

Project Name or Subdivision Name:

VICTORY COMMONS PAD 3

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-2026-0176

WATER MAIN EASEMENT

THIS Easement Agreement made this ____ day of _____ 20__ between
Victory Commons 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: _____

July 28, 2026
Project No. 25-134
City of Meridian Water Easement
Legal Description

Exhibit A

A parcel of land for a City of Meridian Water Easement being a portion of Lot 3, Block 1 of Victory Commons Subdivision No. 1 (Book 120 of Plats, Pages 18793-18798), situated in Government Lot 4 of Section 19, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at a found 5/8-inch rebar marking the Southwest corner of said Lot 3, which bears S00°38'36"W a distance of 280.08 feet from a found 5/8-inch rebar marking the Northwest corner of said Lot 3, thence following the westerly boundary of said Lot 3, N00°38'36"E a distance of 101.19 feet to the **POINT OF BEGINNING**.

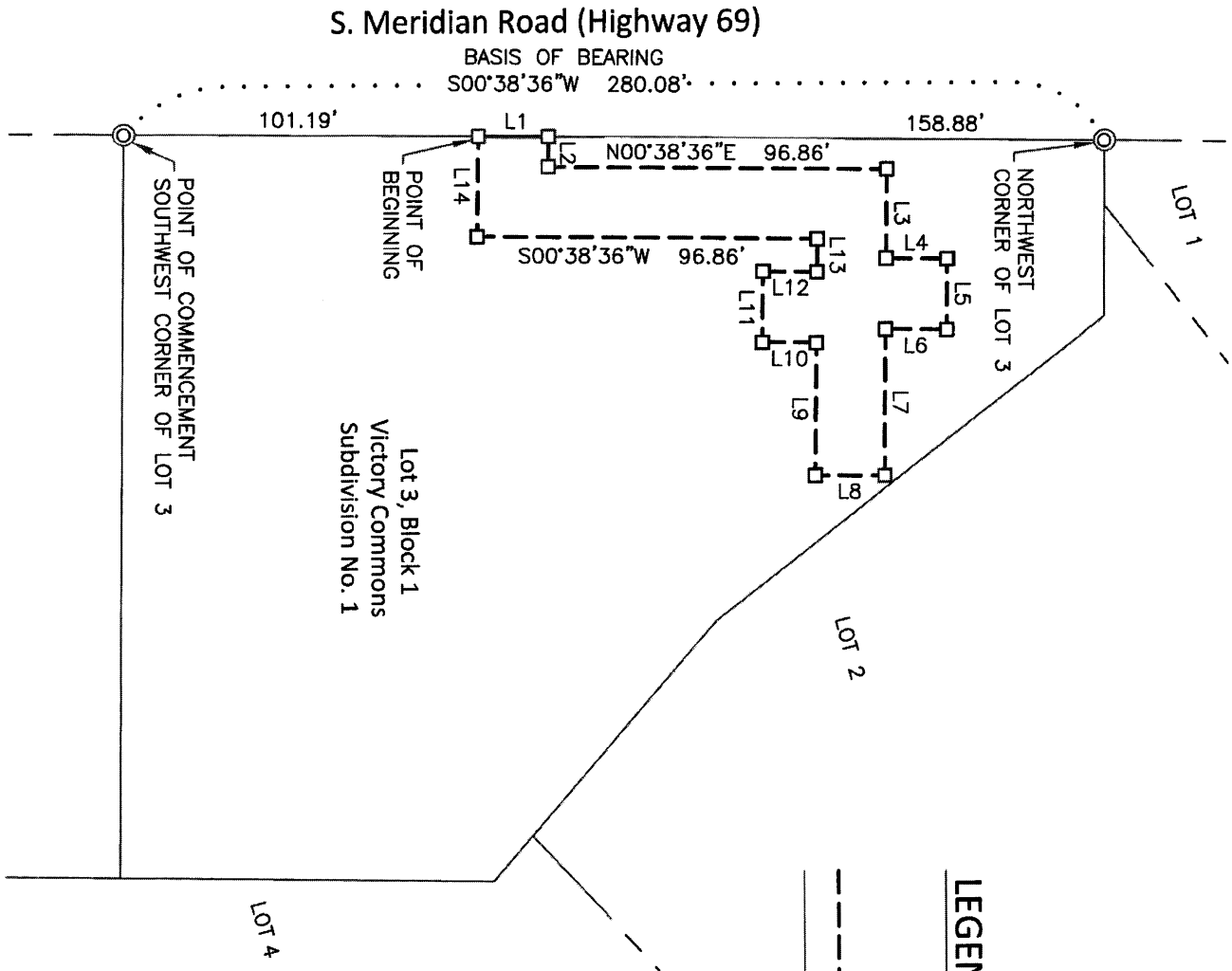
Thence N00°38'36"E a distance of 20.00 feet;
Thence leaving said westerly boundary, S89°21'24"E a distance of 8.63 feet;
Thence N00°38'36"E a distance of 96.86 feet;
Thence S89°21'24"E a distance of 25.43 feet;
Thence N00°38'36"E a distance of 17.47 feet;
Thence S89°21'24"E a distance of 20.00 feet;
Thence S00°38'36"W a distance of 17.47 feet;
Thence S89°21'24"E a distance of 41.91 feet;
Thence S00°38'36"W a distance of 20.00 feet;
Thence N89°21'24"W a distance of 37.98 feet;
Thence S00°38'36"W a distance of 15.45 feet;
Thence N89°21'24"W a distance of 20.00 feet;
Thence N00°38'36"E a distance of 15.45 feet;
Thence N89°21'24"W a distance of 9.36 feet;
Thence S00°38'36"W a distance of 96.86 feet;
Thence N89°21'24"W a distance of 28.63 feet to the **POINT OF BEGINNING**.

Said parcel contains 4,515 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.

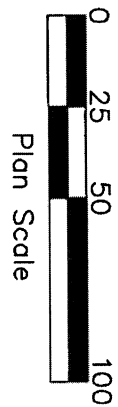
Attached hereto is **Exhibit B** and by this reference is made a part hereof.





LEGEND

- FOUND 5/8-INCH REBAR
CALCULATED POINT
EASEMENT LINE
LOT BOUNDARY LINE



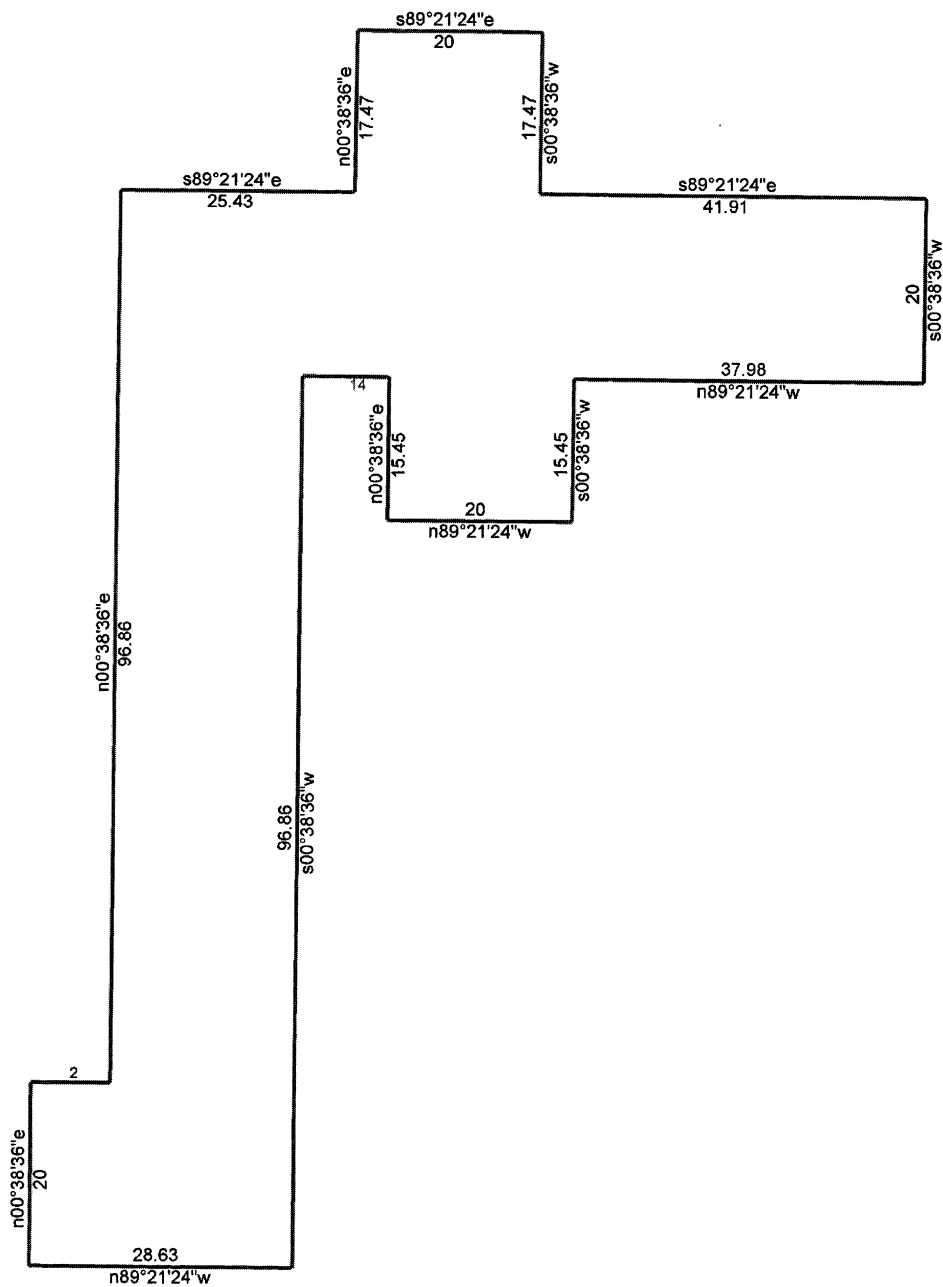
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°38'36"E	20.00'
L2	S89°21'24"E	8.63'
L3	S89°21'24"E	25.43'
L4	N00°38'36"E	17.47'
L5	S89°21'24"E	20.00'
L6	S00°38'36"W	17.47'
L7	S89°21'24"E	41.91'
L8	S00°38'36"W	20.00'
L9	N89°21'24"W	37.98'
L10	S00°38'36"W	15.45'
L11	N89°21'24"W	20.00'
L12	N00°38'36"E	15.45'
L13	N89°21'24"W	9.36'
L14	N89°21'24"W	28.63'

Exhibit B City of Meridian Water Easement

A Portion of Lot 3, Block 1 of Victory Commons Subdivision No. 1,
Situated in Gov't Lot 4, Section 19, B.M., City of Meridian, Ada County, Idaho

DATE: July 2026
PROJECT: 25-134
SHEET: 1 OF 1

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



7/28/2026

Scale: 1 inch= 20 feet

File:

Tract 1: 0.1037 Acres (4515 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=492 ft.

01 n00.3836e 20
02 s89.2124e 8.63
03 n00.3836e 96.86
04 s89.2124e 25.43
05 n00.3836e 17.47
06 s89.2124e 20
07 s00.3836w 17.47
08 s89.2124e 41.91
09 s00.3836w 20
10 n89.2124w 37.98

11 s00.3836w 15.45
12 n89.2124w 20
13 n00.3836e 15.45
14 n89.2124w 9.36
15 s00.3836w 96.86
16 n89.2124w 28.63