

Project Name or Subdivision Name:

Allied Business Solutions

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-2026-0185

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement made this ____ day of _____ 20__ between
Vertical View Properties, 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.

T O HAVE AND T O 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: _____

April 30, 2026
Project No. 25-131
Utility Easement

Exhibit A

A parcel of land for a Utility Easement being a portion of Lot 4, Block 1 of Swindell Subdivision (Book 113 of Plats, Pages 16506-16510), situated in the Southeast 1/4 of the Southeast 1/4 of Section 18, 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 1/2-inch rebar marking the point of tangency of the northerly right-of-way of E. Bird Dog Drive, which bears S89°35'29"E a distance of 230.52 feet from a found 1/2-inch rebar marking the point of curvature of said northerly right-of-way, thence following said northerly right-of-way N89°35'29"W a distance of 140.23 feet to a found 1/2-inch rebar marking the Southwest corner of a parcel of land as described in Warranty Deed Per Instrument No. 2020-173915 and being the **POINT OF BEGINNING**.

Thence following said northerly right-of-way, N89°35'29"W a distance of 10.35 feet to an Existing Sewer and Water Main Easement per Instrument No. 2017-116568;

Thence leaving said northerly right-of-way and following said Existing Sewer and Water Main Easement, N00°24'31"E a distance of 15.00 feet;

Thence leaving said Existing Sewer and Water Main Easement, S89°35'29"E a distance of 10.36 feet to the westerly boundary of said Warranty Deed;

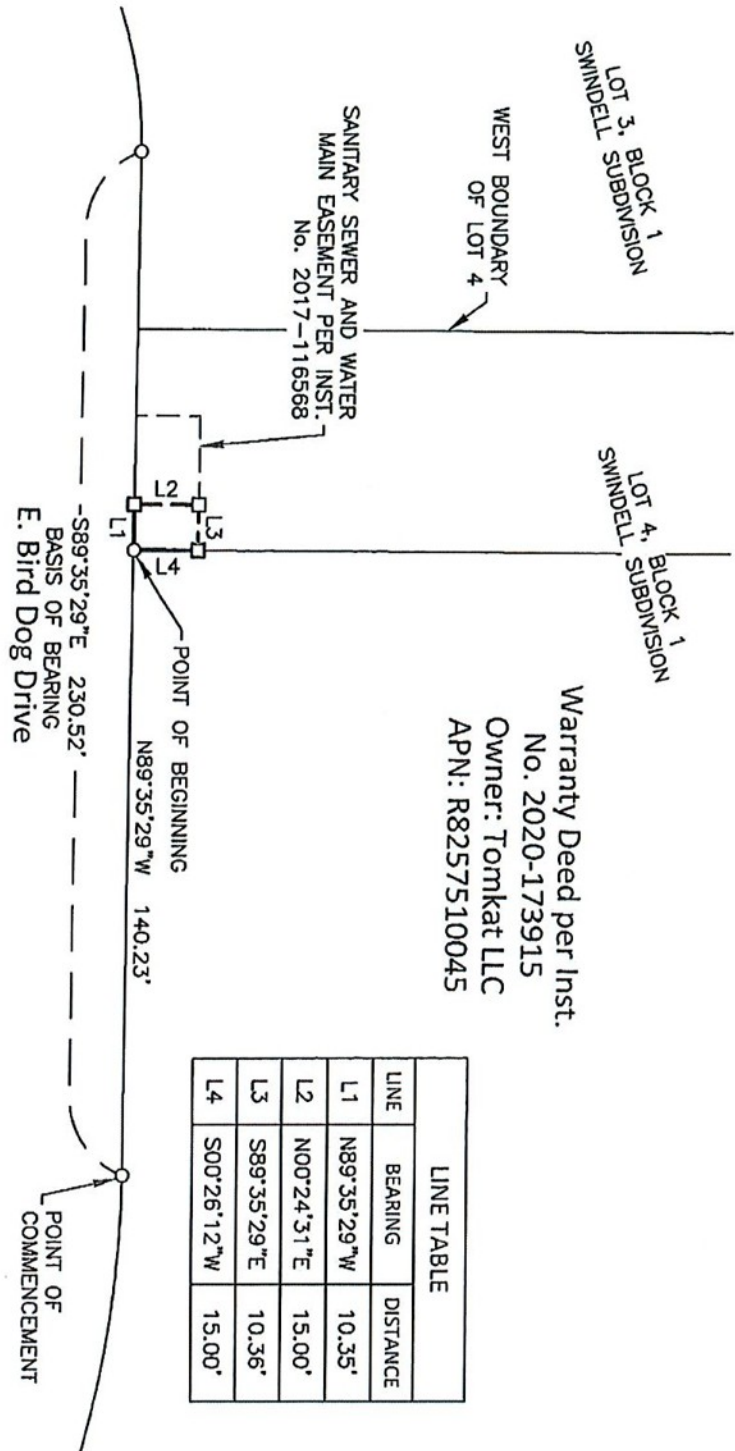
Thence following said westerly boundary, S00°26'12"W a distance of 15.00 feet to the **POINT OF BEGINNING**.

Said parcel contains 155 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.





LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89.35°29'W	10.35'
L2	N00°24'31"E	15.00'
L3	S89°35'29"E	10.36'
L4	S00°26'12"W	15.00'

Warranty Deed per Inst.
No. 2020-173915
Owner: Tomkat LLC
APN: R8257510045

LEGEND

- FOUND 1/2" REBAR
□ CALCULATED POINT
____ BOUNDARY LINE
----- EASEMENT LINE
----- EXISTING EASEMENT LINE
____ SURVEY TIE LINE

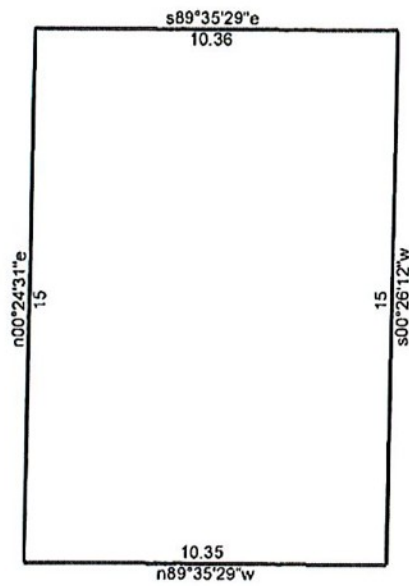


Exhibit B Utility Easement

A portion of Lot 4, Block 1 of Swindell Subdivision, situated in the
SE 1/4, SE 1/4, Sec. 18, T.3N., R.1E. B.M. City of Meridian, Ada County, Idaho

DATE: April, 2026
PROJECT: 25-131
SHEET: 1 OF 1

ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 633-6939
kimerj@id.com



4/30/2026

Scale: 1 inch= 5 feet

File:

Tract 1: 0.0036 Acres (155 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/19092), Perimeter=51 ft.

01 n89.3529w 10.35

02 n00.2431e 15

03 s89.3529e 10.36

04 s00.2612w 15