

Project Name or Subdivision Name:

Dayspring Subdivision No. 2

Sanitary Sewer & Water Main Easement Number: 02

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-2026-0198

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 8/14/2026 before me, Andrew Suh 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.

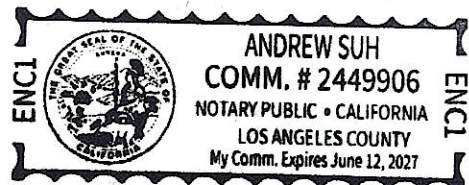
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

ASL

(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 & Water Easements
Dayspring Subdivision No. 2

Easements being over a portion of the NW1/4 and the NE1/4 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 23.00 feet in width, right of and adjacent to the following described easement line:

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

Thence S 23°17'24" W a distance of 1096.93 feet to the **BEGINNING POINT** of said easement line;

Thence S 0°49'28" W a distance of 37.00 feet to the **ENDING POINT** of said easement line.

Said Easement A contains 851 square feet (0.020 acres) and is subject to any other easements existing or in use.

EASEMENT B

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 northeast corner of said NW1/4, from which a 5/8" diameter rebar marking the southeast corner of said NW1/4 bears S 0°45'22" W a distance of 2700.29 feet;

Thence S 13°15'47" W a distance of 1986.35 feet to the **BEGINNING POINT** of said easement line;

Thence S 79°18'35" W a distance of 27.51 feet to the **ENDING POINT** of said easement line.

Said Easement B contains 825 square feet (0.019 acres) and is subject to any other easements existing or in use.

EASEMENT C

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

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

Thence S 10°45'55" W a distance of 2017.11 feet to the **BEGINNING POINT** of said easement line;

Thence S 3°59'49" E a distance of 24.12 feet to the **ENDING POINT** of said easement line.

Said Easement C contains 724 square feet (0.017 acres) and is subject to any other easements existing or in use.

EASEMENT D

A strip of land being 37.00 feet in width, right of and adjacent to the following described easement line:

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

Thence S 5°51'05" W a distance of 1874.27 feet to the **BEGINNING POINT** of said easement line;

Thence S 13°44'09" E a distance of 25.20 feet to the **ENDING POINT** of said easement line.

Said Easement D contains 932 square feet (0.021 acres) and is subject to any other easements existing or in use.

EASEMENT E

A strip of land being 23.00 feet in width, right of and adjacent to the following described easement line:

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

Thence S 2°43'05" E a distance of 1851.34 feet to the **BEGINNING POINT** of said easement line;

Thence S 89°10'32" E a distance of 37.00 feet to the **ENDING POINT** of said easement line.

Said Easement E contains 851 square feet (0.020 acres) and is subject to any other easements existing or in use.

EASEMENT F

A strip of land being 24.00 feet in width, right of and adjacent to the following described easement line:

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

Thence S 11°19'53" E a distance of 1906.23 feet to the **BEGINNING POINT** of said easement line;

Thence S 89°10'32" E a distance of 37.00 feet to the **ENDING POINT** of said easement line.

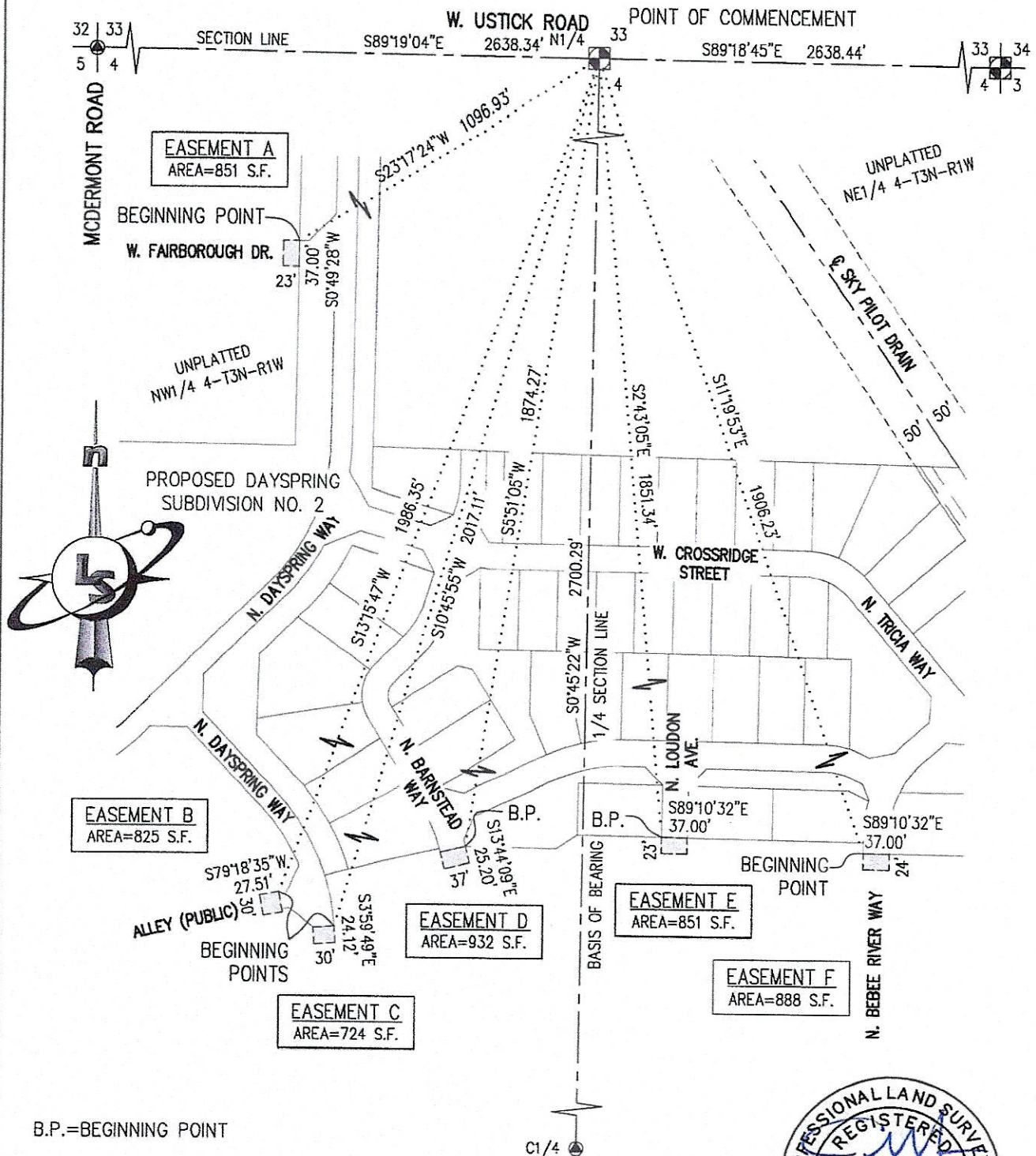
Said Easement F contains 888 square feet (0.020 acres) and is subject to any other easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
August 13, 2026



EXHIBIT B

DAYSPRING SUBDIVISION NO. 2 CITY OF MERIDIAN SEWER & WATER EASEMENTS - EXHIBIT LOCATED IN THE NW 1/4 AND THE NE 1/4 OF SECTION 4, T3N, R1W, BM, ADA COUNTY, IDAHO



B.P.=BEGINNING POINT

LandSolutions
Land Surveying and Consulting

231 E. 5TH ST.
MERIDIAN, ID 83642
(208) 288-2040 (208) 288-2557 fax
www.landsolutions.biz

