

Project Name or Subdivision Name:

Ten Mile Storage

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-2026-0126

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

THIS Easement Agreement made this \_\_\_\_ day of \_\_\_\_\_ 20\_\_ between  
Ten Mile Storage Condos, 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: \_\_\_\_\_

Sewer and Water Easement Description

*A parcel of land being a portion of Warranty Deed Instrument No. 2025-059225 lying within the Southeast Quarter of the Northeast Quarter of Section 34, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:*

**COMMENCING** at the East Quarter Corner of Section 34, from which the North Sixteenth Corner of Section 34 bears North 00°52'43" East, 1,315.39 feet, Thence along the East Sixteenth Line of Section 34, North 00°52'43" East, 633.01 feet; Thence North 89°15'50" West, 61.00 feet to the westerly right-of-way of North Ten Mile Road; Thence along said westerly right-of-way, South 00°52'43" West, 6.00 feet to the **POINT OF BEGINNING**;

Thence continuing along said right-of-way, South 00°52'43" West, 30.00 feet;

Thence North 89°16'00" West, 83.53 feet;

Thence South 00°44'00" West, 28.87 feet;

Thence North 89°16'00" West, 25.00 feet;

Thence North 00°44'00" East, 28.87 feet;

Thence North 89°16'00" West, 129.51 feet;

Thence North 00°44'00" East, 10.00 feet;

Thence North 89°16'00" West, 50.03 feet;

Thence South 00°44'00" West, 23.00 feet;

Thence North 89°16'00" West, 24.00 feet;

Thence North 00°44'00" East, 23.00 feet;

Thence North 89°16'00" West, 14.07 feet;

Thence South 00°44'00" West, 23.00 feet;

Thence North 89°16'00" West, 20.00 feet;

Thence North 00°44'00" East, 23.00 feet;

Thence North 89°16'00" West, 206.40 feet;

Thence South 00°51'59" West, 50.27 feet;

Thence North 89°08'01" West, 20.00 feet;

Thence North 00°51'59" East, 50.20 feet;

Thence North 89°14'52" West, 87.46 feet to the boundary common to Warranty Deed Instrument No. 2025-059225 and Quitclaim Deed Instrument No. 2023-032730;

Thence along said common boundary, North 00°51'19" East, 20.00 feet;

Thence South 89°16'00" East, 526.21 feet;

Thence North 00°44'00" East, 6.00 feet to the boundary common to Warranty Deed Instrument No. 2025-059225 and Warranty Deed Instrument No. 2024-061644;

Thence along said common boundary, South 89°16'00" East, 26.00 feet;

Thence South 00°44'00" West, 6.00 feet;

Thence South 89°16'00" East, 107.82 feet the **POINT OF BEGINNING**.

Containing 18,477 square feet or 0.424 acres, more or less.

End of description.



Prepared By: Aaron Rush, PLS

Signed: 06-03-2026

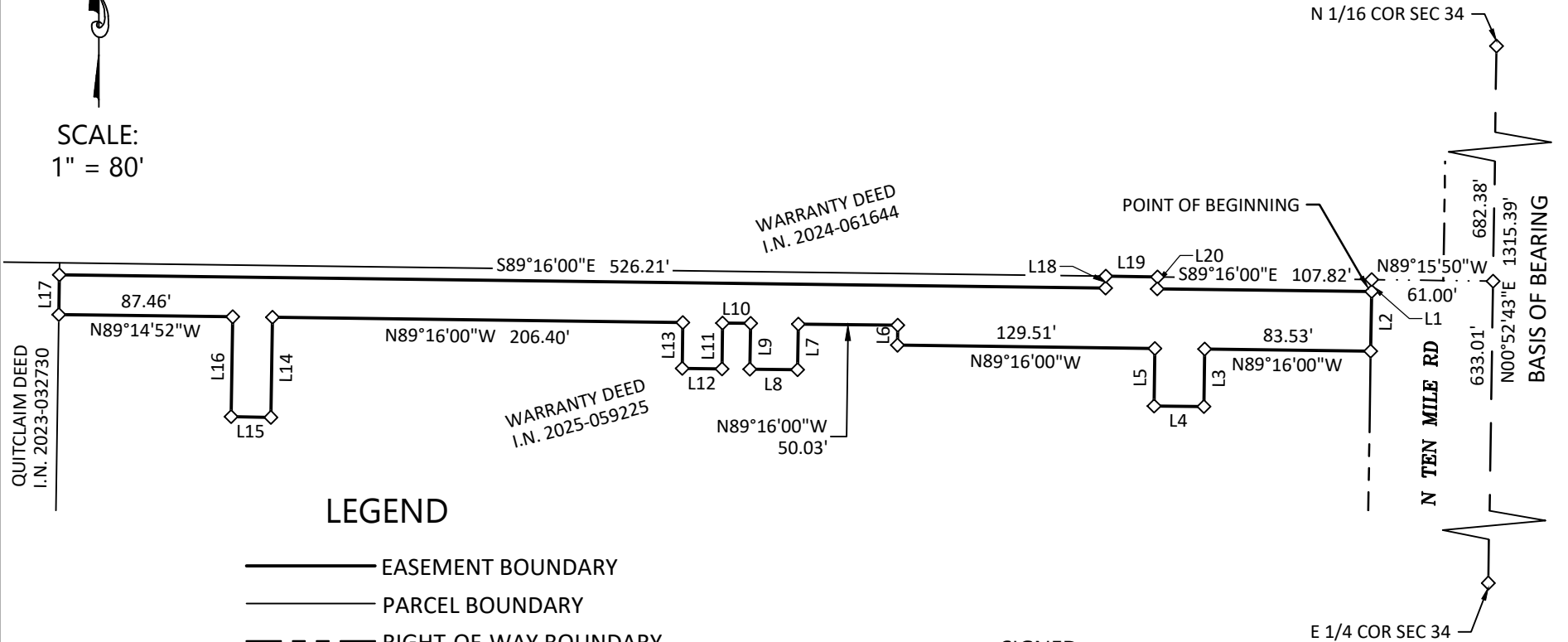


EXHIBIT B

SEWER & WATER EASEMENT SKETCH  
 LOCATED WITHIN THE SE 1/4 OF THE NE 1/4 OF  
 SECTION 34, TOWNSHIP 4 NORTH, RANGE 1 WEST  
 2026



SCALE:  
 1" = 80'



LEGEND

- EASEMENT BOUNDARY
- PARCEL BOUNDARY
- - - - RIGHT-OF-WAY BOUNDARY
- SECTIONAL LINE
- · - · - · BOUNDARY TIES
- ◇ CALCULATED POSITION ONLY

NOTE

BASED UPON BOUNDARY SURVEY PERFORMED BY ELEVATED LAND SURVEYING, LLC AS DEPICTED ON OWNER-PROVIDED ALTA SURVEY. NO ADDITIONAL FIELD WORK WAS PERFORMED BY LR GEO IN THE PREPARATION OF THIS LEGAL DESCRIPTION OR SKETCH.

SEE SHEET 2 FOR LINE TABLE

SIGNED  
 06-03-2026



EXHIBIT B

SEWER & WATER EASEMENT SKETCH

LINE TABLE		
TAG	LENGTH	DIRECTION
L1	6.00'	S00° 52' 43"W
L2	30.00'	S00° 52' 43"W
L3	28.87'	S00° 44' 00"W
L4	25.00'	N89° 16' 00"W
L5	28.87'	N00° 44' 00"E
L6	10.00'	N00° 44' 00"E
L7	23.00'	S00° 44' 00"W
L8	24.00'	N89° 16' 00"W
L9	23.00'	N00° 44' 00"E
L10	14.07'	N89° 16' 00"W

LINE TABLE		
TAG	LENGTH	DIRECTION
L11	23.00'	S00° 44' 00"W
L12	20.00'	N89° 16' 00"W
L13	23.00'	N00° 44' 00"E
L14	50.27'	S00° 51' 59"W
L15	20.00'	N89° 08' 01"W
L16	50.20'	N00° 51' 59"E
L17	20.00'	N00° 51' 19"E
L18	6.00'	N00° 44' 00"E
L19	26.00'	S89° 16' 00"E
L20	6.00'	S00° 44' 00"W

SIGNED  
06-03-2026

