

Project Name or Subdivision Name:

Gasser Land Development Subdivision No.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-2026-0189

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement made this ____ day of _____ 20____ between
GFI - MERIDIAN INVESTMENTS III 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.

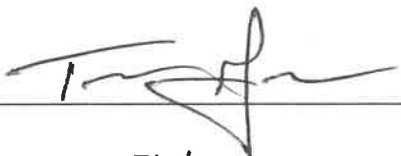
THE GRANTOR does hereby covenant with the Grantee that Grantor is lawfully seized and possessed of the aforementioned and described tract of land, and that Grantor has a good and lawful right to convey said easement, and that Grantor will warrant and forever defend the title and quiet possession thereof 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:

GFI - MERIDIAN INVESTMENTS III LLC - Trevor Gasser, Manager



STATE OF ~~IDAHO~~ ^{UTAH}
County of ~~Ada~~ ^{Davis}) ss
)

This record was acknowledged before me on Aug 13, 2026 (date) by Trevor Gasser (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 GFI - MERIDIAN INVESTMENTS III LLC (name of entity on behalf of whom record was executed), in the following representative capacity: Manager (type of authority such as officer or trustee)

Notary Stamp Below





Notary Signature

My Commission Expires: July 5, 2027

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: _____

July 31, 2026
Project No. 25-129
Legal Description
City of Meridian Water and Sewer Easement

Exhibit A

Parcels of land for a City of Meridian Water and Sewer Easement situated in a portion of the West 1/2 of the Southwest 1/4 of Section 11, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at a found brass cap marking the Southwest corner of said Section 11, which bears S00°52'00"W a distance of 2,646.23 feet from a found brass cap marking the West 1/4 corner of said Section 11;
Thence following the westerly line of said West 1/2 of the Southwest 1/4, N00°52'00"E a distance of 1,286.30 feet;
Thence leaving said westerly line, S89°08'00"E a distance of 322.10 feet to **POINT OF BEGINNING 1**.

Thence S75°48'14"E a distance of 30.00 feet;
Thence S14°11'46"W a distance of 32.50 feet;
Thence N75°48'14"W a distance of 30.00 feet to a point hereinafter referred to as "POINT A";
Thence N14°11'46"E a distance of 32.50 feet to **POINT OF BEGINNING 1**.

Said parcel contains 975 square feet, more or less.

TOGETHER WITH:

Commencing at a point previously referred to as "POINT A", thence S14°11'46"W a distance of 16.49 feet;
Thence N75°48'14"W a distance of 38.00 feet;
Thence 3.71 feet along the arc of a curve to the left, said curve having a radius of 263.00 feet, a delta angle of 00°48'31", a chord bearing of N76°12'29"W, and a chord distance of 3.71 feet to **POINT OF BEGINNING 2**.

Thence S14°11'46"W a distance of 59.30 feet;
Thence S00°52'00"W a distance of 361.54 feet to a point hereinafter referred to as "POINT B";
Thence N89°08'00"W a distance of 25.00 feet;
Thence N00°52'00"E a distance of 364.46 feet;
Thence N14°11'46"E a distance of 60.68 feet;
Thence 25.06 feet along the arc of a curve to the right, said curve having a radius of 263.00 feet, a delta angle of 05°27'32", a chord bearing of S79°20'30"E, and a chord distance of 25.05 feet to **POINT OF BEGINNING 2**.

Said parcel contains 10,580 square feet, more or less.

TOGETHER WITH:

Commencing at a point previously referred to as "POINT B", thence S89°08'00"E a distance of 56.06 feet;
Thence S00°52'00"W a distance of 19.50 feet to **POINT OF BEGINNING 3**.

Thence S89°08'00"E a distance of 30.00 feet;
Thence S00°52'00"W a distance of 32.50 feet;
Thence N89°08'00"W a distance of 30.00 feet to a point hereinafter referred to as "POINT C";
Thence N00°52'00"E a distance of 32.50 feet **POINT OF BEGINNING 3**.

Said parcel contains 975 square feet, more or less.

TOGETHER WITH:

Commencing at a point previously referred to as "POINT C", thence S00°52'00"W a distance of 11.00 feet;
Thence N89°08'00"W a distance of 52.50 feet to **POINT OF BEGINNING 4.**

Thence S00°52'00"W a distance of 43.85 feet;
Thence S43°52'00"W a distance of 18.75 feet;
Thence S01°08'00"E a distance of 142.70 feet;
Thence S22°16'26"E a distance of 134.49 feet;
Thence S44°08'00"E a distance of 34.68 feet;
Thence N64°42'48"E a distance of 29.06 feet;
Thence S44°08'00"E a distance of 24.00 feet;
Thence S45°52'00"W a distance of 86.00 feet;
Thence N44°08'00"W a distance of 24.00 feet;
Thence N27°01'12"E a distance of 29.06 feet;
Thence N44°08'00"W a distance of 40.67 feet;
Thence N22°16'26"W a distance of 146.26 feet;
Thence N01°08'00"W a distance of 166.98 feet;
Thence N43°52'00"E a distance of 13.80 feet;
Thence N00°52'00"E a distance of 30.07 feet to a point hereinafter referred to as "POINT D";
Thence S89°08'00"E a distance of 35.00 feet to **POINT OF BEGINNING 4.**

Said parcel contains 14,795 square feet, more or less.

TOGETHER WITH:

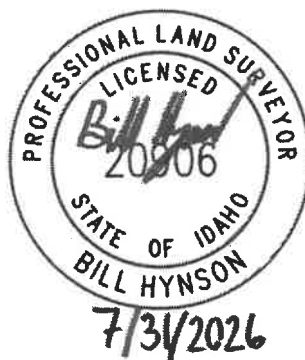
Commencing at a point previously referred to as "POINT D", thence N89°08'00"W a distance of 115.43 feet to **POINT OF BEGINNING 5.**

Thence S30°32'43"W a distance of 85.63 feet;
Thence N89°07'38"W a distance of 11.77 feet;
Thence N00°52'00"E a distance of 29.84 feet;
Thence N30°32'43"E a distance of 51.28 feet;
Thence S89°08'00"E a distance of 28.77 feet to **POINT OF BEGINNING 5.**

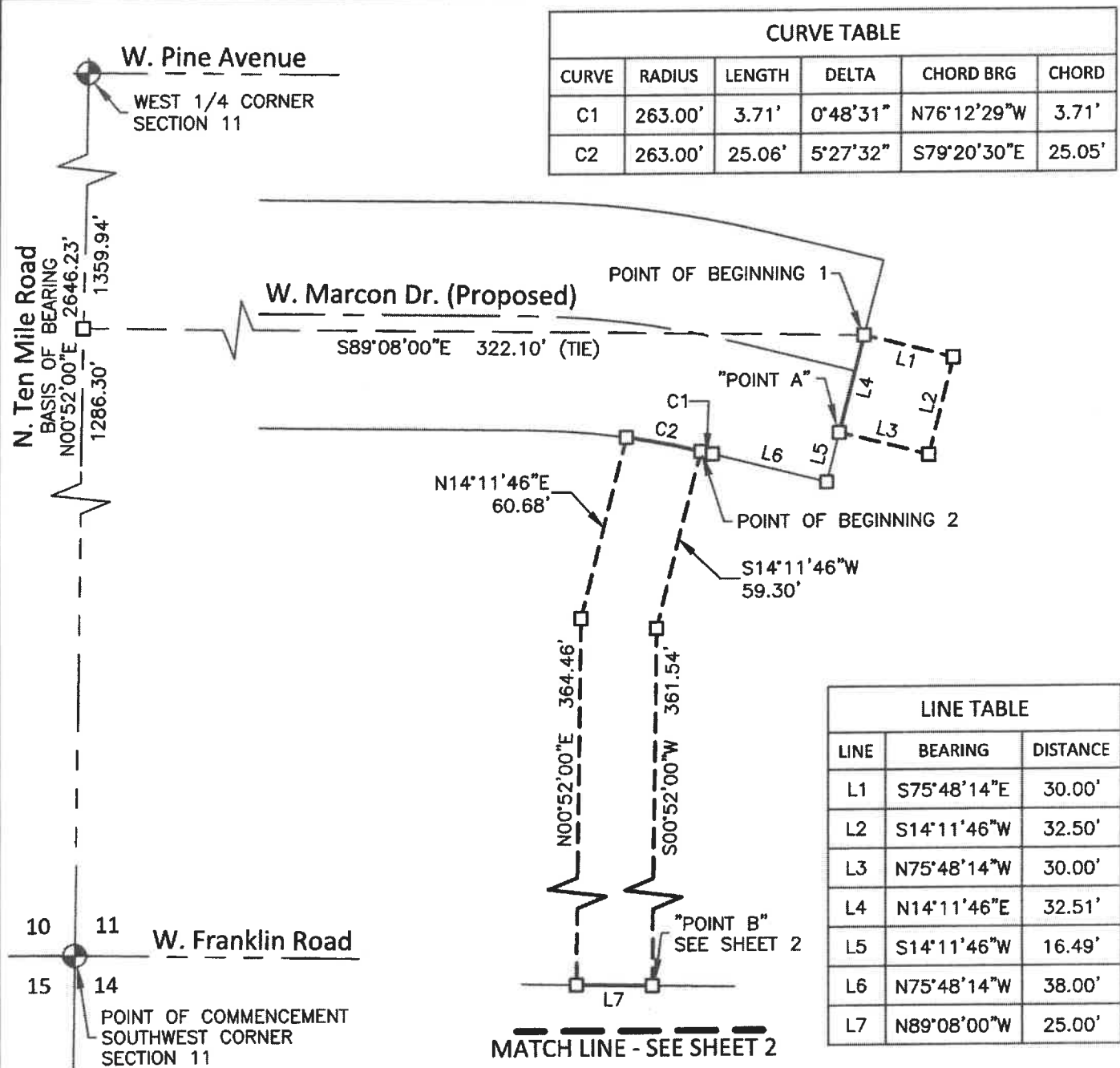
Said parcel contains 1,887 square feet, more or less.

Said description contains a total of 29,212 square feet, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

Attached hereto is **Exhibit B** and by this reference is made a part hereof.

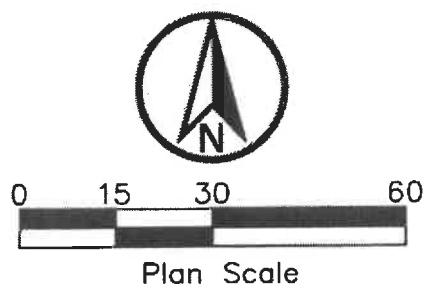


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km
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: July 2026
PROJECT: 25-129
SHEET: 1 OF 3



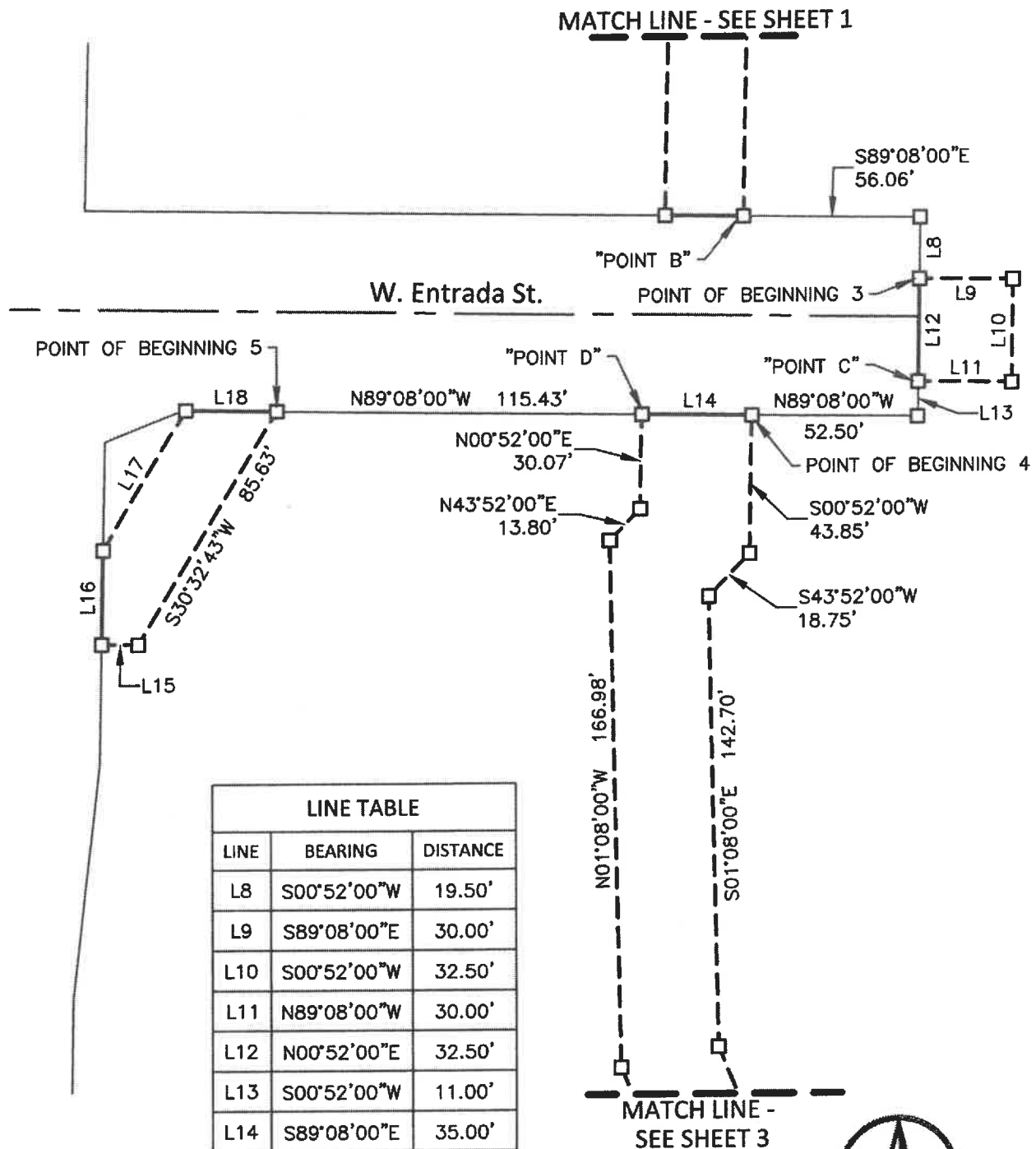
LEGEND

- FOUND BRASS CAP
- CALCULATED POINT
- EASEMENT LINE
- BOUNDARY LINE
- SECTION LINE
- SURVEY TIE LINE

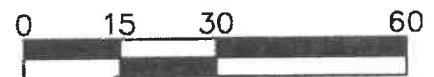
Exhibit B City of Meridian Water and Sewer Easement

Portions of the W 1/2 of the SW 1/4, Section 11,
T3N, R1W, Boise Meridian, City of Meridian, Ada County, Idaho

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LINE TABLE		
LINE	BEARING	DISTANCE
L8	S00°52'00"W	19.50'
L9	S89°08'00"E	30.00'
L10	S00°52'00"W	32.50'
L11	N89°08'00"W	30.00'
L12	N00°52'00"E	32.50'
L13	S00°52'00"W	11.00'
L14	S89°08'00"E	35.00'
L15	N89°07'38"W	11.77'
L16	N00°52'00"E	29.84'
L17	N30°32'43"E	51.28'
L18	S89°08'00"E	28.77'



Plan Scale



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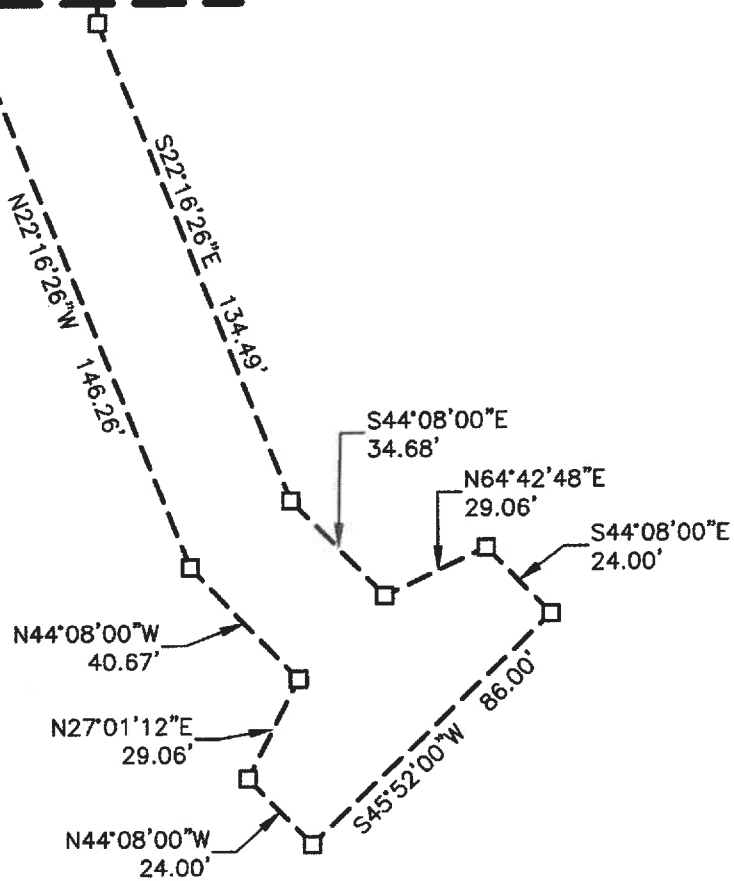
DATE: July 2026
PROJECT: 25-129

SHEET:
2 OF 3

Exhibit B
City of Meridian Water and Sewer Easement

Portions of the W 1/2 of the SW 1/4, Section 11,
T3N, R1W, Boise Meridian, City of Meridian, Ada County, Idaho

MATCH LINE - SEE SHEET 2



Plan Scale



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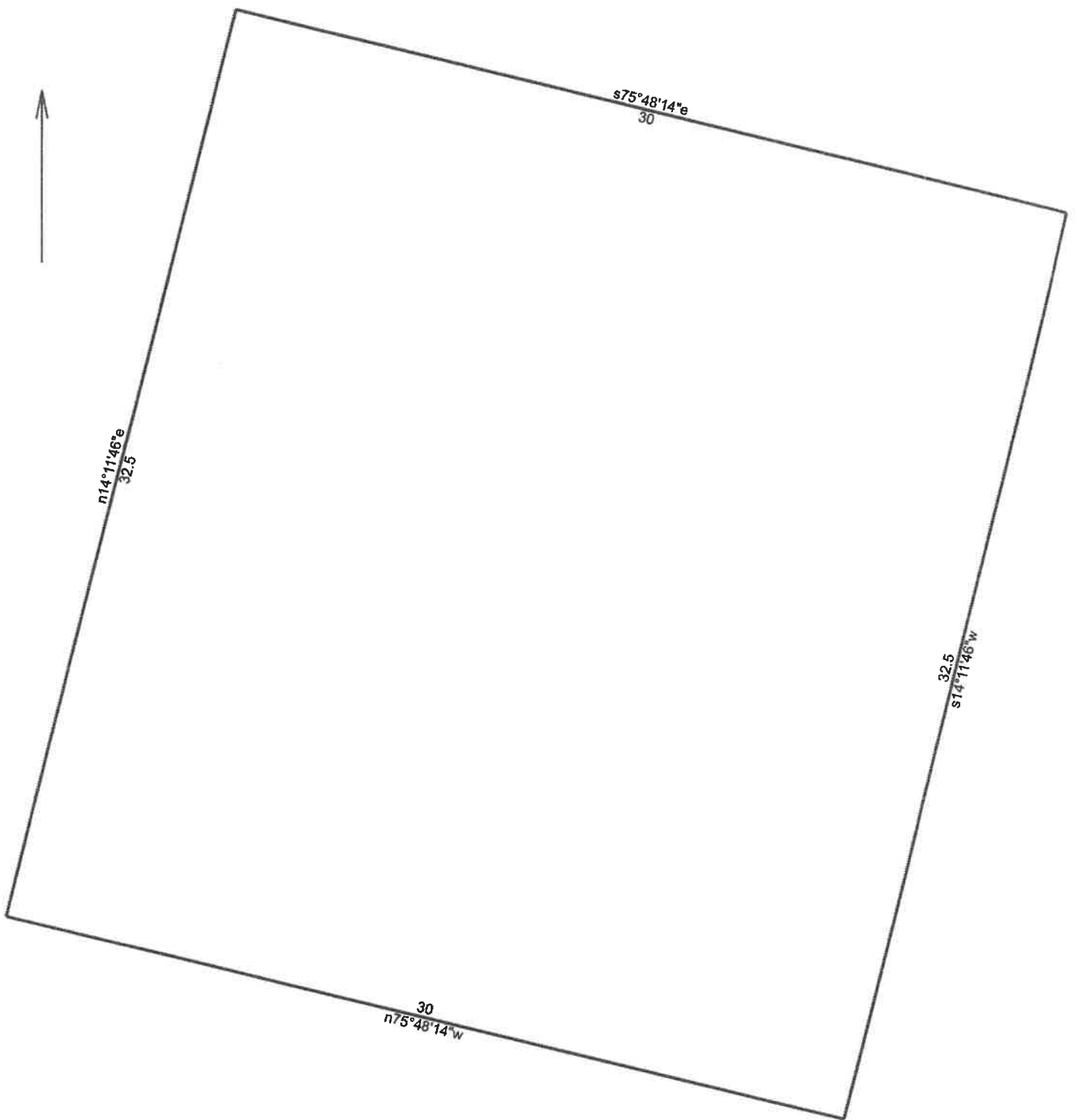
PROJECT: 25-129

SHEET:
3 OF 3

Exhibit B

City of Meridian Water and Sewer Easement

Portions of the W 1/2 of the SW 1/4, Section 11,
T3N, R1W, Boise Meridian, City of Meridian, Ada County, Idaho



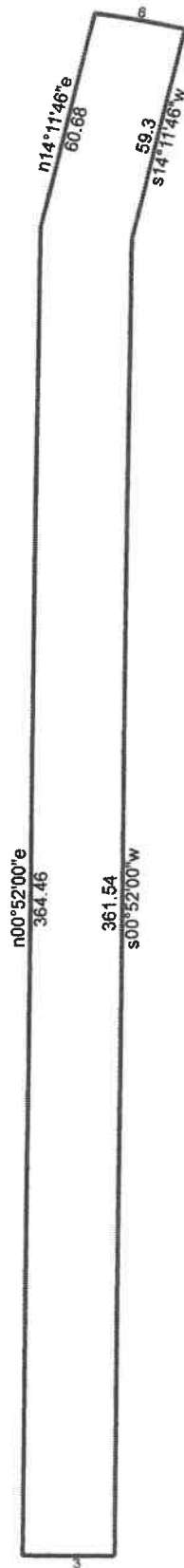
7/31/2026

Scale: 1 inch= 5 feet

File:

Tract 1: 0.0224 Acres (975 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=125 ft.

01 s75.4814e 30
02 s14.1146w 32.5
03 n75.4814w 30
04 n14.1146e 32.5



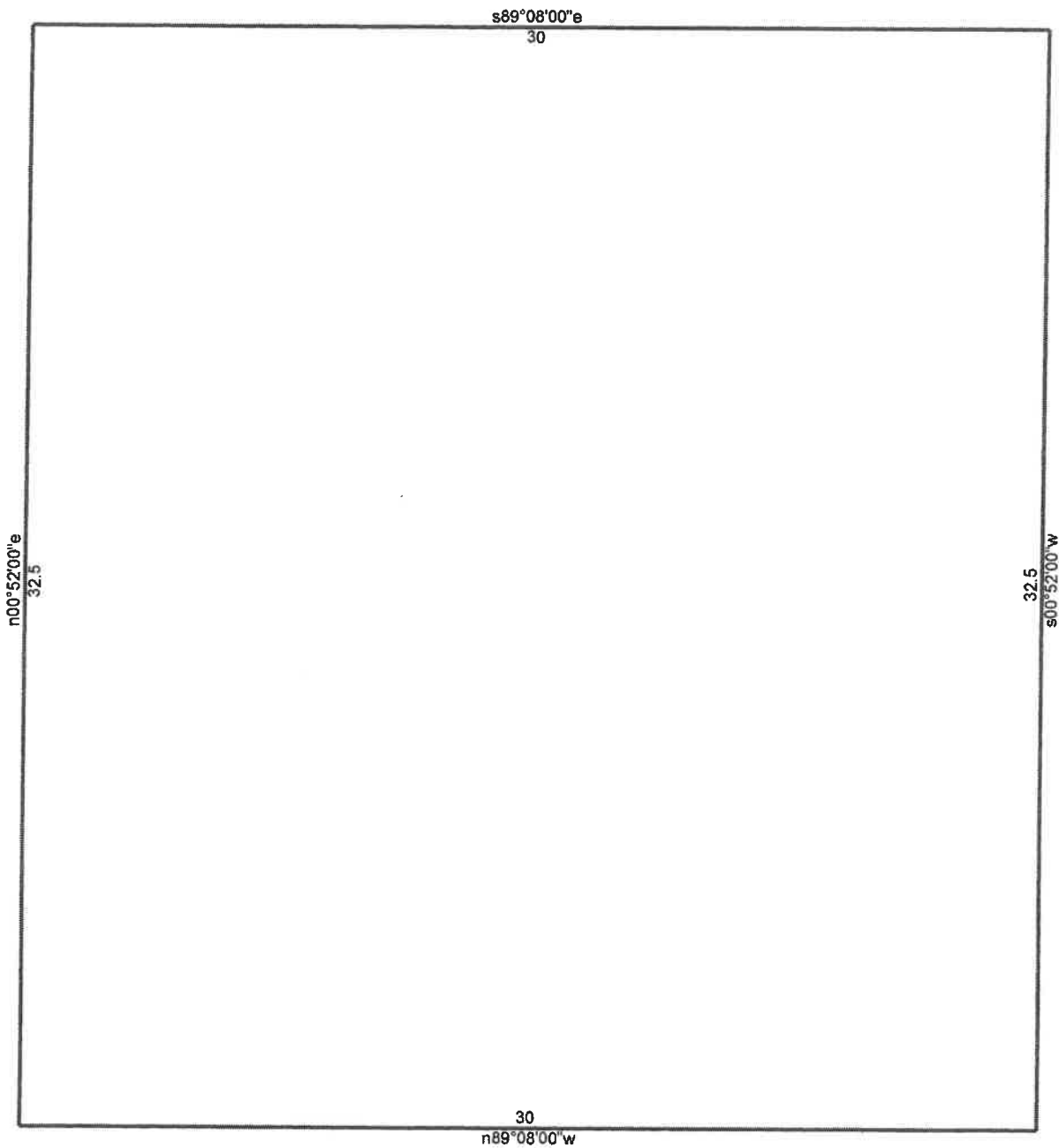
7/31/2026

Scale: 1 inch= 50 feet

File:

Tract 1: 0.2429 Acres (10580 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/274271), Perimeter=896 ft.

01 s14.1146w 59.3
02 s00.5200w 361.54
03 n89.0800w 25
04 n00.5200e 364.46
05 n14.1146e 60.68
06 Rt. r=263.00, delta=005.2732, chord=s79.2030e 25.05



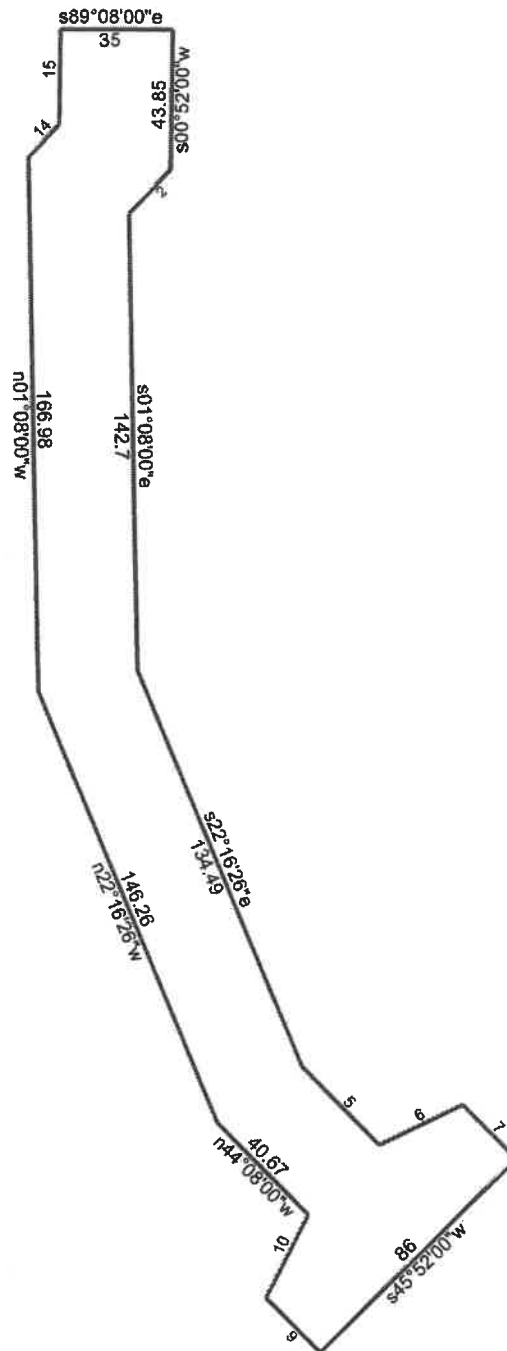
7/31/2026

Scale: 1 inch= 5 feet

File:

Tract 1: 0.0224 Acres (975 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=125 ft.

01 s89.0800e 30
02 s00.5200w 32.5
03 n89.0800w 30
04 n00.5200e 32.5



7/31/2026

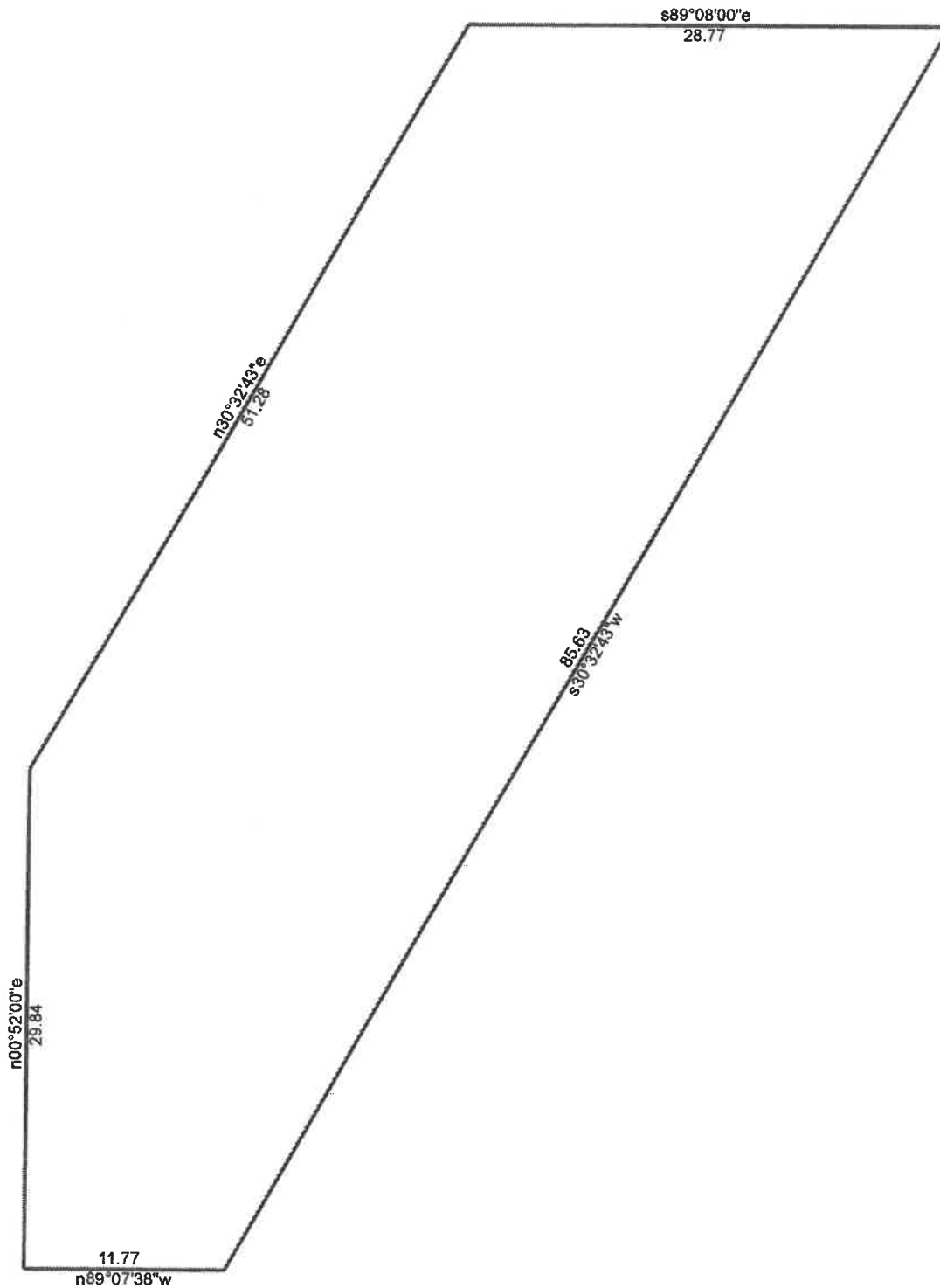
Scale: 1 inch= 60 feet

File:

Tract 1: 0.3397 Acres (14795 Sq. Feet), Closure: s15.2535e 0.01 ft. (1/156949), Perimeter=999 ft.

01 s00.5200w 43.85
02 s43.5200w 18.75
03 s01.0800e 142.7
04 s22.1626e 134.49
05 s44.0800e 34.68
06 n64.4248e 29.06
07 s44.0800e 24
08 s45.5200w 86
09 n44.0800w 24
10 n27.0112e 29.06

11 n44.0800w 40.67
12 n22.1626w 146.26
13 n01.0800w 166.98
14 n43.5200e 13.8
15 n00.5200e 30.07
16 s89.0800e 35



7/31/2026

Scale: 1 inch= 10 feet

File:

Tract 1: 0.0433 Acres (1887 Sq. Feet), Closure: n72.3905e 0.01 ft. (1/25031), Perimeter=207 ft.

- 01 s30.3243w 85.63
- 02 n89.0738w 11.77
- 03 n00.5200e 29.84
- 04 n30.3243e 51.28
- 05 s89.0800e 28.77