

Project Name: Stoddard Rd - Victory to Overland
Project: 522029.001
Name: City of Meridian
R/W Parcel No: 39
T3N R1W Sec 24
APN: R0855010650

ESMT-2026-0174

TEMPORARY CONSTRUCTION EASEMENT

THIS INDENTURE, made this _____ day of _____, 20____, by and between, **CITY OF MERIDIAN**, hereinafter "GRANTOR" and **ADA COUNTY HIGHWAY DISTRICT, a body politic and corporate of the State of Idaho**, hereinafter "ACHD";

WITNESSETH:

FOR VALUE RECEIVED, and for the term and uses and on the terms and conditions hereinafter set forth, GRANTOR does hereby grant to ACHD an easement (the "Easement") under, over, through and across that certain real property owned by GRANTOR situated in the COUNTY OF ADA, STATE OF IDAHO more particularly described/depicted on Exhibit "A" attached hereto and by this reference made a part hereof (the "Servient Estate").

This grant is made on the following terms:

1. Authorized Uses By ACHD. ACHD's use of the Easement granted herein shall be in connection with the construction and improvement of a highway on adjoining and abutting property owned by ACHD municipally known as **Stoddard Rd, Kodiak Dr and W. Christopher St**, (the "Dominant Estate"), for access and egress for equipment and vehicles, for construction, excavation, storage of earth and other materials thereon, for surveying, and for all other reasonable uses that are necessary, advisable or convenient to ACHD in connection with such highway construction and improvement project, and for ingress and egress to and from the Dominant Estate.

2. Use by Others Under ACHD. ACHD's right to so use the Servient Estate during the term of the Easement shall extend to use by ACHD's Commissioners, employees, contractors, and agents.

3. Term. This Easement shall be for a term commencing on the date construction activities begin on the Servient Estate and expiring one year after the date construction activities begin on the Servient Estate, provided that ACHD may elect to extend this Easement for an additional year by paying GRANTOR a sum equal to the value received for this Easement. In the event the highway construction and improvement project on the Dominant Estate is completed prior to the expiration of the term of this Easement, this Easement shall terminate automatically. On the expiration of the term of this Easement, the rights and privileges granted to ACHD hereunder shall cease and terminate and this Easement shall be null and void and of no further force and effect.

4. Indemnification. ACHD hereby agrees to indemnify and hold GRANTOR harmless from and against any and all claims for loss, injury, death and damage caused by or arising out of the use of the Servient Estate by ACHD, its Commissioners, employees, contractors and agents, hereunder, and including, without limitation, attorney's fees and costs that might be incurred by GRANTOR in defending any such claims.

5. Restoration on Expiration of Term. On the expiration of the term of this Easement, the Servient Estate shall be restored by ACHD, at its sole cost and expense, to at least as good a condition as existing on the date of this Indenture.

6. Binding Effect. This Easement, and the covenants and agreements herein contained, shall, during the entire term hereof, be binding upon and inure to the benefit of (i) ACHD AND GRANTOR, respectively, and their successors and assigns, and (ii) their respective interests in the Dominant and Servient Estates.

7. Appurtenant. The Easement herein granted is appurtenant to the Dominant Estate.

The Ada County Highway District (ACHD) is committed to compliance with Title VI of the Civil Rights Act of 1964 and related regulations and directives. ACHD assures that no person shall on the grounds of race, color, national origin, gender, disability or age, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any ACHD service, program or activity.

Project Name: Stoddard Rd - Victory to Overland
Project: 522029.001
Name: City of Meridian
R/W Parcel No: 39
T3N R1W Sec 24
APN: R0855010650

TO HAVE AND TO HOLD this Easement unto the ACHD for the term hereinabove set forth.

GRANTOR covenants to ACHD that ACHD shall enjoy the quiet and peaceful possession of the Servient Estate throughout the term hereof; and, GRANTOR warrants to the ACHD that GRANTOR is lawfully seized and possessed of the Servient Estate and has the right and authority to grant this Easement to ACHD.

IN WITNESS WHEREOF, this Temporary Construction Easement has been duly executed by the parties, the day, month, and year herein first above written.

GRANTOR: City of Meridian

By:
Its:

By:
Its:

ADA COUNTY HIGHWAY DISTRICT:

Justin Kloczko, Right-of-Way Agent

David Serdar, Right-of-Way Supervisor

DOCUMENT IS NOT TO BE RECORDED AND DISOLVES UPON COMPLETION OF CONSTRUCTION

The Ada County Highway District (ACHD) is committed to compliance with Title VI of the Civil Rights Act of 1964 and related regulations and directives. ACHD assures that no person shall on the grounds of race, color, national origin, gender, disability or age, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any ACHD service, program or activity.

Exhibit "A" 1 of 3



LEGAL DESCRIPTION

FRIDAY, FEBRUARY 6, 2026
PROJECT NUMBER: 22-095

CITY OF MERIDIAN

TEMPORARY EASEMENT DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, MERIDIAN CITY, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 24; AND RUNNING THENCE NORTH 0°50'47" EAST 766.15 FEET ALONG THE SECTION LINE AND SOUTH 89°08'56" EAST 35.01 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STODDARD ROAD AND THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°08'56" EAST 7.99 FEET;

THENCE NORTH 0°51'04" EAST 34.18 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CHRISTOPHER STREET;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF CHRISTOPHER STREET THE FOLLOWING 2 COURSES:

1) NORTH 45°03'24" EAST 16.43 FEET;

2) NORTH 89°15'44" EAST 13.39 FEET;

THENCE SOUTH 42°09'34" WEST 30.06 FEET;

THENCE SOUTH 0°51'04" WEST 28.75 FEET;

THENCE NORTH 89°08'56" WEST 7.99 FEET;

THENCE SOUTH 0°51'06" WEST 280.73 FEET;

THENCE SOUTH 89°08'56" EAST 14.11 FEET

THENCE SOUTH 0°51'04" WEST 111.38 FEET;

THENCE NORTH 89°08'56" WEST 14.12 FEET;

THENCE SOUTH 0°51'06" WEST 466.98 FEET;

THENCE SOUTH 89°08'54" EAST 5.00 FEET;

THENCE SOUTH 0°51'06" WEST 27.26 FEET;

THENCE SOUTH 40°41'36" EAST 30.53 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF KODIAK DRIVE;

THENCE NORTH 89°09'04" WEST 10.25 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF KODIAK DRIVE;

THENCE NORTH 44°09'04" WEST 28.28 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF KODIAK DRIVE TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STODDARD ROAD;

THENCE NORTH 0°51'06" EAST 894.20 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF STODDARD ROAD TO THE POINT OF BEGINNING.

CONTAINS 6847 SQ. FT. OR 0.157 ACRES

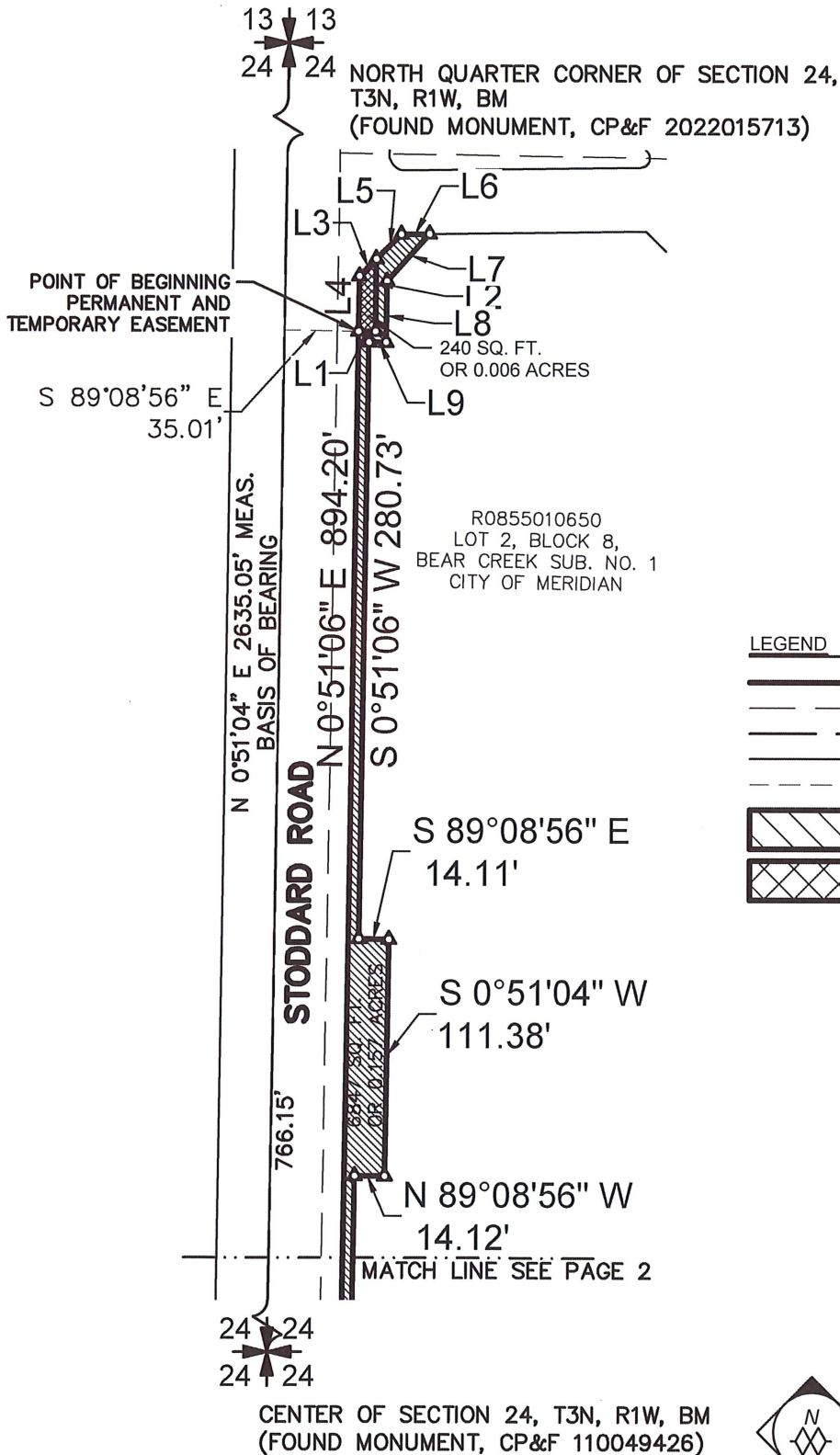


PREPARED BY: NATHAN B. WEBER, PLS

DIAMOND LAND SURVEYING | WWW.DIAMONDLANDSURVEYING.COM

SKETCH TO ACCOMPANY DESCRIPTIONS FOR
CITY OF MERIDIAN
R0855010650
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24,
TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN

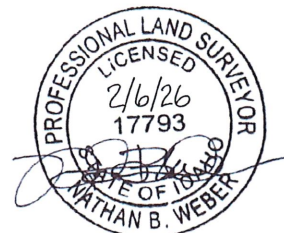
Exhibit "A" 2 of 3



Line Table		
Line #	Length	Direction
L1	7.99'	S 89°08'56" E
L2	34.18'	N 0°51'04" E
L3	11.46'	S 45°03'24" W
L4	25.97'	S 0°51'06" W
L5	16.43'	N 45°03'24" E
L6	13.39'	N 89°15'44" E
L7	30.06'	S 42°09'34" W
L8	28.75'	S 0°51'04" W
L9	7.99'	N 89°08'56" W

LEGEND

	EASEMENT BOUNDARY
	ADJACENT PROPERTY
	SECTION LINE
	RIGHT-OF-WAY LINE
	TIE LINE
	TEMPORARY EASEMENT
	PERMANENT EASEMENT
	EASEMENT CORNER



SHEET 1 OF 2

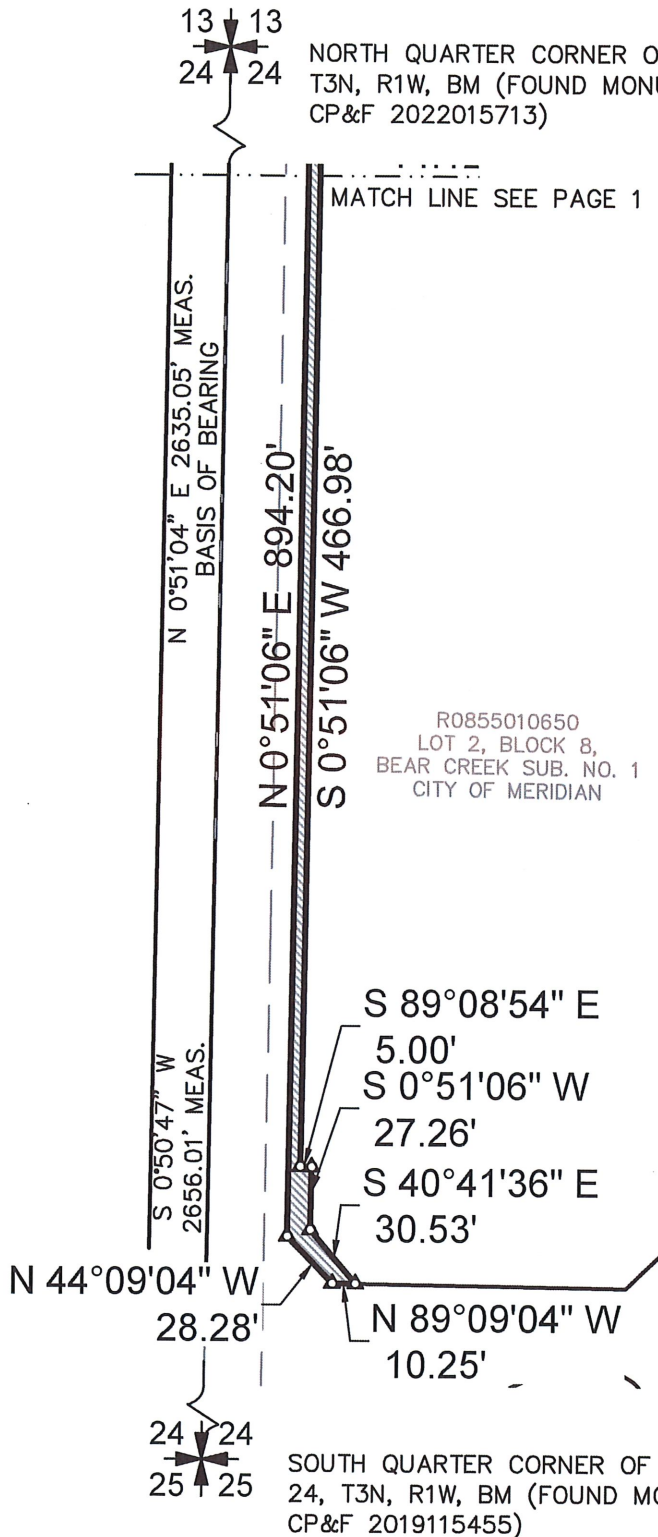


DIAMOND
LAND SURVEYING

SCALE 1"=80'

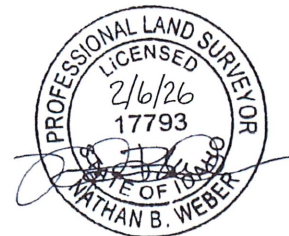
2/6/2026

SKETCH TO ACCOMPANY DESCRIPTIONS FOR
CITY OF MERIDIAN
R0855010650
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24,
TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN



LEGEND

	EASEMENT BOUNDARY
	ADJACENT PROPERTY
	SECTION LINE
	RIGHT-OF-WAY LINE
	TIE LINE
	TEMPORARY EASEMENT
	PERMANENT EASEMENT
	EASEMENT CORNER



SHEET 2 OF 2



DIAMOND
LAND SURVEYING

SCALE 1"=80'

2/6/2026