

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:

Monarch Partners, LLC - Tanveer Kirmani, Member


TANVEER KIRMANI

Grantor Signature

STATE OF IDAHO)
) ss
County of Ada)

This record was acknowledged before me on _____ (date) by _____
(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 _____
(name of entity on behalf of whom record was executed), in the following representative capacity: _____ (type of authority such as officer or trustee)

Notary Stamp Below

SEE ATTACHED NOTARY CERTIFICATE M.J.

Notary Signature
My Commission Expires: _____

CALIFORNIA 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 LOS ANGELES

On June 3, 2026 before me
Michael Jaramillo Notary Public personally appeared
Tanveer Akhtar Kirmani - Member

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 of Notary Public  (Seal)



Description of Attached Document

Title or Type of Document: Water Main Easement

Document Date: June 3, 2026 Number of Pages: 2

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: _____

June 2, 2026
Project No. 25-042
City of Meridian Water Easement

Exhibit A

A parcel of land for a City of Meridian Water Easement being a portion of Lot 5, Block 1 of Lost Rapids Subdivision (Book 119 of Plats, Pages 18496-18501), situated in the Northeast 1/4 of the Northeast 1/4 of Section 27, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at a found 5/8-inch rebar marking the Southeast corner of Lot 2, Block 1 of Lost Rapids West Subdivision (Book 125 of Plats, Pages 20126-20128), which bears S00°00'18"E a distance of 302.82 feet from a found 5/8-inch rebar marking the Northeast corner of said Lot 2, thence following the easterly boundary of said Lot 2, N00°00'18"W a distance of 15.00 feet to an existing City of Meridian Sewer and Water Easement as described per said Lost Rapids Subdivision;

Thence leaving said easterly boundary of Lot 2 and following said existing easement, S89°17'16"E a distance of 26.98 feet to the **POINT OF BEGINNING**.

Thence leaving said existing easement, N00°00'18"W a distance of 22.43 feet;

Thence S89°17'16"E a distance of 20.00 feet;

Thence S00°00'18"E a distance of 22.43 feet to said existing easement;

Thence following said existing easement the following five courses:

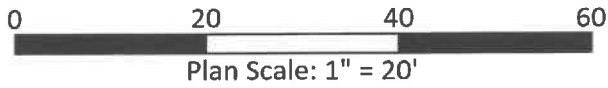
1. N89°17'16"W a distance of 6.07 feet;
2. N00°42'44"E a distance of 15.50 feet;
3. N89°17'16"W a distance of 10.00 feet;
4. S00°42'44"W a distance of 15.50 feet;
5. N89°17'16"W a distance of 3.93 feet to the **POINT OF BEGINNING**.

Said parcel contains 294 square feet, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

All subdivisions, deeds, records of surveys, and other instruments of record referenced herein are recorded documents of the county in which these described lands are situated.

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





W. Chinden Boulevard (State Hwy. 20/26)

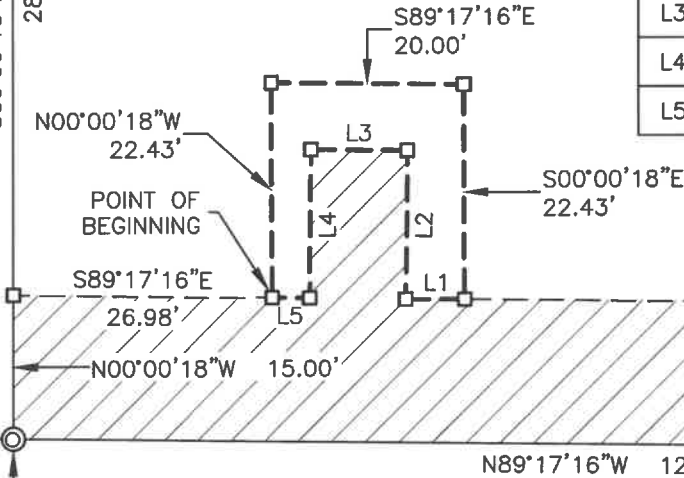
NORTHEAST CORNER
LOT 2, BLOCK 1
LOST RAPIDS WEST SUBDIVISION

APN: R5330760510
Owner: Monarch Partners LLC
Special Warranty Deed per
INST. No. 2025-046373

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°17'16"W	6.07'
L2	N00°42'44"E	15.50'
L3	N89°17'16"W	10.00'
L4	S00°42'44"W	15.50'
L5	N89°17'16"W	3.93'

LOT 2, BLOCK 1
LOST RAPIDS WEST SUBDIVISION

287.82'
BASIS OF BEARING
S00°00'18"E 302.82'



LOT 6, BLOCK 1
LOST RAPIDS SUBDIVISION

15.00' CITY OF MERIDIAN SEWER
AND WATER EASEMENT PER PLAT
OF LOST RAPIDS SUBDIVISION

POINT OF COMMENCEMENT
SOUTHEAST CORNER
LOT 2, BLOCK 1
LOST RAPIDS WEST SUBDIVISION

LOT 3, BLOCK 1
LOST RAPIDS SUBDIVISION

SOUTHWEST CORNER
LOT 6, BLOCK 1
LOST RAPIDS SUBDIVISION

N89°17'16"W 125.01'

LEGEND

- ⊙ FOUND 5/8" REBAR
- FOUND 1/2" REBAR
- CALCULATED POINT
- BOUNDARY LINE
- - - EASEMENT LINE
- ▨ EXISTING EASEMENT



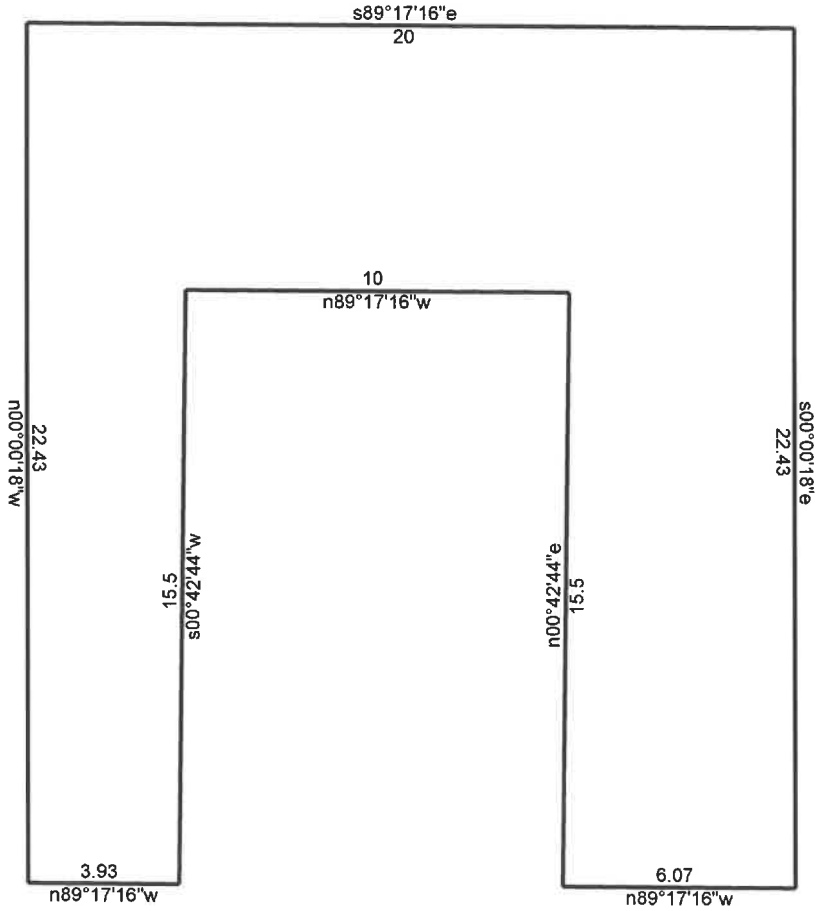
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: June, 2026
PROJECT: 25-042

SHEET:
1 OF 1

Exhibit B City of Meridian Water Easement

A parcel of land being a portion of Lot 5, Block 1 of Lost Rapids Subdivision, situated in the NE1/4 of the NE1/4 of Section 27, T.4N., R.1W., B.M., City of Meridian, Ada County, Idaho



6/2/2026

Scale: 1 inch= 5 feet

File:

Tract 1: 0.0067 Acres (294 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=116 ft.

01 n00.0018w 22.43
02 s89.1716e 20
03 s00.0018e 22.43
04 n89.1716w 6.07
05 n00.4244e 15.5
06 n89.1716w 10
07 s00.4244w 15.5

08 n89.1716w 3.93