the **POINT OF BEGINNING of EASEMENT-1.**

The above-described easement-1 contains 6,108 Ft² (0.140 Acres) more or less.

TOGETHER WITH

EASEMENT-2

An easement located in Parcel "B" of Record of Survey No.13558, recorded under Instrument No.2022-068728, Ada County records, situate in the Southwest Quarter of Section 4, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

COMMENCING at the Southwest Corner of said Section 4, (from which point the West One Quarter Corner of said Section 4 bears North 00° 34' 03" East, 2618.49 feet distant); thence on the west line of said Section 4, North 00° 34' 03" East, 855.91 feet; thence leaving said west line, South 89° 25' 57" East, 509.26 feet, to the **POINT OF BEGINNING of EASEMENT-2**:

Thence North 00° 23' 20" East, 26.81 feet, to a point on an existing sewer and water easement, recorded as Instrument No. 112079721, Ada County records;

Thence on said existing sewer and water easement, South 89° 36' 40" East, 20.00 feet;

Thence leaving existing sewer and water easement, South 00° 23' 20" West, 26.81 feet;

Thence North 89° 36' 40" West, 20.00 feet to the **POINT OF BEGINNING of EASEMENT-2**.

The above-described easement-2 contains 536 Ft² (0.012 Acres) more or less.

TOGETHER WITH

EASEMENT-3

An easement located in Parcel "B" of Record of Survey No.13558, recorded under Instrument No.2022-068728, Ada County records, situate in the Southwest Quarter of Section 4, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

COMMENCING at the Southwest Corner of said Section 4, (from which point the South One Quarter Corner of said Section 4 bears South 89° 22' 57" East, 2659.38 feet distant); thence on the south line of said Section 4, South 89° 22' 57" East, 597.83 feet; thence leaving said south line, North 00° 37' 03" East, 546.60 feet, to a point on an existing sewer and water easement, recorded as Instrument No. 112079721, Ada County records AND the **POINT OF BEGINNING of EASEMENT-3**:

Thence North 00° 23' 20" East, 17.46 feet;

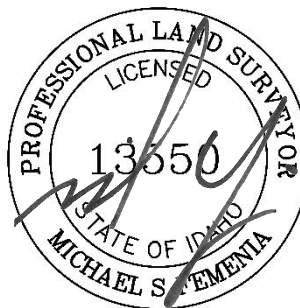
Thence South 89° 36' 40" East, 20.00 feet;

Thence South 00° 23' 20" West, 17.46 feet, to a point on said existing sewer and water easement;

Thence on said existing sewer and water easement, North 89° 36' 40" West, 20.00 feet to the **POINT OF BEGINNING of EASEMENT-3**.

The above-described easement-3 contains 349 Ft² (0.008 Acres) more or less.

Prepared by:
The Land Group, Inc.
Michael S. Femenia, PLS



10/30/2025

Sewer / Water Easements
for

City of Meridian

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



Line Table		
LINE	BEARING	LENGTH
L1	N00°23'20"E	7.00'
L2	N00°23'20"E	11.46'
L3	S89°36'40"E	20.00'
L4	S00°23'20"W	11.46'
L5	N00°23'20"E	7.00'
L6	S00°23'20"W	4.00'
L7	N00°23'20"E	26.81'
L8	S89°36'40"E	20.00'
L9	S00°23'20"W	26.81'
L10	N89°36'40"W	20.00'
L11	S00°23'20"W	17.46'
L12	N89°36'40"W	20.00'
L13	N00°23'20"E	17.46'
L14	S89°36'40"E	20.00'

Revisions	
1.	

Project No.: 124038
Date of Issuance: October 6, 2025
Project Milestone:

File Location: C:\324\124038\Drawings\041025\124038.dwg, User: meridian\jacob@landgroup.com, 2025.09.26 1:31 PM

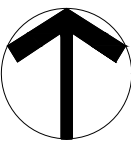


Exhibit "B"

Horizontal Scale: 1" = 30'

