

Project Name or Subdivision Name:

Hill's Century Farm Townhomes Subdivision

Sanitary Sewer & Water Main Easement Number: 3

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-2026-0195

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement made this ____ day of _____ 20____ between
Watson Land Holdings 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.

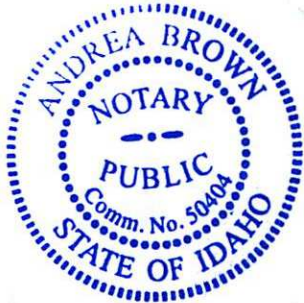
THE GRANTOR covenants and agrees that Grantor shall not place or allow to be placed any permanent structures or obstructions within the easement area that would interfere with Grantee's use of said easement, including, but not limited to, buildings, trash enclosures, carports, sheds, fences, trees, or 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 public street, then, to such extent, such right-of-way and easement hereby granted which lies within such boundary thereof or which is a part thereof, shall cease and become null and void and of no further effect and shall be completely relinquished.

THE GRANTOR does hereby covenant with the Grantee that Grantor is lawfully seized and possessed of the aforementioned and described tract of land, and that Grantor has a good and lawful right to convey said easement, and that Grantor will warrant and forever defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

THE COVENANTS OF GRANTOR made herein shall be binding upon Grantor's successors, assigns, heirs, personal representatives, purchasers, or transferees of any kind.

IN WITNESS WHEREOF, the said parties of the first part have hereunto subscribed their signatures the day and year first herein above written.



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: _____

August 11, 2026
Project No. 25-243
Legal Description
City of Meridian Sewer and Water Easement

Exhibit A

Parcels of land for a City of Meridian Sewer and Water Easement being a portion of Lot 13, Block 2 of Hill's Century Farm Commercial Subdivision No. 2 (Book 124 of Plats, Pages 19913-19915, records of Ada County, Idaho) and a portion of Lot 10, Block 2 of Hill's Century Farm Commercial Subdivision No. 1 (Book 115 of Plats, Pages 17131-17134, records of Ada County, Idaho), situated in the Northeast 1/4 of the Northwest 1/4 of Section 33, Township 3 North, Range 1 East, B.M., City of Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at an aluminum cap marking the North 1/4 corner of said Section 33, which bears S89°15'22"E a distance of 2,660.62 feet from a brass cap marking the Northwest corner of said Section 33, thence following the northerly line of said Northeast 1/4 of the Northwest 1/4, N89°15'22"W a distance of 953.42 feet; Thence leaving said northerly line, S00°44'38"W a distance of 37.00 feet to a brass plug marking the northeast corner of Lot 14, Block 2 of said Hill's Century Farm Commercial Subdivision No. 2; Thence following the easterly line of said Lot 14, S00°44'38"W a distance of 156.58 to a 1/2-inch rebar marking the northeast corner of said Lot 13 (southeast corner of said Lot 14); Thence leaving said easterly line, S69°32'01"W a distance of 44.22 feet to the southerly line of an existing City of Meridian Sewer and Water Easement per Inst. No. 2022-006428 and being **POINT OF BEGINNING 1**.

Thence leaving said southerly line, S00°16'11"W a distance of 134.00 feet to a point on the southerly line of said Lot 13, said point hereinafter being referred to as "POINT A"; Thence following said southerly line, N89°15'22"W a distance of 32.00 feet; Thence leaving said southerly line, N00°16'11"E a distance of 134.00 feet to said southerly line of an existing City of Meridian Sewer and Water Easement; Thence following said southerly line, S89°15'22"E a distance of 32.00 feet to **POINT OF BEGINNING 1**.

Said parcel contains 4,288 square feet, more or less.

TOGETHER WITH:

Commencing at a point previously referred to as "POINT A", thence N69°10'46"E a distance of 266.88 feet to **POINT OF BEGINNING 2**.

Thence S89°43'49"E a distance of 20.00 feet;
Thence S00°16'11"W a distance of 123.99 feet;
Thence S89°46'03"E a distance of 78.75 feet to the westerly line of an existing City of Meridian Sewer Easement per Inst. No. 2018-066905;
Thence following said westerly line, S00°44'38"W a distance of 8.00 feet to a point on the southerly line of said Lot 10, said point hereinafter being referred to as "POINT B";
Thence leaving said westerly line and following said southerly line, N89°46'03"W a distance of 98.68 feet;
Thence leaving said southerly line, N00°16'11"E a distance of 132.00 feet to **POINT OF BEGINNING 2**.

Said parcel contains 3,269 square feet, more or less.

TOGETHER WITH:

Commencing at a point previously referred to as "POINT B", thence following the southerly line of said Lot 10, S89°46'03"E a distance of 20.00 feet to **POINT OF BEGINNING 3**.

Thence leaving said southerly line, N00°44'38"E a distance of 8.00 feet to the northerly line of said City of Meridian Sewer Easement;

Thence following said northerly line, S89°46'03"E a distance of 7.15 feet;

Thence leaving said northerly line, S00°44'38"W a distance of 8.00 feet to a 1/2-inch rebar on the southerly line of said Lot 10;

Thence following said southerly line, N89°46'03"W a distance of 7.15 feet to **POINT OF BEGINNING 3**.

Said parcel contains 57 square feet, more or less.

Said description contains a total of 7,614 square feet, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

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



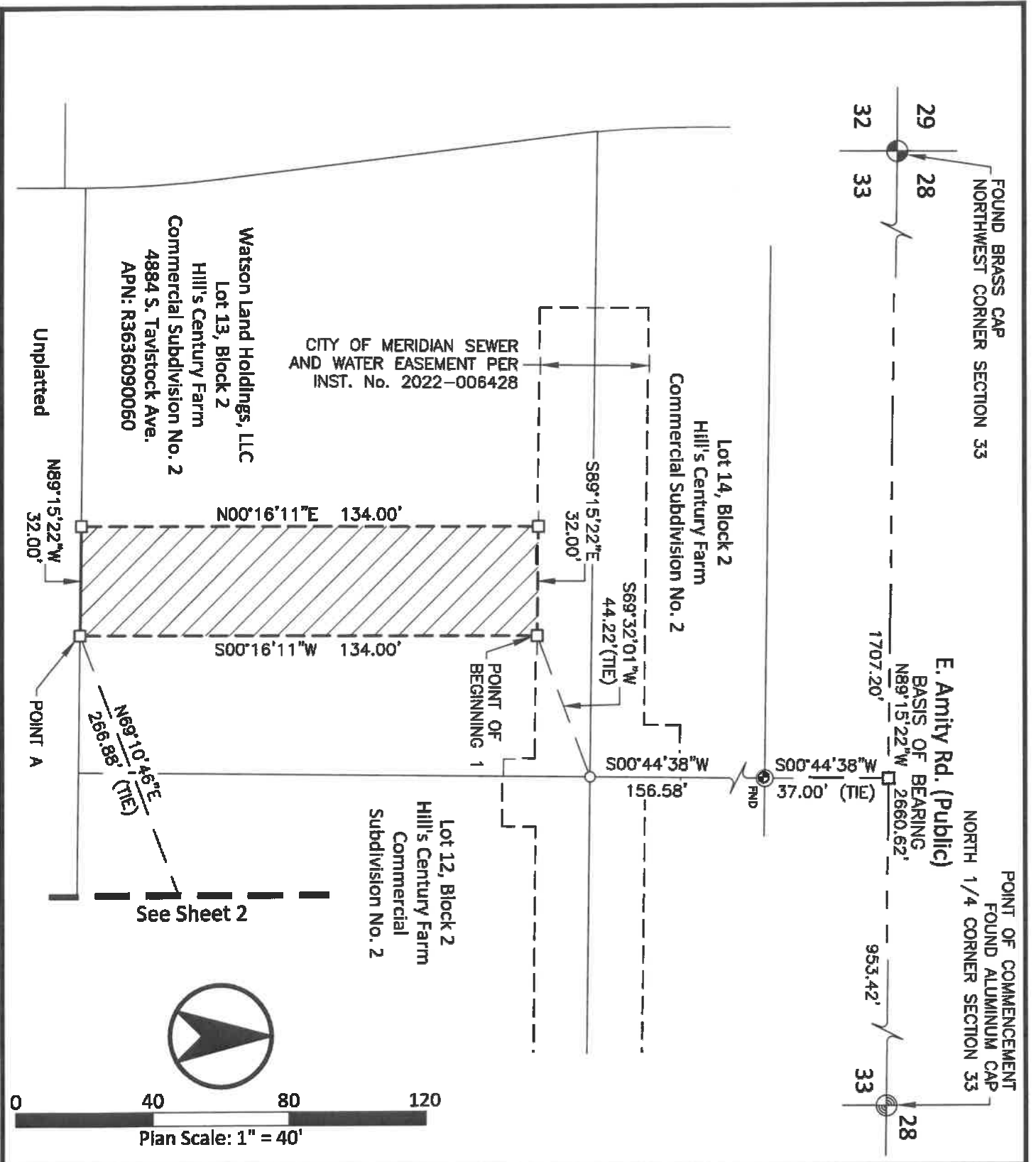
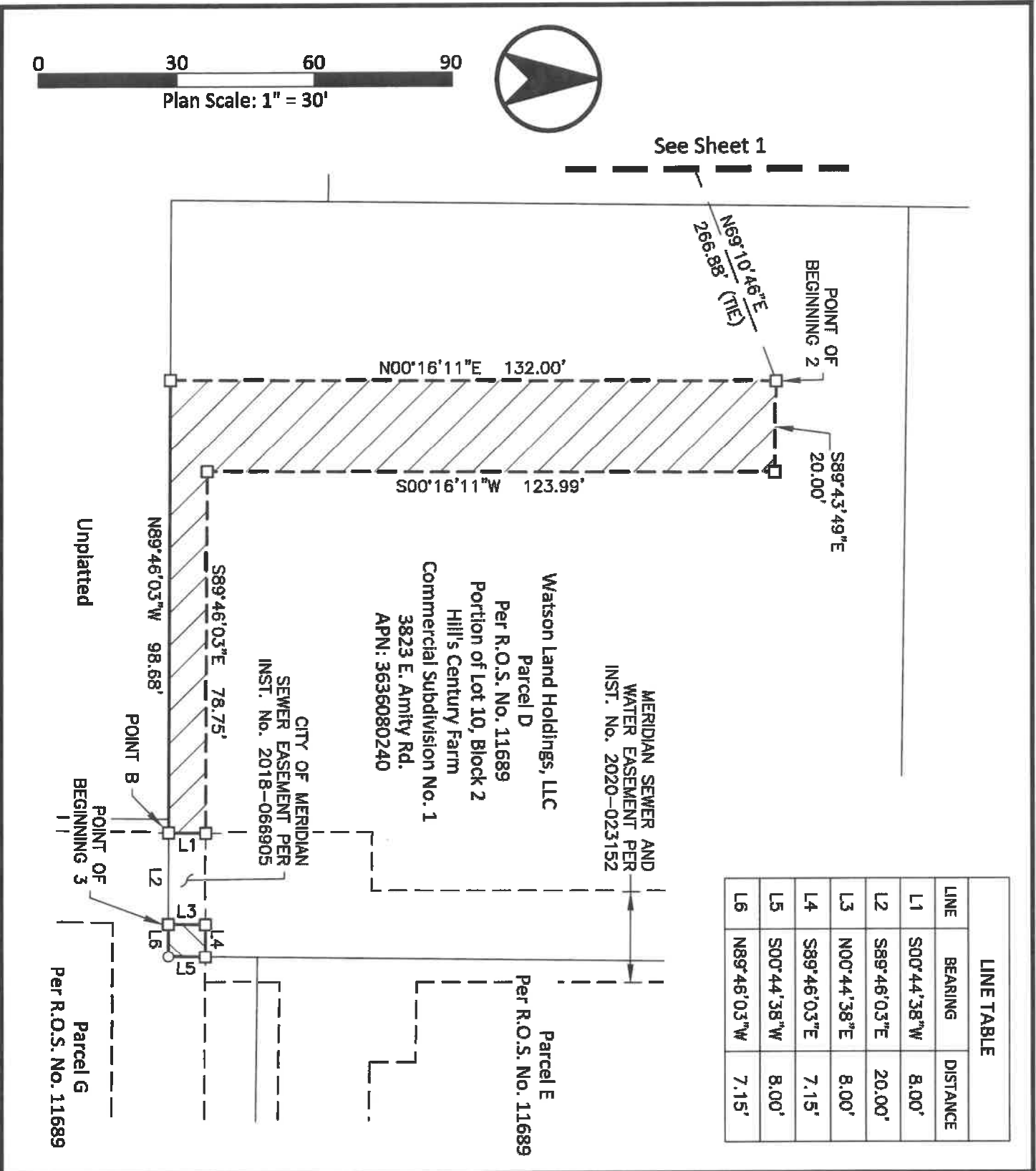


Exhibit B - City of Meridian Sewer and Water Easement Hill's Century Farm Commercial Subdivision No. 1 & 2

Portions of Lot 13, Block 2 of H.C.F.C. Sub. No. 2 & Lot 10, Block 2 of H.C.F.C. Sub. No. 1,
NE 1/4 of NW 1/4 of Sect. 33, T3N, R1E, B.M., City of Meridian, Ada County, ID

DATE: August 2026
PROJECT: 25-243
SHEET: 1 OF 2

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

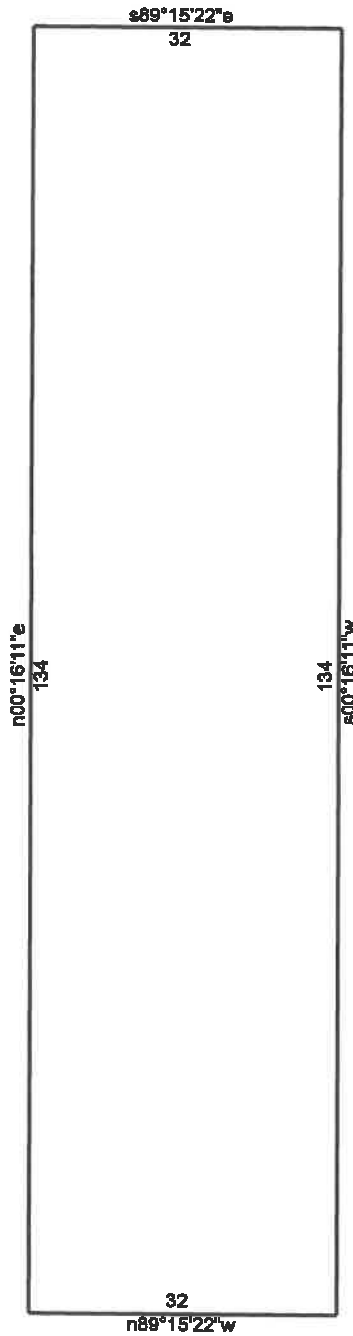


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Hill's Century Farm Commercial Subdivision No. 1 & 2**

Portions of Lot 13, Block 2 of H.C.F.C. Sub. No. 2 & Lot 10, Block 2 of H.C.F.C. Sub. No. 1,
NE 1/4 of NW 1/4 of Sect. 33, T3N, R1E, B.M., City of Meridian, Ada County, ID

DATE: August 2026
PROJECT: 25-243
SHEET: 2 OF 2

km
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P.O.B. 1

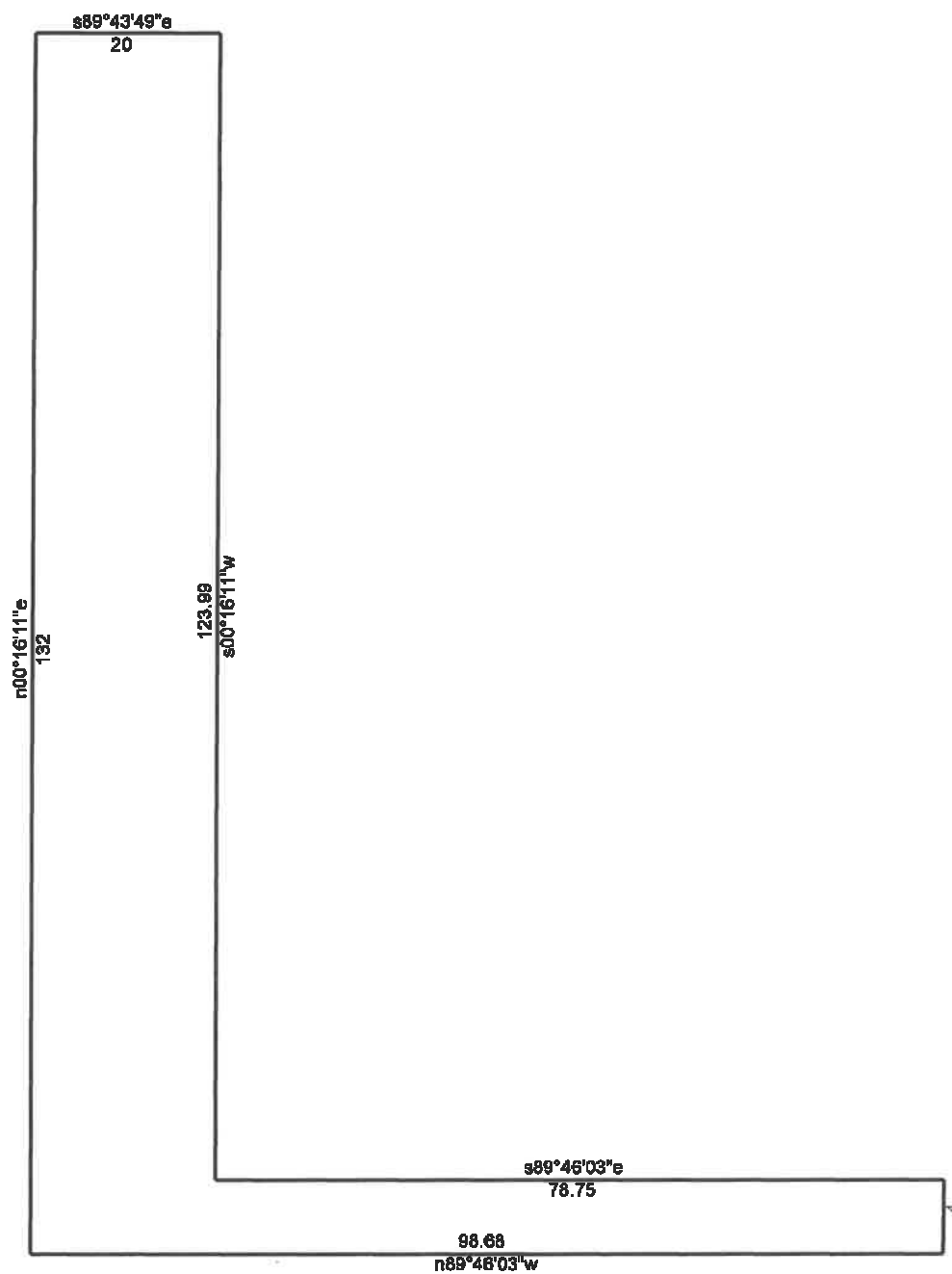
8/11/2026

Scale: 1 inch= 20 feet

File:

Tract 1: 0.0984 Acres (4288 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=332 ft.

- 01 s00.1611w 134
- 02 n89.1522w 32
- 03 n00.1611e 134
- 04 s89.1522e 32



P.O.B. 2

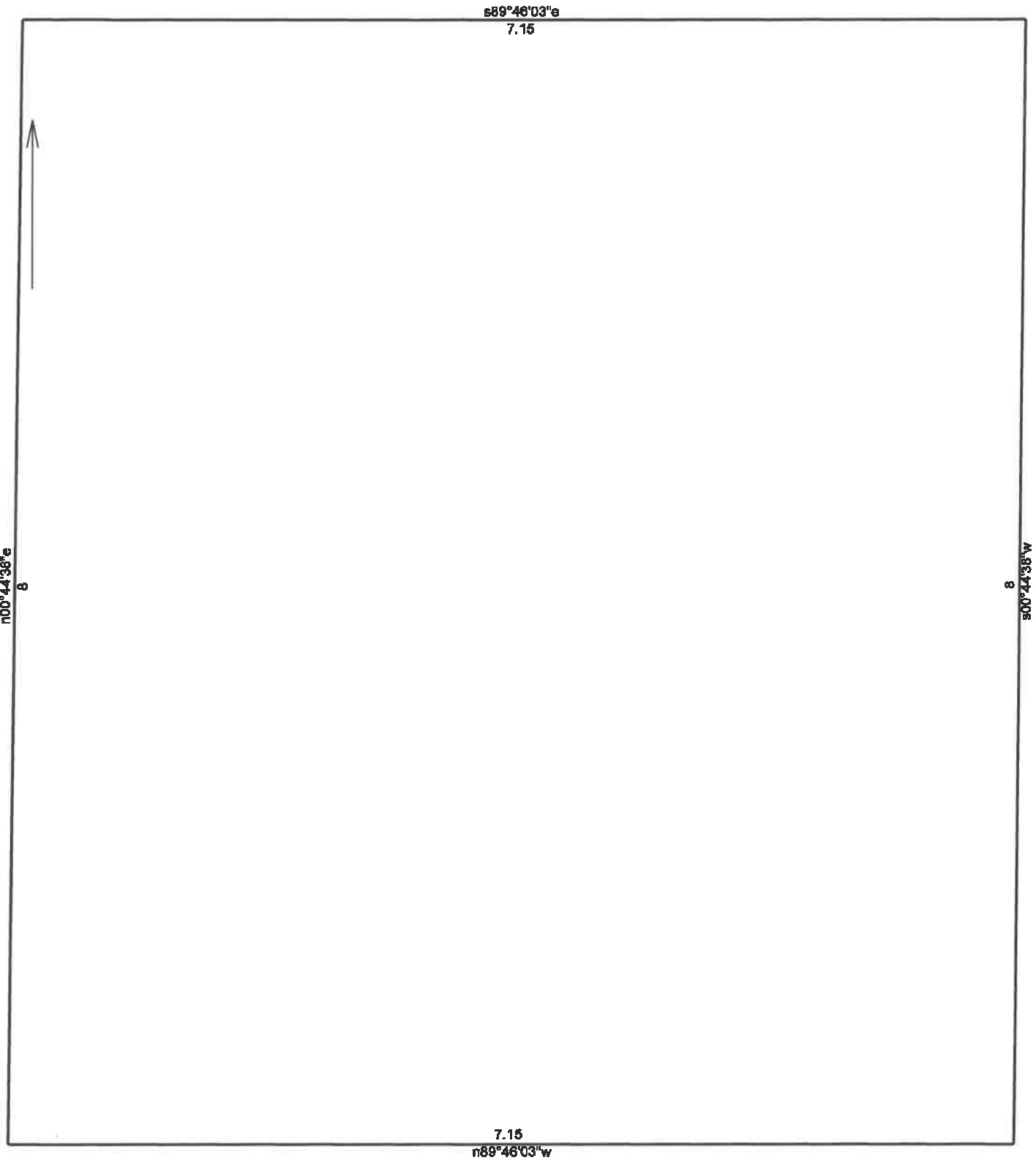
8/11/2026

Scale: 1 inch= 20 feet

File:

Tract 1: 0.0751 Acres (3269 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/99309), Perimeter=461 ft.

01 s89.4349e 20
02 s00.1611w 123.99
03 s89.4603e 78.75
04 s00.4438w 8
05 n89.4603w 98.68
06 n00.1611e 132



P.O.B. 3

8/11/2026

Scale: 1 inch= 1 feet

File:

Tract 1: 0.0013 Acres (57 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=30 ft.

01 n00.4438e 8
02 s89.4603e 7.15
03 s00.4438w 8
04 n89.4603w 7.15