

Project Name or Subdivision Name:

Highway 16 Sewer Crossing End Cap

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-2025-0126

SANITARY SEWER EASEMENT

THIS Easement Agreement made this 28th day of October 2025 between Woodside Avenue Investors, LLC ("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 10-28-2025

Attest by Chris Johnson, City Clerk 10-28-2025

STATE OF IDAHO,)
 : ss.
County of Ada)

This record was acknowledged before me on 10-28-2025 (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: 3-28-2028



IDAHO
SURVEY
GROUP

Exhibit A.1

9939 W Emerald St
Boise, ID 83704

Phone: (208) 846-8570

McDermott Village Subdivision
North Sewer Crossing Easement Extension East
Boundary Description
Project Number 21-538 October 13, 2025

A 20-foot-wide easement situated in the southeast quarter of the southeast quarter of Section 32, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, being 10.00 feet on each side of the following described centerline:

Commencing at the southeast corner of Section 32, Township 4 North, Range 1 West, Boise Meridian, from which the south sixteenth-section corner bears $N00^{\circ}30'38''E$, 1317.06 feet;

Thence $N14^{\circ}25'52''W$, 1192.96 feet on a random line to the POINT OF BEGINNING:

Thence $N74^{\circ}03'44''W$, 17.77 feet to the east right-of-way line of Highway 16, the POINT OF ENDING.

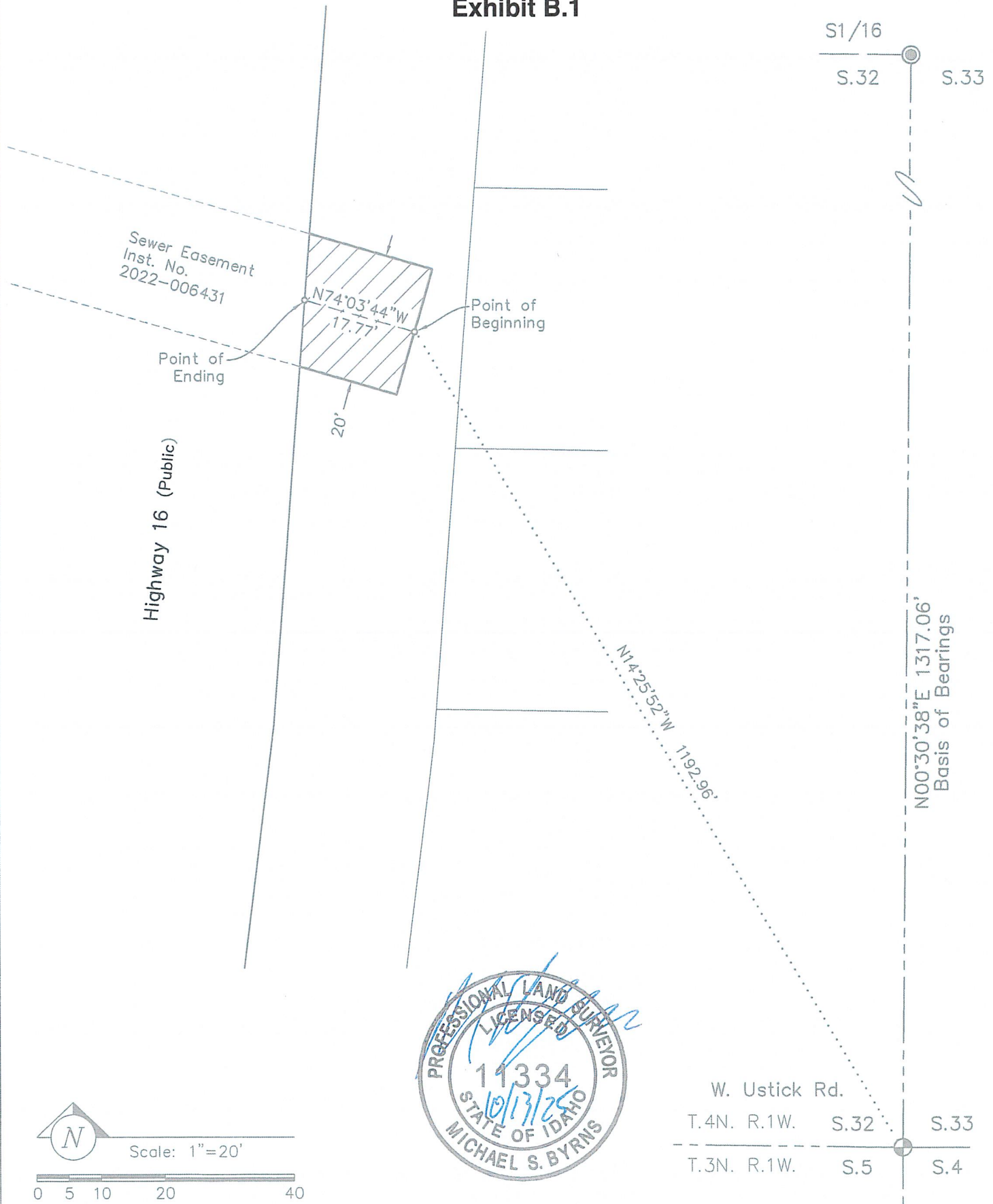
The above-described easement contains 355 square feet, more or less.

The sidelines of the above-described easement shall extend or contract to close upon the right-of-way line at the POINT OF ENDING.

Prepared from information of record, Sewer Easement 2022-006431.



Exhibit B.1



P:\McDermott Village Sewer Crossing 21-538\dwg\21-538 Sewer Easements - Extensions.dwg 10/13/2025 11:32:24 AM

	IDAHO SURVEY GROUP, LLC 9939 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570	Exhibit B.1 Drawing for McDermott Village Subdivision North Sewer Crossing Easement Extension East Situated in the SE1/4 of the SE1/4 of Section 32, T.4N., R.1W., B.M., Ada County, Idaho.	Job No. 21-538 Sheet No. 1 of 1 Dwg. Date 10/13/2025
--	---	--	---



IDAHO
SURVEY
GROUP

Exhibit A.2

9939 W Emerald St
Boise, ID 83704

Phone: (208) 846-8570

McDermott Village Subdivision
South Sewer Crossing Easement Extension East
Boundary Description
Project Number 21-538 October 13, 2025

A 20-foot-wide easement situated in the southeast quarter of the southeast quarter of Section 32, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, being 10.00 feet on each side of the following described centerline:

Commencing at the southeast corner of Section 32, Township 4 North, Range 1 West, Boise Meridian, from which the south sixteenth-section corner bears N00°30'38"E, 1317.06 feet;

Thence N49°14'13"W, 533.49 feet on a random line to the POINT OF BEGINNING:

Thence N89°19'37"W, 8.03 feet to the east right-of-way line of Highway 16, the POINT OF ENDING.

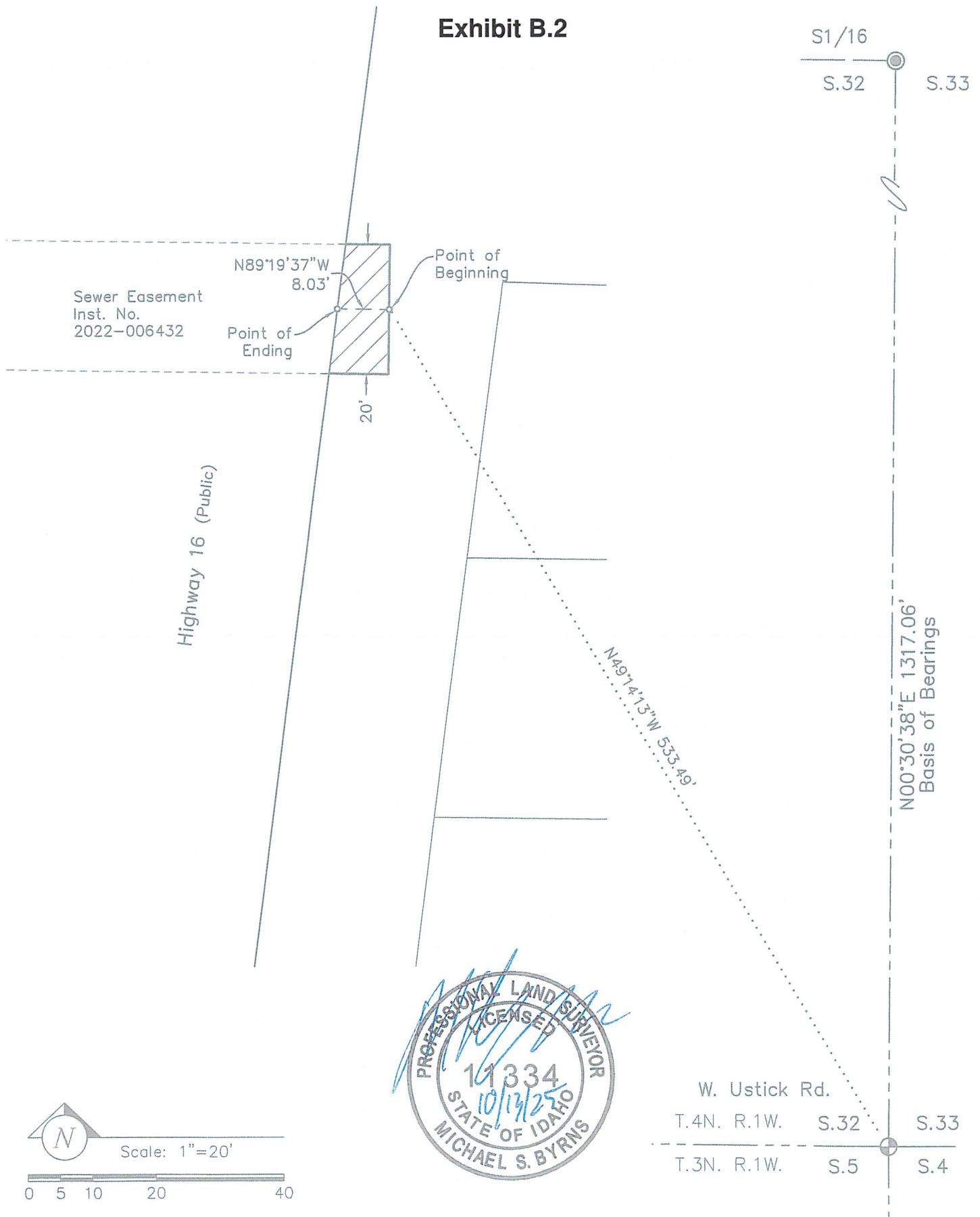
The above-described easement contains 161 square feet, more or less.

The sidelines of the above-described easement shall extend or contract to close upon the right-of-way line at the POINT OF ENDING.

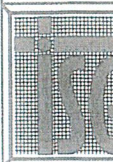
Prepared from information of record, Sewer Easement 2022-006432.



Exhibit B.2



P:\McDermott Village Sewer Crossing 21-538\dwg\21-538 Sewer Easements - Extensions.dwg 10/13/2025 11:32:27 AM

 IDAHO SURVEY GROUP, LLC 9939 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570	Exhibit B.2 Drawing for McDermott Village Subdivision South Sewer Crossing Easement East Situated in the SE1/4 of the SE1/4 of Section 32, T.4N., R.1W., B.M., Ada County, Idaho.	Job No. 21-538 Sheet No. 1 of 1 Dwg. Date 10/13/2025
---	--	---



IDAHO
SURVEY
GROUP

Exhibit A.3

9939 W Emerald St
Boise, ID 83704

Phone: (208) 846-8570

McDermott Village Subdivision
South Sewer Crossing Easement Extension West
Boundary Description
Project Number 21-538 October 13, 2025

A 20-foot-wide easement situated in the southeast quarter of the southeast quarter of Section 32, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, being 10.00 feet on each side of the following described centerline:

Commencing at the southeast corner of Section 32, Township 4 North, Range 1 West, Boise Meridian, from which the south sixteenth-section corner bears $N00^{\circ}30'38''E$, 1317.06 feet;

Thence $N67^{\circ}05'20''W$, 907.80 feet on a random line to the west right-of-way line of Highway 16, the POINT OF BEGINNING:

Thence $N89^{\circ}19'37''W$, 11.05 feet to the POINT OF ENDING.

The above-described easement contains 221 square feet, more or less.

The sidelines of the above-described easement shall extend or contract to close upon the right-of-way line at the POINT OF BEGINNING.

Prepared from information of record, Sewer Easement 2022-006432.

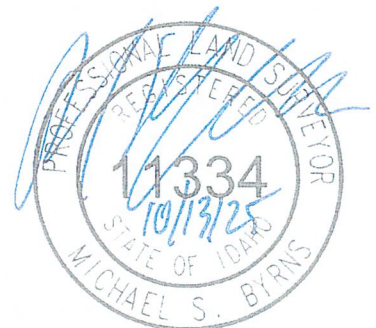
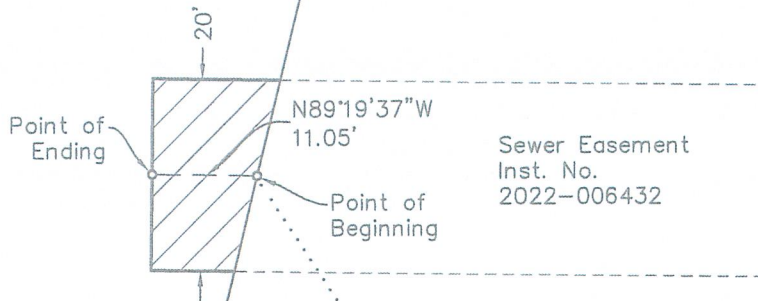


Exhibit B.3

S1/16

S.32

S.33



Highway 16 (Public)

N67°05'20"W 907.80'

N00°30'38"E 1317.06'
Basis of Bearings

W. Ustick Rd.

T.4N. R.1W. S.32

S.33

T.3N. R.1W. S.5

S.4



Scale: 1"=20'

0 5 10 20 40



P:\McDermott Village Sewer Crossing 21-538\dwg\21-538 Sewer Easements - Extensions.dwg 10/13/2025 11:32:32 AM



**IDAHO
SURVEY
GROUP, LLC**

9939 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

Exhibit B.3

Drawing for
McDermott Village Subdivision
South Sewer Crossing Easement West

Situated in the SE1/4 of the SE1/4 of Section 32,
T.4N., R.1W., B.M., Ada County, Idaho.

Job No.
21-538

Sheet No.
1 of 1

Dwg. Date
10/13/2025