

Project Name or Subdivision Name:

Boise Meridian/ Trout Development

Sanitary Sewer & Water Main Easement Number: _____

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-2026-0101

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement made this 5th day of May 20 26 between Boise-Meridian RV Resort 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.

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.

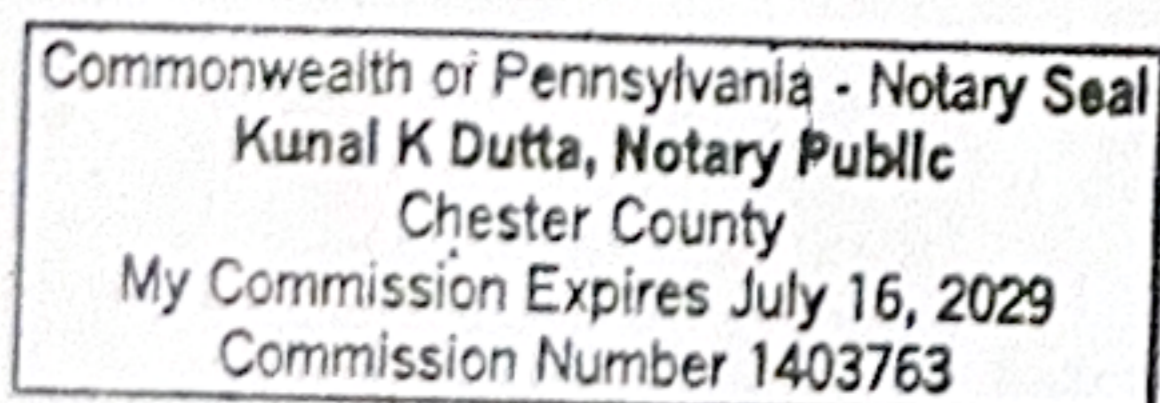
GRANTOR:
BOISE-MERIDIAN RV RESORT LLC

David Cheek Managing Member

Pennsylvania
STATE OF ~~IDAHO~~)
Chester) ss
County of ~~Ada~~)

This record was acknowledged before me on 9/19/2026 (date) by David Cheek (name of individual), [complete the following if signing in a representative capacity, or strike the following if signing in an individual capacity] on behalf of BOISE-MERIDIAN RV RESORT LLC (name of entity on behalf of whom record was executed), in the following representative capacity: Managing Member (type of authority such as officer or trustee)

Notary Stamp Below



KK Dutta

Notary Signature
My Commission Expires: 7/16/2029

GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor 5-5-2026

Attest by Chris Johnson, City Clerk 5-5-2026

STATE OF IDAHO,)
 : ss.
County of Ada)

This record was acknowledged before me on 5-5-2026 (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: 3-28-2028



IDAHO
SURVEY
GROUP

9939 W Emerald St
Boise, ID 83704

Phone: (208) 846-8570

April 17, 2026

LEGAL DESCRIPTION FOR Water & Sewer Easement

Water and Sewer line easement located in a portion of Lot 18, Block 2 of Troutner Park Subdivision No. 2, Section 13, T. 3N., R. 1W., B.M., City of Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at Southeast corner of Lot 18, Troutner Park Subdivision No. 2, as filed in Book 92 Plats at page 10951, records of Ada County, Idaho, from which the Southwest corner of said Lot 18 bears North 89°55'14" West, 795.03 feet; Thence along the South boundary of said Lot 18 North 89°55'14" West, 438.04 feet to the **REAL POINT OF BEGINNING**;

Thence continuing along said South boundary North 89°55'14" West, 39.00 feet;

Thence departing said boundary North 00°20'10" East, 154.15 feet;

Thence North 88°21'30" West, 179.13 feet;

Thence North 00°32'10" East, 52.59 feet;

Thence South 89°27'50" East, 19.92 feet;

Thence South 00°32'10" West, 33.06 feet;

Thence South 88°21'30" East, 161.64 feet;

Thence North 00°20'10" East, 539.49 feet;

Thence North 17°49'26" West, 33.63 feet;

Thence South 86°36'24" West, 223.15 feet;

Thence South 00°18'23" East, 26.22 feet;

Thence South 89°41'37" West, 20.00 feet;

Thence North 00°18'23" West, 45.18 feet to a point from which the Northwest corner of said Lot 18 bears North 43°08'48" West, 93.83 feet;

Thence North 86°36'33" East, 236.92 feet;

Thence North 17°49'26" West, 36.60 feet;



Thence North $72^{\circ}10'34''$ East, 20.00 feet;

Thence South $17^{\circ}49'26''$ East, 41.75 feet;

Thence North $86^{\circ}36'33''$ East, 22.80 feet;

Thence South $86^{\circ}59'32''$ East, 237.32 feet to a point from which the Northeast corner of said Lot 18 bears North $52^{\circ}07'28''$ West, 104.10 feet;

Thence South $01^{\circ}14'46''$ West, 39.41 feet;

Thence North $88^{\circ}45'14''$ West, 20.00 feet;

Thence North $01^{\circ}14'46''$ East, 20.01 feet;

Thence North $86^{\circ}59'32''$ West, 206.89 feet;

Thence South $00^{\circ}20'10''$ West, 55.26 feet;

Thence South $89^{\circ}39'50''$ East, 5.33 feet;

Thence South $00^{\circ}20'10''$ West, 20.00 feet;

Thence North $89^{\circ}39'50''$ West, 5.33 feet;

Thence South $00^{\circ}20'10''$ West, 97.02 feet;

Thence South $89^{\circ}39'50''$ East, 5.51 feet;

Thence South $00^{\circ}20'10''$ West, 20.00 feet;

Thence North $89^{\circ}39'50''$ West, 5.51 feet;

Thence South $00^{\circ}20'10''$ West, 47.23 feet;

Thence South $55^{\circ}42'21''$ East, 245.68 feet;

Thence South $34^{\circ}17'39''$ West, 20.00 feet;

Thence North $55^{\circ}42'21''$ West, 232.21 feet;

Thence South $00^{\circ}20'10''$ West, 136.44 feet;



Thence South 89°39'50" East, 5.58 feet;

Thence South 00°20'10" West, 20.00 feet;

Thence North 89°39'50" West, 5.58 feet;

Thence South 00°20'10" West, 81.84 feet;

Thence South 89°39'50" East, 6.48 feet;

Thence South 00°20'10" West, 20.00 feet;

Thence North 89°39'50" West, 6.48 feet;

Thence South 00°20'10" West, 108.00 feet;

Thence South 89°39'50" East, 4.71 feet;

Thence South 00°20'10" West, 20.00 feet;

Thence North 89°39'50" West, 4.71 feet;

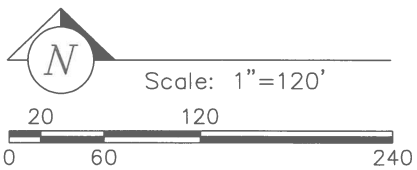
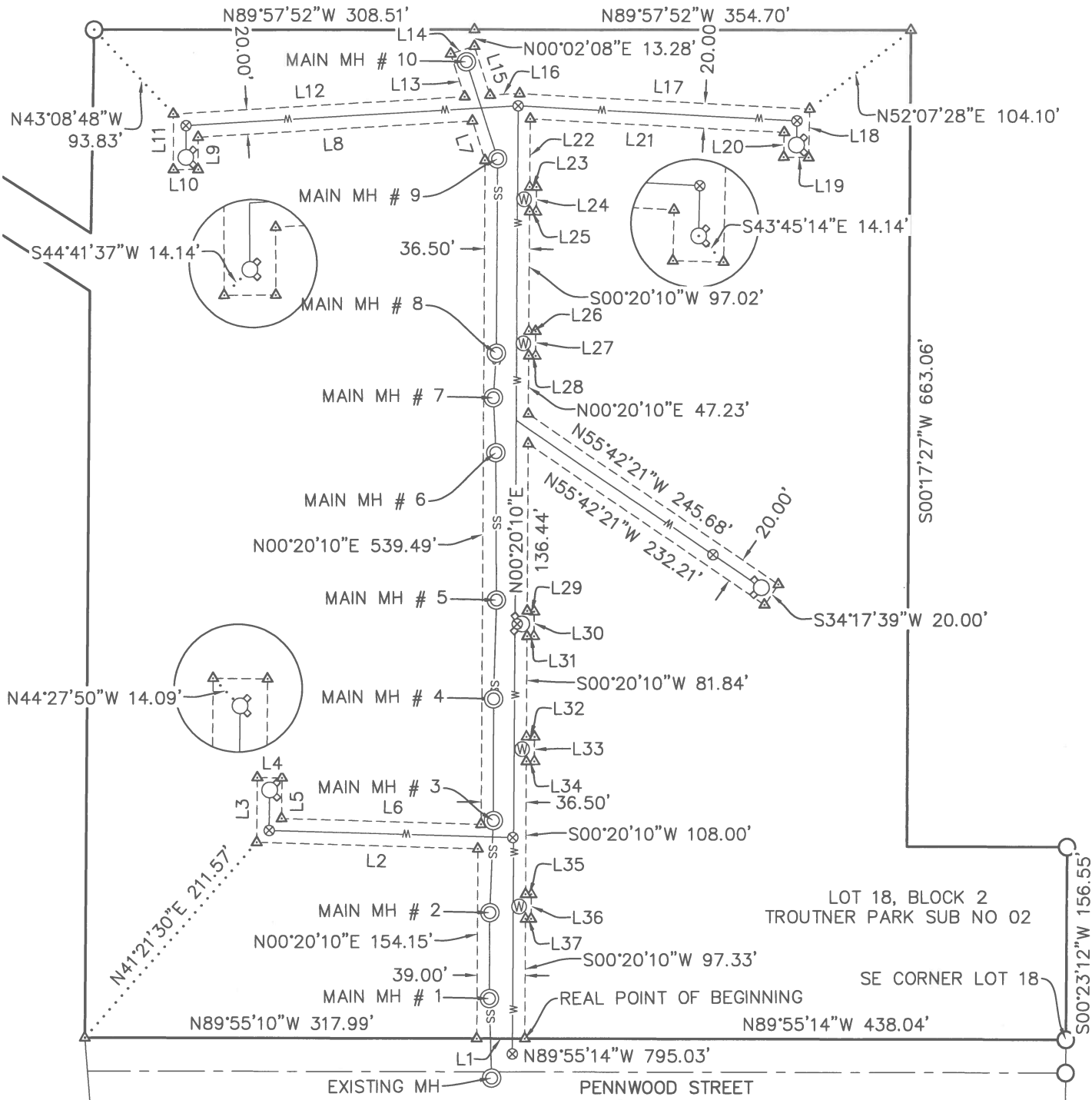
Thence South 00°20'10" West, 97.33 feet to the POINT OF BEGINNING.

Containing 1.14 acres, more or less.

Prepared By:
Idaho Survey Group, LLC



Steven T. Haug, PLS



P:\Boise Meridian RV Resort LLC - 26-127\dwg\Easement Exhibit.dwg 4/20/2026 12:49:01 PM

IDAHO SURVEY GROUP, LLC
 9939 W. EMERALD ST.
 BOISE, IDAHO 83704
 (208) 846-8570

Exhibit Drawing for
City of Meridian Sewer and Water Easement
 Located in the Northeast 1/4 of Section 13,
 T.3N., R.1W., B.M., City of Meridian, Ada County, Idaho.

Job No.
26-127
 Sheet No.
1 OF 2
 Dwg. Date
4/20/2026

Line Table		
Line	Bearing	Length
L1	N89°55'14"W	39.00'
L2	N88°21'30"W	179.13'
L3	N00°32'10"E	52.59'
L4	S89°27'50"E	19.92'
L5	S00°32'10"W	33.06'
L6	S88°21'30"E	161.64'
L7	N17°49'26"W	33.63'
L8	S86°36'33"W	223.11'
L9	S00°18'23"E	26.22'
L10	S89°41'37"W	20.00'
L11	N00°18'23"W	45.18'
L12	N86°36'33"E	236.92'
L13	N17°49'26"W	36.60'
L14	N72°10'34"E	20.00'
L15	S17°49'26"E	41.75'
L16	N86°36'33"E	22.80'
L17	S86°59'32"E	237.32'
L18	S01°14'46"W	39.41'
L19	N88°45'14"W	20.00'
L20	N01°14'46"E	20.01'

Line Table		
Line	Bearing	Length
L21	N86°59'32"W	206.89'
L22	S00°20'10"W	55.26'
L23	S89°39'50"E	5.33'
L24	S00°20'10"W	20.00'
L25	N89°39'50"W	5.33'
L26	S89°39'50"E	5.51'
L27	S00°20'10"W	20.00'
L28	N89°39'50"W	5.51'
L29	N89°39'50"W	5.58'
L30	S00°20'10"W	20.00'
L31	N89°39'50"W	5.58'
L32	S89°39'50"E	6.48'
L33	S00°20'10"W	20.00'
L34	N89°39'50"W	6.48'
L35	S89°39'50"E	4.71'
L36	S00°20'10"W	20.00'
L37	N89°39'50"W	4.71'

Legend

- Found 5/8" Iron Pin
- △ Calculated Point
- Property Boundary Line
- - - - - Easement Line
- Tie Line
- - - - - Centerline
- ss — Sanitary Sewer Line
- w — Domestic Water Line
- ⊗ Water Valve
- ⊙ Water Meter
- ⊙ Sanitary Sewer Manhole
- ⊙ Fire Hydrant

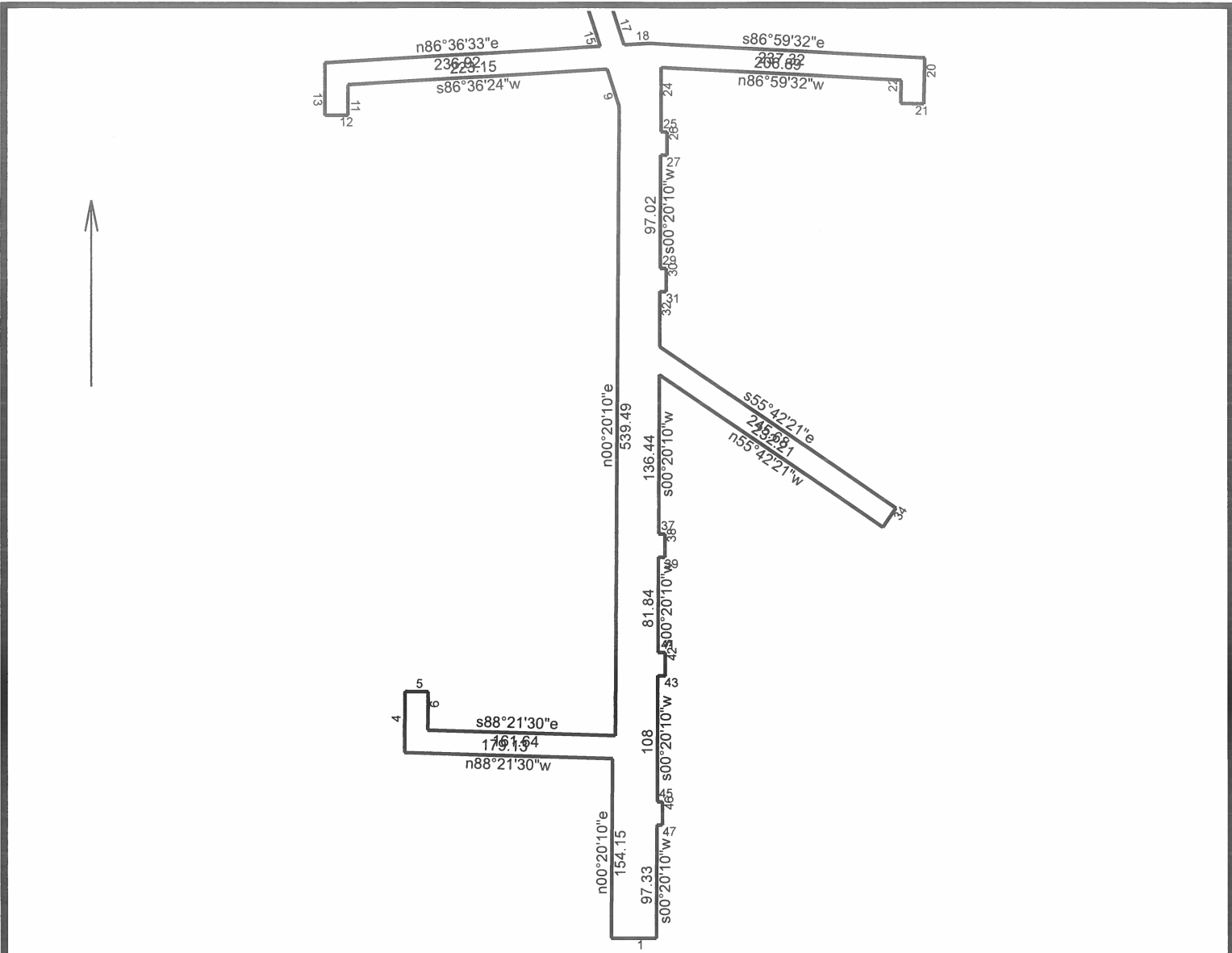



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City of Meridian Sewer and Water Easement

Located in the Northeast 1/4 of Section 13,
 T.3N., R.1W., B.M., City of Meridian, Ada County, Idaho.

Job No. 26-127	Sheet No. 2 OF 2
Dwg. Date 4/20/2026	



4/20/2026

Scale: 1 inch= 133 feet

File:

Tract 1: 1.1356 Acres (49468 Sq. Feet), Closure: n23.1327w 0.01 ft. (1/321285), Perimeter=3685 ft.

- | | |
|---------------------|---------------------|
| 01 n89.5514w 39 | 28 s00.2010w 97.02 |
| 02 n00.2010e 154.15 | 29 s89.3950e 5.51 |
| 03 n88.2130w 179.13 | 30 s00.2010w 20 |
| 04 n00.3210e 52.59 | 31 n89.3950w 5.51 |
| 05 s89.2750e 19.92 | 32 s00.2010w 47.23 |
| 06 s00.3210w 33.06 | 33 s55.4221e 245.68 |
| 07 s88.2130e 161.64 | 34 s34.1739w 20 |
| 08 n00.2010e 539.49 | 35 n55.4221w 232.21 |
| 09 n17.4926w 33.63 | 36 s00.2010w 136.44 |
| 10 s86.3624w 223.15 | 37 s89.3950e 5.58 |
| 11 s00.1823e 26.22 | 38 s00.2010w 20 |
| 12 s89.4137w 20 | 39 n89.3950w 5.58 |
| 13 n00.1823w 45.18 | 40 s00.2010w 81.84 |
| 14 n86.3633e 236.92 | 41 s89.3950e 6.48 |
| 15 n17.4926w 36.6 | 42 s00.2010w 20 |
| 16 n72.1034e 20 | 43 n89.3950w 6.48 |
| 17 s17.4926e 41.75 | 44 s00.2010w 108 |
| 18 n86.3633e 22.8 | 45 s89.3950e 4.71 |
| 19 s86.5932e 237.32 | 46 s00.2010w 20 |
| 20 s01.1446w 39.41 | 47 n89.3950w 4.71 |
| 21 n88.4514w 20 | 48 s00.2010w 97.33 |
| 22 n01.1446e 20.01 | |
| 23 n86.5932w 206.89 | |
| 24 s00.2010w 55.26 | |
| 25 s89.3950e 5.33 | |
| 26 s00.2010w 20 | |
| 27 n89.3950w 5.33 | |

