

Project Name or Subdivision Name:

Gramercy Townhomes Sewer & Water

Sanitary Sewer & Water Main Easement Number: _____

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-2026-0144

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement made this _____ day of _____ 20____ between
Intermountain Pacific, 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.

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: _____



IDAHO
SURVEY
GROUP

9939 W Emerald St
Boise, ID 83704

Phone: (208) 846-8570
Fax: (208) 884-5399

Exhibit "A"
City of Meridian
Water and Sewer Easement Descriptions

City of Meridian Water and Sewer Easement No.1

A Parcel of Land for the Purpose of a Water Easement Located in the Northeast 1/4 of Section 20, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho more Particularly Described as follows:

COMMENCING at the Northwest Corner of the Northeast 1/4 (North 1/4 Corner) of Section 20, Township 3 North, Range 1 East, Boise Meridian., From which, the Northeast Corner of said Section 20, bears North 89°46'02" East, 2656.88 feet; Thence along the Westerly Boundary Line of the Northeast 1/4 said Section 20, South 00°24'04" West, 747.00 feet to the Northwest Corner of Lot 1, Block 3 of Gramercy Subdivision No.1 as filed for Record in Book 100 of Plats at Pages 12961 thru 12962; Thence leaving said Westerly Boundary Line, and along the Northerly Boundary Line of said Lot 1, South 89°35'56" East, 299.88 feet; Thence leaving said Northerly Boundary Line, South 00°13'58" West, 19.40 feet to the **POINT OF BEGINNING:**

Thence, South 00°13'58" East, 20.00 feet;
Thence, North 90°00'00" West, 16.99 feet;
Thence, South 00°00'00" East, 38.00 feet;
Thence, North 90°00'00" West, 20.00 feet;
Thence, North 00°00'00" East, 38.00 feet;
Thence, North 90°00'00" West, 19.85 feet;
Thence, South 00°00'00" East, 38.00 feet;
Thence, North 90°00'00" West, 41.03 feet;
Thence, North 00°00'00" East, 38.00 feet;
Thence, North 90°00'00" West, 42.29 feet;
Thence, South 00°00'00" East, 38.00 feet;
Thence, North 90°00'00" West, 20.00 feet;
Thence, North 00°00'00" East, 38.00 feet;
Thence, North 90°00'00" West, 20.58 feet;
Thence, South 00°00'00" East, 38.00 feet;
Thence, North 90°00'00" West, 20.00 feet;
Thence, North 00°00'00" East, 38.00 feet;
Thence, North 90°00'00" West, 20.58 feet;
Thence, South 00°00'00" East, 38.00 feet;
Thence, North 90°00'00" West, 20.00 feet;
Thence, North 00°00'00" East, 35.02 feet;
Thence, South 45° 12'02" West, 20.48 feet;
Thence, South 00°24'04" West, 15.08 feet;
Thence, North 89°35'56" West, 5.09 feet;



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Thence, South 00°24'04" West, 75.04 feet;
Thence, North 90°00'00" East, 263.47 feet;
Thence, South 00°00'00" East, 20.00 feet;
Thence, South 90°00'00" West, 263.61 feet;
Thence, South 00°24'04" West, 79.36 feet;
Thence, South 89°35'56" East, 20.97 feet;
Thence, North 00°00'00" East, 19.00 feet;
Thence, North 90°00'00" East, 20.00 feet;
Thence, South 00°00'00" East, 29.50 feet;
Thence, North 90°00'00" East, 20.58 feet;
Thence, North 00°00'00" East, 29.50 feet;
Thence, North 90°00'00" East, 20.00 feet;
Thence, South 00°00'00" East, 29.50 feet;
Thence, North 90°00'00" East, 20.58 feet;
Thence, North 00°00'00" East, 29.50 feet;
Thence, North 90°00'00" East, 20.00 feet;
Thence, South 00°00'00" East, 29.50 feet;
Thence, North 90°00'00" East, 42.29 feet;
Thence, North 00°00'00" East, 29.50 feet;
Thence, North 90°00'00" East, 41.01 feet;
Thence, South 00°00'00" East, 23.22 feet;
Thence, South 89°29'53" East, 19.87 feet;
Thence, North 00°00'00" East, 23.39 feet;
Thence, North 90°00'00" East, 20.00 feet;
Thence, South 00°00'00" East, 23.46 feet;
Thence, South 89°23'41" East, 38.83 feet;
Thence, South 00°13'58" East, 35.90 feet;
Thence, South 89°35'56" East, 35.71 feet;
Thence, South 00°00'00" East, 12.01 feet;
Thence, North 89°35'56" West, 40.29 feet;
Thence, North 00°00'00" East, 12.25 feet;
Thence, North 90°00'00" West, 20.58 feet;
Thence, South 00°00'00" East, 7.16 feet;
Thence, North 89°57'34" West, 20.00 feet;
Thence, North 00°00'00" East, 7.15 feet;
Thence, North 90°00'00" West, 20.58 feet;
Thence, South 00°00'00" East, 7.13 feet;
Thence, North 89°57'34" West, 20.00 feet;
Thence, North 00°00'00" East, 7.12 feet;
Thence, North 90°00'00" West, 38.29 feet;
Thence, South 00°00'00" East, 7.09 feet;
Thence, North 89°57'34" West, 20.00 feet;
Thence, North 00°00'00" East, 7.08 feet;
Thence, North 90°00'00" West, 20.58 feet;
Thence, South 00°00'00" East, 7.06 feet;
Thence, North 89°57'34" West, 20.00 feet;
Thence, North 00°00'00" East, 7.05 feet;



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Thence, North 90°00'00" West, 20.58 feet;
Thence, South 00°00'00" East, 7.04 feet;
Thence, North 89°57'34" West, 20.00 feet;
Thence, North 00°00'00" East, 7.02 feet;
Thence, North 90°00'00" West, 20.58 feet;
Thence, South 00°00'00" East, 7.01 feet;
Thence, North 89°57'34" West, 20.00 feet;
Thence, North 00°00'00" East, 6.99 feet;
Thence, North 90°00'00" West, 18.77 feet;
Thence, North 90°00'00" West, 30.00 feet to a Point hereinafter referred to as **Point 'A'**;
Thence, North 00°24'04" East, 140.08 feet;
Thence, South 89°35'56" East, 10.00 feet;
Thence, North 00°24'04" East, 93.18 feet;
Thence, North 45°12'02" East, 48.70 feet;
Thence, North 90°00'00" East, 198.53 feet;
Thence, North 00°09'49" East, 6.57 feet;
Thence, South 89°50'11" East, 20.00 feet;
Thence, South 00°09'49" West, 6.52 feet;
Thence, North 90°00'00" East, 27.75 feet to the **POINT OF BEGINNING**.

Containing 0.82 acres (35,693 square feet), more or less.

City of Meridian Water and Sewer Easement No.2

BEGINNING at the aforementioned **Point "A"**.

Thence, North 90°00'00" East, 30.00 feet;
Thence, South 00°24'04" West, 213.41 feet;
Thence, North 90°00'00" East, 11.37 feet;
Thence, South 00°10'49" West, 14.10 feet;
Thence, North 89°59'59" East, 8.94 feet;
Thence, North 00°00'00" East, 4.50 feet;
Thence, North 90°00'00" East, 40.29 feet;
Thence, South 00°00'00" East, 4.50 feet;
Thence, South 89°59'59" East, 20.58 feet;
Thence, North 00°00'00" East, 4.50 feet;
Thence, North 90°00'00" East, 20.00 feet;
Thence, South 00°00'00" East, 4.50 feet;
Thence, North 90°00'00" East, 20.58 feet;
Thence, North 00°00'00" East, 4.50 feet;
Thence, North 90°00'00" East, 20.00 feet;
Thence, South 00°00'00" East, 4.50 feet;
Thence, North 90°00'00" East, 38.29 feet;
Thence, North 00°00'00" East, 4.50 feet;
Thence, North 90°00'00" East, 20.00 feet;
Thence, South 00°00'00" East, 4.50 feet;
Thence, North 90°00'00" East, 20.58 feet;



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Thence, North 00°00'00" East, 4.50 feet;
Thence, North 90°00'00" East, 20.00 feet;
Thence, South 00°00'00" East, 4.50 feet;
Thence, North 90°00'00" East, 20.58 feet;
Thence, North 00°00'00" East, 4.50 feet;
Thence, North 90°00'00" East, 20.00 feet;
Thence, South 00°00'00" East, 4.50 feet;
Thence, North 90°00'00" East, 20.58 feet;
Thence, North 00°00'00" East, 4.50 feet;
Thence, North 90°00'00" East, 20.00 feet;
Thence, South 00°00'00" East, 4.50 feet;
Thence, North 90°00'00" East, 5.09 feet;
Thence, North 00°13'58" West, 14.59 feet;
Thence, North 89°46'02" East, 12.44 feet;
Thence, North 00°13'58" West, 43.14 feet;
Thence, South 89°46'02" West, 6.00 feet;
Thence, North 00°13'58" West, 20.00 feet;
Thence, North 89°46'02" East, 6.00 feet;
Thence, North 00°13'58" West, 149.09 feet;
Thence, South 89°35'56" East, 20.00 feet;
Thence, South 00°13'58" East, 256.73 feet;
Thence, South 90°00'00" West, 20.00 feet;
Thence, South 90°00'00" West, 16.73 feet;
Thence, South 00°00'00" East, 28.00 feet;
Thence, North 90°00'00" West, 20.00 feet;
Thence, North 00°00'00" East, 28.00 feet;
Thence, South 90°00'00" West, 20.58 feet;
Thence, South 00°00'00" East, 28.00 feet;
Thence, North 90°00'00" West, 20.00 feet;
Thence, North 00°00'00" East, 28.00 feet;
Thence, South 90°00'00" West, 20.67 feet;
Thence, South 00°00'00" East, 28.00 feet;
Thence, North 90°00'00" West, 20.00 feet;
Thence, North 00°00'00" East, 28.00 feet;
Thence, South 90°00'00" West, 20.50 feet;
Thence, South 00°00'00" East, 28.00 feet;
Thence, North 90°00'00" West, 20.00 feet;
Thence, North 00°00'00" East, 28.00 feet;
Thence, South 90°00'00" West, 42.35 feet;
Thence, South 00°00'00" East, 28.00 feet;
Thence, North 90°00'00" West, 20.00 feet;
Thence, North 00°00'00" East, 28.00 feet;
Thence, South 90°00'00" West, 20.61 feet;
Thence, South 00°00'00" East, 28.00 feet;
Thence, North 90°00'00" West, 40.26 feet;
Thence, North 00°00'00" East, 28.00 feet;



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Thence, South 90°00'00" West, 20.53 feet;
Thence, South 00°00'00" East, 28.00 feet;
Thence, North 90°00'00" West, 20.00 feet;
Thence, North 00°00'00" East, 28.00 feet;
Thence, South 90°00'00" West, 17.50 feet;
Thence, South 90°00'00" West, 30.00 feet to a Point hereinafter referred to as Point "B";
Thence, North 00°24'04" East, 257.51 feet to the **POINT OF BEGINNING**.

Containing 0.66 acres (28,719 square feet), more or less.

City of Meridian Water and Sewer Easement No.3

BEGINNING at the aforementioned Point "B";
Thence, North 90°00'00" East, 30.00 feet;
Thence, South 00°24'04" West, 95.50 feet;
Thence, North 90°00'00" East, 340.79 feet;
Thence, North 00°13'58" West, 95.50 feet;
Thence, North 90°00'00" East, 20.00 feet;
Thence, South 00°13'58" East, 115.49 feet;
Thence, South 90°00'00" West, 20.00 feet;
Thence, South 90°00'00" West, 341.01 feet;
Thence, South 90°00'00" West, 20.00 feet;
Thence, South 90°00'00" West, 10.00 feet to a point hereinafter referred to as Point "C";
Thence, North 00°24'04" East, 115.49 feet to the **POINT OF BEGINNING**.

Containing 0.29 acres (12,589 square feet), more or less.

City of Meridian Water and Sewer Easement No.4

COMMENCING at the aforementioned Point "C", Thence, N90°00'00"E, 10.00 feet to the **POINT OF BEGINNING**;
Thence, North 90°00'00" East, 20.00 feet;
Thence, South 00°24'04" West, 73.61 feet;
Thence, South 44°47'58" East, 10.35 feet;
Thence, North 90°00'00" East, 11.42 feet;
Thence, North 00°00'00" East, 22.44 feet;
Thence, North 90°00'00" East, 41.11 feet;
Thence, South 00°00'00" East, 28.50 feet;
Thence, North 90°00'00" East, 19.70 feet;
Thence, North 00°00'00" East, 28.50 feet;
Thence, North 90°00'00" East, 20.00 feet;
Thence, South 00°00'00" East, 28.50 feet;
Thence, North 90°00'00" East, 20.60 feet;
Thence, North 00°00'00" East, 28.50 feet;
Thence, North 90°00'00" East, 20.00 feet;



IDAHO
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GROUP

9939 W Emerald St
Boise, ID 83704

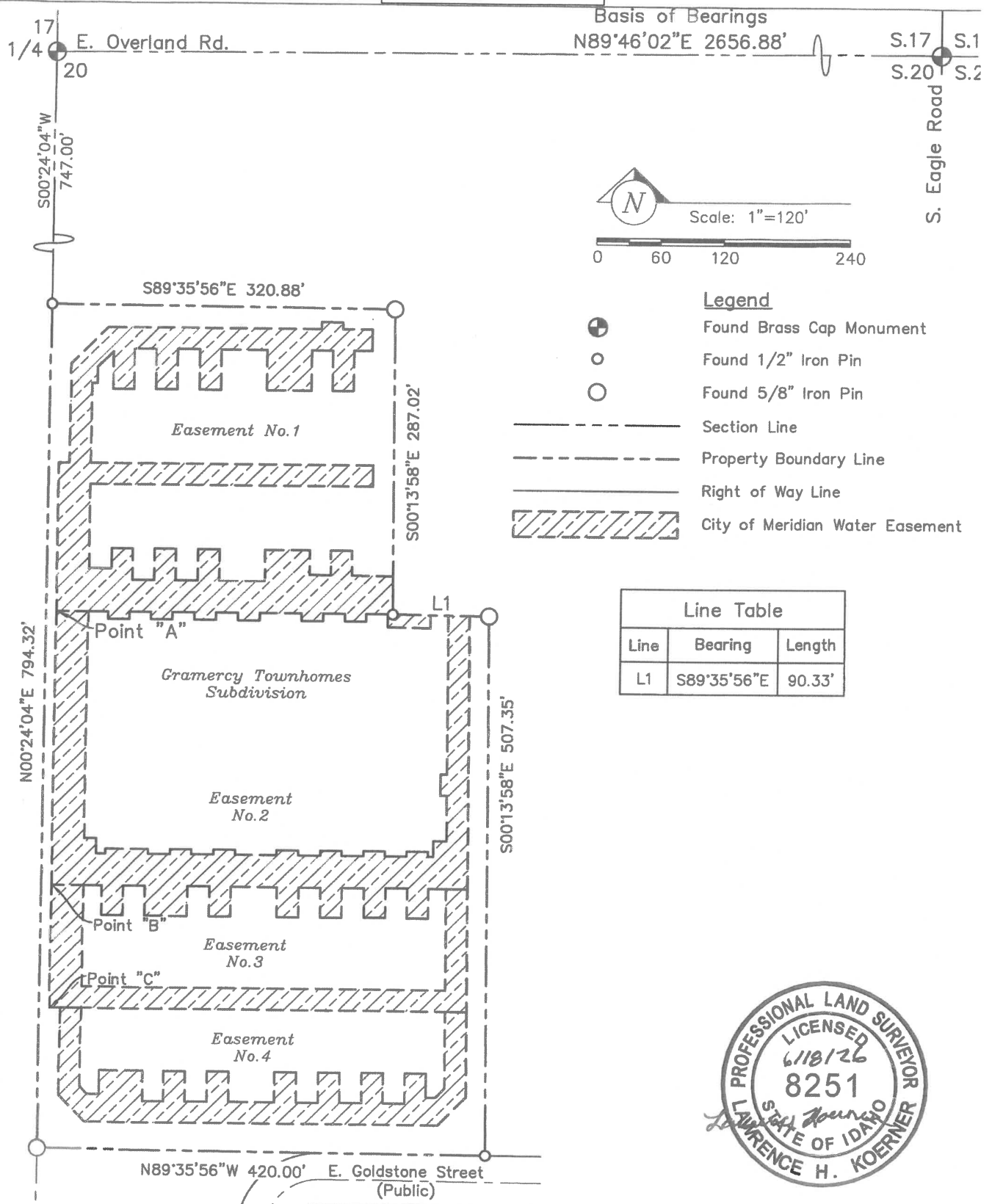
Phone: (208) 846-8570
Fax: (208) 884-5399

Thence, South 00°00'00" East, 28.50 feet;
Thence, North 90°00'00" East, 42.38 feet;
Thence, North 00°00'00" East, 28.50 feet;
Thence, North 90°00'00" East, 20.00 feet;
Thence, South 00°00'00" East, 28.50 feet;
Thence, North 90°00'00" East, 20.58 feet;
Thence, North 00°00'00" East, 28.50 feet;
Thence, North 90°00'00" East, 20.00 feet;
Thence, South 00°00'00" East, 28.50 feet;
Thence, North 90°00'00" East, 20.57 feet;
Thence, North 00°00'00" East, 28.50 feet;
Thence, North 90°00'00" East, 20.00 feet;
Thence, South 00°00'00" East, 28.50 feet;
Thence, North 90°00'00" East, 20.63 feet;
Thence, North 00°00'00" East, 28.50 feet;
Thence, North 90°00'00" East, 20.00 feet;
Thence, South 00°00'00" East, 22.44 feet;
Thence, North 90°00'00" East, 8.82 feet;
Thence, North 44°53'01" East, 12.33 feet;
Thence, North 00°13'58" West, 72.22 feet;
Thence, North 90°00'00" East, 20.00 feet;
Thence, South 00°13'58" East, 80.45 feet;
Thence, South 44°53'01" West, 37.49 feet;
Thence, North 90°00'00" West, 330.41 feet;
Thence, North 44°47'58" West, 35.54 feet;
Thence, North 00°24'04" East, 81.80 feet to the **POINT OF BEGINNING.**

Containing 0.35 acres (15,329 square feet), more or less.



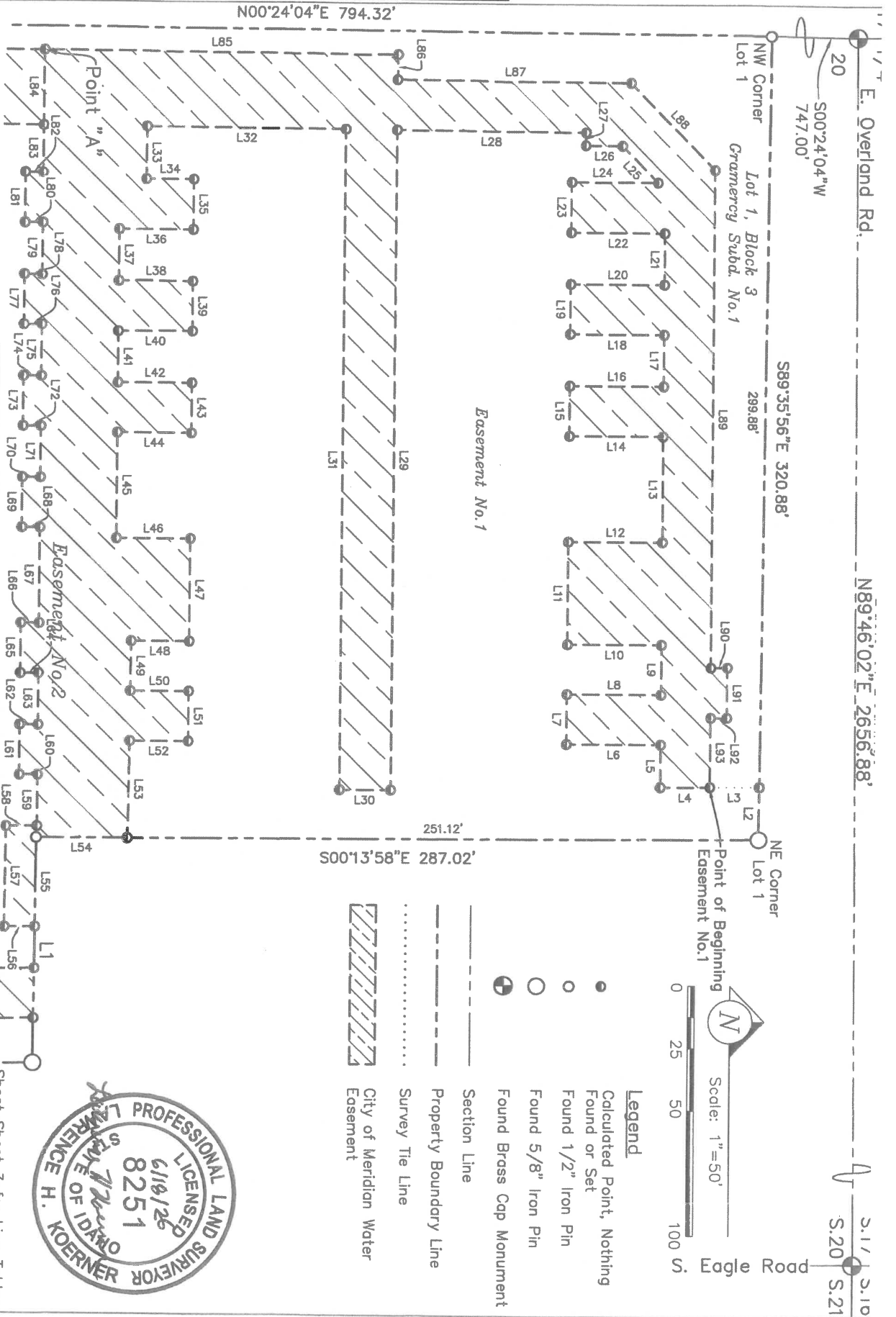
EXHIBIT B-1



P:\1873 Wells Avenue ALTA Survey 24-249\dwg\Easements\24-249 City of Meridian Water Easement Exhibit.dwg 6/18/2026 11:38:19 AM

IDAHO SURVEY GROUP, LLC 9939 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570	Exhibit "B-1" City of Meridian Water and Sewer Easement Gramercy Townhomes Subdivision Located in the NE1/4 of Section 20, T.3N., R.1E., B.M., City of Meridian, Ada County, Idaho.	Job No. 24-249
		Sheet No. 1 of 7 Dwg. Date 6/18/2026

EXHIBIT B-2



24-249 City of Meridian Water Easement Exhibit.dwg 5/18/2025 11:40:40

IDAHO SURVEY GROUP, LLC

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

City of Meridian Water and Sewer Easement No. 1
Gramercy Townhomes Subdivision

Located in the NE 1/4 of Section 20,
T.3N., R.1E., B.M., City of Meridian, Ada County, Idaho.

Exhibit "B-2"
Sheet Sheet 3 for Line Tables

Job No.
24-249

Sheet No.
2 of 7

Dwg. Date
6/18/2025



- Legend**
- Calculated Point, Nothing Found or Set
 - Found 1/2" Iron Pin
 - Found 5/8" Iron Pin
 - Found Brass Cap Monument
 - Section Line
 - Property Boundary Line
 - Survey Tie Line
 - City of Meridian Water Easement

EXHIBIT B-3

Easement Line Table

Line	Bearing	Length
L1	S89°35'56"E	90.33'
L2	N89°35'56"W	21.00'
L3	S00°13'58"E	19.40'
L4	S00°13'58"E	20.00'
L5	N90°00'00"W	16.99'
L6	S00°00'00"E	38.00'
L7	N90°00'00"W	20.00'
L8	N00°00'00"E	38.00'
L9	N90°00'00"W	19.85'
L10	S00°00'00"E	38.00'
L11	N90°00'00"W	41.03'
L12	N00°00'00"E	38.00'
L13	N90°00'00"W	42.29'
L14	S00°00'00"E	38.00'
L15	N90°00'00"W	20.00'
L16	N00°00'00"E	38.00'
L17	N90°00'00"W	20.58'
L18	S00°00'00"E	38.00'
L19	N90°00'00"W	20.00'
L20	N00°00'00"E	38.00'
L21	N90°00'00"W	20.58'
L22	S00°00'00"E	38.00'
L23	N90°00'00"W	20.00'
L24	N00°00'00"E	35.02'
L25	S45°12'02"W	20.48'
L26	S00°24'04"W	15.08'
L27	N89°35'56"W	5.09'
L28	S00°24'04"W	75.04'
L29	N90°00'00"E	263.47'
L30	S00°00'00"E	20.00'
L31	S90°00'00"W	263.61'
L32	S00°24'04"W	79.36'

Easement Line Table

Line	Bearing	Length
L33	S89°35'56"E	20.97'
L34	N00°00'00"E	19.00'
L35	N90°00'00"E	20.00'
L36	S00°00'00"E	29.50'
L37	N90°00'00"E	20.58'
L38	N00°00'00"E	29.50'
L39	N90°00'00"E	20.00'
L40	S00°00'00"E	29.50'
L41	N90°00'00"E	20.58'
L42	N00°00'00"E	29.50'
L43	N90°00'00"E	20.00'
L44	S00°00'00"E	29.50'
L45	N90°00'00"E	42.29'
L46	N00°00'00"E	29.50'
L47	N90°00'00"E	41.01'
L48	S00°00'00"E	23.22'
L49	S89°29'53"E	19.87'
L50	N00°00'00"E	23.39'
L51	N90°00'00"E	20.00'
L52	S00°00'00"E	23.46'
L53	S89°23'41"E	38.83'
L54	S00°13'58"E	35.90'
L55	S89°35'56"E	35.71'
L56	S00°00'00"E	12.01'
L57	N89°35'56"W	40.29'
L58	N00°00'00"E	12.25'
L59	N90°00'00"W	20.58'
L60	S00°00'00"E	7.16'
L61	N89°57'34"W	20.00'
L62	N00°00'00"E	7.15'
L63	N90°00'00"W	20.58'
L64	S00°00'00"E	7.13'

Easement Line Table

Line	Bearing	Length
L65	N89°57'34"W	20.00'
L66	N00°00'00"E	7.12'
L67	N90°00'00"W	38.29'
L68	S00°00'00"E	7.09'
L69	N89°57'34"W	20.00'
L70	N00°00'00"E	7.08'
L71	N90°00'00"W	20.58'
L72	S00°00'00"E	7.06'
L73	N89°57'34"W	20.00'
L74	N00°00'00"E	7.05'
L75	N90°00'00"W	20.58'
L76	S00°00'00"E	7.04'
L77	N89°57'34"W	20.00'
L78	N00°00'00"E	7.02'
L79	N90°00'00"W	20.58'
L80	S00°00'00"E	7.01'
L81	N89°57'34"W	20.00'
L82	N00°00'00"E	6.99'
L83	N90°00'00"W	18.77'
L84	N90°00'00"W	30.00'
L85	N00°24'04"E	140.08'
L86	S89°35'56"E	10.00'
L87	N00°24'04"E	93.18'
L88	N45°12'02"E	48.70'
L89	N90°00'00"E	198.53'
L90	N00°09'49"E	6.57'
L91	S89°50'11"E	20.00'
L92	S00°09'49"W	6.52'
L93	N90°00'00"E	27.75'

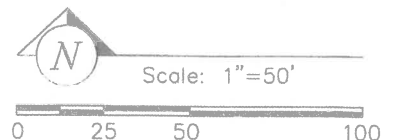
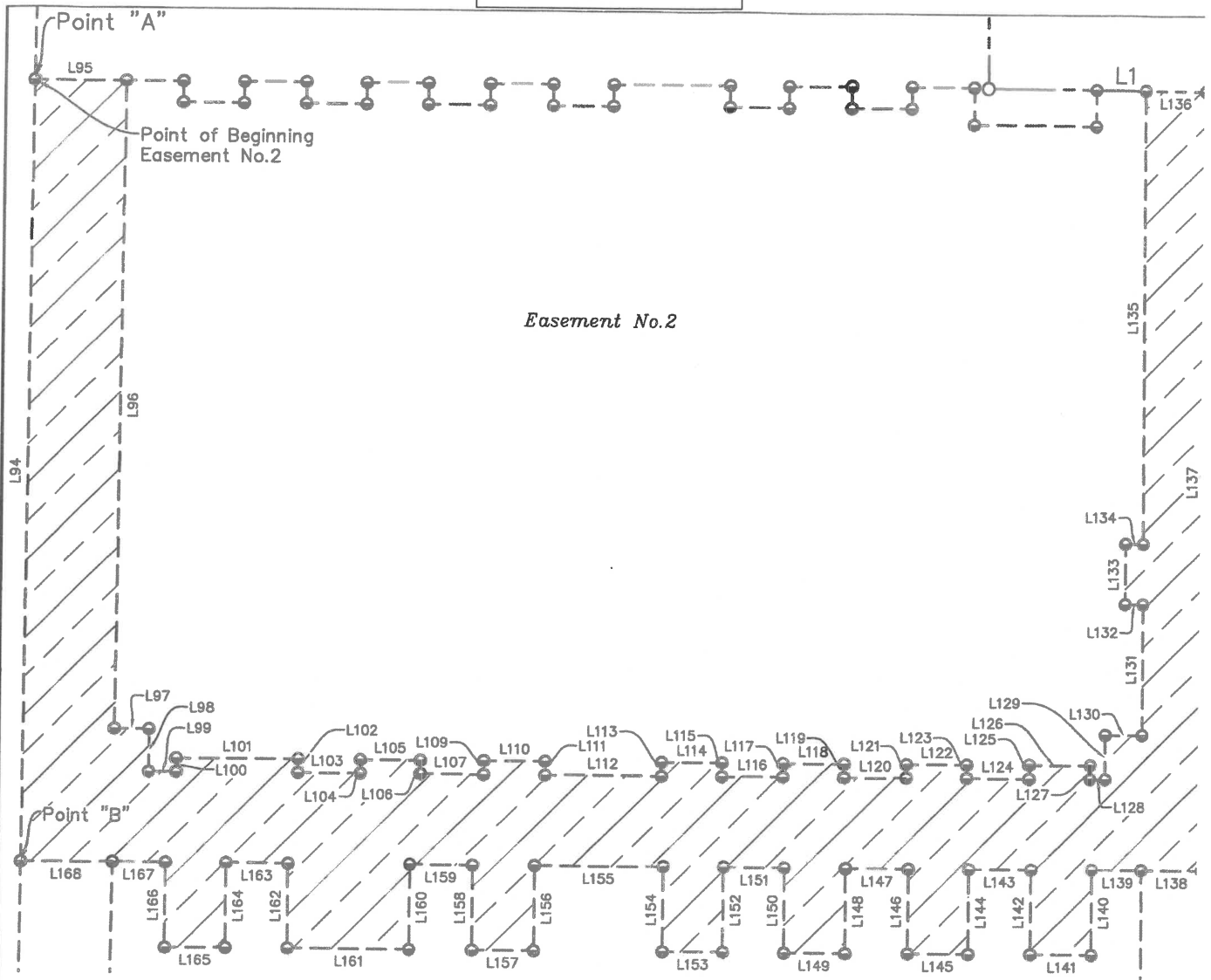


P:\1873 Wells Avenue ALTA Survey 24-249\dwg\Easements\24-249 City of Meridian Water Easement Exhibit.dwg 6/18/2026 11:40:46 AM

Line Tables for Sheet 2

 IDAHO SURVEY GROUP, LLC	9939 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570	Exhibit "B-3" City of Meridian Water and Sewer Easement No.1 Gramercy Townhomes Subdivision		Job No. 24-249
		Located in the NE1/4 of Section 20, T.3N., R.1E., B.M., City of Meridian, Ada County, Idaho.		Sheet No. 3 of 7
				Dwg. Date 6/18/2026

EXHIBIT B-4



Sheet Sheet 5 for Line Tables

IDAHO SURVEY GROUP, LLC

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

Exhibit "B-4"

City of Meridian Water and Sewer Easement No. 2

Gramercy Townhomes Subdivision

Located in the NE1/4 of Section 20,
T.3N., R.1E., B.M., City of Meridian, Ada County, Idaho.

Job No.
24-249

Sheet No.
4 of 7

Dwg. Date
6/18/2026

EXHIBIT B-5

Easement Line Table		
Line	Bearing	Length
L1	S89°35'56"E	90.33'
L94	N00°24'04"E	257.51'
L95	N90°00'00"E	30.00'
L96	S00°24'04"W	213.41'
L97	N90°00'00"E	11.37'
L98	S00°10'49"W	14.10'
L99	N89°59'59"E	8.94'
L100	N00°00'00"E	4.50'
L101	N90°00'00"E	40.29'
L102	S00°00'00"E	4.50'
L103	S89°59'59"E	20.58'
L104	N00°00'00"E	4.50'
L105	N90°00'00"E	20.00'
L106	S00°00'00"E	4.50'
L107	N90°00'00"E	20.58'
L109	N00°00'00"E	4.50'
L110	N90°00'00"E	20.00'
L111	S00°00'00"E	4.50'
L112	N90°00'00"E	38.29'
L113	N00°00'00"E	4.50'
L114	N90°00'00"E	20.00'
L115	S00°00'00"E	4.50'
L116	N90°00'00"E	20.58'
L117	N00°00'00"E	4.50'
L118	N90°00'00"E	20.00'

Easement Line Table		
Line	Bearing	Length
L119	S00°00'00"E	4.50'
L120	N90°00'00"E	20.58'
L121	N00°00'00"E	4.50'
L122	N90°00'00"E	20.00'
L123	S00°00'00"E	4.50'
L124	N90°00'00"E	20.58'
L125	N00°00'00"E	4.50'
L126	N90°00'00"E	20.00'
L127	S00°00'00"E	4.50'
L128	N90°00'00"E	5.09'
L129	N00°13'58"W	14.59'
L130	N89°46'02"E	12.44'
L131	N00°13'58"W	43.14'
L132	S89°46'02"W	6.00'
L133	N00°13'58"W	20.00'
L134	N89°46'02"E	6.00'
L135	N00°13'58"W	149.09'
L136	S89°35'56"E	20.00'
L137	S00°13'58"E	256.73'
L138	S90°00'00"W	20.00'
L139	S90°00'00"W	16.73'
L140	S00°00'00"E	28.00'
L141	N90°00'00"W	20.00'
L142	N00°00'00"E	28.00'
L143	S90°00'00"W	20.58'

Easement Line Table		
Line	Bearing	Length
L144	S00°00'00"E	28.00'
L145	N90°00'00"W	20.00'
L146	N00°00'00"E	28.00'
L147	S90°00'00"W	20.67'
L148	S00°00'00"E	28.00'
L149	N90°00'00"W	20.00'
L150	N00°00'00"E	28.00'
L151	S90°00'00"W	20.50'
L152	S00°00'00"E	28.00'
L153	N90°00'00"W	20.00'
L154	N00°00'00"E	28.00'
L155	S90°00'00"W	42.35'
L156	S00°00'00"E	28.00'
L157	N90°00'00"W	20.00'
L158	N00°00'00"E	28.00'
L159	S90°00'00"W	20.61'
L160	S00°00'00"E	28.00'
L161	N90°00'00"W	40.26'
L162	N00°00'00"E	28.00'
L163	S90°00'00"W	20.53'
L164	S00°00'00"E	28.00'
L165	N90°00'00"W	20.00'
L166	N00°00'00"E	28.00'
L167	S90°00'00"W	17.50'
L168	S90°00'00"W	30.00'

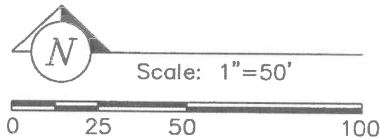
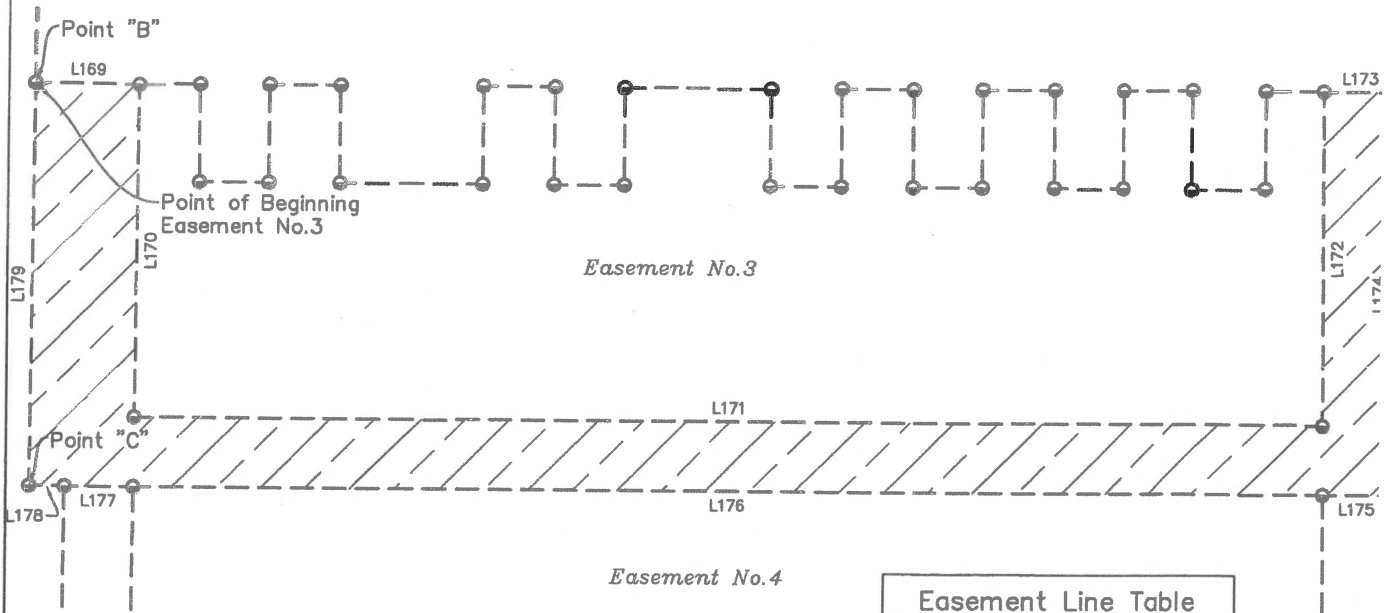


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Line Tables for Sheet 4

 IDAHO SURVEY GROUP, LLC	9939 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570	Exhibit "B-5" City of Meridian Water and Sewer Easement No.2 Gramercy Townhomes Subdivision		Job No. 24-249
		Located in the NE1/4 of Section 20, T.3N., R.1E., B.M., City of Meridian, Ada County, Idaho.		Sheet No. 5 of 7 Dwg. Date 6/18/2026

EXHIBIT B-6



Legend

- Calculated Point
- Found 1/2" Iron Pin
- Found 5/8" Iron Pin
- Section Line
- Property Boundary Line
- City of Meridian Water Easement

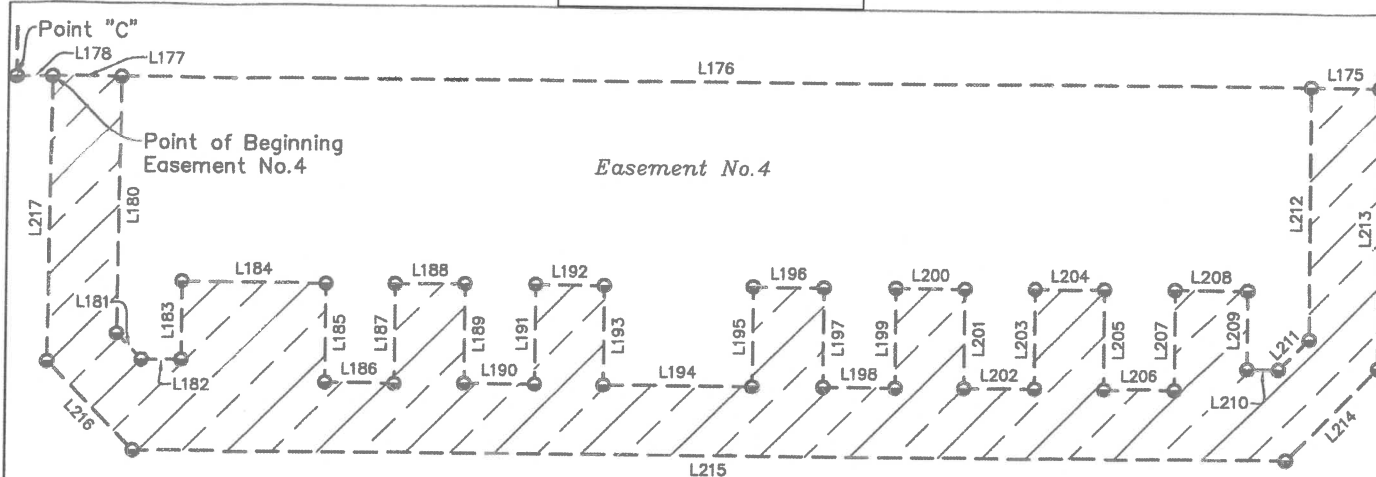
Easement Line Table		
Line	Bearing	Length
L169	N90°00'00"E	30.00'
L170	S00°24'04"W	95.50'
L171	N90°00'00"E	340.79'
L172	N00°13'58"W	95.50'
L173	N90°00'00"E	20.00'
L174	S00°13'58"E	115.49'
L175	S90°00'00"W	20.00'
L176	S90°00'00"W	341.01'
L177	S90°00'00"W	20.00'
L178	S90°00'00"W	10.00'
L179	N00°24'04"E	115.49'



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	IDAHO SURVEY GROUP, LLC 9939 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570	Exhibit "B-6" City of Meridian Water and Sewer Easement No.3 Gramercy Townhomes Subdivision	Job No. 24-249
		Located in the NE1/4 of Section 20, T.3N., R.1E., B.M., City of Meridian, Ada County, Idaho.	Sheet No. 6 of 7 Dwg. Date 6/18/2026

EXHIBIT B-7



N89°35'56"W 420.00'



Scale: 1"=50'

0 25 50 100

Easement Line Table

Line	Bearing	Length
L175	N90°00'00"E	20.00'
L176	N90°00'00"E	341.01'
L177	N90°00'00"E	20.00'
L178	N90°00'00"E	10.00'
L180	S00°24'04"W	73.61'
L181	S44°47'58"E	10.35'
L182	N90°00'00"E	11.42'
L183	N00°00'00"E	22.44'
L184	N90°00'00"E	41.11'
L185	S00°00'00"E	28.50'
L186	N90°00'00"E	19.70'
L187	N00°00'00"E	28.50'
L188	N90°00'00"E	20.00'
L189	S00°00'00"E	28.50'
L190	N90°00'00"E	20.60'
L191	N00°00'00"E	28.50'
L192	N90°00'00"E	20.00'
L193	S00°00'00"E	28.50'
L194	N90°00'00"E	42.38'
L195	N00°00'00"E	28.50'
L196	N90°00'00"E	20.00'

Easement Line Table

Line	Bearing	Length
L197	S00°00'00"E	28.50'
L198	N90°00'00"E	20.58'
L199	N00°00'00"E	28.50'
L200	N90°00'00"E	20.00'
L201	S00°00'00"E	28.50'
L202	N90°00'00"E	20.57'
L203	N00°00'00"E	28.50'
L204	N90°00'00"E	20.00'
L205	S00°00'00"E	28.50'
L206	N90°00'00"E	20.63'
L207	N00°00'00"E	28.50'
L208	N90°00'00"E	20.00'
L209	S00°00'00"E	22.44'
L210	N90°00'00"E	8.82'
L211	N44°53'01"E	12.33'
L212	N00°13'58"W	72.22'
L213	S00°13'58"E	80.45'
L214	S44°53'01"W	37.49'
L215	N90°00'00"W	330.41'
L216	N44°47'58"W	35.54'
L217	N00°24'04"E	81.80'

Legend

- Calculated Point
- Found 1/2" Iron Pin
- Found 5/8" Iron Pin
- Section Line
- Property Boundary Line
- Right of Way Line
- City of Meridian Water Easement



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IDAHO
SURVEY
GROUP, LLC

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

Exhibit "B-7"
City of Meridian Water and Sewer Easement No.4
Gramercy Townhomes Subdivision

Located in the NE1/4 of Section 20,
T.3N., R.1E., B.M., City of Meridian, Ada County, Idaho.

Job No.
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Sheet No
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Dwg. Date
6/18/2021