

Project Name or Subdivision Name:

Burnside Ridge Estates No. 1

Sanitary Sewer & Water Main Easement Number: A,B,C

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-2026-0022

SANITARY SEWER 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 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.

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 Sewer Easements
Burnside Ridge Estates Subdivision No. 1
Exhibit A

Easements being over portions 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:

EASEMENT A

A strip of land being 20.00 feet in width, right of and adjacent to the following described easement line:

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 1058.41 feet to a point;

Thence leaving said northerly boundary S 0°53'12" W a distance of 550.03 feet to the **BEGINNING POINT** of said easement line;

Thence S 89°06'38" E a distance of 178.77 feet to the **ENDING POINT** of said easement line;

Said Easement A contains 3,577 square feet (0.082 acres) and is subject to any other easements existing or in use.

EASEMENT B

A strip of land being 20.00 feet in width, right of and adjacent to the following described easement line:

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 1723.23 feet to a point;

Thence leaving said northerly boundary S 0°53'12" W a distance of 1994.95 feet to the **BEGINNING POINT** of said easement line;

Thence S 43°01'54" E a distance of 107.59 feet to the **ENDING POINT** of said easement line;

Said Easement B contains 2,421 square feet (0.056 acres) and is subject to any other easements existing or in use.

EASEMENT C

A strip of land being 20.00 feet in width, right of and adjacent to the following described easement line:

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 2058.35 feet to a point;

Thence leaving said northerly boundary S 0°53'12" W a distance of 1514.69 feet to the **BEGINNING POINT** of said easement line;

Thence S 0°50'44" W a distance of 339.06 feet to a point;

Thence N 89°09'16" W a distance of 285.97 feet to the **ENDING POINT** of said easement line;

Said Easement C contains 12,101 square feet (0.278 acres) and is subject to any other easements existing or in use.

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

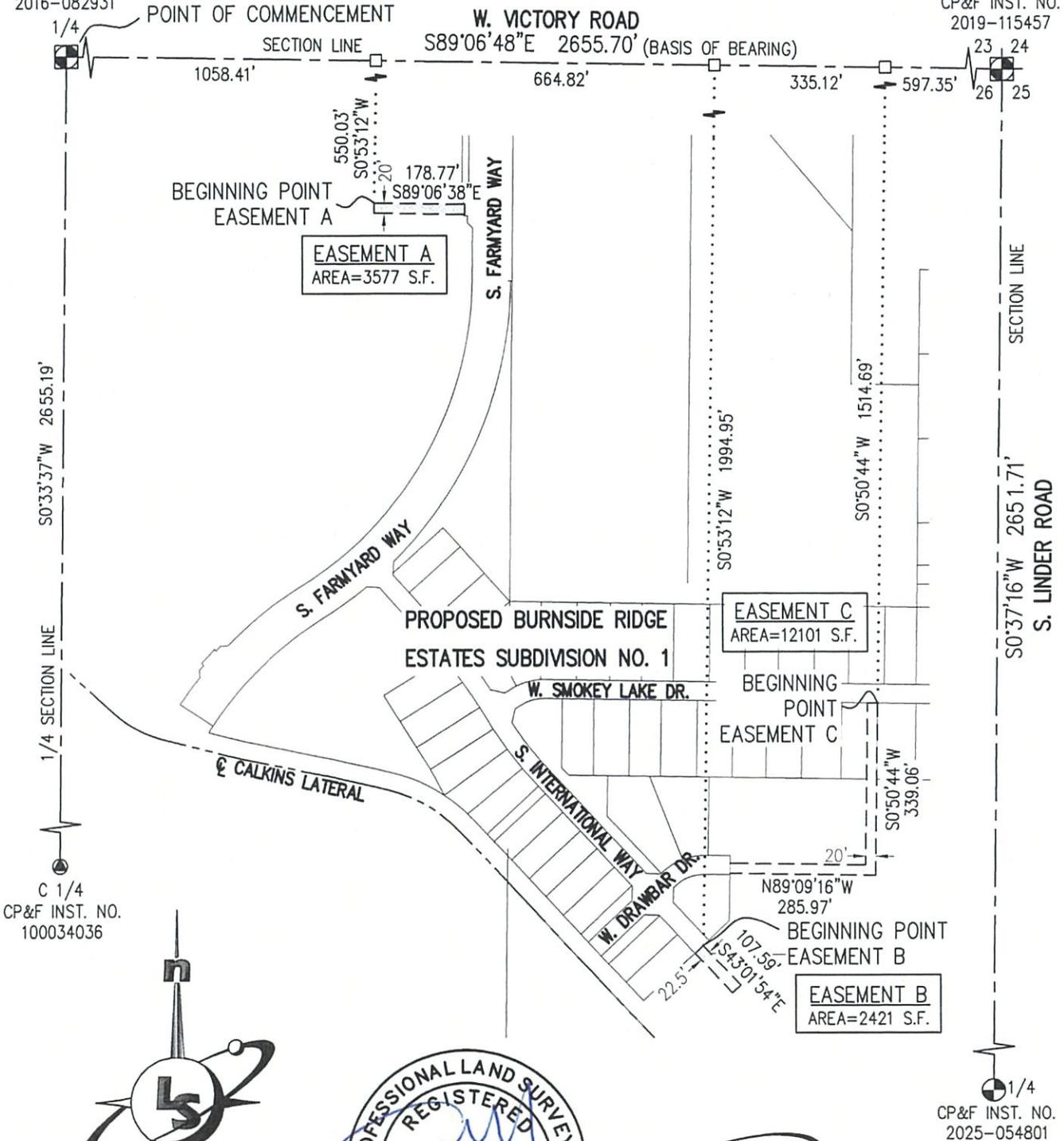


CITY OF MERIDIAN SEWER EASEMENT BURNSIDE RIDGE ESTATES SUBDIVISION NO. 1

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

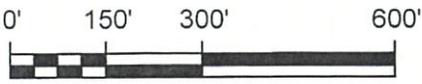
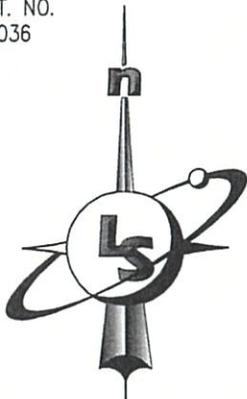
CP&F INST. NO.
2016-082931

CP&F INST. NO.
2019-115457



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

1/4
CP&F INST. NO.
2025-054801



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