

Project Name or Subdivision Name:

Baratza Subdivision Phase 2

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-2026-0054

WATER MAIN EASEMENT

THIS Easement Agreement made this 10th day of March 20²⁶ between James Ranch 280, LLC ("Grantor") and the City of Meridian, an Idaho Municipal Corporation ("Grantee");

WHEREAS, the Grantor desires to provide a water main right-of-way across the premises and property hereinafter particularly bounded and described; and

WHEREAS, the water main 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 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 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

GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor 3-10-2026

Attest by Chris Johnson, City Clerk 3-10-2026

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

This record was acknowledged before me on 3-10-2026 (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: _____



February 24, 2026
Project No. 123200

EXHIBIT "A"

**BARATZA SUBDIVISION
CITY OF MERIDIAN WATER EASEMENT DESCRIPTION**

An easement located in the North Half of the Northwest Quarter of Section 34, Township 4 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 34 of said Township 4 North, Range 1 West, (from which point the Northwest Corner of said Section 34 bears North 89°35'48" West, 2654.01 feet distant); Thence from said North One Quarter Corner, South 66°05'49" West, a distance of 2745.42 feet to a point of curve, said point being the POINT OF BEGINNING;

Thence 20.25 feet on the arc of a curve to the left, having a radius of 57.00 feet, a central angle of 20° 21' 06", and whose chord bears South 06° 22' 04" East, a distance of 20.14 feet;

Thence North 89° 35' 48" West, a distance of 46.12 feet;

Thence North 00° 24' 12" East, a distance of 20.00 feet;

Thence South 89° 35' 48" East, a distance of 43.74 feet to the POINT OF BEGINNING.

The above described easement contains 0.02 acres (887 square feet) more or less.

PREPARED BY:

James R. Washburn, PLS
The Land Group, Inc.



File Location: g:\2023\123200\cad\survey\exhibit\phase 2\123200.com water esmt.pls 2, 260220.dwg
 Last Plotted By: alex major
 Date Plotted: Friday, February 20, 2026 at 11:43 AM

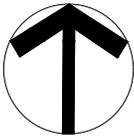
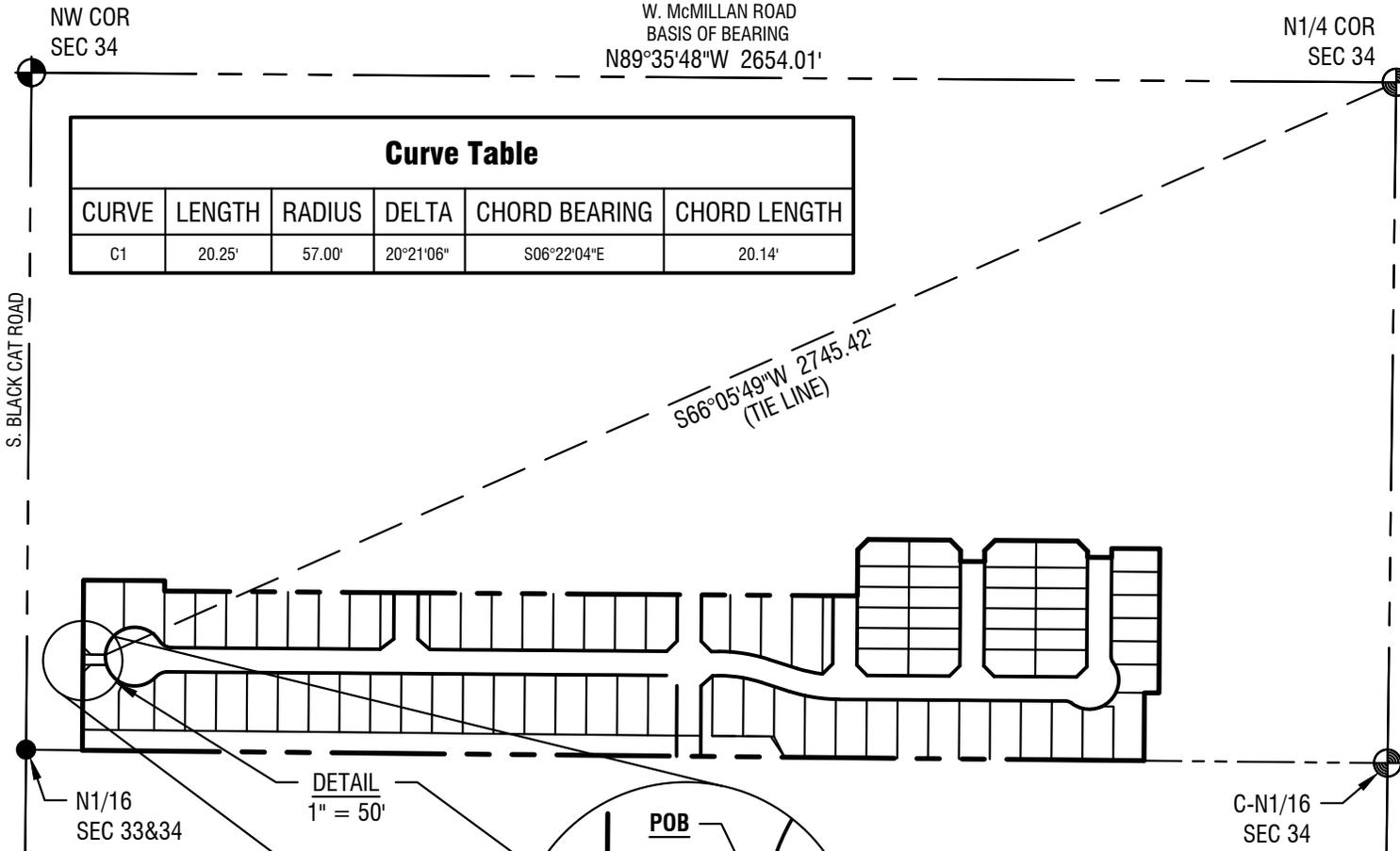


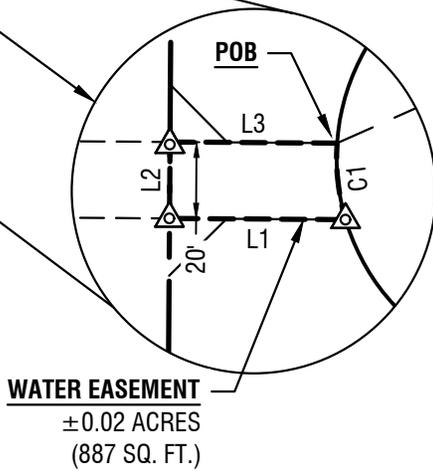
Exhibit "B"

Horizontal Scale: 1" = 350'



Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	20.25'	57.00'	20°21'06"	S06°22'04"E	20.14'

Line Table		
LINE	BEARING	LENGTH
L1	N89°35'48"W	46.12'
L2	N00°24'12"E	20.00'
L3	S89°35'48"E	43.74'



Project No.: 123200
 Date of Issuance: February 20, 2026



**Water Easement
 City of Meridian
 Baratza Subdivision Phase 2**

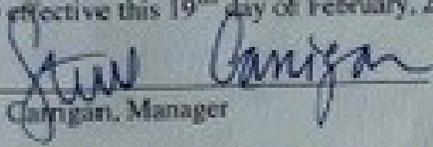
James Ranch 280, LLC

LIMITED LIABILITY COMPANY AUTHORIZATION TO SIGN

THE UNDERSIGNED, being the MANAGER of James Ranch 280, LLC, an Idaho Limited Liability Company ("Company"), does hereby consent to, adopt and approve in writing the following company action.

WHEREAS, the undersigned wishes to delegate limited signing authority for certain documents. NOW THEREFORE, BE IT RESOLVED THAT Tony Tseng, in his capacity as Chief Land Development Officer is hereby authorized to sign any and all documents on behalf of the company, in its ordinary course of business and especially those required to facilitate and assist Lennar Corporation and The Land Group in coordination and construction of Baratza Subdivision. This includes executing applications, license agreements, easements, permits, affidavits of legal interest, and all agreements mandated by governing bodies such as irrigation districts, the City of Meridian, Idaho Power, and Ada County Highway District.

DATED effective this 19th day of February, 2026



Stephen Canigan, Manager