

Project Name or Subdivision Name:

Briar Ridge Sub No. 1 Sewer and Water Ea:

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 **ESMT-2026-0094**
Record Number: _____

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement made this 28th day of April 2026 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.

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: Endurance Holdings LLC
by Member: Corey Barton

STATE OF IDAHO)

) ss

County of Ada)

This record was acknowledged before me on April 8, 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 Endurance Holdings LLC (name of entity on behalf of whom record was executed), in the following representative capacity: Member (type of authority such as officer or trustee)

Notary Stamp Below

ADAIR KOLTES
Notary Public - State of Idaho
Commission Number 30052
My Commission Expires 06-05-2028

Notary Signature

My Commission Expires: 6-05-2028

GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor 4-28-2026

Attest by Chris Johnson, City Clerk 4-28-2026

STATE OF IDAHO,)
 : ss.
County of Ada)

This record was acknowledged before me on 4-28-2026 (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 Easement
April 7, 2026

Portions of the Northeast 1/4 of the Southeast 1/4 of Section 36, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho being more particularly described as follows:

Easement 'A'

Commencing at the East 1/4 corner of said Section 36 from which the Southeast corner of said Section 36 bears South 00°05'08" East, 2,669.88 feet; thence South 70°24'06" West, 637.39 feet to the **POINT OF BEGINNING**;

thence North 89°21'32" West, 124.38 feet;

thence North 00°38'28" East, 20.00 feet;

thence South 89°21'32" East, 113.98 feet;

thence North 00°38'28" East, 12.50 feet;

thence South 89°21'32" East, 10.40 feet;

thence South 00°38'28" West, 32.50 feet to the **POINT OF BEGINNING**.

Containing 2,618 square feet or 0.060 acres, more or less.

AND

Easement 'B'

Commencing at the East 1/4 corner of said Section 36 from which the Southeast corner of said Section 36 bears South 00°05'08" East, 2,669.88 feet; thence South 36°54'01" West, 986.67 feet to the **POINT OF BEGINNING**;

thence South 00°47'35" West, 14.50 feet;

thence South 44°12'25" East, 7.78 feet;

thence North 89°12'25" West, 228.87 feet;

thence North 00°47'35" East, 20.00 feet;

thence South 89°12'25" East, 223.37 feet to the **POINT OF BEGINNING**.

Containing 4,483 square feet or 0.103 acres, more or less.

AND



Easement 'C'

Commencing at the East 1/4 corner of said Section 36 from which the Southeast corner of said Section 36 bears South 00°05'08" East, 2,669.88 feet; thence South 32°57'18" West, 1,092.23 feet to the **POINT OF BEGINNING**;

thence South 00°44'19" West, 20.00 feet;

thence North 89°15'41" West, 157.12 feet;

thence North 00°44'19" East, 20.00 feet;

thence South 89°15'41" East, 157.12 feet to the **POINT OF BEGINNING**.

Containing 3,142 square feet or 0.072 acres, more or less.

AND

Easement 'D'

Commencing at the East 1/4 corner of said Section 36 from which the Southeast corner of said Section 36 bears South 00°05'08" East, 2,669.88 feet; thence South 27°01'33" West, 1,076.93 feet to the **POINT OF BEGINNING**;

thence South 00°47'35" West, 318.44 feet;

thence South 89°54'52" West, 22.00 feet;

thence North 00°47'35" East, 323.75 feet;

thence South 44°20'20" East, 7.05 feet;

thence South 89°12'25" East, 17.00 feet to the **POINT OF BEGINNING**.

Containing 7,022 square feet or 0.161 acres, more or less.

AND

Easement 'E'

Commencing at the East 1/4 corner of said Section 36 from which the Southeast corner of said Section 36 bears South 00°05'08" East, 2,669.88 feet; thence South 14°31'09" West, 994.46 feet to the **POINT OF BEGINNING**;

thence South 00°05'08" East, 319.17 feet;

thence South 89°54'52" West, 24.00 feet;

thence North 00°05'08" West, 324.53 feet;



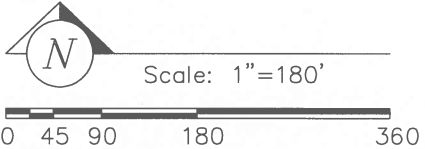
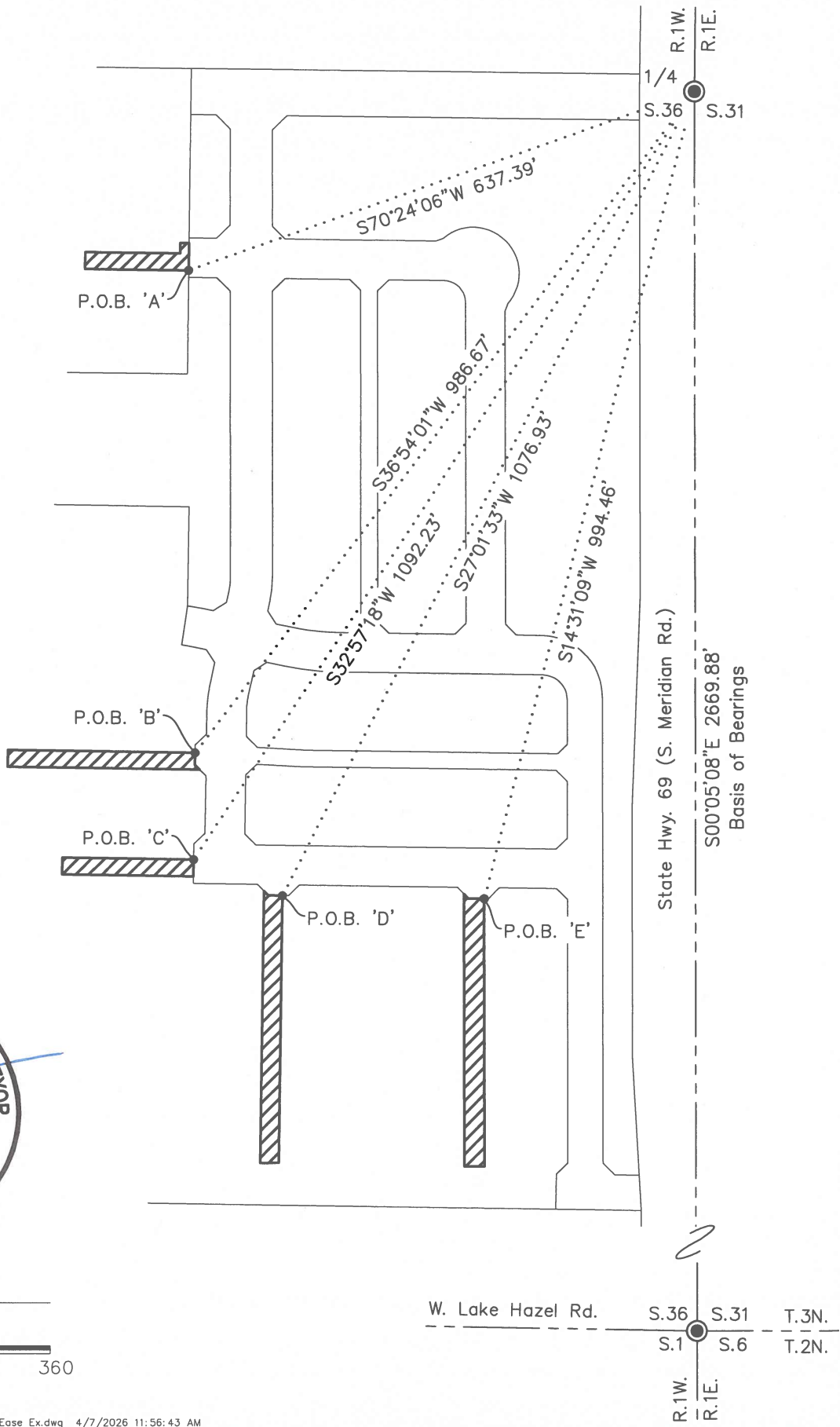
thence South 43°07'55" East, 7.33 feet;

thence North 89°54'52" East, 19.00 feet to the **POINT OF BEGINNING**.

Containing 7,674 square feet or 0.176 acres, more or less.

End of Description.





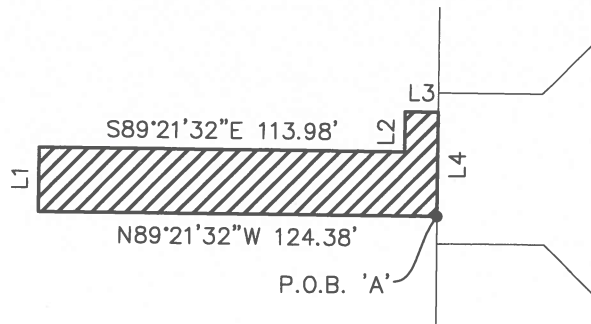
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ISG IDAHO SURVEY GROUP, LLC
 9939 W. EMERALD ST.
 BOISE, IDAHO 83704
 (208) 846-8570

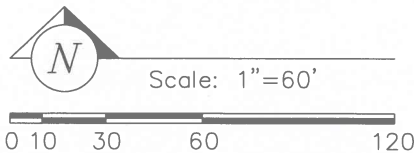
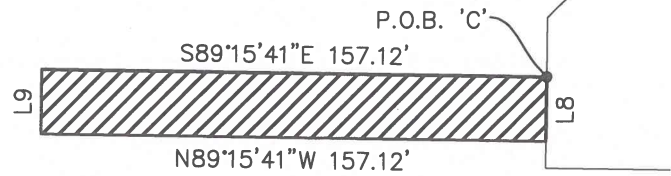
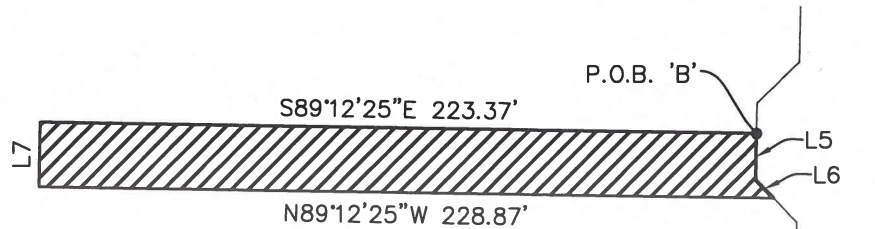
Exhibit B
City of Meridian Easement
 Briar Ridge Subdivision No. 1

Portions of the NE1/4 of the SE1/4 of Section 35,
 T.3N., R.1W., B.M., City of Meridian, Ada County, Idaho.

Job No. 17-345
Sheet No. 1 of 3
Dwg. Date 4/7/2026



Line Table		
Line	Bearing	Length
L1	N00°38'28"E	20.00'
L2	N00°38'28"E	12.50'
L3	S89°21'32"E	10.40'
L4	S00°38'28"W	32.50'
L5	S00°47'35"W	14.50'
L6	S44°12'25"E	7.78'
L7	N00°47'35"E	20.00'
L8	S00°44'19"W	20.00'
L9	N00°44'19"E	20.00'



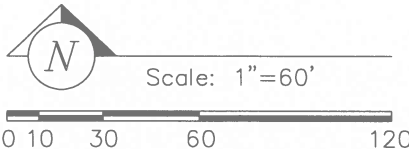
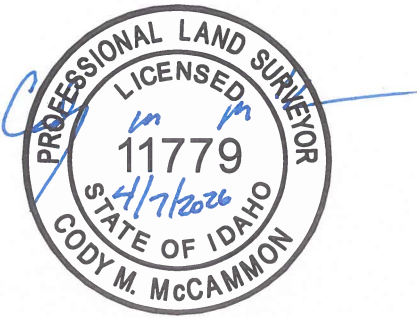
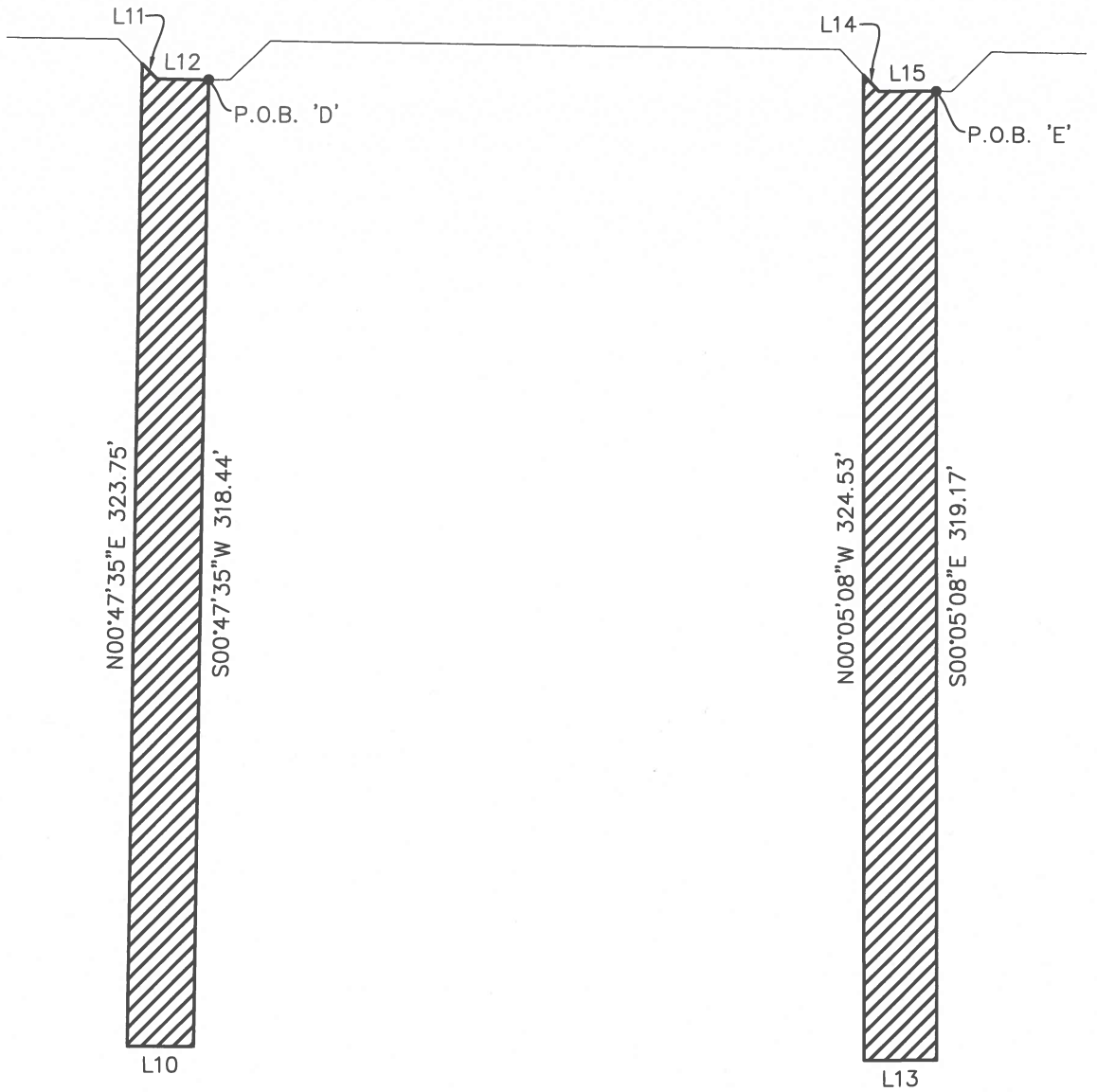
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ISG
IDAHO SURVEY GROUP, LLC
 9939 W. EMERALD ST.
 BOISE, IDAHO 83704
 (208) 846-8570

Exhibit B
City of Meridian Easement
 Briar Ridge Subdivision No. 1

Portions of the NE1/4 of the SE1/4 of Section 35,
 T.3N., R.1W., B.M., City of Meridian, Ada County, Idaho.

Job No. 17-345
Sheet No. 2 of 3
Dwg. Date 4/7/2026



Line Table		
Line	Bearing	Length
L10	S89°54'52"W	22.00'
L11	S44°20'20"E	7.05'
L12	S89°12'25"E	17.00'
L13	S89°54'52"W	24.00'
L14	S43°07'55"E	7.33'
L15	N89°54'52"E	19.00'

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<p>IDAHO SURVEY GROUP, LLC</p> <p>9939 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570</p>	<p>Exhibit B</p> <p>City of Meridian Easement</p> <p>Briar Ridge Subdivision No. 1</p>	<p>Job No. 17-345</p>
	<p>Portions of the NE1/4 of the SE1/4 of Section 35, T.3N., R.1W., B.M., City of Meridian, Ada County, Idaho.</p>	<p>Sheet No. 3 of 3</p> <p>Dwg. Date 4/7/2026</p>