

Project Name or Subdivision Name:

Vanguard Village Subdivision No 1

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.

ESMT-2025-0096

### **SANITARY SEWER AND WATER MAIN EASEMENT**

THIS Easement Agreement made this 19th day of August 2025 between  
Ten Mile Commercial 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.

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.



GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor 8-19-2025

Attest by Chris Johnson, City Clerk 8-19-2025

STATE OF IDAHO, )

: SS.

County of Ada )

This record was acknowledged before me on 8-19-2025 (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: \_\_\_\_\_

August 5, 2025

EXHIBIT A  
**Easement Description**

A parcel of land located in the Southeast Quarter of Section 15, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at the Center West 1/16<sup>th</sup> corner of Section 15, Township 3 North, Range 1 West, Boise Meridian, from which the West Quarter Corner of said Section 15 bears North 89°14'36" West, a distance of 1322.75 feet;

Thence, along said section line, South 89°14'48" East, a distance of 818.33 feet;

Thence, leaving said section line, South 00°45'12" East, a distance of 733.20 feet to the POINT OF BEGINNING;

Thence South 89°14'48" East, 3.15 feet;

Thence South 77°59'48" East, 30.76 feet;

Thence South 89°14'48" East, 703.43 feet to the beginning of a tangent curve to the right;

Thence 141.79 feet, in an Easterly direction, with said tangent curve to the right having a radius of 216.00 feet, a central angle of 37°36'36", and a chord bearing and distance of South 70°26'30" East, 139.25 feet to the beginning of a reverse curve to the left;

Thence 125.33 feet, in an Easterly direction, with said reverse curve to the left having a radius of 185.50 feet, a central angle of 38°42'36", and a chord bearing and distance of South 70°59'30" East, 122.96 feet;

Thence North 89°39'13" East, 55.53 feet to the beginning of a tangent curve to the left;

Thence 191.39 feet, in an Easterly direction, with said tangent curve to the left having a radius of 280.50 feet, a central angle of 39°05'35", and a chord bearing and distance of North 70°06'25" East, 187.70 feet;

Thence North 50°33'37" East, 119.19 feet;

Thence South 39°25'41" East, 32.00 feet;

Thence South 50°33'37" West, 119.18 feet to the beginning of a tangent curve to the right;

Thence 213.22 feet, in a Westerly direction, with said tangent curve to the right having a radius of 312.50 feet, a central angle of 39°05'35", and a chord bearing and distance of South 70°06'25" West, 209.11 feet;

Thence South 89°39'13" West, 55.53 feet to the beginning of a tangent curve to the right;

Thence 146.95 feet, in a Westerly direction, with said tangent curve to the right having a radius of 217.50 feet, a central angle of 38°42'36", and a chord bearing and distance of North 70°59'30" West, 144.17 feet to the beginning of a reverse curve to the left;

Thence 120.78 feet, in a Westerly direction, with said reverse curve to the left having a radius of 184.00 feet, a central angle of 37°36'36", and a chord bearing and distance of North 70°26'30" West, 118.62 feet;

Thence North 89°14'48" West, 706.58 feet;

Thence North 77°59'48" West, 30.76 feet;

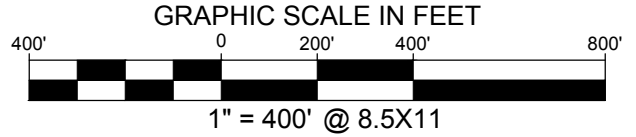
Thence North 00°45'12" East, 32.00 feet;

Containing: 44,217 Square Feet or 1.015 Acres.



K:\BOI\_Civil\193217002 Ahlquist Ten Mile West\Project Files\KH-Survey\Exhibit\PU Easement\Public Utility Easement.dwg Exhibit B Aug 05, 2025 12:31pm by: Tate.StClair

EAST QUARTER CORNER OF  
SECTION 15, T3N, R1W, B.M.,  
(CP&F NO. 111022595)



## LEGEND

---	SECTION LINE
---	BOUNDARY LINE
---	TIE LINE
---	EASEMENT LINE
⊙	1/4 CORNER
⊙	1/16TH CORNER
△	CALCULATED POINT
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING

EASEMENT AREA:  
1.01 ACRES  
44,217 SQ. FT.

LINE TABLE		
NO.	BEARING	LENGTH
L1	S89°14'48"E	3.15'
L2	S77°59'48"E	30.76'
L3	N89°39'13"E	55.53'
L4	N50°33'37"E	119.19'
L5	S39°25'41"E	32.00'
L6	S50°33'37"W	119.18'
L7	S89°39'13"W	55.53'
L8	N77°59'48"W	30.76'
L9	N00°45'12"E	32.00'



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	37°36'36"	216.00'	141.79'	S70°26'30"E	139.25'
C2	38°42'36"	185.50'	125.33'	S70°59'30"E	122.96'
C3	39°05'35"	280.50'	191.39'	N70°06'25"E	187.70'
C4	39°05'35"	312.50'	213.22'	S70°06'25"W	209.11'
C5	38°42'36"	217.50'	146.95'	N70°59'30"W	144.17'
C6	37°36'36"	184.00'	120.78'	N70°26'30"W	118.62'

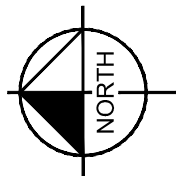
(BASIS OF BEARINGS)  
N89°14'36"W 1322.75'  
S89°14'48"E 818.33'

S0°45'12"W 733.20'

L2  
L1  
POB  
L8  
L9

CW 1/16TH COR OF SEC 15, T3N, R1W, B.M.  
(CP&F NO. 2025-023721)

W 1/4 COR OF SEC 15, T3N, R1W, B.M.  
(CP&F NO. 2025-000194)



**Kimley»Horn**

1100 W. IDAHO STREET  
SUITE 210  
BOISE, IDAHO 83702  
PHONE: (208) 297-2885  
www.kimley-horn.com

PROJECT:

VANGUARD VILLAGE NO 1  
NAVIGATOR LANE  
SEWER & WATER EASEMENT

TITLE:

**EXHIBIT "B"**

JOB NO.: 193217002

SCALE: 1" = 400'

DATE: 08/05/2025

SHEET:

**SHEET 2 OF 2**