

Project Name, Subdivision Name, or Building Name:

Brundage Estates Subdivision No. 2

Emergency Access Easement Number: \_\_\_\_\_

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-2026-0082

Record Number:

**EMERGENCY ACCESS EASEMENT AGREEMENT**

THIS Easement Agreement made this \_\_\_\_ day of \_\_\_\_\_, 2026, between Centers Farm, LLC ("Grantor"), and the City of Meridian, an Idaho Municipal Corporation ("Grantee");

WITNESSETH:

WHEREAS, Grantor is the owner of real property on portions of which the City of Meridian is requiring an access area for emergency vehicles as a condition of development approval; and

WHEREAS, Grantor desires to grant an easement for ingress and egress across those certain parts of Grantor's property defined herein to allow for emergency vehicle access; and

WHEREAS, Grantor shall construct certain improvements upon the easement described herein; and

NOW, THEREFORE, the parties agree as follows:

THE GRANTOR does hereby grant unto the Grantee an easement on the following property, described on Exhibit "A" and depicted on Exhibit "B" attached hereto and incorporated herein.

THE EASEMENT hereby granted is for the purpose of providing a non-exclusive easement and right-of-way on, over, across and through Grantor's property with the free right of access to such property at any and all times and for the purpose of allowing egress and ingress to and from the property for emergency vehicle access. Pursuant to the International Fire Code, this access road shall be constructed of an improved surface capable of supporting 82,000 GVW;

TO HAVE AND TO HOLD, said easement unto said Grantee, its successors and assigns forever;

THE GRANTOR hereby covenants and agrees that no structures shall be constructed, erected, or placed upon the surface of the easement area that would materially impair the normal operation or use of the easement area for emergency vehicular purposes. The term "structures" includes, but is not limited to, buildings, trash enclosures, carports, sheds, fences, trees, and shrubs. THE GRANTOR further covenants and agrees there shall be no parking of vehicles within the easement area.

IT IS EXPRESSLY UNDERSTOOD AND AGREED, by and between the parties hereto, that the Grantor shall repair and maintain the access roadway improvements.





**Exhibit "A"**  
**Legal Description**  
**Brundage Estates Subdivision No. 2**  
**Emergency Access Easement**

An easement being over a portion of Section 25, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, and more particularly described as follows:

**Commencing** at an Aluminum Cap monument marking the northwest corner of the S1/2 of the NW1/4 (N 1/16) of Section 25, from which a 5/8" diameter rebar with no cap marking the northeast corner of said S1/2 of the NW1/4 of Section 25 bears S 89°22'59" E a distance of 2644.04 feet;

Thence S 37°16'06" E a distance of 1628.27 feet to the **POINT OF BEGINNING**;

Thence S 89°22'42" E a distance of 5.00 feet to a point;

Thence S 78°04'06" E a distance of 5.10 feet to a point of curvature;

Thence a distance of 28.78 feet along the arc of a 70.00 foot radius curve right, said curve having a central angle of 23°33'23" and a long chord bearing S 77°36'00" E a distance of 28.58 feet to a point of reverse curvature;

Thence a distance of 20.56 feet along the arc of a 50.00 foot radius curve left, said curve having a central angle of 23°33'23" and a long chord bearing S 77°36'00" E a distance of 20.41 feet to a point of tangency;

Thence S 89°22'42" E a distance of 233.67 feet to the beginning of a tangential curve;

Thence a distance of 50.79 feet along the arc of a 70.00 foot radius curve right, said curve having a central angle of 41°34'17" and a long chord bearing S 68°35'33" E a distance of 49.68 feet to a point of reverse curvature;

Thence a distance of 36.21 feet along the arc of a 50.00 foot radius curve left, said curve having a central angle of 41°29'26" and a long chord bearing S 68°33'07" E a distance of 35.42 feet to a point of tangency;

Thence S 89°17'50" E a distance of 1032.13 feet to the beginning of a tangential curve;

Thence a distance of 65.12 feet along the arc of a 80.00 foot radius curve right, said curve having a central angle of 46°38'18" and a long chord bearing S 65°58'41" E a distance of 63.34 feet to a point of tangency;

Thence S 42°39'32" E a distance of 296.27 feet to the beginning of a tangential curve;

Thence a distance of 44.19 feet along the arc of a 65.00 foot radius curve right, said curve having a central angle of 38°57'08" and a long chord bearing S 23°10'58" E a distance of 43.34 feet to a point of tangency;

Thence S 3°42'24" E a distance of 16.66 feet to a point of curvature;

Thence a distance of 20.02 feet along the arc of a 675.00 foot radius curve right, said curve having a central angle of 1°41'59" and a long chord bearing S 83°33'05" W a distance of 20.02 feet to a point;

Thence N 3°42'24" W a distance of 17.61 feet to the beginning of a tangential curve;

Thence a distance of 30.59 feet along the arc of a 45.00 foot radius curve left, said curve having a central angle of 38°57'08" and a long chord bearing N 23°10'58" W a distance of 30.01 feet to a point of tangency;

Thence N 42°39'32" W a distance of 296.27 feet to the beginning of a tangential curve;

Thence a distance of 48.84 feet along the arc of a 60.00 foot radius curve left, said curve having a central angle of 46°38'18" and a long chord bearing N 65°58'41" W a distance of 47.50 feet to a point of tangency;

Thence N 89°17'50" W a distance of 1032.13 feet to the beginning of a tangential curve;

Thence a distance of 50.69 feet along the arc of a 70.00 foot radius curve right, said curve having a central angle of 41°29'26" and a long chord bearing N 68°33'07" W a distance of 49.59 feet to a point of reverse curvature;

Thence a distance of 36.28 feet along the arc of a 50.00 foot radius curve left, said curve having a central angle of 41°34'17" and a long chord bearing N 68°35'33" W a distance of 35.49 feet to a point of tangency;

Thence N 89°22'42" W a distance of 233.67 feet to the beginning of a tangential curve;

Thence a distance of 28.78 feet along the arc of a 70.00 foot radius curve right, said curve having a central angle of 23°33'23" and a long chord bearing N 77°36'00" W a distance of 28.58 feet to a point of reverse curvature;

Thence a distance of 20.56 feet along the arc of a 50.00 foot radius curve left, said curve having a central angle of 23°33'23" and a long chord bearing N 77°36'00" W a distance of 20.41 feet to a point;

Thence S 79°18'42" W a distance of 5.10 feet to a point;

Thence N 89°22'42" W a distance of 5.00 feet to a point;

Thence N 0°37'18" E a distance of 22.00 feet to the **POINT OF BEGINNING**.

Said Easement contains 36,414 square feet (0.836 acres) and is subject to any other easements existing or in use.

Clinton W. Hansen, PLS  
Land Solutions, PC  
March 24, 2026

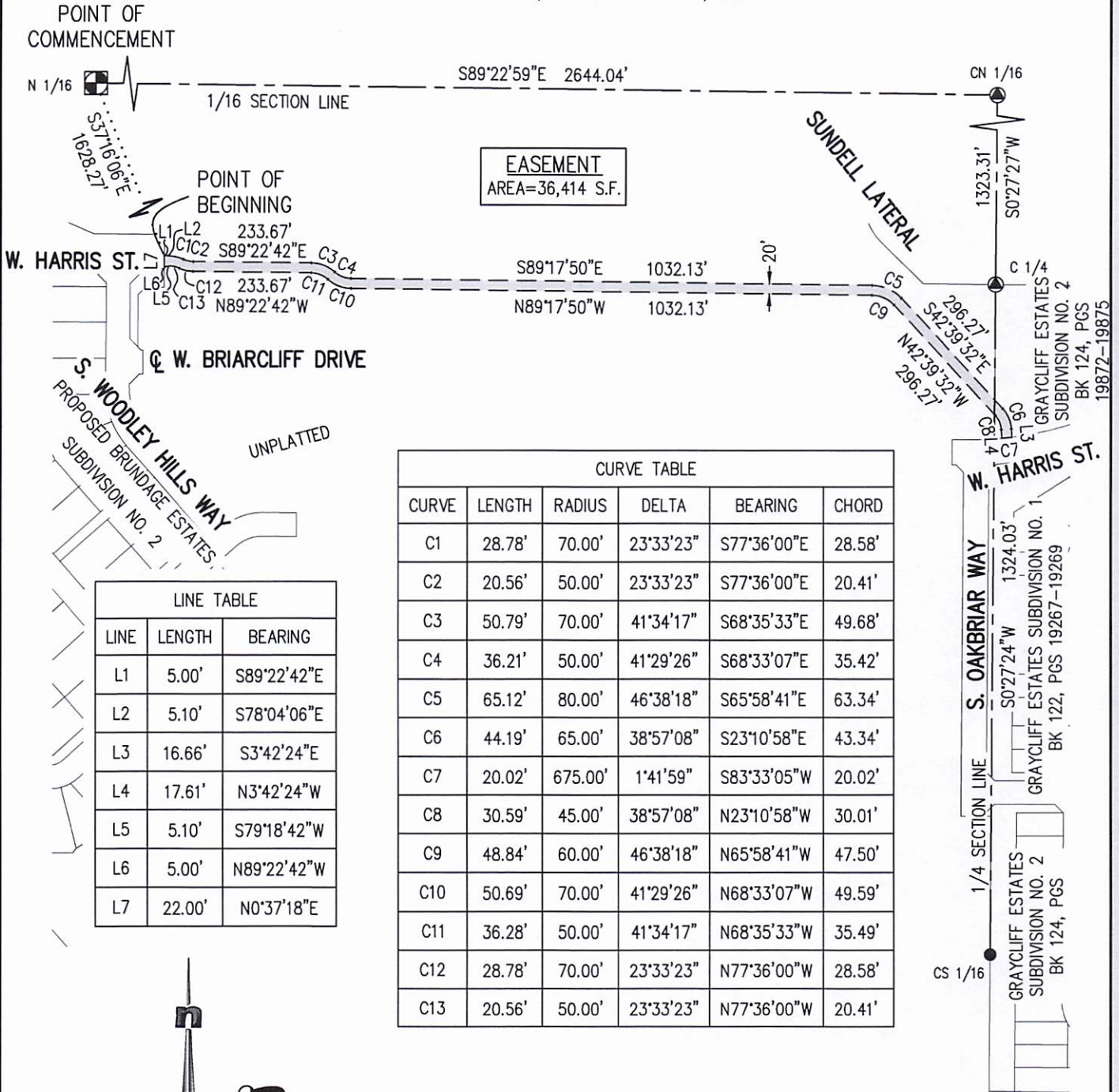


Exhibit "B"

BRUNDAGE ESTATES SUBDIVISION NO. 2

EMERGENCY ACCESS EASEMENT

LOCATED IN SECTION 25, TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO

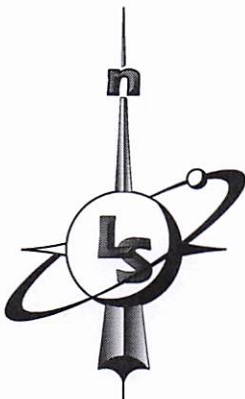


LINE TABLE

LINE	LENGTH	BEARING
L1	5.00'	S89°22'42"E
L2	5.10'	S78°04'06"E
L3	16.66'	S3°42'24"E
L4	17.61'	N3°42'24"W
L5	5.10'	S79°18'42"W
L6	5.00'	N89°22'42"W
L7	22.00'	N0°37'18"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	28.78'	70.00'	23°33'23"	S77°36'00"E	28.58'
C2	20.56'	50.00'	23°33'23"	S77°36'00"E	20.41'
C3	50.79'	70.00'	41°34'17"	S68°35'33"E	49.68'
C4	36.21'	50.00'	41°29'26"	S68°33'07"E	35.42'
C5	65.12'	80.00'	46°38'18"	S65°58'41"E	63.34'
C6	44.19'	65.00'	38°57'08"	S23°10'58"E	43.34'
C7	20.02'	675.00'	1°41'59"	S83°33'05"W	20.02'
C8	30.59'	45.00'	38°57'08"	N23°10'58"W	30.01'
C9	48.84'	60.00'	46°38'18"	N65°58'41"W	47.50'
C10	50.69'	70.00'	41°29'26"	N68°33'07"W	49.59'
C11	36.28'	50.00'	41°34'17"	N68°35'33"W	35.49'
C12	28.78'	70.00'	23°33'23"	N77°36'00"W	28.58'
C13	20.56'	50.00'	23°33'23"	N77°36'00"W	20.41'



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