

Project Name or Subdivision Name:

Dayspring Subdivision No. 1

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-2026-0177

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement made this ____ day of _____ 20____ between
Magnolia East Dayspring Owner, 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.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

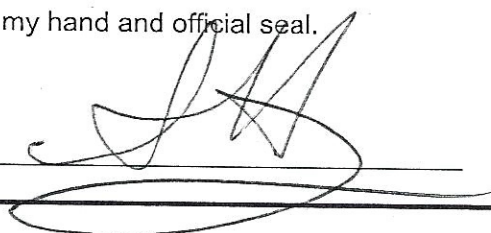
On August 3, 2026 before me, Sophia Grace Hund, notary public
(insert name and title of the officer)

personally appeared Daniel McCann
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are
subscribed to the within instrument and acknowledged to me that he she/they executed the same in
his her/their authorized capacity(ies), and that by his her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

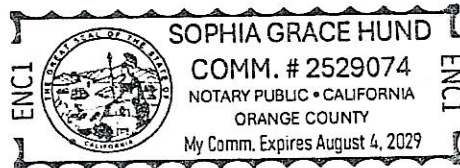
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



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: _____

EXHIBIT A

Legal Descriptions – City of Meridian Sewer and Water Easements
Dayspring Subdivision No. 1

Easements being over portions of the E1/2 of the NW1/4 of Section 4, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, and more particularly described as follows:

EASEMENT A

A strip of land being 30.00 feet in width, left of and adjacent to the following described easement line:

Commencing at an Aluminum Cap monument marking the northwest corner of said E1/2 of the NW1/4, from which an Aluminum Cap monument marking the northeast corner of said E1/2 of the NW1/4 bears S 89°19'04" E a distance of 1319.17 feet;

Thence along the northerly boundary of said E1/2 of the NW1/4 S 89°19'04" E a distance of 115.00 feet to a point;

Thence S 0°49'28" W a distance of 371.46 feet to the **BEGINNING POINT** of said easement line;

Thence continuing S 0°49'28" W a distance of 23.00 feet to the **ENDING POINT** of said easement line;

Said Easement A contains 690 square feet (0.016 acres) and is subject to any other easements existing or in use.

EASEMENT B

A strip of land being 30.00 feet in width, right of and adjacent to the following described easement line:

Commencing at a 5/8" diameter rebar marking the southeast corner of said E1/2 of the NW1/4, from which an Aluminum Cap monument marking the northeast corner of said E1/2 of the NW1/4 bears N 0°45'22" E a distance of 2700.29 feet;

Thence N 15°39'36" W a distance of 1984.97 feet to the **BEGINNING POINT** of said easement line;

Thence N 0°29'04" E a distance of 23.00 feet to the **ENDING POINT** of said easement line.

Said Easement B contains 690 square feet (0.016 acres) and is subject to any other easements existing or in use.

EASEMENT C

Commencing at a 5/8" diameter rebar marking the southeast corner of said E1/2 of the NW1/4, from which an Aluminum Cap monument marking the northeast corner of said E1/2 of the NW1/4 bears N 0°45'22" E a distance of 2700.29 feet;

Thence N 10°33'20" W a distance of 1932.26 feet to the **POINT OF BEGINNING**;

Thence N 12°55'02" W a distance of 52.32 feet to a point;

Thence N 77°12'20" E a distance of 30.11 feet to a point;

Thence S 12°47'40" E a distance of 52.32 feet to a point;

Thence S 77°12'20" W a distance of 30.00 feet to the **POINT OF BEGINNING**.

Said Easement C contains 1,573 square feet (0.036 acres) and is subject to any other easements existing or in use.

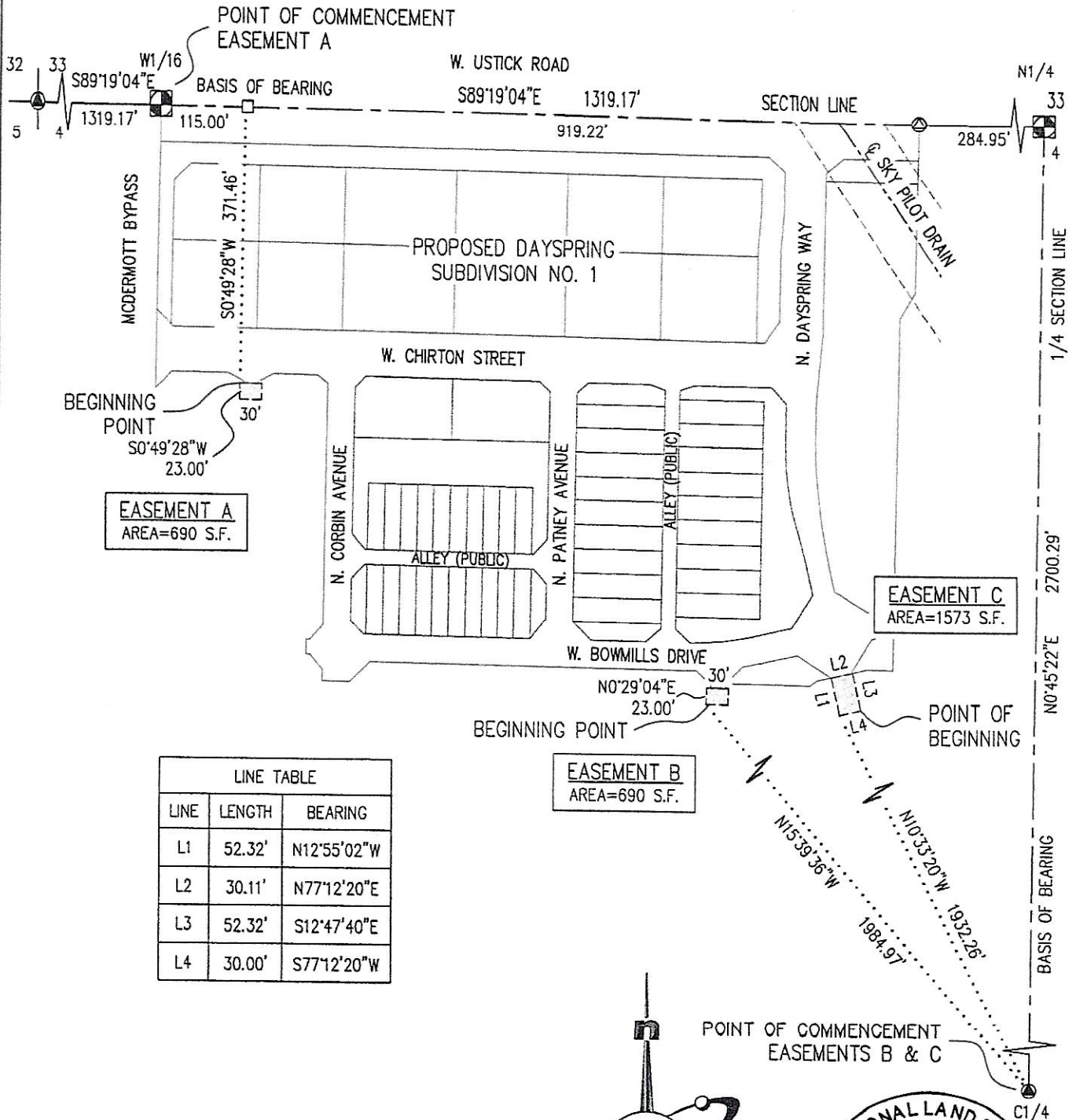
Clinton W. Hansen, PLS
Land Solutions, PC
April 15, 2026



EXHIBIT B

DAYSPRING SUBDIVISION NO. 1 - CITY OF MERIDIAN SEWER AND WATER EASEMENTS - EXHIBIT

LOCATED IN THE NW 1/4 OF SECTION 4, T3N, R1W, BM, ADA COUNTY, IDAHO



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