

Project Name or Subdivision Name:

Oakwind Estates Phase 1

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-2026-0053

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

THIS Easement Agreement made this 12th day of May 2026 between Oaks Build To Rent I 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.

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.





EXHIBIT A

**Legal Description**  
**City of Meridian Sewer and Water Easement**  
**Oakwind Estates Subdivision No. 1**

An easement being over a portion of the SW1/4 of the SW1/4 of Section 28, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, and more particularly described as follows:

**EASEMENT**

**Commencing** at a Brass Cap monument marking the southwest corner of said SW1/4, from which an Aluminum Cap monument marking the northwest corner of said SW1/4 bears N 1°00'42" E a distance of 2630.85 feet;

Thence N 3°57'03" E a distance of 487.57 feet to the **POINT OF BEGINNING**;

Thence N 1°00'42" E a distance of 35.00 feet to a point;

Thence S 88°59'18" E a distance of 113.55 feet to a point;

Thence S 5°00'00" E a distance of 22.89 feet to the beginning of a tangential curve;

Thence a distance of 12.28 feet along the arc of a 300.00 foot radius curve right, said curve having a central angle of 2°20'41" and a long chord bearing S 3°49'40" E a distance of 12.28 feet to a point;

Thence N 88°59'18" W a distance of 116.99 feet to the **POINT OF BEGINNING**.

Said easement contains 4,038 square feet (0.093 acres) and is subject to any other easements existing or in use.

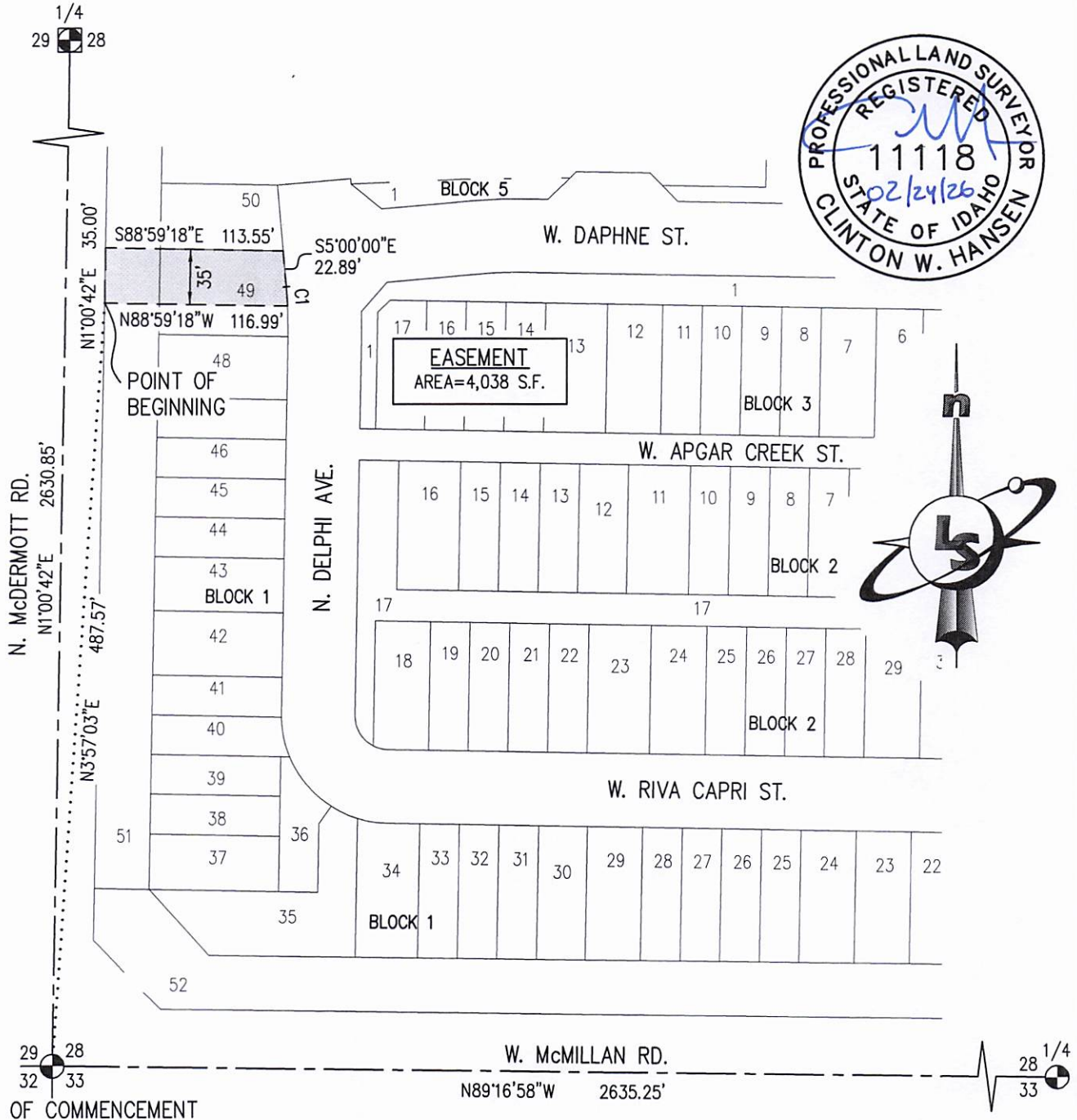
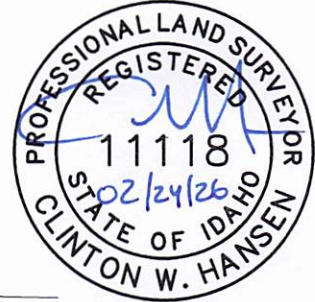
Clinton W. Hansen, PLS  
Land Solutions, PC  
February 24, 2026



# CITY OF MERIDIAN SEWER AND WATER EASEMENT

## OAKWIND ESTATES SUBDIVISION NO. 1

LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 28, T. 4 N., R. 1 W., B.M.  
CITY OF MERIDIAN, ADA COUNTY, IDAHO



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	12.28'	300.00'	2°20'41"	S3°49'40"E	12.28'



**LandSolutions**  
Land Surveying and Consulting

231 E. 5TH ST., STE. A  
MERIDIAN, ID 83642  
(208) 288-2040 (208) 288-2557 fax  
www.landsolutions.biz

SHEET 1 OF 1  
JOB NO. 19-73