







2251 S. Sumac Street, Boise, Idaho 83706

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31 July 2024

ELS Project No. 220706 – Alamar Subdivision No. 1

**EXHIBIT A**  
**Sewer and Water Main Easement**

A tract of land being a portion of Warranty Deed recorded as Instrument No. 2021-084372 within the SE ¼ of the SW ¼ of Section 10, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, described as follows:

Commencing at an aluminum cap monument marking the southeast corner of said SW ¼ from which a found aluminum cap monument marking the southwest corner of said Section 10 bears N 89°15'34" W a distance of 2640.54 feet;

Thence along the southerly line of said SW ¼, N 89°15'34" W a distance of 975.92 feet to a point;

Thence leaving said southerly line N 00°34'27" E a distance of 33.88 feet to a found #5 bar with cap PLS 11779 on the northerly rights-of-way line of W. Franklin Road, said bar monumenting the southeast corner of said Deed;

Thence along said rights-of-way line, N 89°15'34" W a distance of 72.50 feet to the POINT OF BEGINNING.

Thence continuing along said rights-of-way line, N 89°15'34" W a distance of 75.03 feet to a point;

Thence leaving said line, N 00°44'26" E a distance of 27.34 feet to a point;

Thence S 89°25'33" E a distance of 40.45 feet to a point;

Thence S 00°34'27" W a distance of 2.50 feet to a point;

Thence N 89°25'33" W a distance of 5.00 feet to a point;

Thence S 00°34'27" W a distance of 6.00 feet to a point;

Thence S 89°25'33" E a distance of 39.50 feet to a point;

Thence S 00°34'27" W a distance of 19.06 feet to the POINT OF BEGINNING.

The above-described tract of land is subject to all existing easements and rights-of-way.

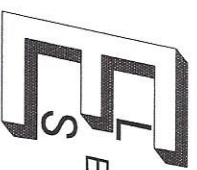
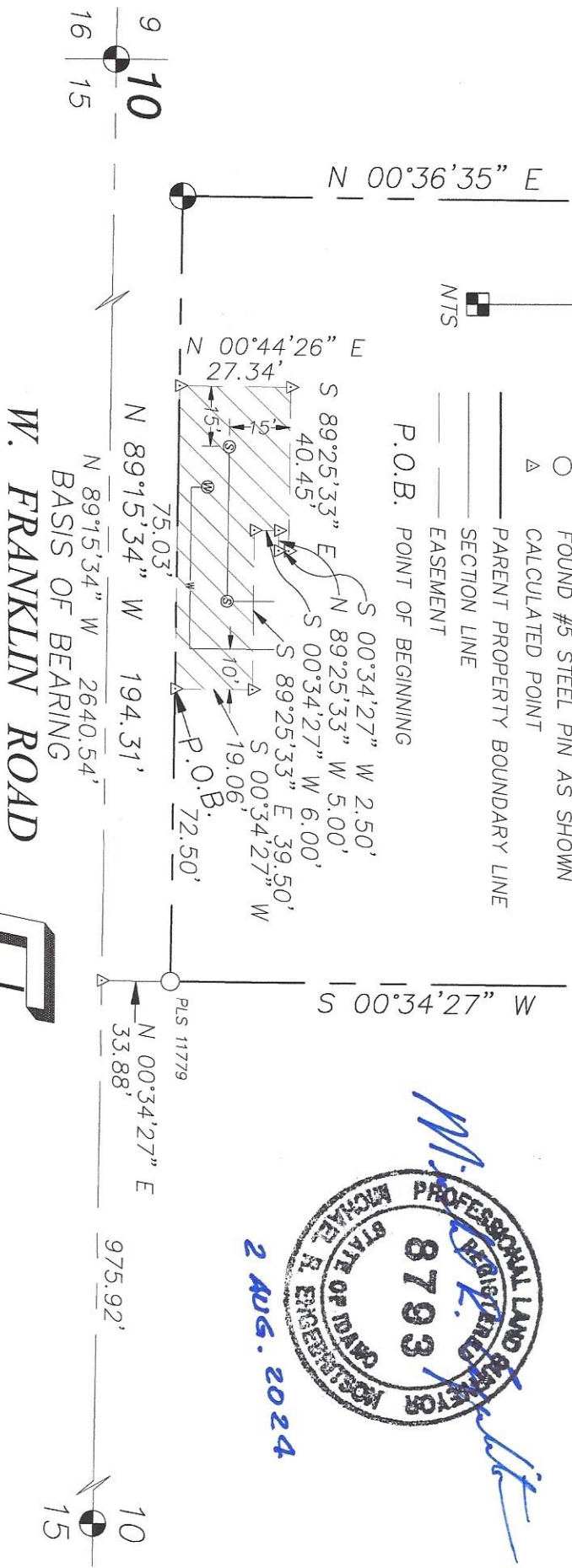
**See Exhibit B attached and made part of.**

# EXHIBIT B

## CITY OF MERIDIAN - ALAMAR SUBDIVISION NO. 1 SEWER & WATER MAIN EASEMENT

WITHIN A PORTION OF WARRANTY DEED  
INSTRUMENT NO. 2021-084372  
WITHIN A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 10  
TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN  
MERIDIAN, ADA COUNTY, IDAHO.  
2024

- LEGEND**
- FOUND ALUMINUM CAP
  - FOUND #5 STEEL PIN AS SHOWN
  - △ CALCULATED POINT
  - PARENT PROPERTY BOUNDARY LINE
  - SECTION LINE
  - EASEMENT
  - P.O.B. POINT OF BEGINNING



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