

Project Name or Subdivision Name:

Multi Tenant Retail

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: \_\_\_\_\_

### **SANITARY SEWER AND WATER MAIN EASEMENT**

THIS Easement Agreement made this \_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ between  
Cortona Way Retail, 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.



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: \_\_\_\_\_

September 24, 2025  
Project No. 25-017  
City of Meridian Sewer and Water Easement

**Exhibit A**

A parcel of land for a City of Meridian Sewer and Water Easement being a portion of Lot 14, Block 12, of the Amended Plat of Verona Subdivision No. 4 (Book 102 of Plats, Pages 13476-13477), situated in the Southwest 1/4 of the Southwest 1/4 of Section 26, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at a found aluminum cap marking the Southwest corner of said Section 26, which bears N88°58'42"W a distance of 2,602.83 feet from a found brass cap marking the South 1/4 corner of said Section 26, thence following the southerly line of said Southwest 1/4 of the Southwest 1/4, S88°58'42"E a distance of 762.98 feet;

Thence leaving said southerly line, N01°01'18"E a distance of 29.69 feet to the northerly right-of-way of W. McMillan Road and being the **POINT OF BEGINNING**.

Thence N01°29'45"E a distance of 48.66 feet;

Thence N88°49'34"W a distance of 103.50 feet to the westerly boundary of Parcel 1 as described in Special Warranty Deed per Instrument No. 2025-013985;

Thence following said westerly boundary, N00°00'10"E a distance of 36.91 feet;

Thence leaving said westerly boundary, S89°59'50"E a distance of 22.12 feet;

Thence S00°00'33"W a distance of 17.36 feet;

Thence S88°49'34"E a distance of 101.90 feet;

Thence S01°29'45"W a distance of 36.16 feet;

Thence S88°30'15"E a distance of 12.00 feet;

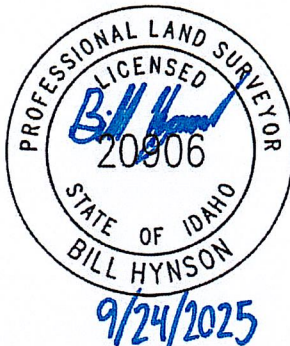
Thence S01°29'45"W a distance of 32.62 feet to said northerly right-of-way;

Thence following said northerly right-of-way, N88°30'15"W a distance of 32.00 feet to the **POINT OF BEGINNING**.



Said parcel contains 4,220 square feet, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.






All subdivisions, deeds, records of surveys, and other instruments of record referenced herein are recorded documents of the county in which these described lands are situated.

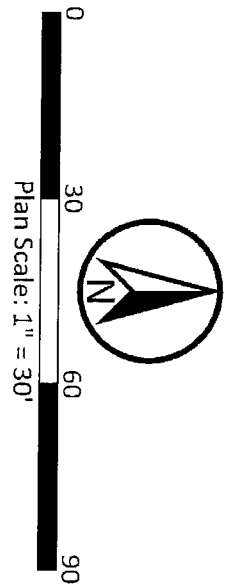
Attached hereto is **Exhibit B** and by this reference is made a part hereof.



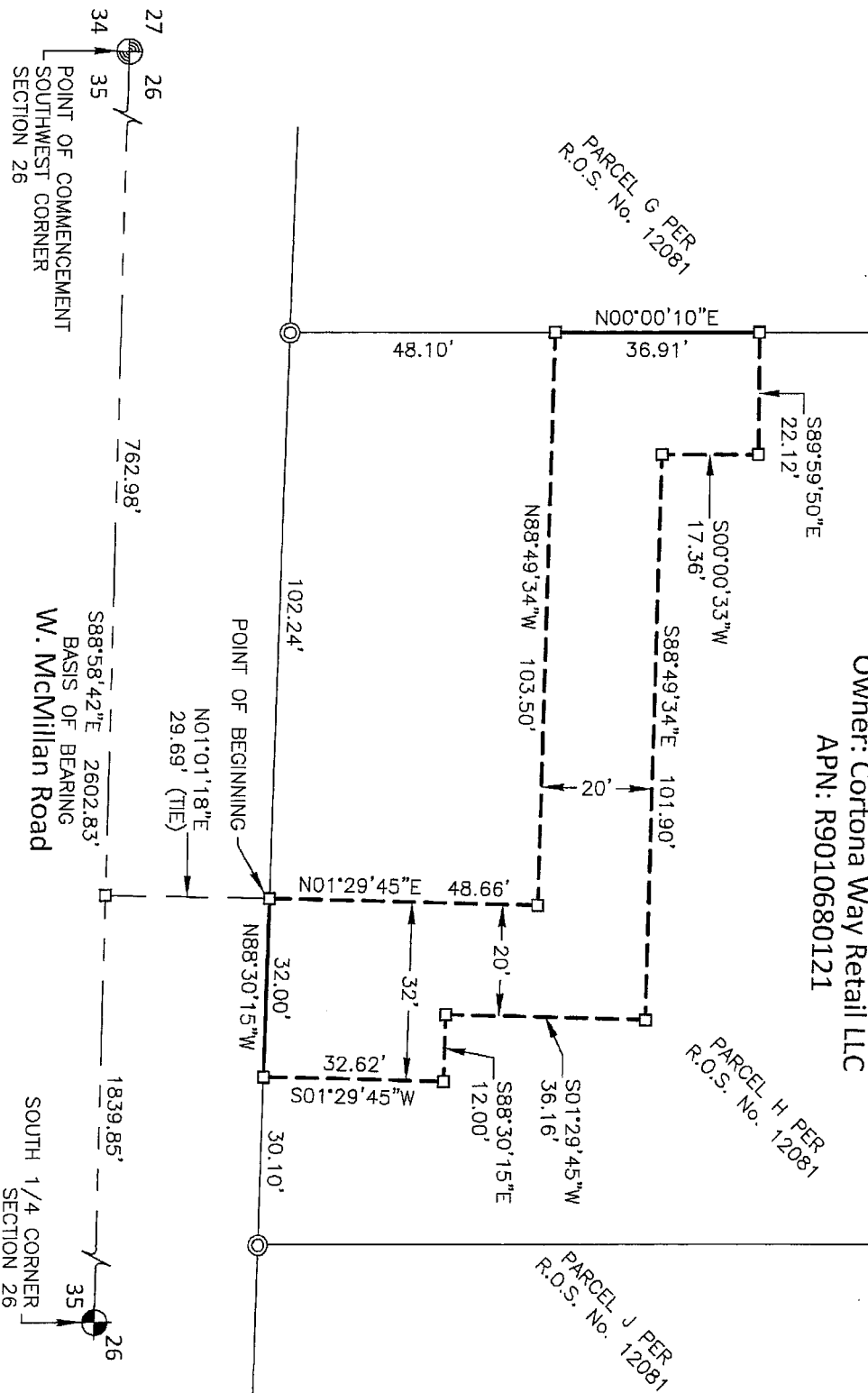
# LEGEND

-  FOUND BRASS CAP
-  FOUND ALUMINUM CAP
- 

-  CALCULATED POINT
-  BOUNDARY LINE
-  EASEMENT LINE
-  SECTION LINE
-  SURVEY TIE LINE



Parcel 1 per Special Warranty  
Deed per INST. No. 2025-013985  
Owner: Cortona Way Retail LLC  
APN: R9010680121

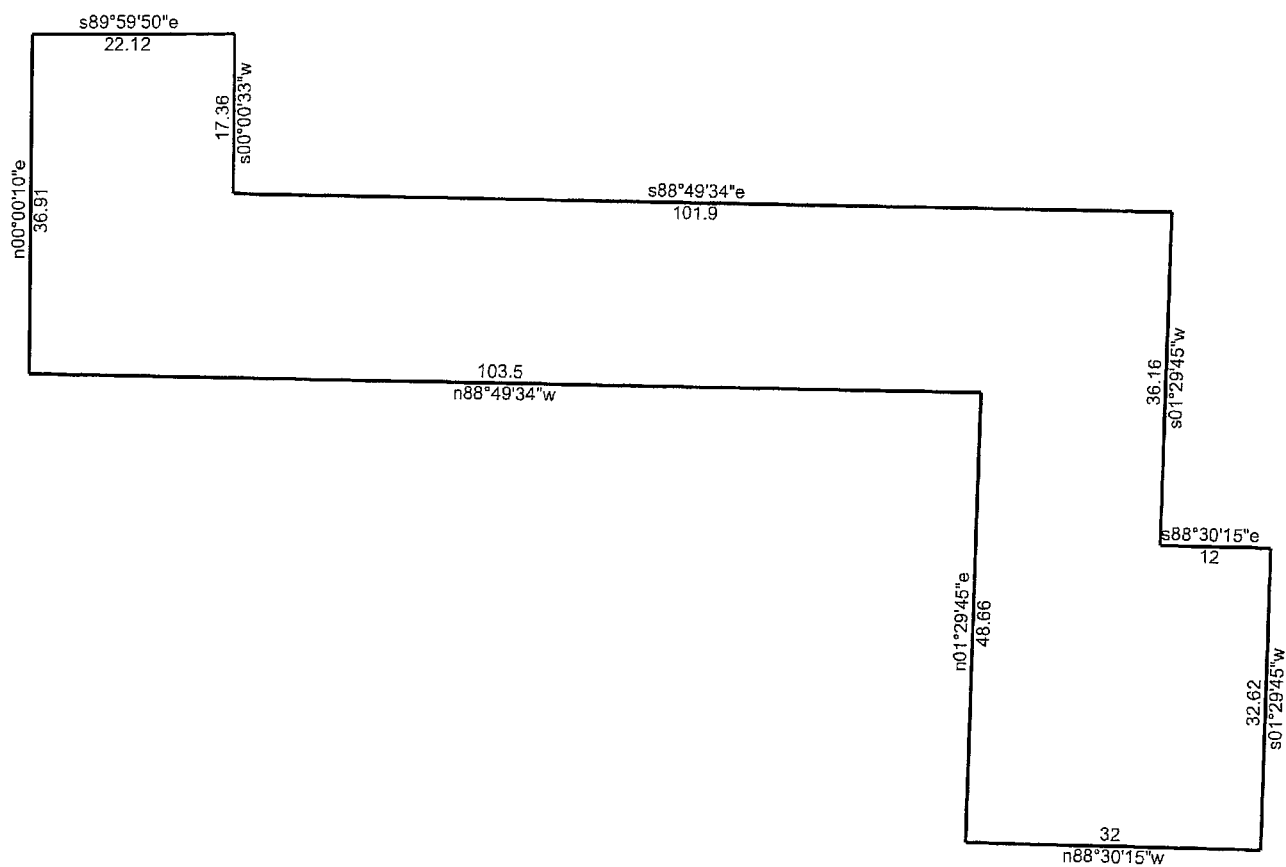


## Exhibit B City of Meridian Sewer and Water Easement

A portion of Lot 14, Block 12, Amended Plat of Verona Sub. No. 4, situated in the SW1/4 of the SW1/4 of Section 26, T.4N., R.1W., B.M., City of Meridian, Ada County, ID

DATE: SEPTEMBER, 2025  
PROJECT: 25-017  
SHEET: 1 OF 1

**km**  
ENGINEERING  
5725 NORTH DISCOVERY WAY  
BOISE, IDAHO 83713  
PHONE (208) 639-6939  
kmen@idlp.com



9/24/2025

Scale: 1 inch= 20 feet

File:

Tract 1: 0.0969 Acres (4220 Sq. Feet), Closure: n05.4629w 0.01 ft. (1/47149), Perimeter=443 ft.

01 n01.2945e 48.66  
02 n88.4934w 103.5  
03 n00.0010e 36.91  
04 s89.5950e 22.12  
05 s00.0033w 17.36  
06 s88.4934e 101.9  
07 s01.2945w 36.16

08 s88.3015e 12  
09 s01.2945w 32.62  
10 n88.3015w 32