

Project Name or Subdivision Name:

Syringa Crossing - Sewer Improvement Plan

Sanitary Sewer 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-2026-0070

SANITARY SEWER EASEMENT

THIS Easement Agreement made this ____ day of _____ 20____ between
GRHH Amity LLC, an Idaho limited liability company ("Grantor") and the City of Meridian, an Idaho
Municipal Corporation ("Grantee");

WHEREAS, the Grantor desires to provide a sanitary sewer right-of-way across the premises and property hereinafter particularly bounded and described; and

WHEREAS, the sanitary sewer 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 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 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.

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:

GRHH Amity LLC,
an Idaho limited liability company

By: GRH Management LLC,
an Idaho limited liability company,
Its Manager

By: Brian Huffaker
Name: Brian Huffaker
Its: Manager

STATE OF IDAHO)
) ss.
County of Ada)

This record was acknowledged before me on March 18, 2026, by Brian Huffaker, as Manager of GRH Management LLC, the Manager of GRHH Amity LLC, an Idaho limited liability company.



[Signature]
Notary Public for Idaho
My commission expires: 5/2/2031

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: _____

March 17, 2026
Project No. 23-151
City of Meridian Sewer Easement

Exhibit A

A parcel of land for a City of Meridian Sewer Easement situated in the Northeast 1/4 of the Northeast 1/4 of Section 36, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at a found aluminum cap marking the Northeast corner of said Section 36, which bears N00°37'50"E a distance of 2,641.47 feet from a found aluminum cap marking the East 1/4 corner of said Section 36, thence following the easterly line of said Northeast 1/4 of the Northeast 1/4, S00°37'50"W a distance of 1,320.67 feet;

Thence leaving said easterly line, N89°12'15"W a distance of 80.00 feet to a found 5/8-inch rebar on the westerly right-of-way of S. Meridian Road and being the **POINT OF BEGINNING**.

Thence following the southerly boundary of a parcel of land as described in Special Warranty Deed per Instrument No. 2018-038869, N89°13'03"W a distance of 53.93 feet;

Thence leaving said southerly boundary, N00°37'45"E a distance of 112.02 feet;

Thence N89°22'07"W a distance of 759.78 feet to the westerly boundary of said Special Warranty Deed;

Thence following said westerly boundary, N00°36'05"E a distance of 423.75 feet;

Thence leaving said westerly boundary, S85°28'41"E a distance of 10.02 feet;

Thence S00°36'05"W a distance of 393.07 feet;

Thence S89°22'07"E a distance of 779.80 feet;

Thence S00°37'45"W a distance of 112.11 feet;

Thence S89°14'58"E a distance of 23.93 feet to said westerly right-of-way;

Thence following said westerly right-of-way, S00°37'50"W a distance of 30.00 feet to the **POINT OF BEGINNING**.

Said parcel contains 0.728 acres (31,705 square feet), more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

All subdivisions, deeds, records of surveys, and other instruments of record referenced herein are recorded documents of the county in which these described lands are situated.

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

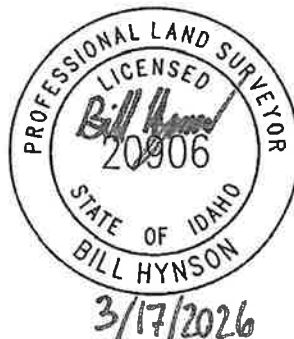


EXHIBIT B
DEPICTION OF EASEMENT

[Attached]

P:\23-151\CAD\SURVEY\EXHIBITS\260317 SEWER EASEMENT SOUTH 23-151.DWG, KOBE ZIMMERMAN, 3/17/2026, DWG TO PDF.PC3, ----

Amity Ave. 25 30
36 31
POINT OF COMMENCEMENT
FOUND ALUMINUM CAP
NORTHEAST CORNER SECTION 36

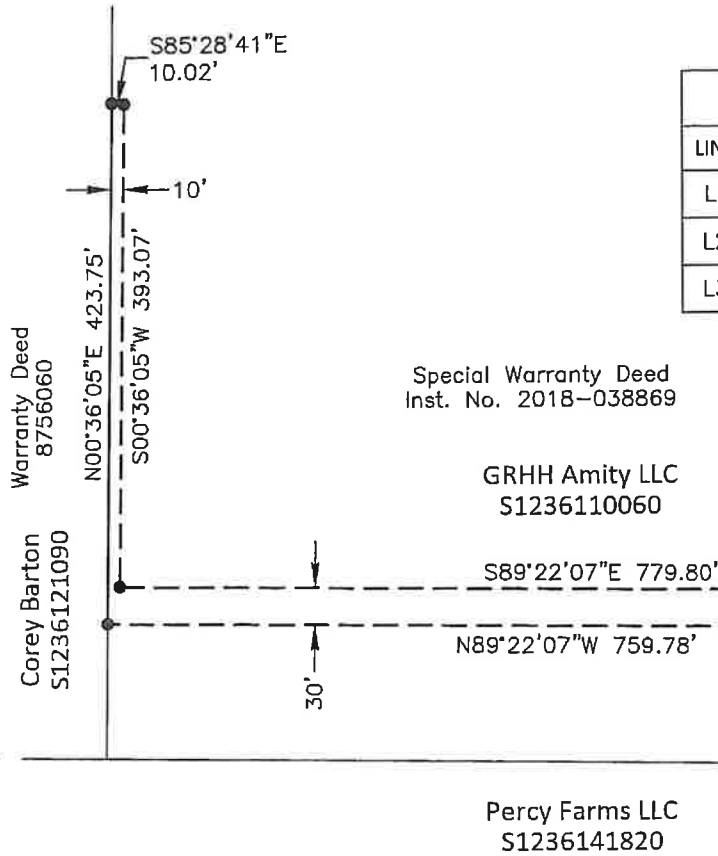
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°37'45"W	112.11
L2	S89°14'58"E	23.93
L3	S00°37'50"W	30.00

T.3N., R.1W.
T.3N., R.1E.

1320.67'
N00°37'50"E 2641.47'
BASIS OF BEARING
S. Meridian Rd.

1320.80'

36 31



LEGEND

- FOUND ALUMINUM CAP
- CALCULATED POINT
- FOUND 5/8" REBAR
- SECTION LINE
- BOUNDARY LINE
- EASEMENT LINE

FOUND ALUMINUM CAP
EAST 1/4 CORNER SECTION 36



0 150 300 450

Plan Scale: 1" = 150'

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

DATE: MARCH, 2026

PROJECT: 23-151

SHEET:
1 OF 1

Exhibit B City of Meridian Sewer Easement

A parcel of land situated in the NE 1/4 of the NE 1/4 of Section 36,
T.3N., R.1W., Boise Meridian, Ada County, Idaho



3/17/2026

Scale: 1 inch= 110 feet

File:

Tract 1: 0.7278 Acres (31705 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/912199), Perimeter=2698 ft.

01 n89.1303w 53.93
02 n00.3745e 112.02
03 n89.2207w 759.78
04 n00.3605e 423.75
05 s85.2841e 10.02
06 s00.3605w 393.07
07 s89.2207e 779.8

08 s00.3745w 112.11
09 s89.1458e 23.93
10 s00.3750w 30