

Project Name or Subdivision Name:

Burnside Ridge Estates No. 2

Sanitary Sewer & 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-2026-0025

SANITARY SEWER EASEMENT

THIS Easement Agreement made this ____ day of _____ 20__ between
TRUST 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 Easement
Burnside Ridge Estates Subdivision No. 2
Exhibit A

Easement being over portions of the E1/2 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

Commencing at an Aluminum Cap monument marking the northeast corner of said E1/2 of the NE1/4, from which an Aluminum Cap monument marking the southeast corner of said E1/2 of the NE1/4 bears S 0°37'16" W a distance of 2651.71 feet;

Thence S 18°40'05" W a distance of 1949.37 feet to the **POINT OF BEGINNING**;

Thence S 0°36'23" W a distance of 154.05 feet to a point;

Thence N 89°08'46" W a distance of 1.37 feet to a point;

Thence S 0°52'07" W a distance of 136.70 feet to a point;

Thence N 89°07'53" W a distance of 7.52 feet to the beginning of a tangential curve;

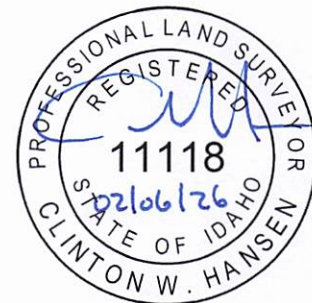
Thence a distance of 12.57 along the arc of a 118.50 foot radius curve left, said curve having a central angle of 6°04'35" and a long chord bearing S 87°49'49" W a distance of 12.56 feet to a point;

Thence N 0°52'07" E a distance of 291.41 feet to a point;

Thence S 89°09'16" E a distance of 20.73 feet to the **POINT OF BEGINNING**.

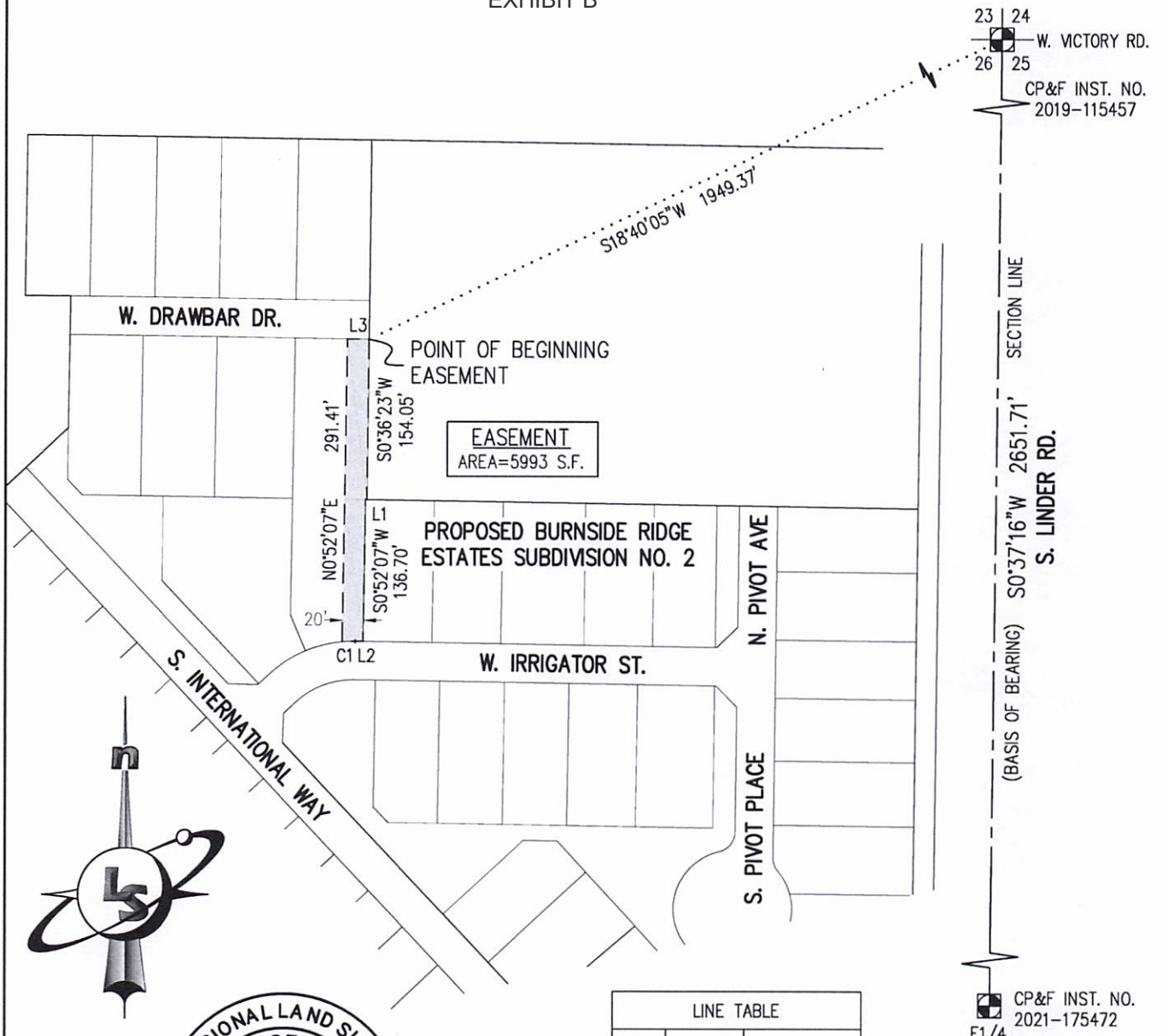
Said Easement contains 5,993 square feet (0.138 acres) and is subject to any other easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
REVISED: February 2, 2026



BURNSIDE RIDGE ESTATES SUBDIVISION NO. 2 CITY OF MERIDIAN SEWER EASEMENTS - EXHIBIT

LOCATED IN THE E1/2 OF THE NE 1/4 OF SECTION 26, T3N, R1W, BM, CITY OF MERIDIAN, ADA COUNTY, IDAHO
EXHIBIT B

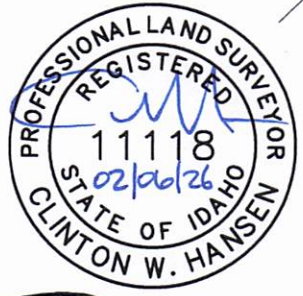


EASEMENT
AREA=5993 S.F.

PROPOSED BURNSIDE RIDGE
ESTATES SUBDIVISION NO. 2

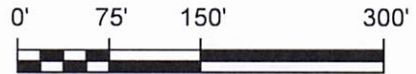
LINE TABLE		
LINE	LENGTH	BEARING
L1	1.37'	N89°08'46"W
L2	7.52'	N89°07'53"W
L3	20.73'	S89°09'16"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	12.57'	118.50'	6°04'35"	S87°49'49"W	12.56'



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CP&F INST. NO.
2021-175472
E1/4