

Project Name or Subdivision Name:

Southridge South Subdivision Phase 2

Sanitary Sewer & Water Main Easement Number: 6

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-2025-0168

### **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: \_\_\_\_\_



Date: November 19, 2025

Project No.: 121172

EXHIBIT A

SOUTHRIDGE SOUTH SUBDIVISION PHASE 2  
SEWER & WATER EASEMENT DESCRIPTION

Sewer & Water Easement No. 1

An easement located in the North One Half of Section 23, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the North One Quarter Corner of Section 23 of said Township 3 North, Range 1 West, (from which point the Northwest Corner of said Section 23 bears North 89° 14' 56" West, 2652.36 feet distant);

Thence from said North One Quarter Corner of Section 23, South 02° 19' 30" East, a distance of 1823.02 feet to the POINT OF BEGINNING-1;

Thence South 58° 12' 25" East, a distance of 147.52 feet to a point of curve;

Thence 353.92 feet on the arc of a curve to the right, having a radius of 197.48 feet, a central angle of 102° 41' 02", and whose chord bears South 79° 08' 10" East, a distance of 308.42 feet;

Thence South 27° 47' 39" East, a distance of 75.50 feet to a point of curve;

Thence 136.55 feet on the arc of a curve to the right, having a radius of 125.00 feet, a central angle of 62° 35' 21", and whose chord bears South 03° 30' 02" West, a distance of 129.86 feet to a point of non-tangent reverse curve;

Thence 105.00 feet on the arc of a curve to the left, having a radius of 355.38 feet, a central angle of 16° 55' 43", and whose chord bears South 26° 19' 51" West, a distance of 104.62 feet;

Thence South 89° 26' 51" West, a distance of 52.34 feet to a point of curve;

Thence 136.32 feet on the arc of a curve to the right, having a radius of 405.38 feet, a central angle of 19° 16' 01", and whose chord bears North 25° 09' 42" East, a distance of 135.68 feet to a point of non-tangent reverse curvature;

Thence 81.93 feet on the arc of a curve to the left, having a radius of 75.00 feet, a central angle of 62° 35' 21", and whose chord bears North 03° 30' 02" East, a distance of 77.92 feet;

Thence North 27° 47' 39" West, a distance of 75.50 feet to a point of curve;

Thence 377.50 feet on the arc of a curve to the left, having a radius of 147.48 feet, a central angle of 146° 39' 30", and whose chord bears South 78° 52' 36" West, a distance of 282.57 feet;

Thence South 05° 32' 51" West, a distance of 202.67 feet;

Thence North 88° 18' 35" West, a distance of 50.11 feet;

Thence North 05° 32' 51" East, a distance of 206.04 feet to a point of curve;

Thence 130.88 feet on the arc of a curve to the right, having a radius of 197.48 feet, a central angle of 37° 58' 19", and whose chord bears North 24° 32' 00" East, a distance of 128.50 feet;

Thence North 58° 12' 25" West, a distance of 145.66 feet to a point of curve;

Thence 20.29 feet on the arc of a curve to the right, having a radius of 439.45 feet, a central angle of 02° 38' 43", and whose chord bears North 41° 26' 25" East, a distance of 20.29 feet to the POINT OF BEGINNING.

**TOGETHER WITH:**

Sewer & Water Easement No. 2

An easement located in the North One Half of Section 23, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the North One Quarter Corner of Section 23 of said Township 3 North, Range 1 West, (from which point the Northwest Corner of said Section 23 bears North 89° 14' 56" West, 2652.36 feet distant);

Thence from said North One Quarter Corner of Section 23, South 10° 28' 15" East, a distance of 2372.77 feet to the POINT OF BEGINNING-2;

Thence South 83° 15' 02" East, a distance of 30.15 feet;

Thence South 00° 57' 19" West, a distance of 23.00 feet;

Thence North 89° 02' 41" West, a distance of 30.00 feet;

Thence North 00° 57' 19" East, a distance of 26.04 feet to the POINT OF BEGINNING.

**TOGETHER WITH:**

Sewer & Water Easement No. 3

An easement located in the North One Half of Section 23, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the North One Quarter Corner of Section 23 of said Township 3 North, Range 1 West, (from which point the Northwest Corner of said Section 23 bears North 89°14'56" West, 2652.36 feet distant);

Thence from said North One Quarter Corner of Section 23, South 02° 51' 08" East, a distance of 2329.14 feet to the POINT OF BEGINNING-3;

Thence South 86° 07' 34" East, a distance of 30.04 feet;

Thence South 00° 57' 19" West, a distance of 24.02 feet;

Thence North 89° 02' 41" West, a distance of 30.00 feet;

Thence North 00° 57' 19" East, a distance of 25.55 feet to the POINT OF BEGINNING.

**TOGETHER WITH:**

Sewer & Water Easement No. 4

An easement located in the North One Half of Section 23, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the North One Quarter Corner of Section 23 of said Township 3 North, Range 1 West, (from which point the Northwest Corner of said Section 23 bears North 89°14'56" West, 2652.36 feet distant);

Thence from said North One Quarter Corner of Section 23, South 03° 01' 19" West, a distance of 2279.01 feet to the POINT OF BEGINNING-4;

Thence South 18° 53' 42" West, a distance of 13.54 feet;

Thence North 71° 06' 18" West, a distance of 50.00 feet;

Thence North 18° 53' 42" East, a distance of 17.40 feet;

Thence South 66° 41' 37" East, a distance of 50.15 feet to the POINT OF BEGINNING.

**TOGETHER WITH:**

Sewer & Water Easement No. 5

An easement located in the North One Half of Section 23, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the North One Quarter Corner of Section 23 of said Township 3 North, Range 1 West, (from which point the Northwest Corner of said Section 23 bears North 89°14'56" West, 2652.36 feet distant);

Thence from said North One Quarter Corner of Section 23, South 14° 42' 01" West, a distance of 2159.20 feet to the POINT OF BEGINNING-5;

Thence 13.95 feet on the arc of a curve to the right, having a radius of 2025.00 feet, a central angle of 00° 23' 41", and whose chord bears South 35° 56' 47" West, a distance of 13.95 feet;

Thence North 53° 59' 51" West, a distance of 25.56 feet;

Thence South 35° 36' 45" West, a distance of 54.25 feet;

Thence North 52° 26' 38" West, a distance of 25.62 feet to a point of curve;

Thence 5.00 feet on the arc of a curve to the right, having a radius of 225.00 feet, a central angle of 01° 16' 24", and whose chord bears North 36° 55' 10" East, a distance of 5.00 feet to a point of non-tangent reverse curve;

Thence 49.44 feet on the arc of a curve to the left, having a radius of 1975.00 feet, a central angle of 01° 26' 04", and whose chord bears North 36° 50' 20" East, a distance of 49.44 feet;

Thence South 68° 39' 08" East, a distance of 51.67 feet to the POINT OF BEGINNING.

**TOGETHER WITH:**

Sewer & Water Easement No. 6

An easement located in the North One Half of Section 23, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the North One Quarter Corner of Section 23 of said Township 3 North, Range 1 West, (from which point the Northwest Corner of said Section 23 bears North 89°14'56" West, 2652.36 feet distant);

Thence from said North One Quarter Corner of Section 23, South  $21^{\circ} 42' 21''$  West, a distance of 2083.18 feet to the POINT OF BEGINNING-6;

Thence 17.95 feet on the arc of a curve to the right, having a radius of 1744.50 feet, a central angle of  $00^{\circ} 35' 22''$ , and whose chord bears South  $35^{\circ} 07' 43''$  West, a distance of 17.95 feet;

Thence North  $54^{\circ} 54' 31''$  West, a distance of 50.05 feet to a point of curvature;

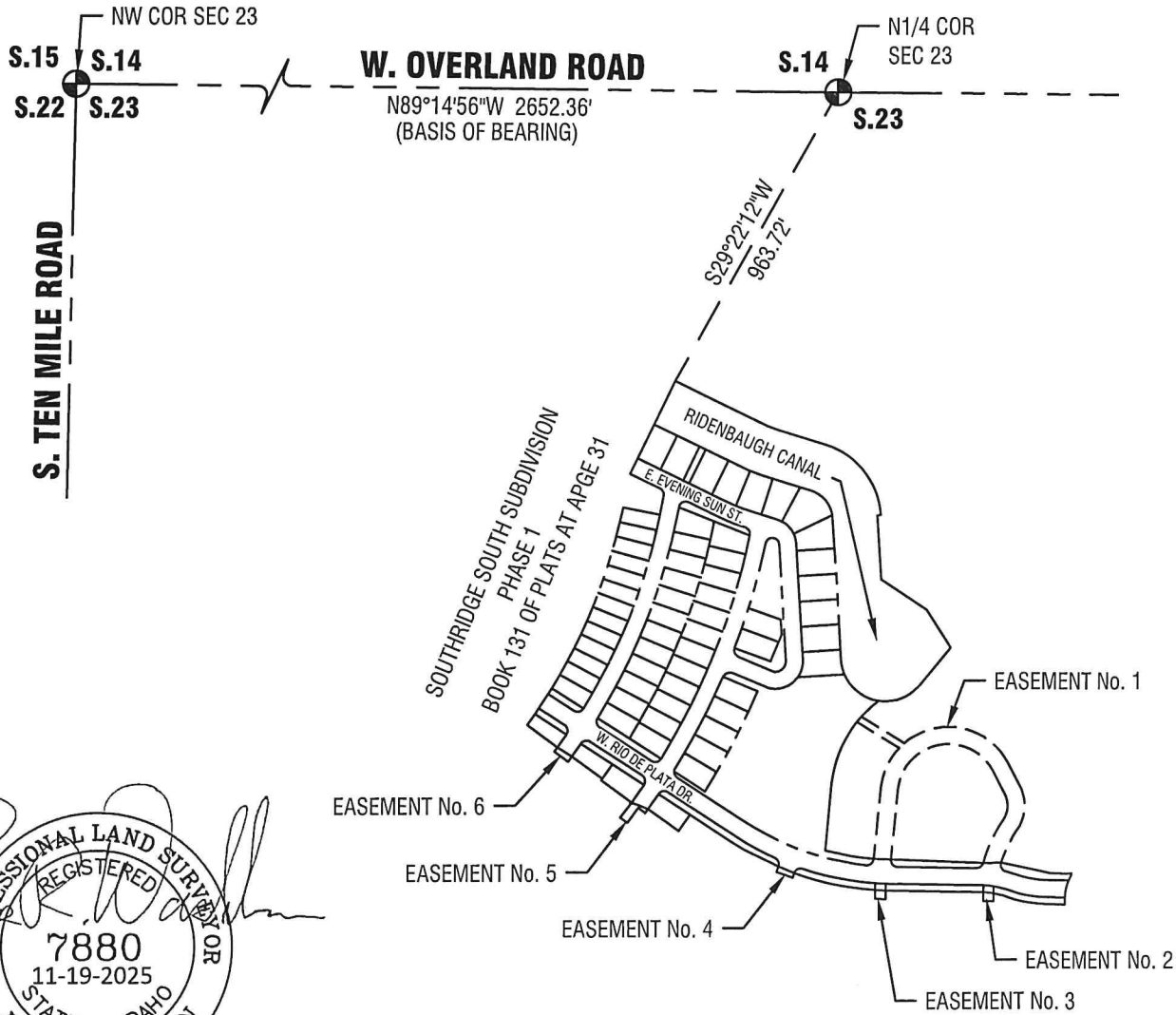
Thence 15.68 feet on the arc of a curve to the left, having a radius of 1739.03 feet, a central angle of  $00^{\circ} 31' 00''$ , and whose chord bears North  $35^{\circ} 09' 49''$  East, a distance of 15.68 feet;

Thence South  $57^{\circ} 30' 19''$  East, a distance of 50.09 feet to the POINT OF BEGINNING.

PREPARED BY:  
The Land Group, Inc.

James R. Washburn





**Exhibit "B"**

Horizontal Scale: 1" = 500'

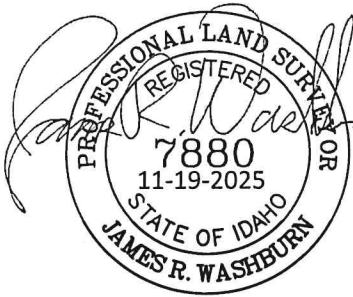
Project No.: 121172  
Date of Issuance: November 19, 2025



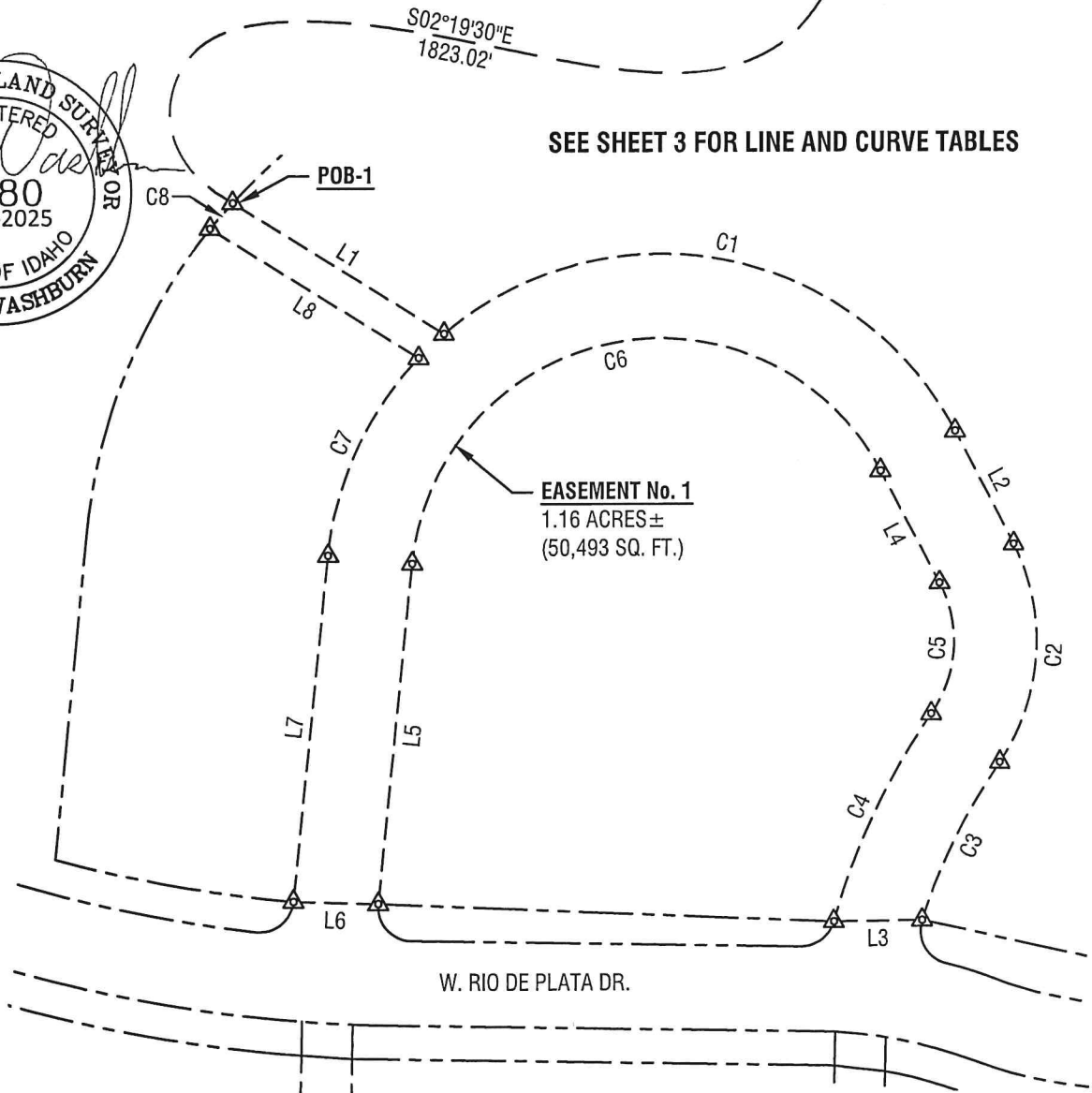
# **Sewer & Water Easements** **Southridge South Subdivision Phase 2** **City of Meridian**

**1 of 8**





SEE SHEET 3 FOR LINE AND CURVE TABLES



W. RIO DE PLATA DR.



**Exhibit "B"**

Horizontal Scale: 1" = 100'



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**Sewer & Water Easements  
Southridge South Subdivision Phase 2  
City of Meridian**

# LINE AND CURVE TABLES FOR EASEMENT No. 1

Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	353.92'	197.48'	102°41'02"	S79°08'10"E	308.42'
C2	136.55'	125.00'	62°35'21"	S03°30'02"W	129.86'
C3	105.00'	355.38'	16°55'43"	S26°19'51"W	104.62'
C4	136.32'	405.38'	19°16'01"	N25°09'42"E	135.68'
C5	81.93'	75.00'	62°35'21"	N03°30'02"E	77.92'
C6	377.50'	147.48'	146°39'30"	S78°52'36"W	282.57'
C7	130.88'	197.48'	37°58'19"	N24°32'00"E	128.50'
C8	20.29'	439.45'	2°38'43"	S41°26'25"W	20.29'

Line Table		
LINE	BEARING	LENGTH
L1	S58°12'25"E	147.52'
L2	S27°47'39"E	75.50'
L3	S89°26'51"W	52.34'
L4	N27°47'39"W	75.50'
L5	S05°32'51"W	202.67'
L6	N88°18'35"W	50.11'
L7	N05°32'51"E	206.04'
L8	N58°12'25"W	145.66'



**Exhibit "B"**

Horizontal Scale: 1" = 100'



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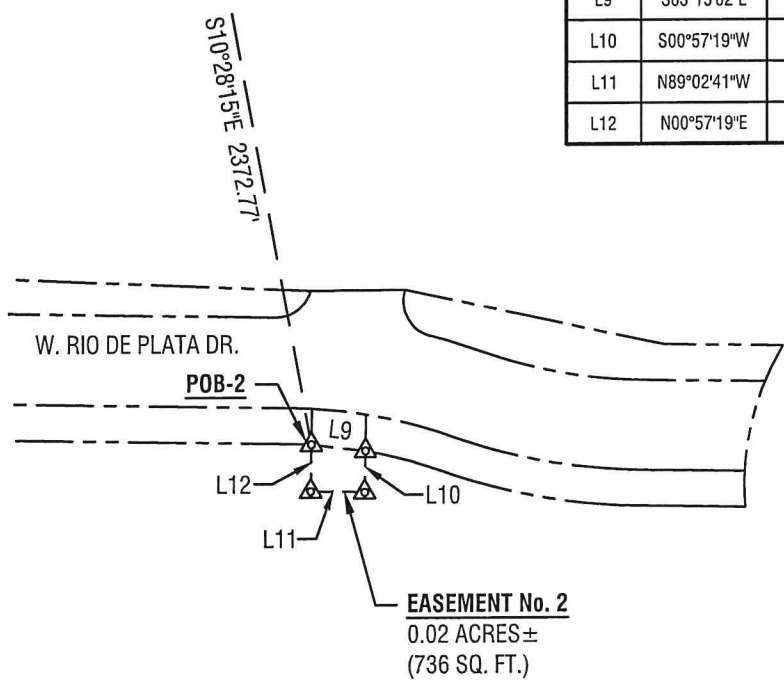


**Sewer & Water Easements  
Southridge South Subdivision Phase 2  
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Line Table		
LINE	BEARING	LENGTH
L9	S83°15'02\"E	30.15'
L10	S00°57'19\"W	23.00'
L11	N89°02'41\"W	30.00'
L12	N00°57'19\"E	26.04'



**Exhibit "B"**

Horizontal Scale: 1" = 100'



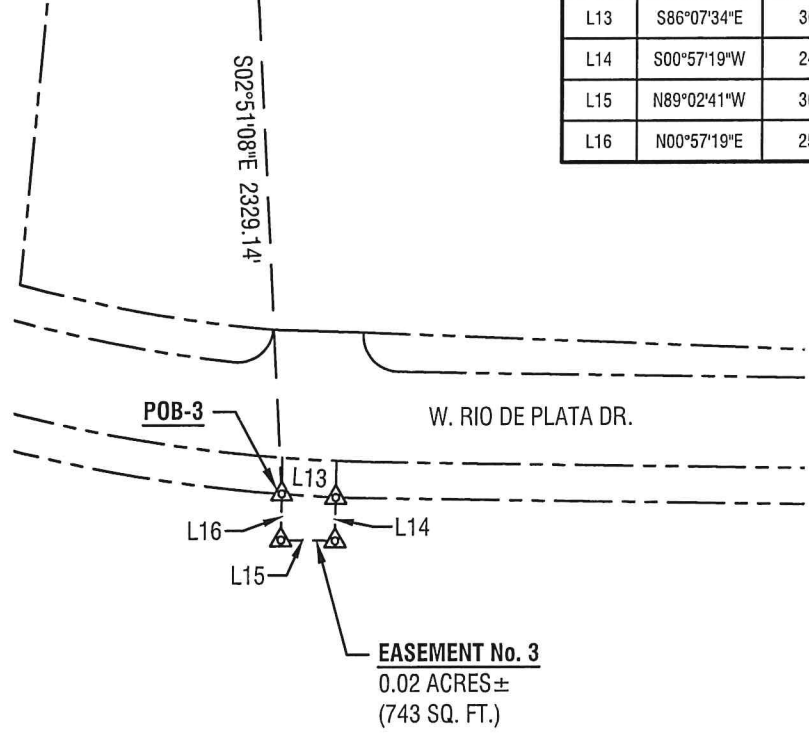
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# **Sewer & Water Easements** **Southridge South Subdivision Phase 2** **City of Meridian**

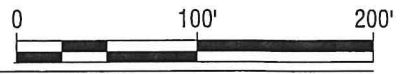


Line Table		
LINE	BEARING	LENGTH
L13	S86°07'34\"E	30.04'
L14	S00°57'19\"W	24.02'
L15	N89°02'41\"W	30.00'
L16	N00°57'19\"E	25.55'



**Exhibit "B"**

Horizontal Scale: 1" = 100'

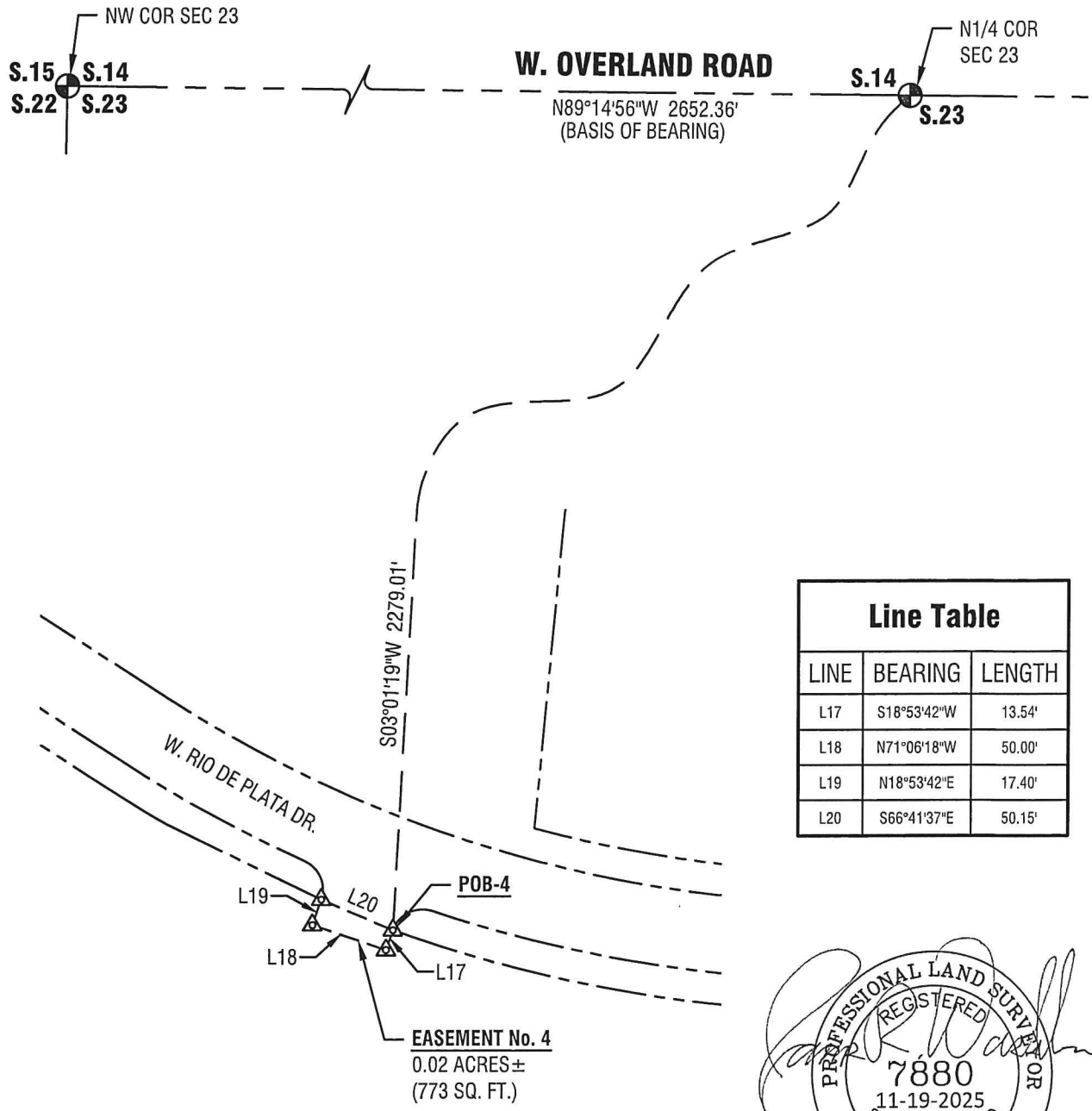


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Southridge South Subdivision Phase 2  
City of Meridian**

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of  
5**

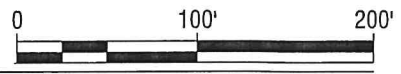


Line Table		
LINE	BEARING	LENGTH
L17	S18°53'42\"W	13.54'
L18	N71°06'18\"W	50.00'
L19	N18°53'42\"E	17.40'
L20	S66°41'37\"E	50.15'



**Exhibit "B"**

Horizontal Scale: 1" = 100'

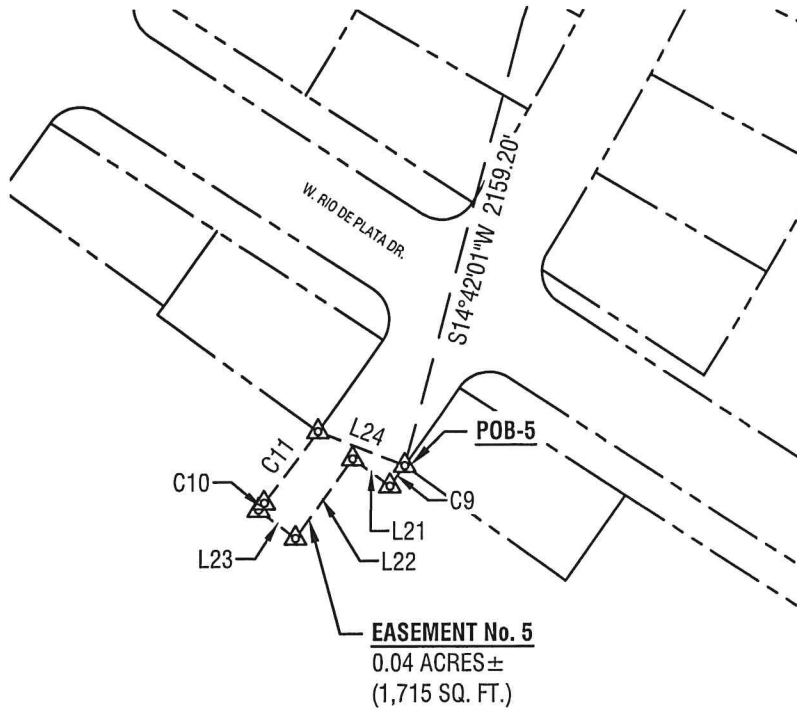


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**Sewer & Water Easements  
Southridge South Subdivision Phase 2  
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Line Table		
LINE	BEARING	LENGTH
L21	N53°59'51\"W	25.56'
L22	S35°36'45\"W	54.25'
L23	N52°26'38\"W	25.62'
L24	S68°39'08\"E	51.67'

Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C9	13.95'	2,025.00'	0°23'41\"	S35°56'47\"W	13.95'
C10	5.00'	225.00'	1°16'24\"	N36°55'10\"E	5.00'
C11	49.44'	1,975.00'	1°26'04\"	N36°50'20\"E	49.44'



## Exhibit "B"

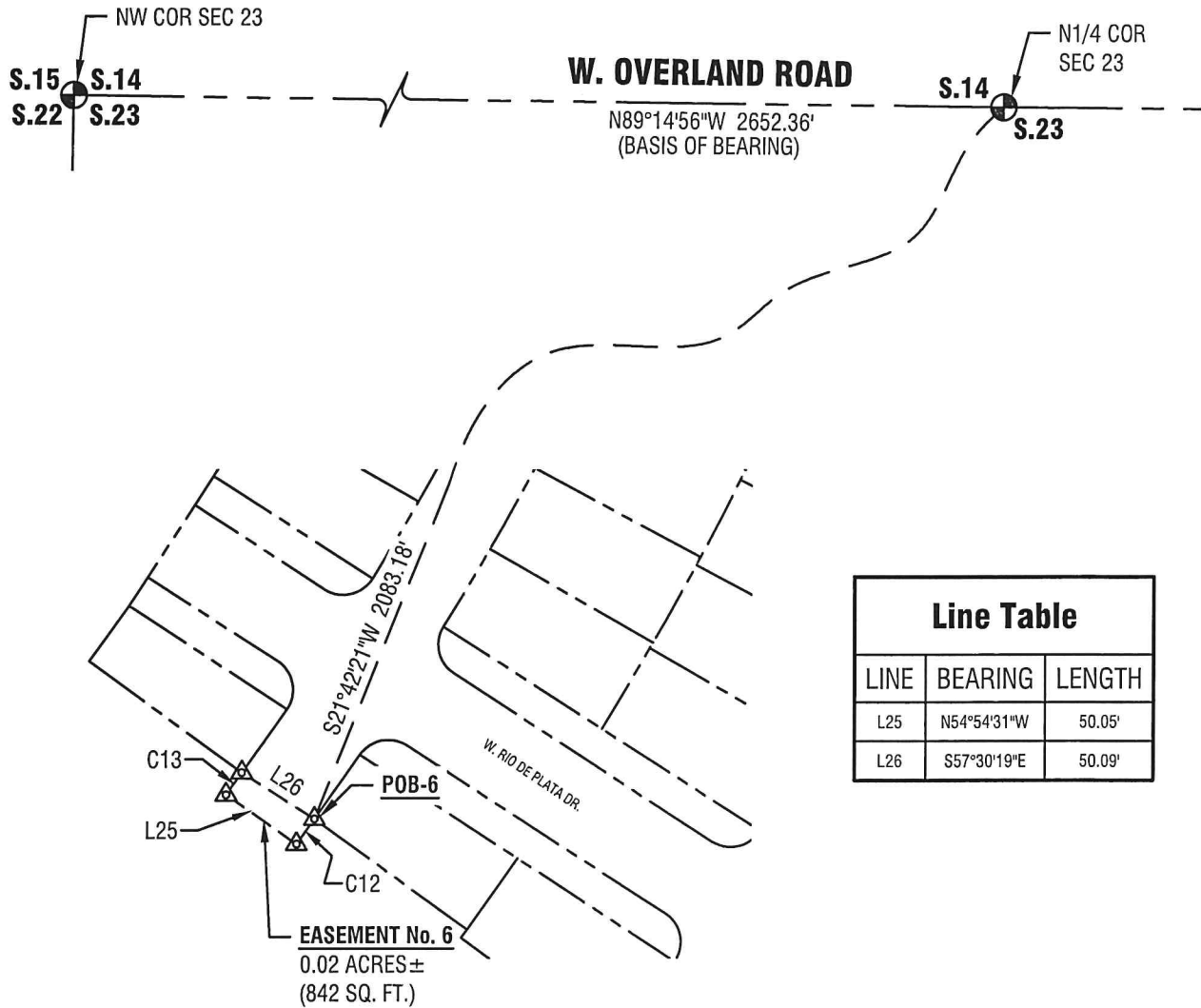
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# Sewer & Water Easements Southridge South Subdivision Phase 2 City of Meridian



Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C12	17.95'	1,744.50'	0°35'22"	S35°07'43"W	17.95'
C13	15.68'	1,739.03'	0°31'00"	N35°09'49"E	15.68'



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Horizontal Scale: 1" = 100'



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# Sewer & Water Easements Southridge South Subdivision Phase 2 City of Meridian

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