

Project Name or Subdivision Name:

1600 N Main St

Sanitary Sewer & Water Main Easement Number: 01

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- 2026-0051

**SANITARY SEWER EASEMENT**

THIS Easement Agreement made this 10<sup>th</sup> day of March 20<sup>26</sup> between Meridian Commercial Group LLC ("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: Meridian Commercial Group LLC

Ajay Dhawan, Managing Member

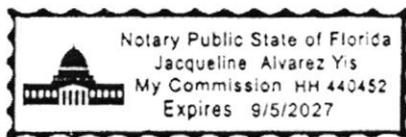
STATE OF ~~IDAHO~~ FLORIDA

) ss

County of ~~Ada~~ Broward

This record was acknowledged before me on 2/25/26 (date) by Ajay Dhawan (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 Meridian Commercial Group 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



Jacqueline Alvarez Yis

Notary Signature

My Commission Expires: 09/05/2027





### SEWER EASEMENT

An Easement over and across a portion of the lands described in quitclaim deed, instrument no. 2024-025912, Ada County Records, said easement is located in Government Lot 1 of Section 7, Township 3 North, Range 1 East of the Boise Meridan, City of Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at the found 3 ½ inch brass cap monument stamped PLS 5291 at the corner common to Sections 6 and 7, T3N, R1E, BM and Sections 1 and 12, T3N, R1W, BM from which the found 3 ½ inch brass cap monument at the quarter corner common to Section 6 and 7, T3N, R1E, BM bears N 88° 35' 26" E a distance of 2404.70 feet; thence N 88° 35' 26" E along the section line for a distance of 1084.74 feet; thence S 00° 27' 59" W along the centerline of SE 2 ½ St. for a distance of 631.81 feet; thence N 89° 32' 01" W for a distance of 25.00 feet to a found 5/8<sup>th</sup> inch iron pin with a plastic cap labeled PLS 972; thence S 89° 53' 45" W for a distance of 230.77 feet to the **POINT OF BEGINNING**;

Thence continuing S 89° 53' 45" W for a distance of 14.55 feet to a found 5/8<sup>th</sup> inch iron pin with no cap;

Thence N 00° 18' 02" E for a distance of 84.08 feet to a found 5/8<sup>th</sup> inch iron pin with a plastic cap labeled PLS 7881;

Thence N 89° 59' 00" W for a distance of 7.39 feet;

Thence N 02° 36' 17" W for a distance of 182.75 feet;

Thence N 00° 00' 08" W for a distance of 3.90 feet;

Thence S 89° 59' 13" E for a distance of 20.00 feet;

Thence S 00° 00' 08" E for a distance of 3.45 feet;

Thence S 02° 36' 17" E for a distance of 212.67 feet;

Thence S 00° 08' 42" E for a distance of 54.62 feet to the **POINT OF BEGINNING**.

Said easement contains 0.113 acres, or 4,910 square feet of land, more or less.



# EXHIBIT MAP

SEWER EASEMENT  
 LYING WITHIN GOVERNMENT LOT 1  
 OF SECTION 7, T.3N., R.1E., B.M.  
 MERIDIAN CITY — COUNTY OF ADA — STATE OF IDAHO

## LEGEND

### LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°32'01" W	25.00'
L2	S 89°53'45" W	14.55'
L3	N 89°59'00" W	7.39'
L4	N 00°00'08" E	3.90'
L5	S 89°59'13" E	20.00'
L6	S 00°00'08" W	3.45'
L7	S 00°08'42" E	54.62'

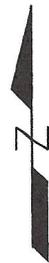
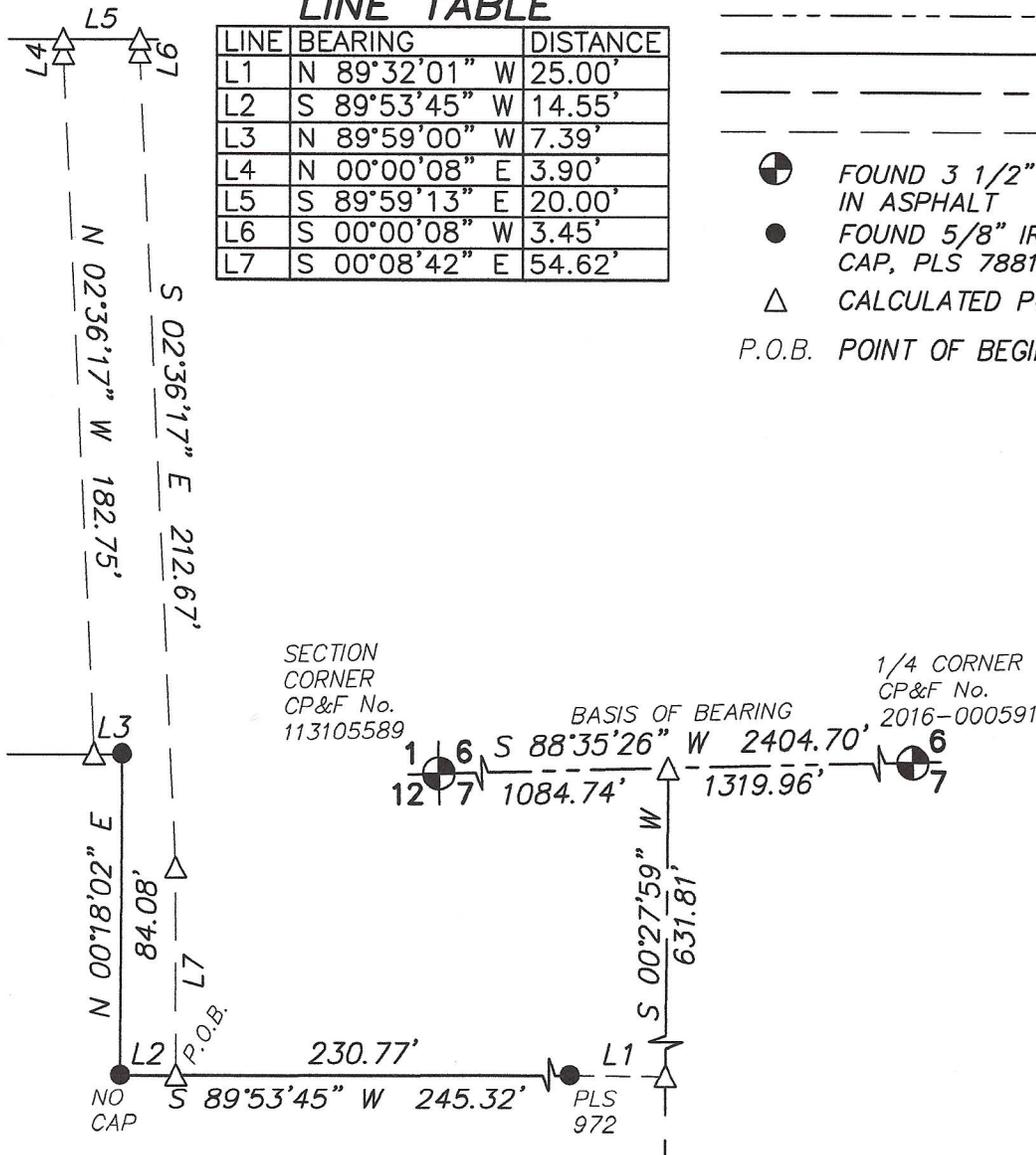
- SECTION LINE
- PARCEL LINE
- CENTERLINE
- EASEMENT

⊕ FOUND 3 1/2" BRASS CAP MONUMENT, IN ASPHALT

● FOUND 5/8" IRON PIN, WITH PLASTIC CAP, PLS 7881, OR AS NOTED

△ CALCULATED POINT

P.O.B. POINT OF BEGINNING



SCALE: 1"=50'



**ACCURATE**  
 SURVEYING & MAPPING

1520 W. Washington St.  
 Boise, Idaho 83702  
 (208) 488-4227

www accuratesurveyors.com

DATE: February, 2026 JOB 26-110