

Project Name or Subdivision Name:

Sewer Main Ext. (LDIR-2025-0056) - C. Barton

Sanitary Sewer & Water Main Easement Number: 01
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-2026-0068

SANITARY SEWER EASEMENT

THIS Easement Agreement made this ____ day of _____ 20__ between
Corey Barton ("Grantor") and the City of Meridian, an Idaho
Municipal Corporation ("Grantee");

WHEREAS, the Grantor desires to provide a sanitary sewer right-of-way across the premises and property hereinafter particularly bounded and described; and

WHEREAS, the sanitary sewer 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 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 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.

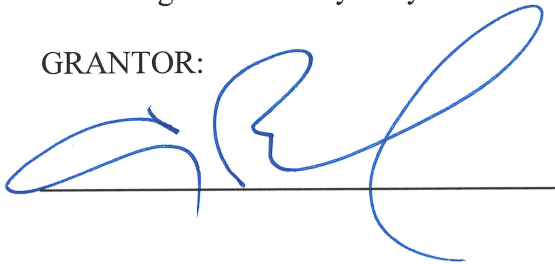
THE GRANTOR covenants and agrees with the Grantee that should any part of the right-of- way and easement hereby granted shall become part of, or lie within the boundaries of any public street, then, to such extent, such right-of-way and easement hereby granted which lies within such boundary thereof 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:



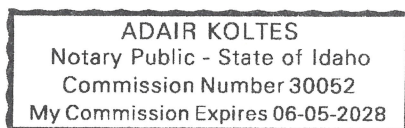
STATE OF IDAHO)

) ss

County of Ada)

This record was acknowledged before me on March 11, 2026 (date) by Corey Barton
(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




Notary Signature
My Commission Expires: 6-05-2028

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: _____

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Exhibit A
Sanitary Sewer Easement
December 4, 2025

A portion of the North 1/2 of the Northeast 1/4 of Section 36, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the Section corner common to Sections 25 and 36, T.3N., R.1W., B.M., and Sections 30 and 31, T.3N., R.1E., B.M., from which the 1/4 corner common to said Sections 25 and 36 bears North 89°04'30" West, 2,636.87 feet; thence on the north boundary line of said Section 36, North 89°04'30" West, 894.39 feet to west boundary line of Parcel 3 as conveyed by Special Warranty Deed's recorded as Instrument No.'s 2018-038869, 2018-038870 and 2018-038871, records of Ada County, Idaho thence leaving said north boundary line on said west boundary line, South 00°35'47" West, 789.15 feet to the **POINT OF BEGINNING**;

thence continuing South 00°35'47" West, 423.77 feet;

thence leaving said west boundary line, North 89°22'22" West, 20.00 feet;

thence North 00°35'47" East, 395.07 feet;

thence North 85°28'41" West, 92.57 feet;

thence North 73°38'52" West, 82.09 feet;

thence North 75°26'25" West, 298.24 feet;

thence North 11°47'08" East, 2.50 feet;

thence North 80°59'19" West, 218.43 feet;

thence South 69°55'43" West, 27.32 feet to the easterly boundary line of a parcel of land as conveyed by a Warranty Deed, recorded as Instrument No. 2021-182575, records of Ada County, Idaho;

thence on said easterly boundary line, North 26°33'19" West, 25.16 feet;

thence leaving said easterly boundary line, North 69°55'43" East, 36.65 feet;

thence South 80°59'19" East, 226.12 feet;

thence North 11°47'08" East, 2.50 feet;

thence South 75°26'25" East, 300.16 feet;



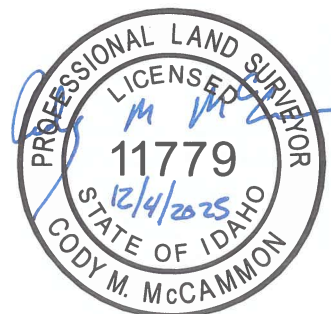
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thence South 73°38'52" East, 79.45 feet;

thence South 85°28'41" East, 107.45 feet to the **POINT OF BEGINNING**.

Containing 28,944 square feet or 0.664 acres, more or less.

End of Description.



Basis of Bearings

N89°04'30"W 2636.87'

W. Amity Rd.

1742.47'

1/4 S.25 S.36

S.25 S.36 S.30 S.31
R.1E. R.1W.
894.39'

S. Meridian Rd.

Sunset Properties Management LLC

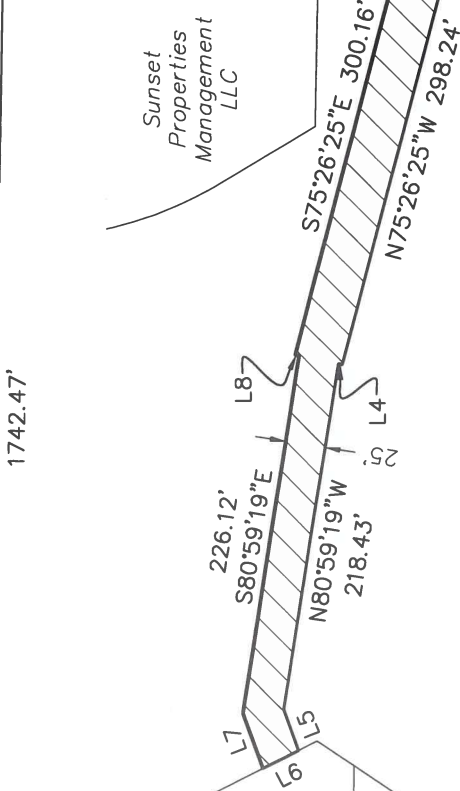
Stonehill Church Inc

Endurance Holdings LLC

Corey Barton

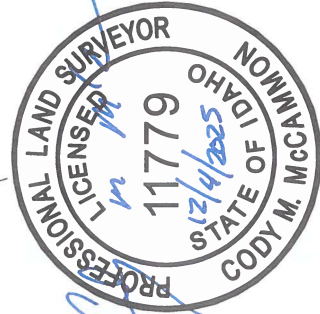
GRHH Amity LLC

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Line Table		
Line	Bearing	Length
L6	N26°33'19"W	25.16'
L7	N69°55'43"E	36.65'
L8	N11°47'08"E	2.50'
L9	S73°38'52"E	79.45'
L10	S85°28'41"E	107.45'

Line Table		
Line	Bearing	Length
L1	N89°22'22"W	20.00'
L2	N85°28'41"W	92.57'
L3	N73°38'52"W	82.09'
L4	N11°47'08"E	2.50'
L5	S69°55'43"W	27.32'



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IDAHO
SURVEY
GROUP, LLC

9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

Exhibit B

Sanitary Sewer Easement

A portion of the N1/2 of the NE1/4 of Section 36,
T.3N., R.1W., B.M., Ada County, Idaho.

Job No.
24-042
Sheet No.
1
Dwg. Date
12/4/2025

