

Project Name or Subdivision Name:

Victory Commons Lot A

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-2026-0212

WATER MAIN EASEMENT

THIS Easement Agreement made this 17th day of September 2026 between
Victory 78 LLC ("Grantor") and the City of Meridian, an Idaho Municipal
Corporation ("Grantee");

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

WHEREAS, the water main 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 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 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.

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

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: _____

**LEGAL DESCRIPTION FOR
CITY OF MERIDIAN
WATER EASEMENT
VICTORY 78 LLC**

An easement of land located in a portion of Lot 7, Block 1 Victory Commons Subdivision No. 2, Book 124 of Plats, Pages 19636-19643 also being a portion of Government Lot 4 Section 19, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho. Being further described as follows:

BASIS OF BEARING:

The West line of the Southwest 1/4 of Section 19, Township 3 North, Range 1 East, Boise Meridian, derived from found monuments and taken as North 00°38'36" East with the distance between monuments found to be 2660.92 feet.

BEGINNING at a point on the West line of Parcel D, Record of Survey Instrument Number 13781, from which the Southwest corner of said Section 19 bears South 34°30'38" West a distance of 610.30 feet;

Thence North 89°42'08" East, a distance of 9.84 feet;

Thence South 00°17'52" East, a distance of 10.00 feet;

Thence South 89°42'08" West, a distance of 10.00 feet;

Thence North 00°38'36" East, a distance of 10.00 feet to the **POINT OF BEGINNING**.

Said Parcel containing 99 square feet or 0.00 acres, more or less and is subject to all existing easements and rights-of-ways of record or implied.

END OF DESCRIPTION.

Kenneth H. Cook, P.L.S. 9895
Timberline Surveying
316 S. Kimball Ave, Suite 207
Caldwell, Idaho 83605
(208) 465-5687





24

19

W. 1/4 COR.
ALUMINUM CAP
CP&F #2020-161346

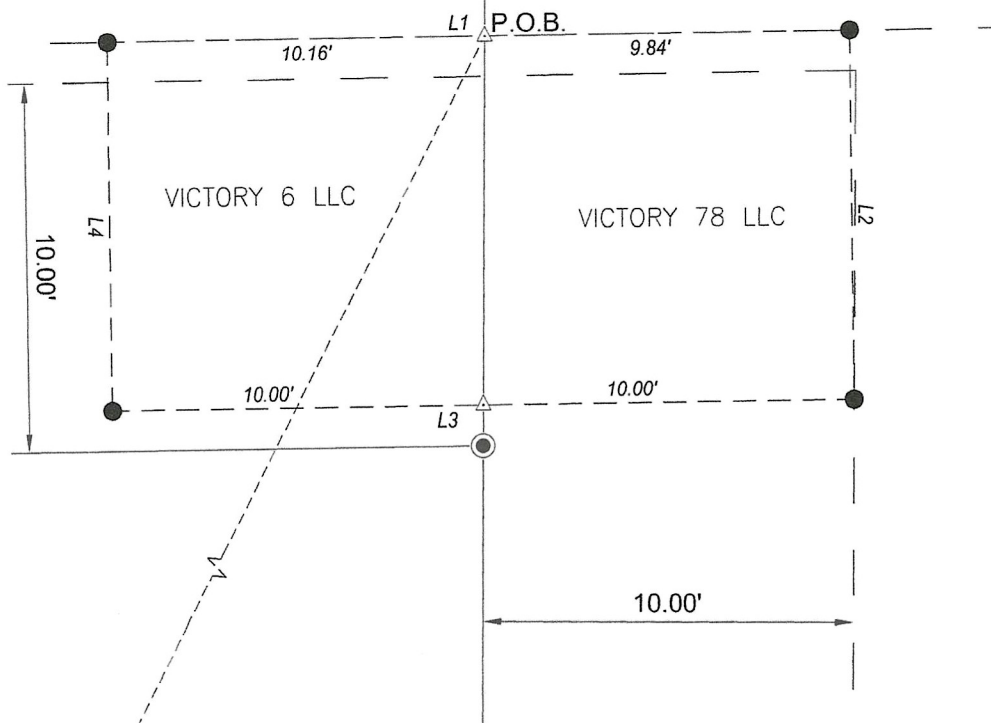
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VICTORY COMMONS SUBDIVISION #2
BOOK 124 PAGES 19838-19843

PARCEL D
ROS INST. No. 13781

1" = 5'

BASIS OF BEARING
S. MERIDIAN ROAD
N00°38'36"E - 2660.92'



S34°30'38"W - 610.30'



LINE TABLE

LINE #	LENGTH	DIRECTION
L1	20.00'	N89° 42' 08"E
L2	10.00'	S00° 17' 52"E
L3	20.00'	S89° 42' 08"W
L4	10.00'	N00° 17' 52"W

24 19
25 30
S.W. SEC COR.
ALUMINUM CAP
CP&F #2019-015472

CITY OF MERIDIAN
WATER MAIN EASEMENT
VICTORY COMMONS SUBDIVISION No. 2
BOOK 124 OF PLATS, PAGES 19636-19643
SECTION 19, T.3N., R.1E., CITY OF MERIDIAN
ADA COUNTY, IDAHO

FILE: U:\75-25A24\25144 - PERIGEE VICTORY COMMONS HAWAII\025144 - PERIGEE VICTORY COMMONS HAWAII STAKING.dwg



TIMBERLINE SURVEYING

316 S KIMBALL AVE. SUITE 207, CALDWELL, IDAHO 83605
208-465-5687