

Project Name or Subdivision Name:

Burnside Ridge Estates No. 1

Water Main Easement Number: A

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-2026-0021

WATER MAIN EASEMENT

THIS Easement Agreement made this 24th day of February 2026 between THE LOST RIVER, LLC ("Grantor") and the City of Meridian, an Idaho Municipal Corporation ("Grantee");

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

WHEREAS , the water main 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 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 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.

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

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: _____

Legal Description
City of Meridian Water Easement
Burnside Ridge Estates Subdivision No. 1
Exhibit A

An easement being over a portion of the NE1/4 of Section 26, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at an Aluminum Cap monument marking the northwest corner of said NE1/4, from which an Aluminum Cap monument marking the northeast corner of said NE1/4 bears S 89°06'48" E a distance of 2655.70 feet;

Thence along the northerly boundary of said NE ¼ S 89°06'48" E a distance of 1125.37 feet to a point;

Thence leaving said northerly boundary S 0°53'12" W a distance of 1049.03 feet to the **POINT OF BEGINNING**;

Thence S 55°42'20" E a distance of 33.54 feet to a point;

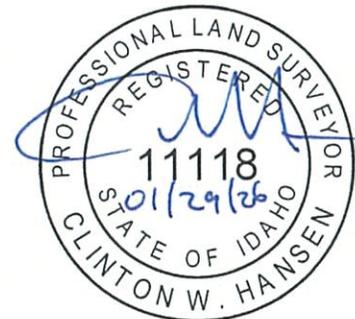
Thence a distance of 20.01 feet along the arc of a 712.00 foot radius non-tangent curve right, said curve having a central angle of 1°36'37" and a long chord bearing S 32°22'57" W a distance of 20.01 feet to a point;

Thence N 55°42'20" W a distance of 33.51 feet to a point;

Thence N 32°17'17" E a distance of 20.01 feet to the **POINT OF BEGINNING**.

Said easement contains 671 square feet and is subject to any other easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
January 29, 2026

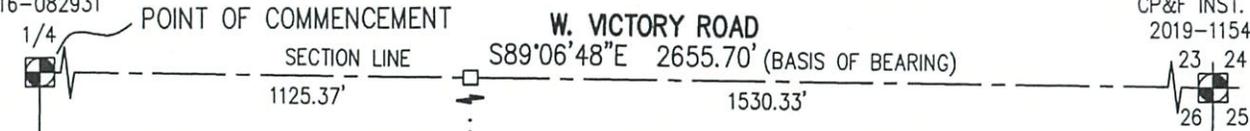


CITY OF MERIDIAN WATER EASEMENT BURNSIDE RIDGE ESTATES SUBDIVISION NO. 1

LOCATED IN THE NE 1/4 OF SECTION 26, T3N, R1W, BM, CITY OF MERIDIAN, ADA COUNTY, IDAHO
EXHIBIT B

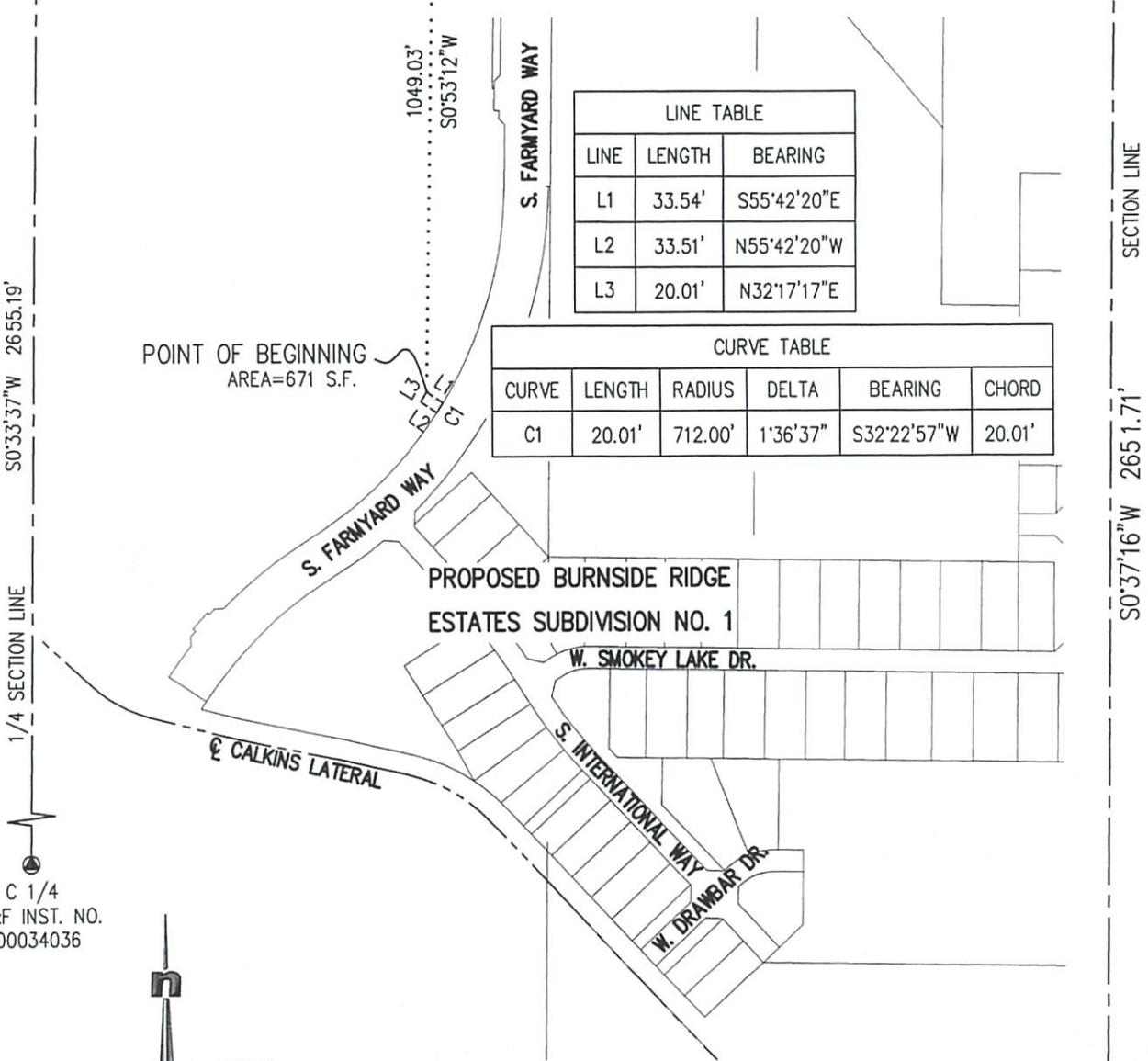
CP&F INST. NO.
2016-082931

CP&F INST. NO.
2019-115457



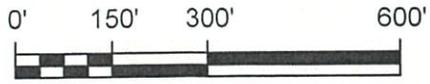
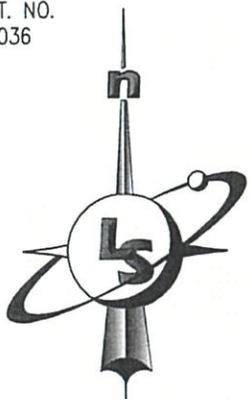
LINE TABLE		
LINE	LENGTH	BEARING
L1	33.54'	S55°42'20"E
L2	33.51'	N55°42'20"W
L3	20.01'	N32°17'17"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	20.01'	712.00'	1°36'37"	S32°22'57"W	20.01'



C 1/4
CP&F INST. NO.
100034036

CP&F INST. NO.
2025-054801



LandSolutions

Land Surveying and Consulting

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