

Project Name or Subdivision Name:

Centrepont Apartments

Sanitary Sewer & Water Main Easement Number: 2B

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-2026-0142

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement made this 7th day of July 2026 between
MGM MERIDIAN 2 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.

T O HAVE AND T O 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 7-7-2026

Attest by Chris Johnson, City Clerk 7-7-2026

STATE OF IDAHO,)

: ss.

County of Ada)

This record was acknowledged before me on 7-7-2026 (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

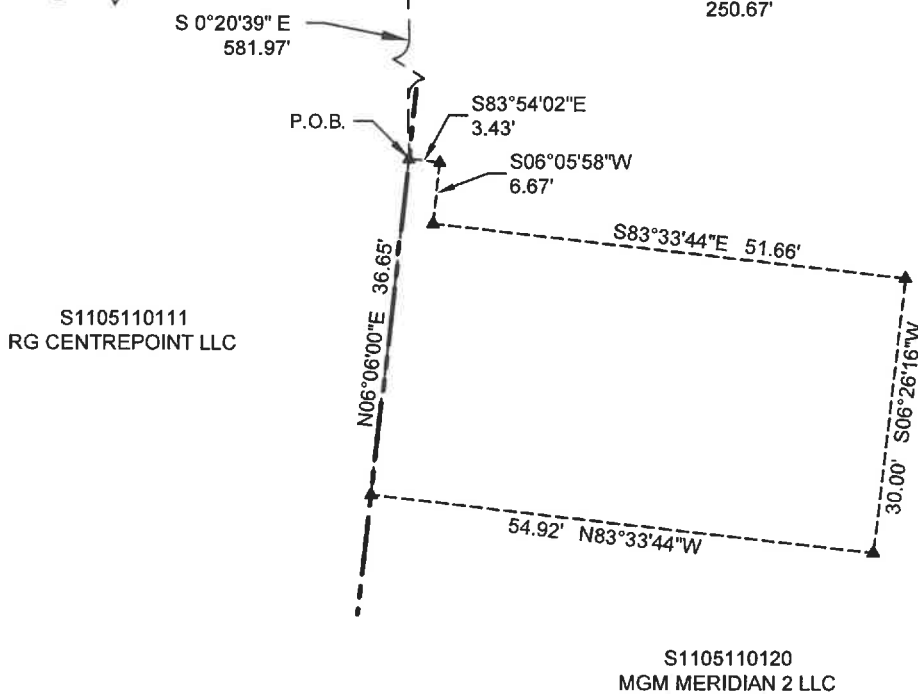
Notary Signature

My Commission Expires: _____

EXHIBIT A & EXHIBIT B

CITY OF MERIDIAN SANITARY SEWER AND WATER MAIN EASEMENT

S 89°39'20" W 2656.46' (BASIS
OF BEARINGS)



LEGAL DESCRIPTION

A CITY OF MERIDIAN SANITARY SEWER AND WATER MAIN EASEMENT
LOCATED IN SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE
MERIDIAN, MERIDIAN CITY, ADA COUNTY, IDAHO MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5 AS
RECORDED BY INSTRUMENT NUMBER 113077810 ON THE RECORDS OF
ADA COUNTY, AND RUNNING THENCE SOUTH 89°39'20" WEST 250.67
FEET ALONG THE NORTH SECTION LINE OF SAID SECTION 5, THENCE
SOUTH 0°20'39" EAST 581.97 FEET, TO THE POINT OF BEGINNING;

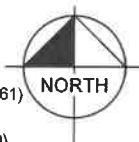
THENCE SOUTH 83°54'02" EAST 3.43 FEET;
THENCE SOUTH 6°05'58" WEST 6.67 FEET;
THENCE SOUTH 83°33'44" EAST 51.66 FEET;
THENCE SOUTH 6°26'16" WEST 30.00 FEET;
THENCE NORTH 83°33'44" WEST 54.92 FEET;
THENCE NORTH 6°06'00" EAST 36.65 FEET, TO THE POINT OF
BEGINNING.

CONTAINS 1,673 SQUARE FEET OR 0.038 ACRES



LEGEND

— — — — —	SECTION LINE
- - - - -	EASEMENT LINE
- - - - -	TIE LINE
- - - - -	PROPERTY LINE
▲	CALCULATED POINT
P.O.B.	POINT OF BEGINNING
●	N 1/4 COR OF SEC 5, T3N, R1E, B.M. (CP&F 2015-053361)
■	NORTHEAST COR SEC 5 T3N, R1E, B.M. (CP&F 113077810)



		DIAMOND LAND SURVEYING	
Scale 1" = 20'	Drawn by SDD	Checked by NW	Date 05/13/2026
Project No. 21-305		Sheet No. 1 OF 1	