

Project Name or Subdivision Name:

Grand Mogul Sewer/Water Main Easement

Sanitary Sewer & Water Main Easement Number: 1

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-2026-0157

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement made this ____ day of _____ 20__ between
Endurance Holdings 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

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: _____

Exhibit A
City of Meridian Sewer and Water Easement
July 10, 2026

A portion of the Southeast 1/4 of the Northwest 1/4 of Section 15, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the Center 1/4 corner of said Section 15 from which the Center-North 1/16 corner of said Section 15 bears North 00°36'37" East, 1328.96 feet; thence on the east boundary of the Southeast 1/4 of the Northwest 1/4 of said Section 15, North 00°36'37" East, 34.50 feet to the north right-of-way of West Grand Mogul Drive and the **POINT OF BEGINNING**;

thence leaving said east boundary on said north right-of-way, North 89°14'48" West, 32.00 feet;

thence leaving said north right-of-way, North 00°36'37" East, 1,060.79 feet;

thence North 20°00'22" West, 69.67 feet;

thence North 56°59'56" West, 175.41 feet;

thence North 00°44'46" East, 74.90 feet to the north boundary of the Southeast 1/4 of the Northwest 1/4 of said Section 15, coincident with the south boundary of Baraya Subdivision No. 5 as filed in 121 of Plats at Pages 18930 through 18934, records of Ada County, Idaho;

thence on said north boundary, South 89°15'14" East, 31.01 feet;

thence leaving said north boundary, South 00°44'46" West, 59.00 feet;

thence South 56°59'56" East, 167.70 feet;

thence South 20°00'22" East, 90.85 feet to the east boundary of the Southeast 1/4 of the Northwest 1/4 of said Section 15;

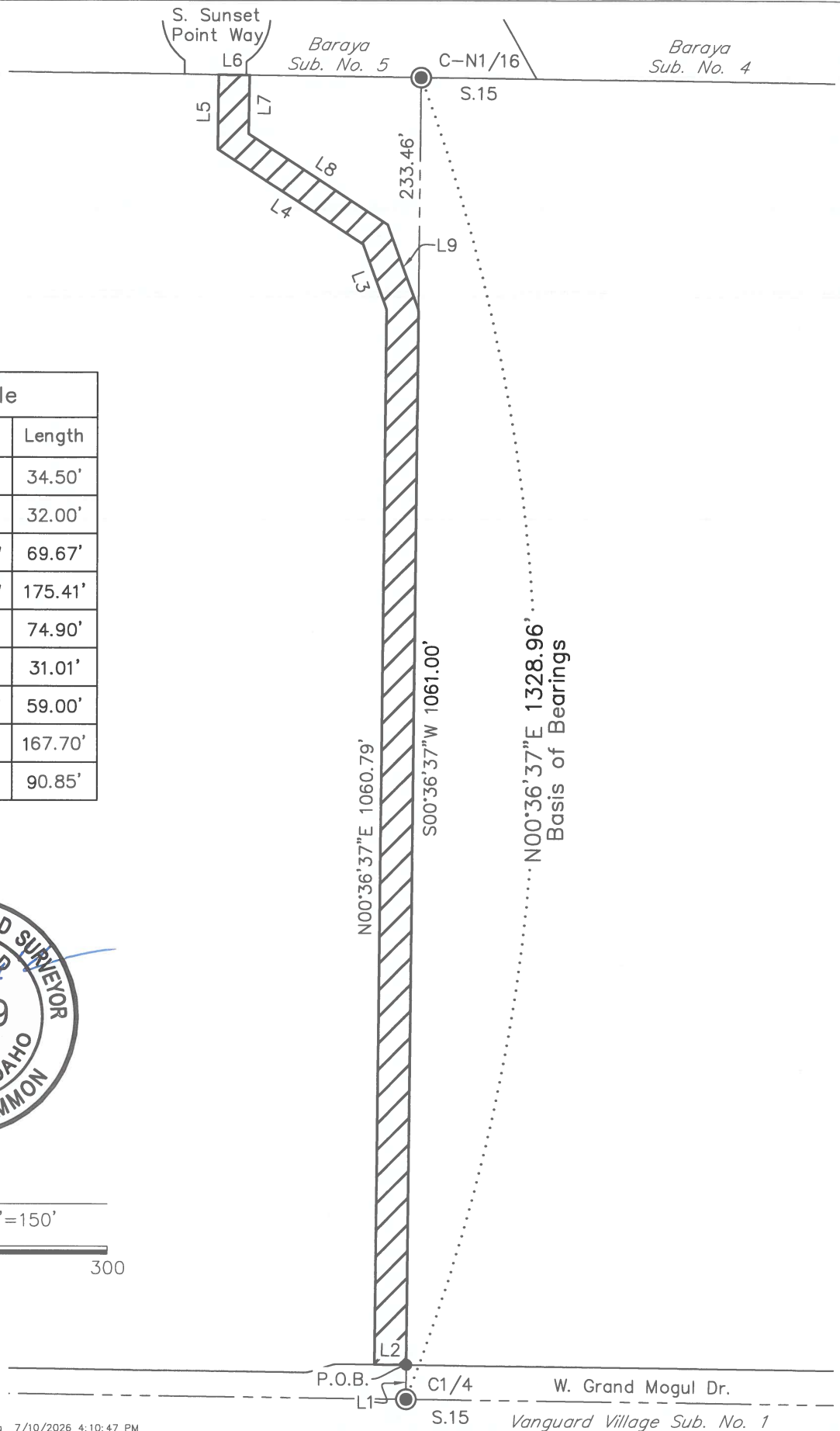
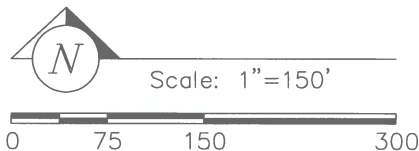
thence on said east boundary, South 00°36'37" West, 1,061.00 feet to the **POINT OF BEGINNING**.

Containing 43,579 square feet or 1.000 acres, more or less.

End of Description.



Line Table		
Line	Bearing	Length
L1	N00°36'37"E	34.50'
L2	N89°14'48"W	32.00'
L3	N20°00'22"W	69.67'
L4	N56°59'56"W	175.41'
L5	N00°44'46"E	74.90'
L6	S89°15'14"E	31.01'
L7	S00°44'46"W	59.00'
L8	S56°59'56"E	167.70'
L9	S20°00'22"E	90.85'



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**IDAHO
SURVEY
GROUP, LLC**

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

**Exhibit B
City of Meridian Sewer
and Water Easement**

A portion of the SE1/4 of the NW1/4 of Section 15,
T.3N., R.1W., B.M., City of Meridian, Ada County, Idaho.

Job No.
23-258

Sheet No.
1

Dwg. Date
7/10/2026

Exhibit A
City of Meridian Sewer and Water Easements
June 20, 2026

A portion of the Southeast 1/4 of the Northwest 1/4 of Section 15, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

Easement 1

Commencing at the Center-West 1/16 corner of said Section 15 from which the Center 1/4 corner of said Section 15 bears South 89°14'48" East, 1322.78 feet; thence on the south boundary of the Southeast 1/4 of the Northwest 1/4 of said Section 15, South 89°14'48" East, 33.93 feet; thence leaving said south boundary line, North 01°14'11" East, 37.43 feet to the **POINT OF BEGINNING**;

thence continuing North 01°14'11" East, 25.76 feet;

thence South 88°45'49" East, 20.00 feet;

thence South 01°14'11" West, 25.76 feet to the north right-of-way line of W. Grand Mogul Drive;

thence on said north right-of-way line, 20.00 feet on the arc of a non-tangent curve to the left having a radius of 4,061.83 feet, a central angle of 00°16'56", and a long chord which bears North 88°45'49" West, 20.00 feet to the **POINT OF BEGINNING**.

Containing 515 square feet, more or less.

AND

Easement 2

Commencing at the Center-West 1/16 corner of said Section 15 from which the Center 1/4 corner of said Section 15 bears South 89°14'48" East, 1322.78 feet; thence on the south boundary of the Southeast 1/4 of the Northwest 1/4 of said Section 15, South 89°14'48" East, 760.85 feet; thence leaving said south boundary line, North 00°45'12" East, 25.50 feet to the **POINT OF BEGINNING**;

thence continuing North 00°45'12" East, 24.02 feet;

thence South 89°14'48" East, 20.00 feet;

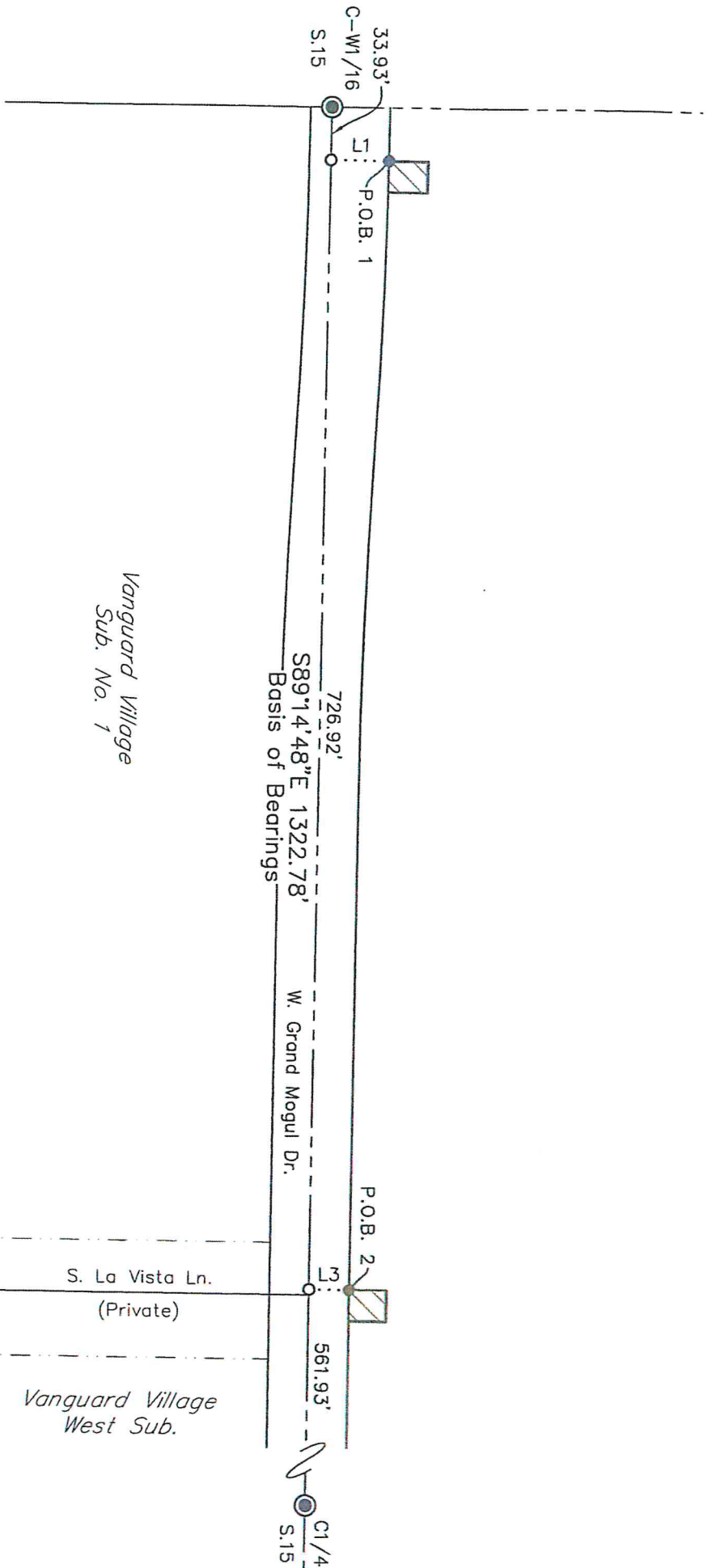
thence South 00°45'12" West, 24.02 feet to the north right-of-way line of W. Grand Mogul Drive;

thence on said north right-of-way line, North 89°14'48" West, 20.00 feet to the **POINT OF BEGINNING**.

Containing 480 square feet, more or less.

End of Description.





Scale: 1" = 200'



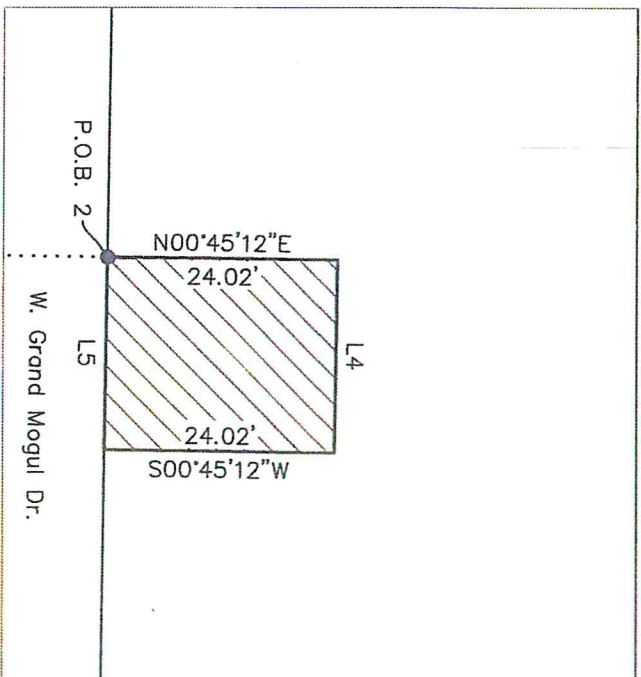
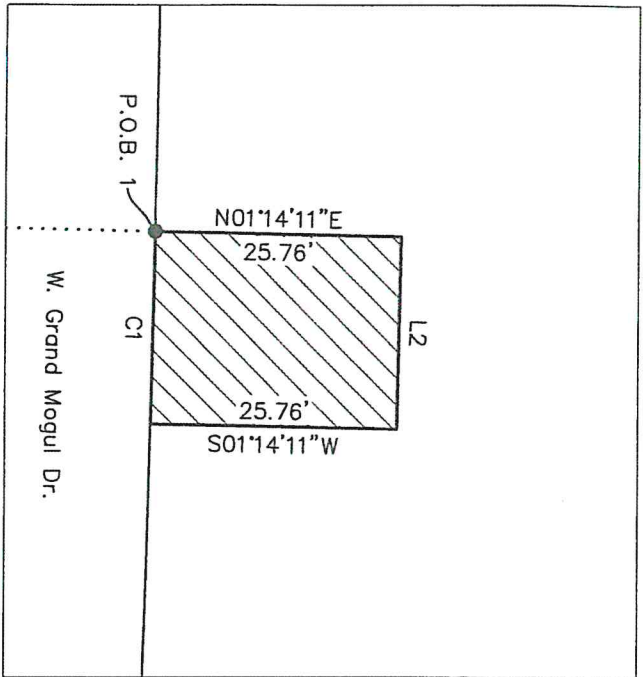
Line Table		
Line	Bearing	Length
L1	N01°14'11"E	37.43'
L3	N00°45'12"E	25.50'

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IDAHO SURVEY GROUP, LLC
9039 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 946-8570

Exhibit B
City of Meridian Sewer and Water Easements
A portion of the SE1/4 of the NW1/4 of Section 15, T.3N., R.1W., B.M., City of Meridian, Ada County, Idaho.

Job No.
23-258
Sheet No.
1 of 2
Dwg. Date
6/20/2026



Curve Table				
Curve	Length	Radius	Delta	Chord Bearing
C1	20.00'	4061.83'	0°16'56"	N88°45'49"W
				20.00'

Line Table		
Line	Bearing	Length
L2	S88°45'49"E	20.00'
L4	S89°14'48"E	20.00'
L5	N89°14'48"W	20.00'



Scale: 1" = 20'



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Job No. 23-258
 Sheet No. 2 of 2
 Dwg. Date 6/20/2026