

Project Name or Subdivision Name:

Driftwood Sewer & Water

Sanitary Sewer & Water Main Easement Number: 2

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-2026-0207

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement made this ____ day of _____ 20____ between Alturas Ustick, LLC and DWT Investments 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.

ALTURAS USTICK, LLC,
an Idaho limited liability company

By: TB
Name: Travis Barney
Title: CEO of its Manager

STATE OF IDAHO)
) ss
County of Ada)

This record was acknowledged before me on AUGUST 26, 2020 by TRAVIS BARNEY
on behalf of Alturas Ustick, LLC, in the following representative capacity: ~~CEO~~
CEO.

Notary Stamp Below

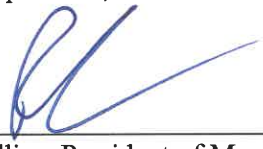


Notary Signature
My Commission Expires: 12/18/2031

GRANTOR:

DWT INVESTMENTS LLC
an Idaho limited liability company

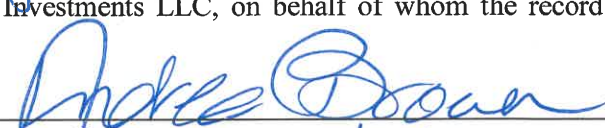
By: Brighton Corporation, an Idaho corporation, Manager

By: 
Robert L. Phillips, President of Manager

STATE OF IDAHO)
 :SS.
County of Ada)

This record was acknowledged before me on August 26, 2026, by Robert L. Phillips, as President of Brighton Corporation, the Manager of DWT Investments LLC, on behalf of whom the record was executed.




Notary Public for Idaho
My Commission expires 11/13/2026

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: _____



**Driftwood Townhomes Subdivision
City of Meridian Utility Easement
Boundary Description**

Project Number 25-018 July 29, 2026

An easement situated in Lot 1 of Block 1 of Driftwood Subdivision (Book 130 of Plats at Pages 21530 through 21534, records of Ada County, Idaho), in the southeast quarter of the southwest quarter of Section 36, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at southwest corner of Section 36, Township 4 North, Range 1 West, Boise Meridian;

Thence S88°42'42"E, 2662.54 feet along the south line of Section 36 to the south quarter-section corner;

Thence N22°55'07"W, 386.91 feet to a point on the southerly boundary of Lot 1 of Block 1 of Driftwood Subdivision, the POINT OF BEGINNING:

Thence N89°32'54"W, 4.39 feet along the southerly boundary of Lot 1;

Thence N00°27'06"E, 33.35 feet;

Thence N37°07'01"W, 16.40 feet;

Thence N00°27'06"E, 26.36 feet;

Thence N89°32'54"W, 375.98 feet;

Thence S00°25'08"W, 76.05 feet;

Thence S23°03'54"W, 17.29 feet;

Thence N89°32'56"W, 30.00 feet;

Thence N00°27'04"E, 4.71 feet;

Thence N21°53'20"E, 18.18 feet;

Thence N00°25'08"E, 9.40 feet;

Thence N89°34'52"W, 8.00 feet;

Thence N00°25'08"E, 20.00 feet;

Thence S89°34'52"E, 8.00 feet;

Thence N00°25'08"E, 32.00 feet;

Thence N89°34'52"W, 8.00 feet;





IDAHO
SURVEY
GROUP

9939 W Emerald St
Boise, ID 83704

Phone: (208) 846-8570

Driftwood Townhomes Subdivision City of Meridian Utility Easement continued...

Thence N00°25'08"E, 20.00 feet;
Thence S89°34'52"E, 8.00 feet;
Thence N00°25'08"E, 10.18 feet;
Thence N89°34'52"W, 8.00 feet;
Thence N00°25'08"E, 20.00 feet;
Thence S89°34'52"E, 8.00 feet;
Thence N00°25'08"E, 36.18 feet;
Thence N89°34'52"W, 8.00 feet;
Thence N00°25'08"E, 20.00 feet;
Thence S89°34'52"E, 8.00 feet;
Thence N00°25'08"E, 12.59 feet;
Thence N78°51'38"W, 14.94 feet;
Thence N89°32'54"W, 67.46 feet;
Thence N00°25'08"E, 42.44 feet;
Thence S89°32'54"E, 44.63 feet;
Thence S00°27'06"W, 12.44 feet;
Thence S89°32'54"E, 37.14 feet;
Thence N00°27'06"E, 12.00 feet;
Thence S89°32'54"E, 20.00 feet;
Thence S00°27'06"W, 12.00 feet;
Thence S89°32'54"E, 37.06 feet;
Thence N00°27'06"E, 12.00 feet;
Thence S89°32'54"E, 20.00 feet;
Thence S00°27'06"W, 12.00 feet;
Thence S89°32'54"E, 49.27 feet;
Thence N00°27'06"E, 100.00 feet to the northerly
boundary of Lot 1;





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Driftwood Townhomes Subdivision City of Meridian Utility Easement continued...

Thence S88°47'16"E, 26.43 feet along the northerly boundary of Lot 1;

Thence S45°27'06"W, 9.09 feet;

Thence S00°27'06"W, 93.23 feet;

Thence S89°32'54"E, 56.45 feet;

Thence N00°27'06"E, 12.00 feet;

Thence S89°32'54"E, 20.00 feet;

Thence S00°27'06"W, 12.00 feet;

Thence S89°32'54"E, 32.00 feet;

Thence N00°27'06"E, 12.00 feet;

Thence S89°32'54"E, 41.10 feet;

Thence S00°27'06"W, 12.00 feet;

Thence S89°32'54"E, 21.10 feet;

Thence N00°27'06"E, 12.00 feet;

Thence S89°32'54"E, 20.00 feet;

Thence S00°27'06"W, 12.00 feet;

Thence S89°32'54"E, 32.00 feet;

Thence N00°27'06"E, 12.00 feet;

Thence S89°32'54"E, 20.00 feet;

Thence S00°27'06"W, 12.00 feet;

Thence S89°32'54"E, 42.20 feet;

Thence N00°27'06"E, 12.00 feet;

Thence S89°32'54"E, 20.00 feet;

Thence S00°27'06"W, 12.00 feet;

Thence S89°32'54"E, 32.00 feet;

Thence N00°27'06"E, 12.00 feet;

Thence S89°32'54"E, 39.50 feet;

Thence S00°27'06"W, 7.00 feet;





Driftwood Townhomes Subdivision City of Meridian Utility Easement continued...

Thence S89°32'54"E, 3.35 feet;
Thence S00°27'21"W, 40.00 feet;
Thence N89°32'54"W, 75.52 feet;
Thence S79°12'06"W, 14.32 feet;
Thence N79°47'37"W, 46.00 feet across the easement to the interior;
Thence N89°32'54"W, 360.71 feet;
Thence S00°25'08"W, 49.44 feet;
Thence S89°32'54"E, 11.00 feet;
Thence S00°25'08"W, 20.00 feet;
Thence N89°32'54"W, 11.00 feet;
Thence S00°25'08"W, 13.30 feet;
Thence S89°32'54"E, 27.57 feet;
Thence N00°27'06"E, 6.00 feet;
Thence S89°32'54"E, 20.00 feet;
Thence S00°27'06"W, 6.00 feet;
Thence S89°32'54"E, 22.00 feet;
Thence N00°27'06"E, 6.00 feet;
Thence S89°32'54"E, 20.00 feet;
Thence S00°27'06"W, 6.00 feet;
Thence S89°32'54"E, 34.20 feet;
Thence N00°27'06"E, 6.00 feet;
Thence S89°32'54"E, 20.00 feet;
Thence S00°27'06"W, 6.00 feet;
Thence S89°32'54"E, 22.00 feet;
Thence N00°27'06"E, 6.00 feet;
Thence S89°32'54"E, 20.00 feet;
Thence S00°27'06"W, 6.00 feet;





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SURVEY
GROUP

9939 W Emerald St
Boise, ID 83704

Phone: (208) 846-8570

Driftwood Townhomes Subdivision City of Meridian Utility Easement continued...

Thence S89°32'54"E, 34.20 feet;
Thence N00°27'06"E, 6.00 feet;
Thence S89°32'54"E, 20.00 feet;
Thence S00°27'06"W, 6.00 feet;
Thence S89°32'54"E, 22.00 feet;
Thence N00°27'06"E, 6.00 feet;
Thence S89°32'54"E, 20.00 feet;
Thence S00°27'06"W, 6.00 feet;
Thence S89°32'54"E, 34.20 feet;
Thence N00°27'06"E, 6.00 feet;
Thence S89°32'54"E, 41.00 feet;
Thence S00°27'06"W, 6.00 feet;
Thence S89°32'54"E, 18.83 feet;
Thence N00°27'06"E, 65.51 feet;
Thence N41°13'52"W, 23.07 feet;
Thence S79°47'37"E, 46.00 feet back across the easement to the exterior;
Thence S00°27'06"W, 13.10 feet;
Thence S89°32'54"E, 7.00 feet;
Thence S00°27'06"W, 20.00 feet;
Thence N89°32'54"W, 7.00 feet;
Thence S00°27'06"W, 28.10 feet;
Thence S89°32'54"E, 7.00 feet;
Thence S00°27'06"W, 20.00 feet;
Thence N89°32'54"W, 7.00 feet;
Thence S00°27'06"W, 28.10 feet;
Thence S89°32'54"E, 7.00 feet;
Thence S00°27'06"W, 20.00 feet;





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Driftwood Townhomes Subdivision City of Meridian Utility Easement continued...

Thence N89°32'54"W, 7.00 feet;

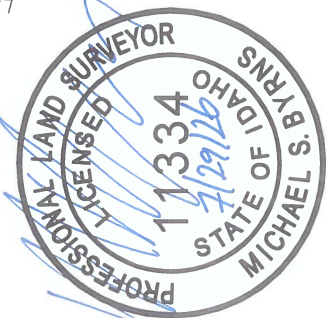
Thence S00°27'06"W, 36.35 feet;

Thence N89°32'39"W, 15.61 feet;

Thence S00°27'21"W, 12.00 feet to the POINT OF BEGINNING.

The above-described easement contains 48,531 square feet, more or less.





Scale: 1"=80'

IDAHO
SURVEY
GROUP, LLC

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

Exhibit B Drawing for
Driftwood Townhomes Subdivision
City of Meridian Utility Easement

Situated in the SE1/4 of the SW1/4 of Section 36,
T.4N., R.1W., B.M., City of Meridian, Ada County, Idaho.

Job No.
25-018
Sheet No.
1 of 2
Dwg. Date
7/29/2026

Easement Line Table		
Line	Bearing	Length
L1	N89°32'54"W	4.39'
L2	N00°27'06"E	33.35'
L3	N37°07'01"W	16.40'
L4	N00°27'06"E	26.36'
L5	N89°32'54"W	375.98'
L6	S00°25'08"W	76.05'
L7	S23°03'54"W	17.29'
L8	N89°32'56"W	30.00'
L9	N00°27'04"E	4.71'
L10	N21°53'20"E	18.18'
L11	N00°25'08"E	9.40'
L12	N89°34'52"W	8.00'
L13	N00°25'08"E	20.00'
L14	S89°34'52"E	8.00'
L15	N00°25'08"E	32.00'
L16	N89°34'52"W	8.00'
L17	N00°25'08"E	20.00'
L18	S89°34'52"E	8.00'
L19	N00°25'08"E	10.18'
L20	N89°34'52"W	8.00'
L21	N00°25'08"E	20.00'
L22	S89°34'52"E	8.00'
L23	N00°25'08"E	36.18'
L24	N89°34'52"W	8.00'
L25	N00°25'08"E	20.00'

Easement Line Table		
Line	Bearing	Length
L26	S89°34'52"E	8.00'
L27	N00°25'08"E	12.59'
L28	N78°51'38"W	14.94'
L29	N89°32'54"W	67.46'
L30	N00°25'08"E	42.44'
L31	S89°32'54"E	44.63'
L32	S00°27'06"W	12.44'
L33	S89°32'54"E	37.14'
L34	N00°27'06"E	12.00'
L35	S89°32'54"E	20.00'
L36	S00°27'06"W	12.00'
L37	S89°32'54"E	37.06'
L38	N00°27'06"E	12.00'
L39	S89°32'54"E	20.00'
L40	S00°27'06"W	12.00'
L41	S89°32'54"E	49.27'
L42	N00°27'06"E	100.00'
L43	S88°47'16"E	26.43'
L44	S45°27'06"W	9.09'
L45	S00°27'06"W	93.23'
L46	S89°32'54"E	56.45'
L47	N00°27'06"E	12.00'
L48	S89°32'54"E	20.00'
L49	S00°27'06"W	12.00'
L50	S89°32'54"E	32.00'

Easement Line Table		
Line	Bearing	Length
L51	N00°27'06"E	12.00'
L52	S89°32'54"E	41.10'
L53	S00°27'06"W	12.00'
L54	S89°32'54"E	21.10'
L55	N00°27'06"E	12.00'
L56	S89°32'54"E	20.00'
L57	S00°27'06"W	12.00'
L58	S89°32'54"E	32.00'
L59	N00°27'06"E	12.00'
L60	S89°32'54"E	20.00'
L61	S00°27'06"W	12.00'
L62	S89°32'54"E	42.20'
L63	N00°27'06"E	12.00'
L64	S89°32'54"E	20.00'
L65	S00°27'06"W	12.00'
L66	S89°32'54"E	32.00'
L67	N00°27'06"E	12.00'
L68	S89°32'54"E	39.50'
L69	S00°27'06"W	7.00'
L70	S89°32'54"E	3.35'
L71	S00°27'21"W	40.00'
L72	N89°32'54"W	75.52'
L73	S79°12'06"W	14.32'
L74	N79°47'37"W	46.00'
L75	N89°32'54"W	360.71'

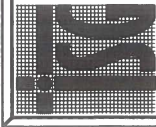
Easement Line Table		
Line	Bearing	Length
L76	S00°25'08"W	49.44'
L77	S89°32'54"E	11.00'
L78	S00°25'08"W	20.00'
L79	N89°32'54"W	11.00'
L80	S00°25'08"W	13.30'
L81	S89°32'54"E	27.57'
L82	N00°27'06"E	6.00'
L83	S89°32'54"E	20.00'
L84	S00°27'06"W	6.00'
L85	S89°32'54"E	22.00'
L86	N00°27'06"E	6.00'
L87	S89°32'54"E	20.00'
L88	S00°27'06"W	6.00'
L89	S89°32'54"E	34.20'
L90	N00°27'06"E	6.00'
L91	S89°32'54"E	20.00'
L92	S00°27'06"W	6.00'
L93	S89°32'54"E	22.00'
L94	N00°27'06"E	6.00'
L95	S89°32'54"E	20.00'
L96	S00°27'06"W	6.00'
L97	S89°32'54"E	34.20'
L98	N00°27'06"E	6.00'
L99	S89°32'54"E	20.00'
L100	S00°27'06"W	6.00'

Easement Line Table		
Line	Bearing	Length
L101	S89°32'54"E	22.00'
L102	N00°27'06"E	6.00'
L103	S89°32'54"E	20.00'
L104	S00°27'06"W	6.00'
L105	S89°32'54"E	34.20'
L106	N00°27'06"E	6.00'
L107	S89°32'54"E	41.00'
L108	S00°27'06"W	6.00'
L109	S89°32'54"E	18.83'
L110	N00°27'06"E	65.51'
L111	N41°13'52"W	23.07'
L112	S79°47'37"E	46.00'
L113	S00°27'06"W	13.10'
L114	S89°32'54"E	7.00'
L115	S00°27'06"W	20.00'
L116	N89°32'54"W	7.00'
L117	S00°27'06"W	28.10'
L118	S89°32'54"E	7.00'
L119	S00°27'06"W	20.00'
L120	N89°32'54"W	7.00'
L121	S00°27'06"W	28.10'
L122	S89°32'54"E	7.00'
L123	S00°27'06"W	20.00'
L124	N89°32'54"W	7.00'
L125	S00°27'06"W	36.35'

Easement Line Table		
Line	Bearing	Length
L126	N89°32'39"W	15.61'
L127	S00°27'21"W	12.00'



P:\Driftwood Townhomes Replat 25-018\dwg\25-018 Meridian Utility Easement Exhibit.dwg 7/29/2026 5:52:03 PM



**IDAHO
SURVEY
GROUP, LLC**

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

**Exhibit B Drawing for
Driftwood Townhomes Subdivision
City of Meridian Utility Easement**

Sited in the SE1/4 of the SW1/4 of Section 36,
T.4N., R.1W., B.M., City of Meridian, Ada County, Idaho.

Job No.
25-018
Sheet No.
2 of 2
Dwg. Date
7/29/2026