

Project Name or Subdivision Name:

Acclima Off-site

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-2026-0200

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

THIS Easement Agreement made this \_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ between  
Acclima Inc \_\_\_\_\_ ("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.

GRANTOR:

Acclima, Inc.



By: Scott Anderson, President

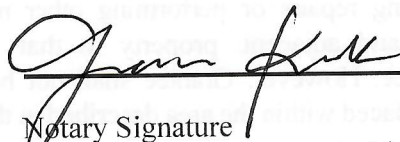
STATE OF IDAHO )

) ss

County of Ada )

This record was acknowledged before me on 8/19/26 (date) by Scott Anderson, on behalf of Acclima, Inc., in the following representative capacity: President.

Notary Stamp Below



Notary Signature

My Commission Expires: 11/29/30

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 29, 2026  
Project No.: 121201

**EXHIBIT "A"**

**ACCLIMA INC.  
CITY OF MERIDIAN SEWER & WATER EASEMENT DESCRIPTION**

**Sewer & Water Easement No. 1**

An easement located in the Northeast Quarter of the Southeast Quarter of Section 32, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the East One Quarter Corner of Section 32 of said Township 4 North, Range 1 West, (from which point the South One Sixteenth corner common to said Sections 32 and 33 of said Township 4 North, Range 1 West, bears South 00°28'59" West, 1316.10 feet distant);  
Thence South 00°28'59" West, a distance of 641.59 feet on the east boundary line of said Section 32;  
Thence North 89°31'01" West, a distance of 25.00 feet to the POINT OF BEGINNING-1;

Thence South 00° 28' 59" West, a distance of 20.00 feet;  
Thence North 89° 30' 11" West, a distance of 63.91 feet;  
Thence North 00° 29' 50" East, a distance of 20.00 feet;  
Thence South 89° 30' 11" East, a distance of 8.14 feet;  
Thence North 00° 29' 49" East, a distance of 8.00 feet;  
Thence South 89° 30' 11" East, a distance of 20.00 feet;  
Thence South 00° 29' 49" West, a distance of 8.00 feet;  
Thence South 89° 30' 11" East, a distance of 35.77 feet to the POINT OF BEGINNING-1.

**TOGETHER WITH:**

**Sewer & Water Easement No. 2**

An easement located in the Northeast Quarter of the Southeast Quarter of Section 32, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the South One Sixteenth corner common to Sections 32 & 33 of said Township 4 North, Range 1 West, (from which point the East One Quarter Corner of said Sections 32 bears North 00°28'59" East, 1316.10 feet distant);  
Thence South 00°28'59" West, a distance of 1154.61 feet on the east boundary line of said Section 32;  
Thence North 89°31'01" West, a distance of 25.00 feet to the POINT OF BEGINNING-2;

Thence South 00° 28' 59" West, a distance of 20.00 feet;  
Thence North 89° 30' 45" West, a distance of 40.58 feet;  
Thence North 00° 29' 13" East, a distance of 20.00 feet;  
Thence South 89° 30' 45" East, a distance of 40.58 feet to the POINT OF BEGINNING-2.

**TOGETHER WITH:**

Sewer & Water Easement No. 3

An easement located in the Northeast Quarter of the Southeast Quarter of Section 32, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the South One Sixteenth corner common to Sections 32 & 33 of said Township 4 North, Range 1 West, (from which point the East One Quarter Corner of said Sections 32 bears North 00°28'59" East, 1316.10 feet distant);

Thence South 00°28'59" West, a distance of 1246.60 feet on the east boundary line of said Section 32;

Thence North 89°31'01" West, a distance of 25.00 feet to the POINT OF BEGINNING-3;

Thence South 00° 28' 59" West, a distance of 20.30 feet;

Thence North 79° 37' 52" West, a distance of 56.51 feet;

Thence North 10° 22' 08" East, a distance of 20.00 feet;

Thence South 79° 37' 52" East, a distance of 5.00 feet;

Thence North 10° 22' 08" East, a distance of 15.00 feet;

Thence South 79° 37' 52" East, a distance of 20.00 feet;

Thence South 10° 22' 08" West, a distance of 15.00 feet;

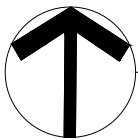
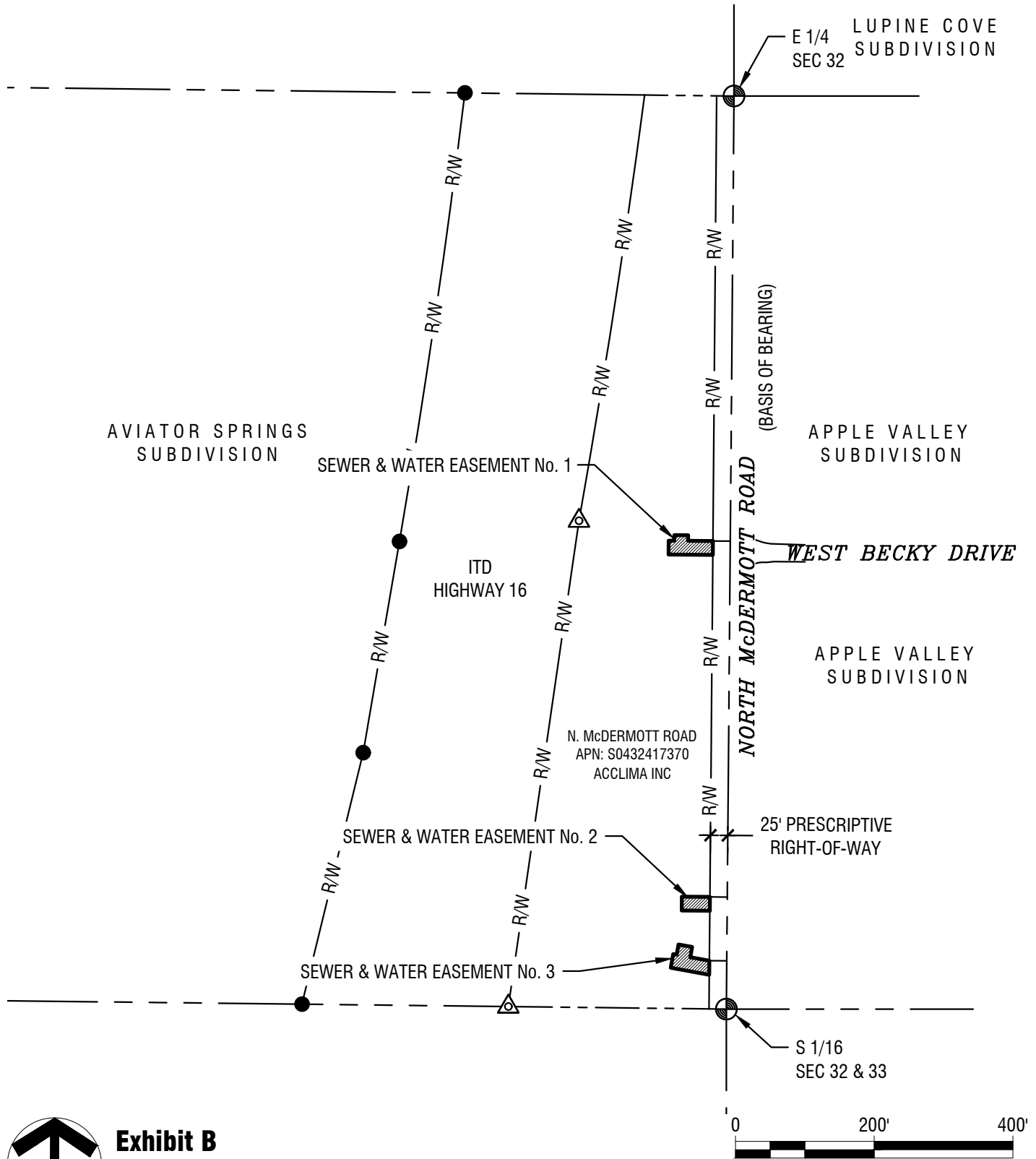
Thence South 79° 37' 52" East, a distance of 28.03 feet to the POINT OF BEGINNING-3.

PREPARED BY:

**The Land Group, Inc.**



James R. Washburn



## Exhibit B

Horizontal Scale: 1" = 200'

Project No.: 121201

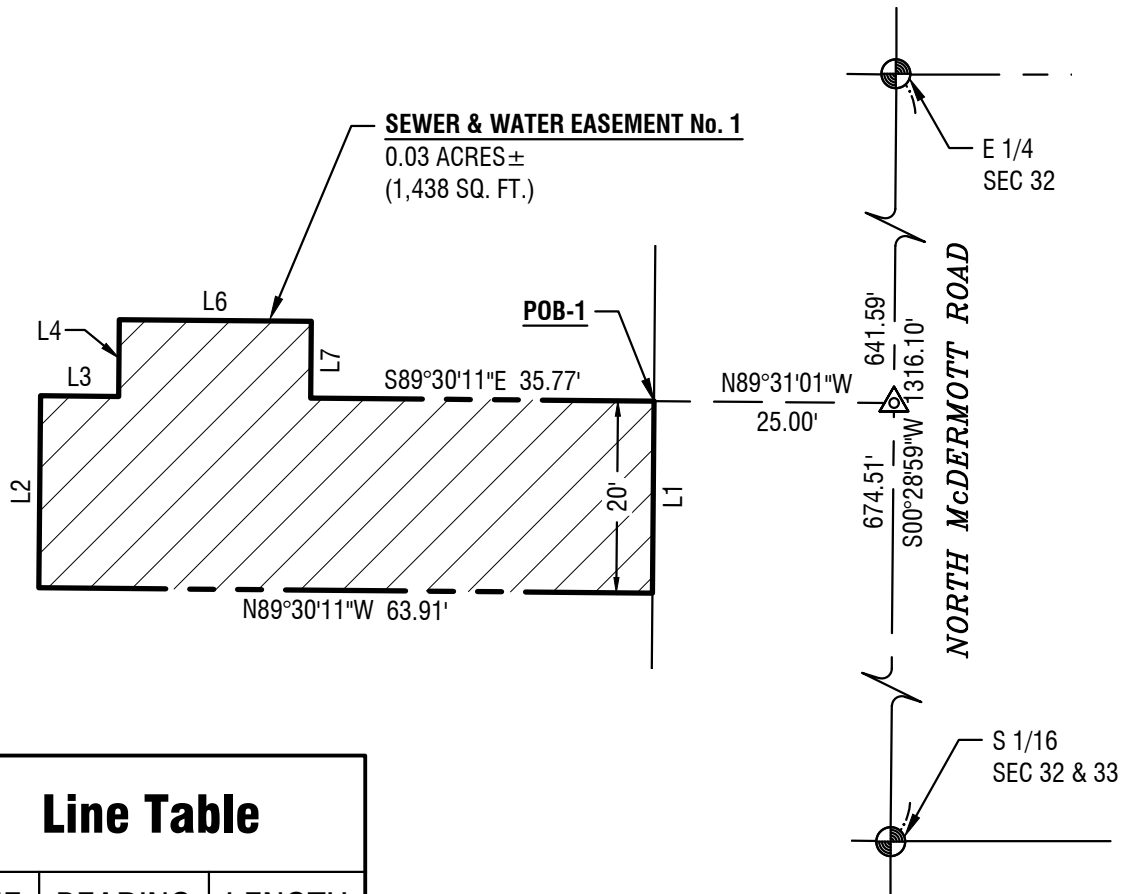
Date of Issuance: August 3, 2026



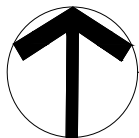
# Sewer & Water Easement - Overall

## City of Meridian

## Acclima Inc



| Line Table |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L1         | S00°28'59"W | 20.00' |
| L2         | N00°29'50"E | 20.00' |
| L3         | S89°30'11"E | 8.14'  |
| L4         | N00°29'49"E | 8.00'  |
| L6         | S89°30'11"E | 20.00' |
| L7         | S00°29'49"W | 8.00'  |



## Exhibit B

Horizontal Scale: 1" = 20'

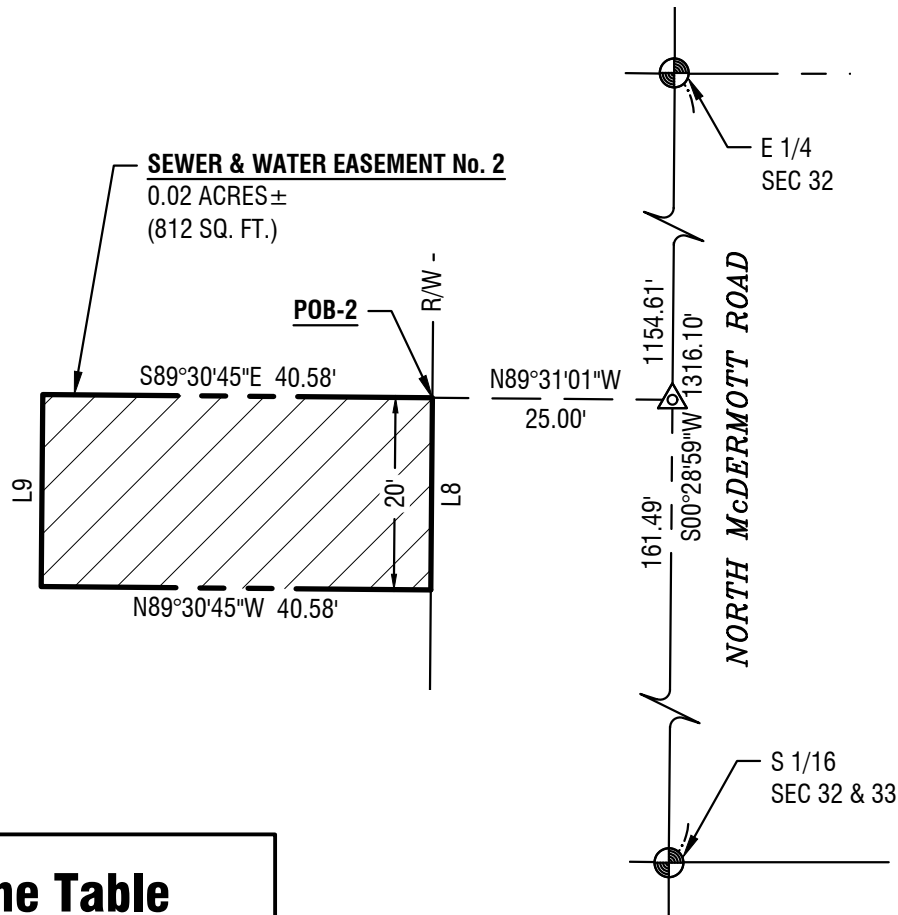
Project No.: 121201

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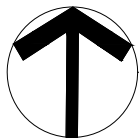


**Sewer & Water Easement - Easement No. 1**  
**City of Meridian**  
**Acclima Inc**

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| Line Table |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L8         | S00°28'59"W | 20.00' |
| L9         | N00°29'13"E | 20.00' |



## Exhibit B

Horizontal Scale: 1" = 20'

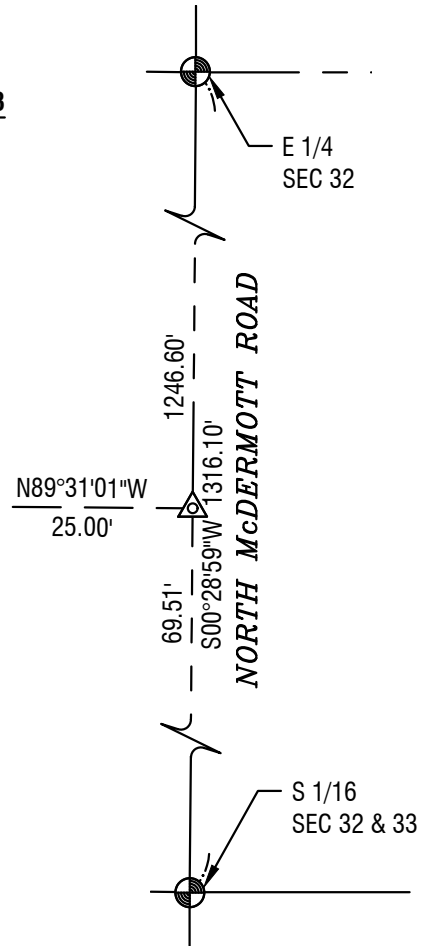
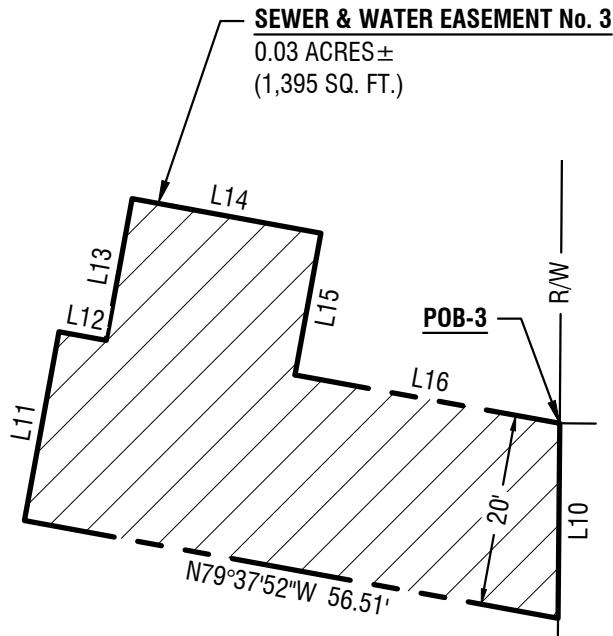


Project No.: 121201  
Date of Issuance: August 3, 2026

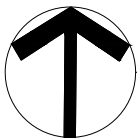


**Sewer & Water Easement - Easement No. 2**  
**City of Meridian**  
**Acclima Inc**

**3 of 4**



| Line Table |              |        |
|------------|--------------|--------|
| LINE       | BEARING      | LENGTH |
| L10        | S00°28'59\"W | 20.30' |
| L11        | N10°22'08\"E | 20.00' |
| L12        | S79°37'52\"E | 5.00'  |
| L13        | N10°22'08\"E | 15.00' |
| L14        | S79°37'52\"E | 20.00' |
| L15        | S10°22'08\"W | 15.00' |
| L16        | S79°37'52\"E | 28.03' |



## Exhibit B

Horizontal Scale: 1" = 20'

Project No.: 121201  
Date of Issuance: August 3, 2026



**Sewer & Water Easement - Easement No. 3**  
**City of Meridian**  
**Acclima Inc**

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