

Project Name or Subdivision Name:

Baratza Subdivision Phase 1 - Water & Sewer Easement

Sanitary Sewer & Water Main Easement Number: 13

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- 0130

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement made this ____ day of _____ 20____ between
JAMES RANCH 280 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.

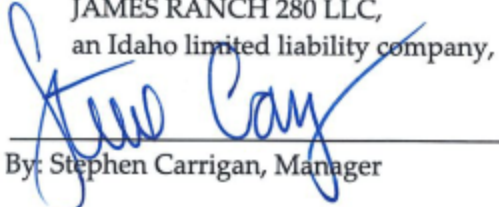
THE GRANTOR does hereby covenant with the Grantee that Grantor is lawfully seized and possessed of the aforementioned and described tract of land, and that Grantor has a good and lawful right to convey said easement, and that Grantor will warrant and forever defend the title and quiet possession thereof 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:

JAMES RANCH 280 LLC,
an Idaho limited liability company,


By: Stephen Carrigan, Manager

STATE OF)
) ss
County of)

 This record was acknowledged before me on 10/17/25 (date) by ~~James Carrigan~~ (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 James Ranch 280 (name of entity on behalf of whom record was executed), in the following representative capacity: _____ (type of authority such as officer or trustee)

Notary Stamp Below




Notary Signature
My Commission Expires: 11/1/2027



September 15, 2025
Project No. 123200

EXHIBIT "A"

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

Sewer & Water Easement No. 1

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 39°36'02" West, a distance of 452.70 feet to the POINT OF BEGINNING-1;

Thence South 38° 51' 40" West, a distance of 25.54 feet;

Thence North 89° 35' 48" West, a distance of 42.47 feet to a point of curve;

Thence 20.13 feet on the arc of a curve to the right, having a radius of 485.00 feet, a central angle of 02° 22' 42", and whose chord bears North 06° 55' 45" East, 20.13 feet;

Thence South 89° 35' 48" East, a distance of 56.07 feet to the POINT OF BEGINNING.

TOGETHER WITH:

Sewer & Water Easement No. 2

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 15°44'59" West, a distance of 547.83 feet to the POINT OF BEGINNING-2;

Thence South 00° 24' 12" West, a distance of 25.00 feet;

Thence North 89° 35' 48" West, a distance of 47.00 feet;

Thence North 00° 24' 12" East, a distance of 25.00 feet;

Thence South 89° 35' 48" East, a distance of 47.00 feet to the POINT OF BEGINNING.

TOGETHER WITH:

Sewer & Water Easement No. 3

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 11°46'38" West, a distance of 735.18 feet to the POINT OF BEGINNING-3;

Thence South 00° 24' 12" West, a distance of 19.33 feet;
 Thence North 89° 35' 48" West, a distance of 47.00 feet;
 Thence North 00° 24' 12" East, a distance of 19.33 feet;
 Thence South 89° 35' 48" East, a distance of 47.00 feet to the POINT OF BEGINNING.

TOGETHER WITH:

Sewer & Water Easement No. 4

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 15°48'28" West, a distance of 1203.60 feet to the POINT OF BEGINNING-4;

Thence South 00° 24' 12" West, a distance of 47.00 feet;
 Thence North 89° 35' 48" West, a distance of 15.39 feet;
 Thence North 00° 24' 12" East, a distance of 47.00 feet;
 Thence South 89° 35' 48" East, a distance of 15.39 feet to the POINT OF BEGINNING.

TOGETHER WITH:

Sewer & Water Easement No. 5

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 30°55'49" West, a distance of 1076.50 feet to the POINT OF BEGINNING-5;

Thence South 00° 24' 12" West, a distance of 20.00 feet;
 Thence North 89° 35' 48" West, a distance of 47.00 feet;
 Thence North 00° 24' 12" East, a distance of 20.00 feet;
 Thence South 89° 35' 48" East, a distance of 47.00 feet to the POINT OF BEGINNING.

TOGETHER WITH:

Sewer & Water Easement No. 6

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 40°40'35" West, a distance of 1227.97 feet to the POINT OF BEGINNING-6;

Thence South 00° 24' 12" West, a distance of 20.00 feet;
Thence North 89° 35' 48" West, a distance of 47.00 feet;
Thence North 00° 24' 12" East, a distance of 20.00 feet;
Thence South 89° 35' 48" East, a distance of 47.00 feet to the POINT OF BEGINNING.

TOGETHER WITH:

Sewer & Water Easement No. 7

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 46°23'17" West, a distance of 1447.25 feet to the POINT OF BEGINNING-7;

Thence South 00° 24' 12" West, a distance of 20.00 feet;
Thence North 89° 35' 48" West, a distance of 47.00 feet;
Thence North 00° 24' 12" East, a distance of 20.00 feet;
Thence South 89° 35' 48" East, a distance of 47.00 feet to the POINT OF BEGINNING.

TOGETHER WITH:

Sewer & Water Easement No. 8

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 62°26'50" West, a distance of 2145.12 feet to the POINT OF BEGINNING-8;

Thence South 00° 24' 12" West, a distance of 20.00 feet;
Thence North 89° 35' 48" West, a distance of 47.00 feet;
Thence North 00° 24' 12" East, a distance of 20.00 feet;

Thence South 89° 35' 48" East, a distance of 47.00 feet to the POINT OF BEGINNING.

TOGETHER WITH:

Sewer & Water Easement No. 9

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°28'02" West, a distance of 2785.34 feet to the POINT OF BEGINNING-9;

Thence South 00° 24' 12" West, a distance of 20.00 feet;

Thence North 89° 35' 48" West, a distance of 59.27 feet;

Thence North 00° 27' 23" East, a distance of 20.00 feet;

Thence South 89° 35' 48" East, a distance of 59.26 feet to the POINT OF BEGINNING.

TOGETHER WITH:

Sewer & Water Easement No. 10

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 82°55'52" West, a distance of 2409.26 feet to the POINT OF BEGINNING-10;

Thence South 00° 24' 12" West, a distance of 20.00 feet;

Thence North 89° 35' 48" West, a distance of 47.00 feet;

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

Thence South 89° 35' 48" East, a distance of 47.00 feet to the POINT OF BEGINNING.

TOGETHER WITH:

Sewer & Water Easement No. 11

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 80°12'12" West, a distance of 1681.37 feet to the POINT OF BEGINNING-11;

Thence South 00° 24' 12" West, a distance of 35.56 feet;
Thence North 89° 35' 48" West, a distance of 47.00 feet;
Thence North 00° 24' 12" East, a distance of 35.56 feet;
Thence South 89° 35' 48" East, a distance of 47.00 feet to the POINT OF BEGINNING.

TOGETHER WITH:

Sewer & Water Easement No. 12

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 77°07'03" West, a distance of 1380.75 feet to the POINT OF BEGINNING-12;

Thence South 00° 24' 12" West, a distance of 20.00 feet;
Thence North 89° 35' 48" West, a distance of 47.00 feet;
Thence North 00° 24' 12" East, a distance of 20.00 feet;
Thence South 89° 35' 48" East, a distance of 47.00 feet to the POINT OF BEGINNING.

TOGETHER WITH:

Sewer & Water Easement No. 13

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 60°16'36" West, a distance of 632.20 feet to the POINT OF BEGINNING-13;

Thence South 00° 24' 12" West, a distance of 20.00 feet;
Thence North 89° 35' 48" West, a distance of 47.00 feet;
Thence North 00° 24' 12" East, a distance of 20.00 feet;
Thence South 89° 35' 48" East, a distance of 47.00 feet to the POINT OF BEGINNING.

PREPARED BY:

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



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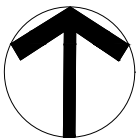
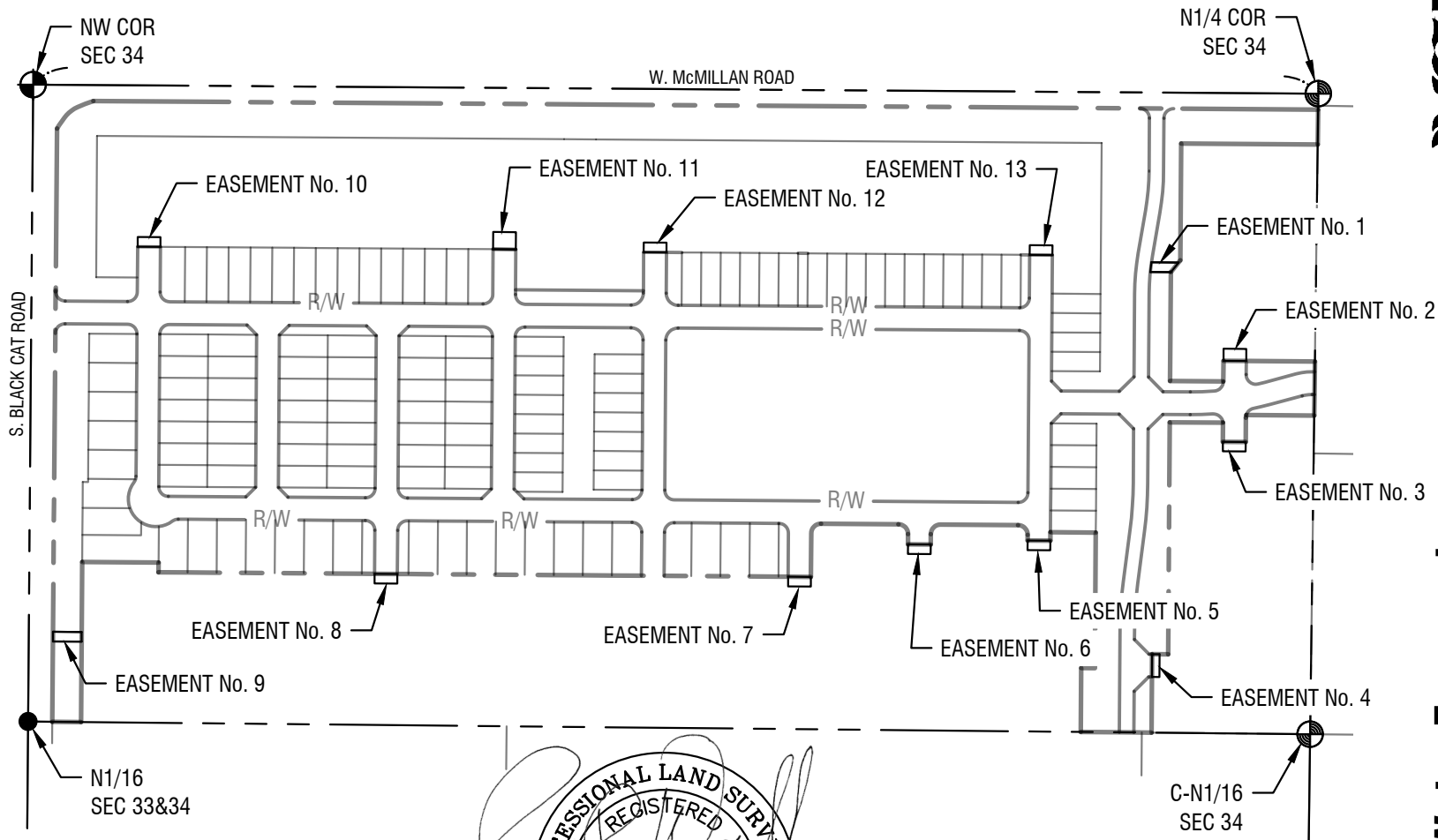


Exhibit "B"

Horizontal Scale: 1" = 350'



Project No.: 123200
Date of Issuance: September 12, 2025



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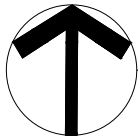
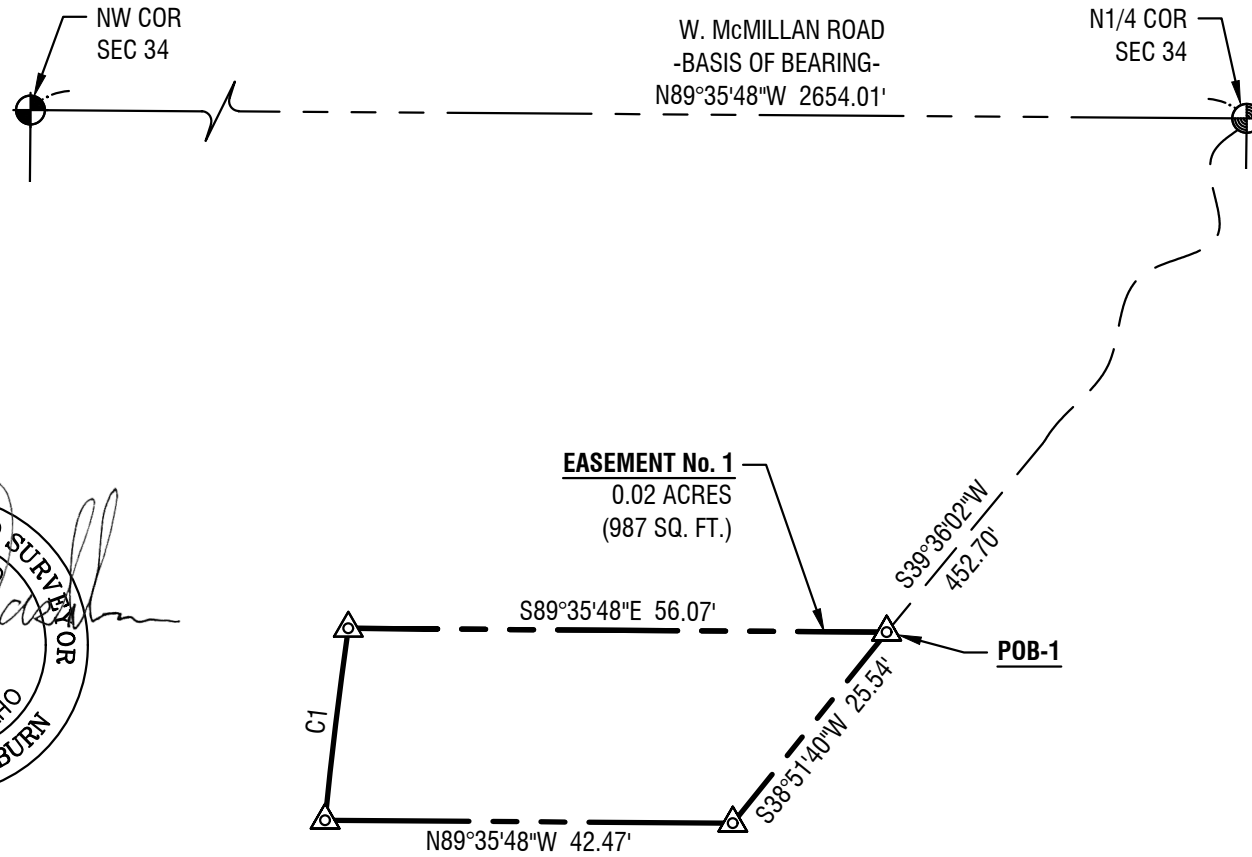
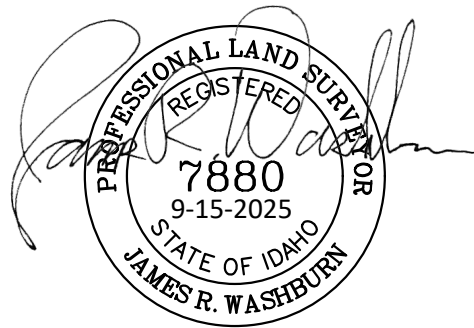


Exhibit "B"

Horizontal Scale: 1" = 20'

Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	20.13'	485.00'	2°22'42"	N06°55'45"E	20.13'



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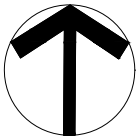
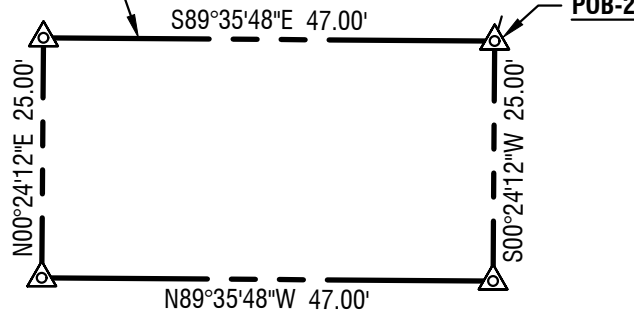


Exhibit "B"

Horizontal Scale: 1" = 20'

EASEMENT No. 2
0.03 ACRES
(1,175 SQ. FT.)



W. McMILLAN ROAD
-BASIS OF BEARING-
 $N89^{\circ}35'48''W$ 2654.01'

N1/4 COR
SEC 34

NW COR
SEC 34



Project No.: 123200
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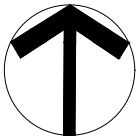
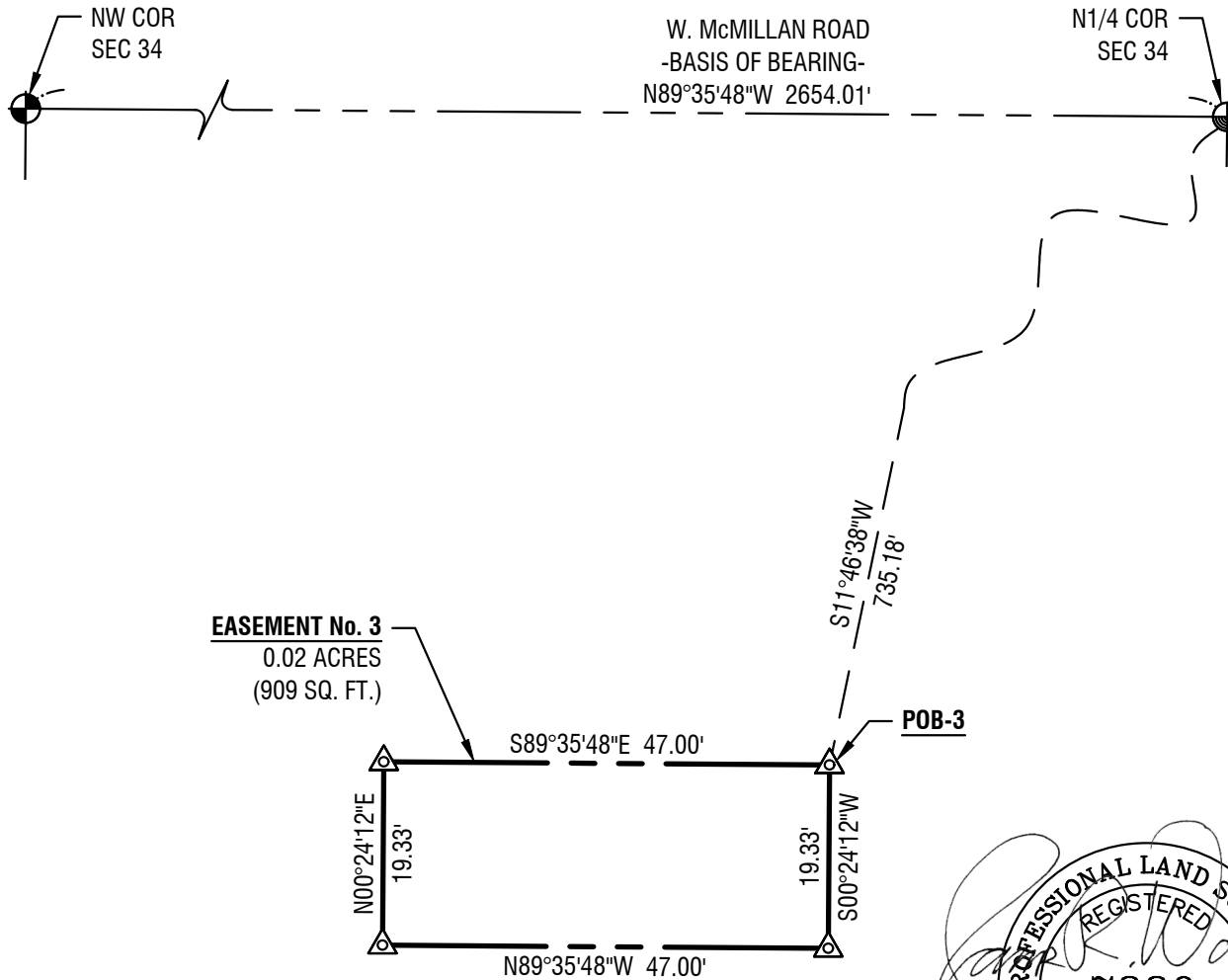


Exhibit "B"

Horizontal Scale: 1" = 20'



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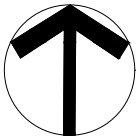


Exhibit "B"

Horizontal Scale: 1" = 20'

Line Table		
LINE	BEARING	LENGTH
L1	N89°35'48"W	15.39'
L2	S89°35'48"E	15.39'

EASEMENT No. 4
 0.02 ACRES
 (724 SQ. FT.)

N00°24'12"E 47.00'

L1

L2

S00°24'12"W 47.00'

S15°48'28"W
 1203.60'

POB-4

NW COR
 SEC 34

W. McMILLAN ROAD
 -BASIS OF BEARING-
 N89°35'48"W 2654.01'

N1/4 COR
 SEC 34



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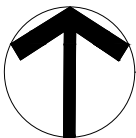
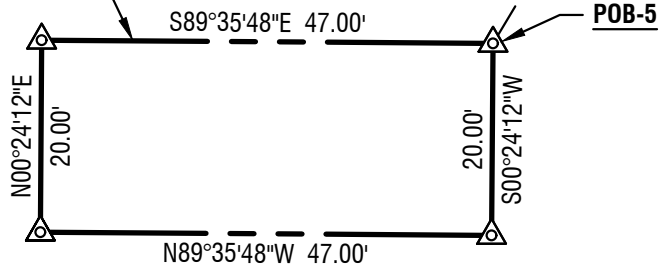


Exhibit "B"

Horizontal Scale: 1" = 20'

EASEMENT No. 5
0.02 ACRES
(940 SQ. FT.)

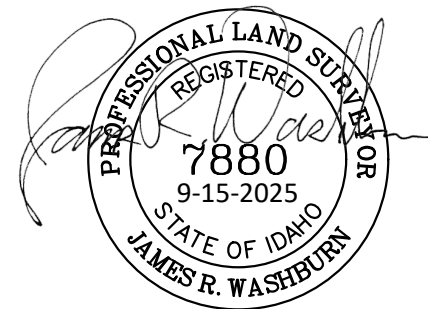


S30°55'49"W
1076.50'

W. McMILLAN ROAD
-BASIS OF BEARING-
N89°35'48"W 2654.01'

N1/4 COR
SEC 34

NW COR
SEC 34



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Sewer & Water Easement
City of Meridian
Baratza Subdivision Phase 1
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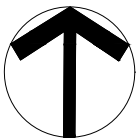
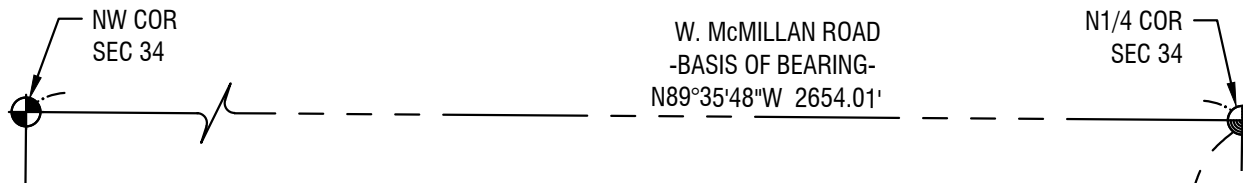


Exhibit "B"

Horizontal Scale: 1" = 20'

EASEMENT No. 6
0.02 ACRES
(940 SQ. FT.)



S40°40'35"W
1227.97'



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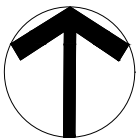
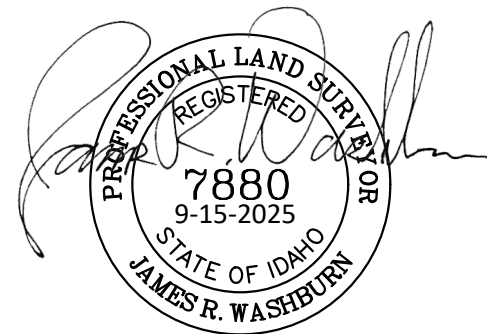
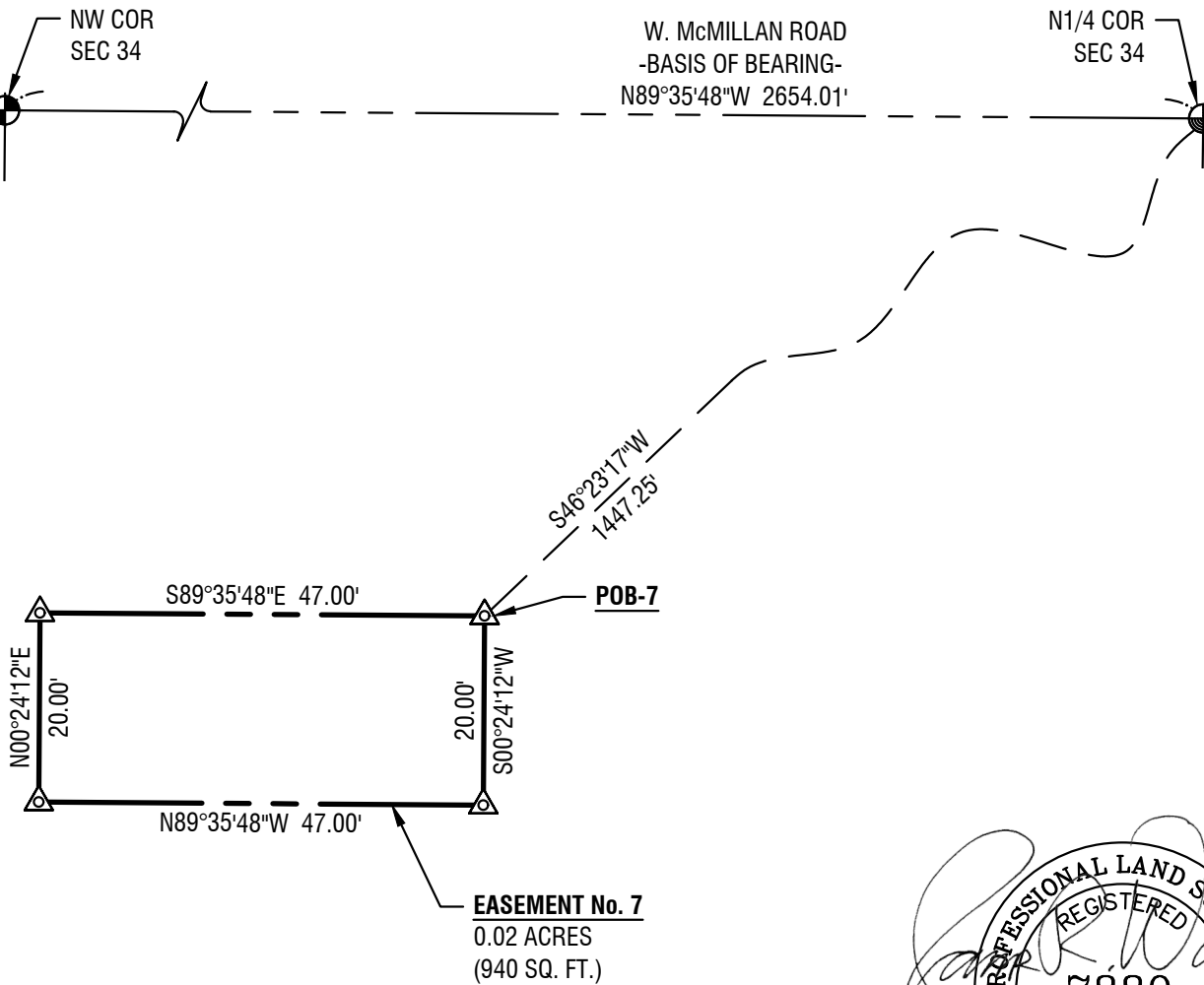


Exhibit "B"

Horizontal Scale: 1" = 20'



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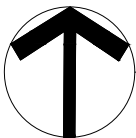
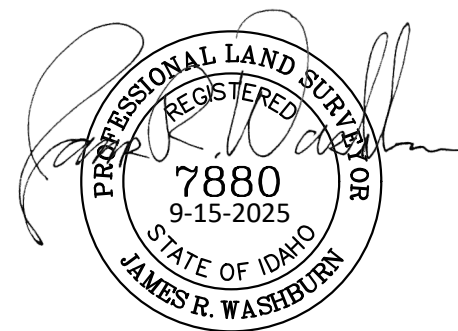
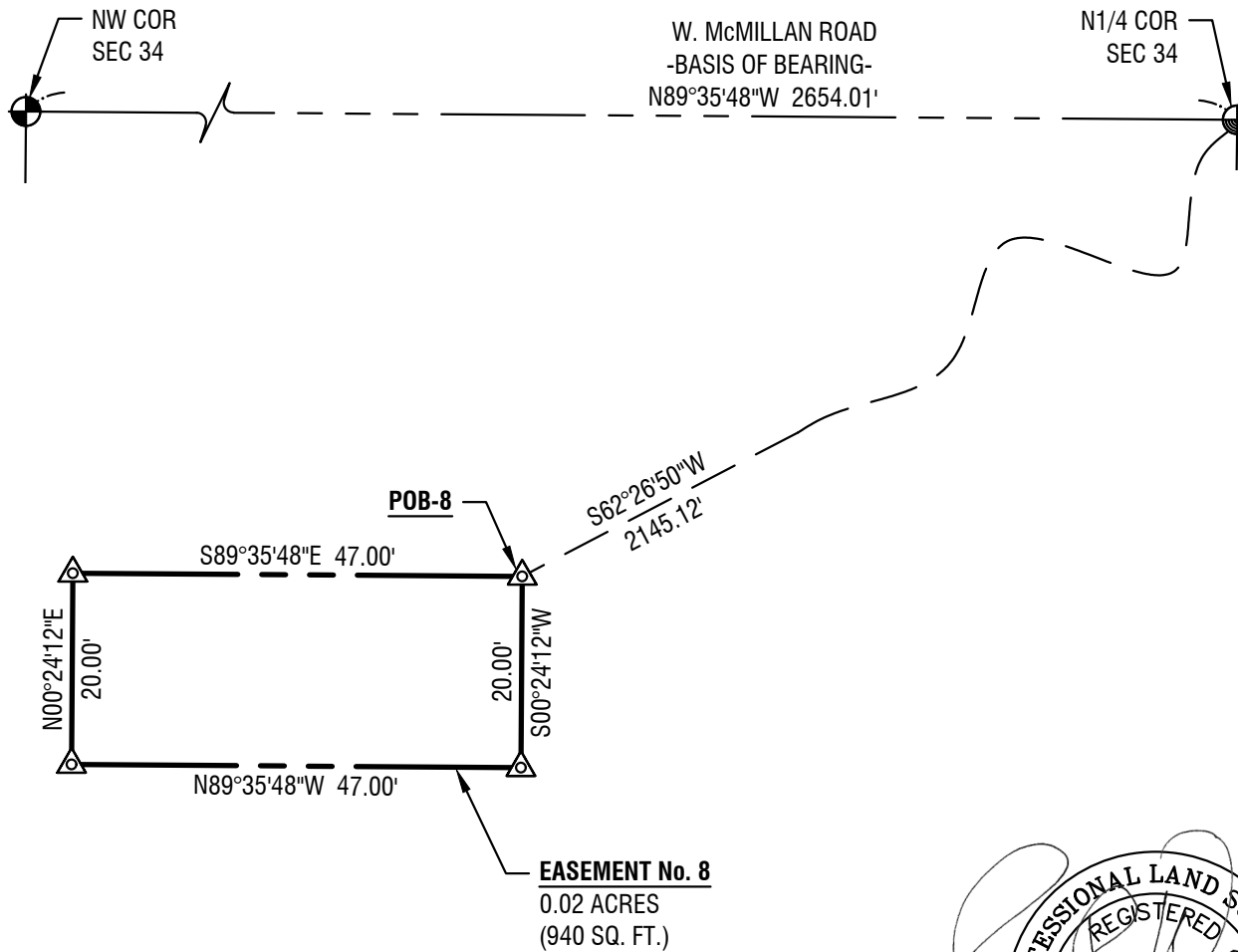


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Date of Issuance: September 12, 2025



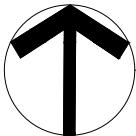
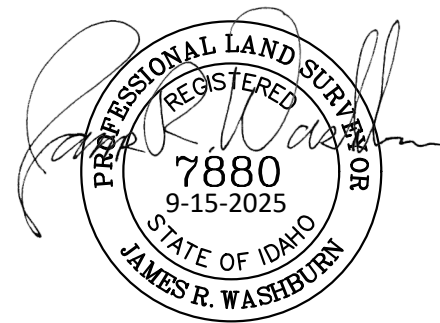
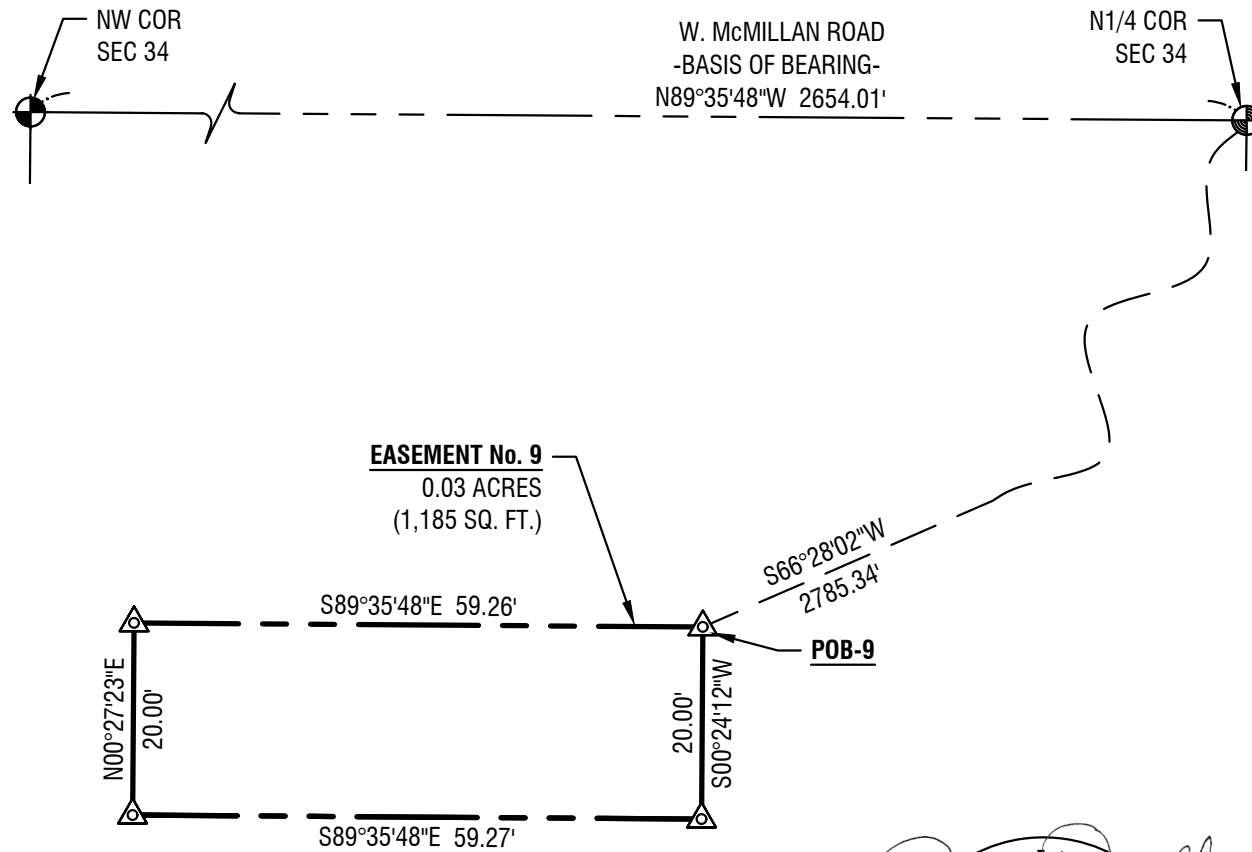


Exhibit "B"

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Sewer & Water Easement
City of Meridian
Baratza Subdivision Phase 1
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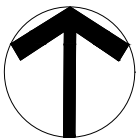
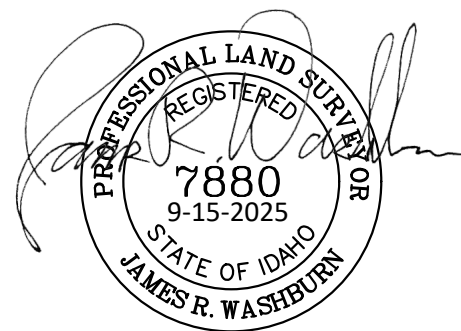
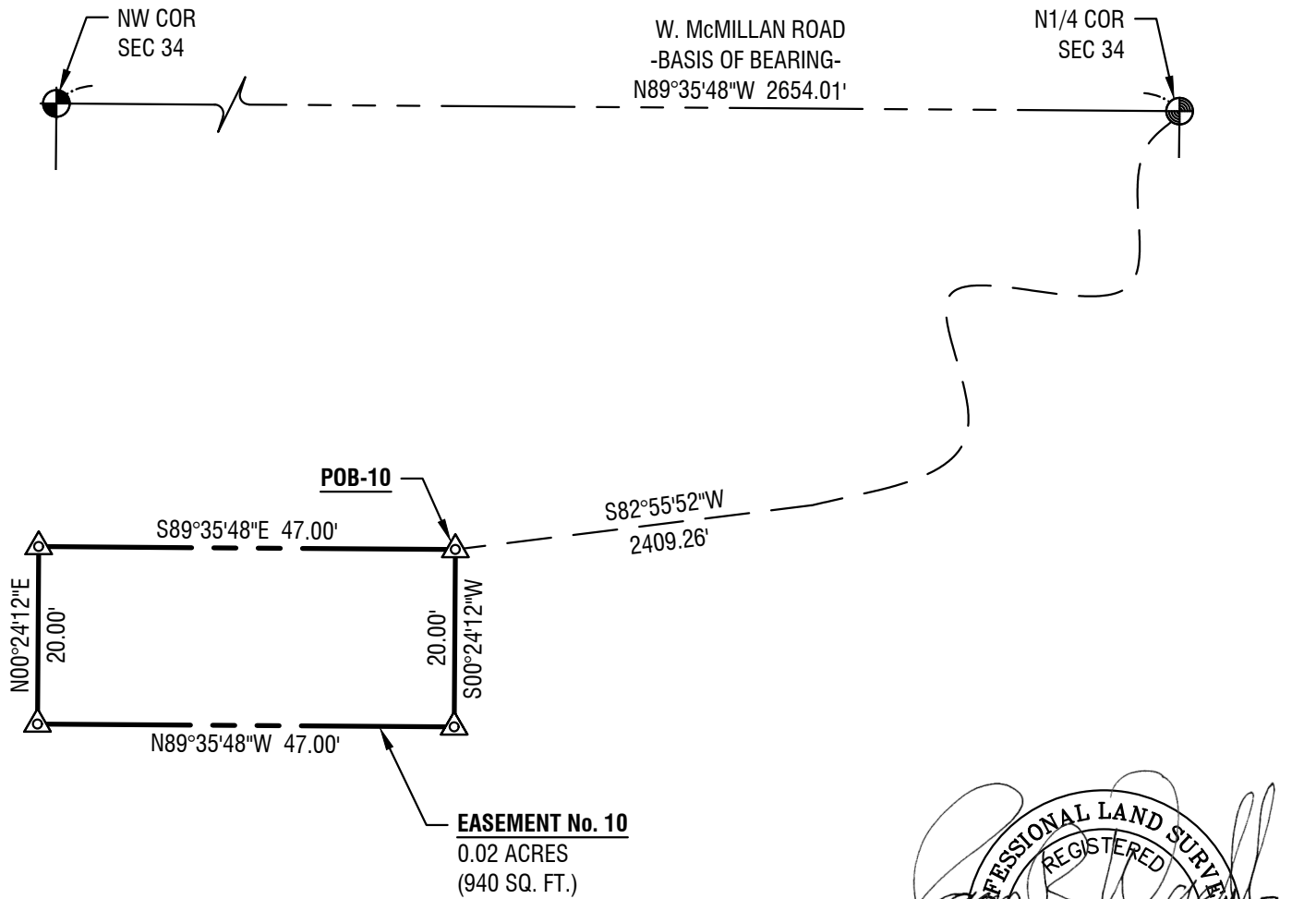


Exhibit "B"

Horizontal Scale: 1" = 20'



Project No.: 123200
Date of Issuance: September 12, 2025



Sewer & Water Easement City of Meridian Baratza Subdivision Phase 1

File Location: g:\2023\123200\cad\survey\exhibits\phase 1\123200.com sewer & water shi 2 esmt 250911.dwg
Last Plotted By: alex major
Date Plotted: Friday, September 12 2025 at 03:50 PM

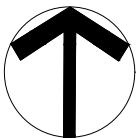
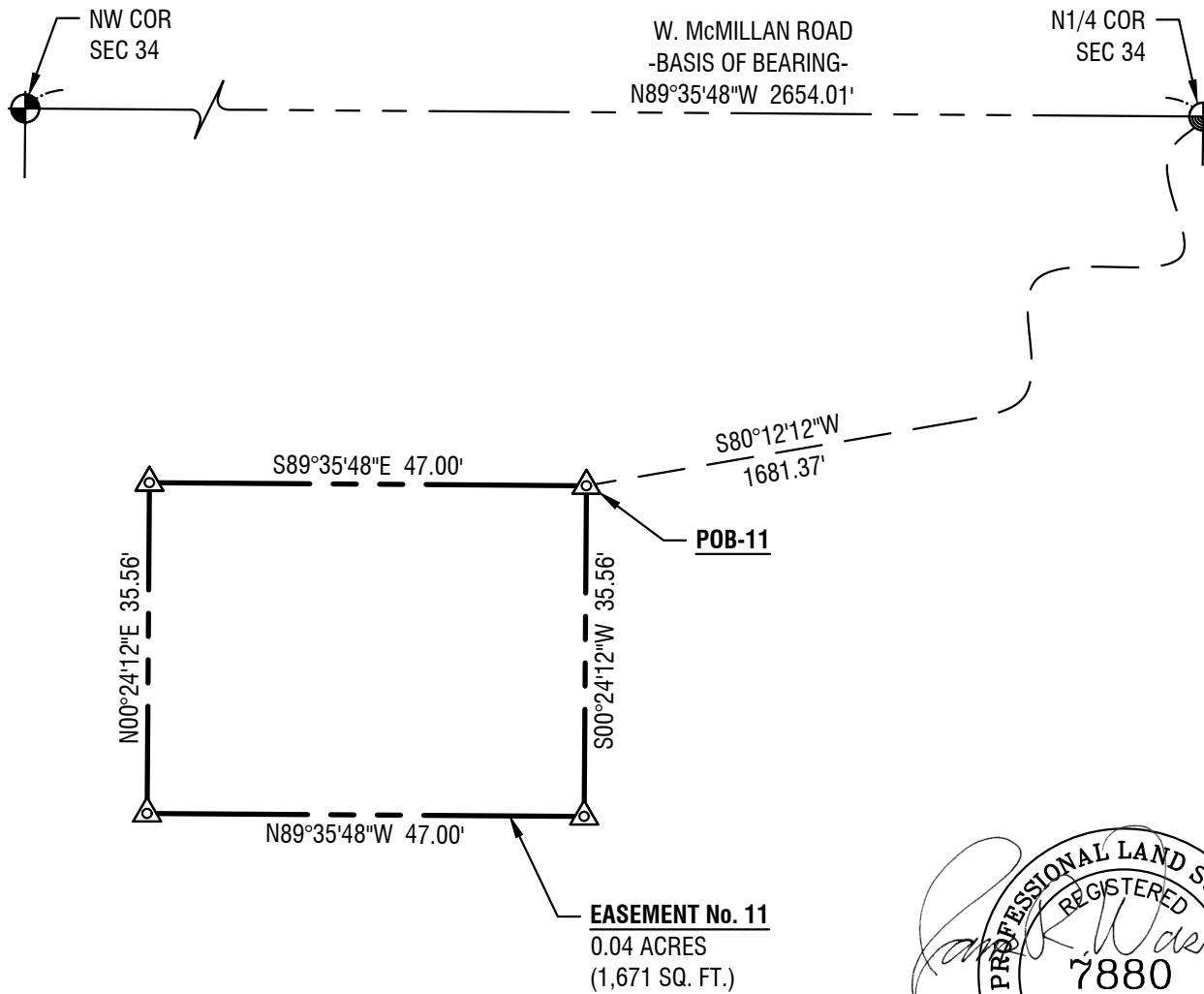


Exhibit "B"

Horizontal Scale: 1" = 20'



Project No.: 123200
Date of Issuance: September 12, 2025



Sewer & Water Easement City of Meridian Baratza Subdivision Phase 1

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File Location: Q:\2023\123200\cad\survey\exhibits\phase 1\123200.com sewer & water sht 2 esmt 250911.dwg
Last Plotted By: alex major
Date Plotted: Friday, September 12 2025 at 03:50 PM

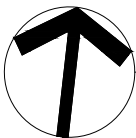
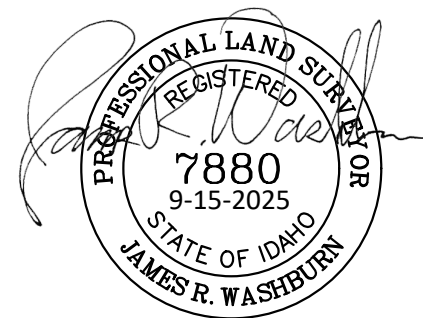
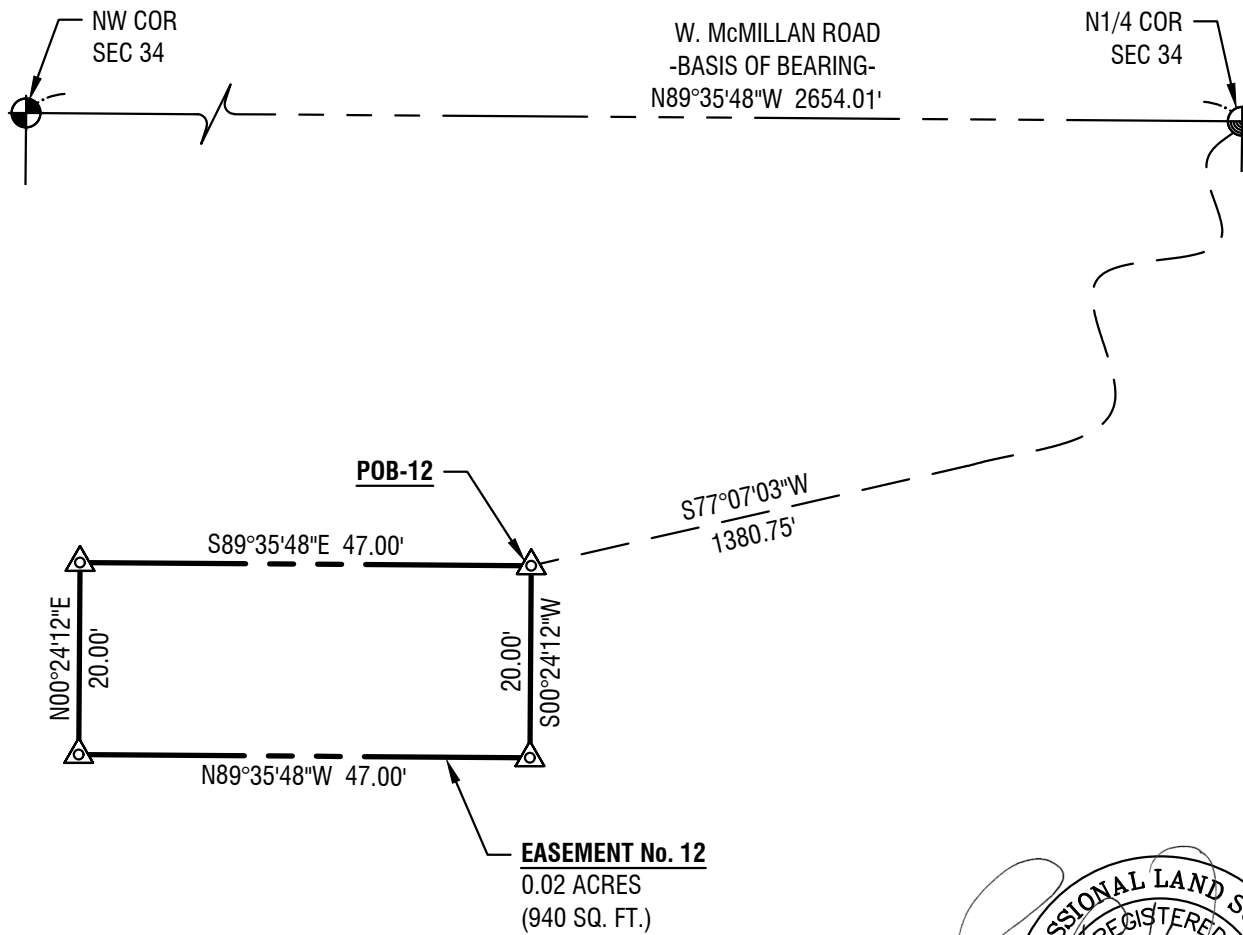


Exhibit "B"

Horizontal Scale: 1" = 20'



Project No.: 123200
Date of Issuance: September 12, 2025



Sewer & Water Easement
City of Meridian
Baratza Subdivision Phase 1
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File Location: Q:\2023\123200\cad\survey\exhibits\phase 1\123200.com sewer & water shi 2 esmt 250911.dwg
Last Plotted By: alex major
Date Plotted: Friday, September 12 2025 at 03:50 PM

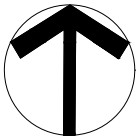
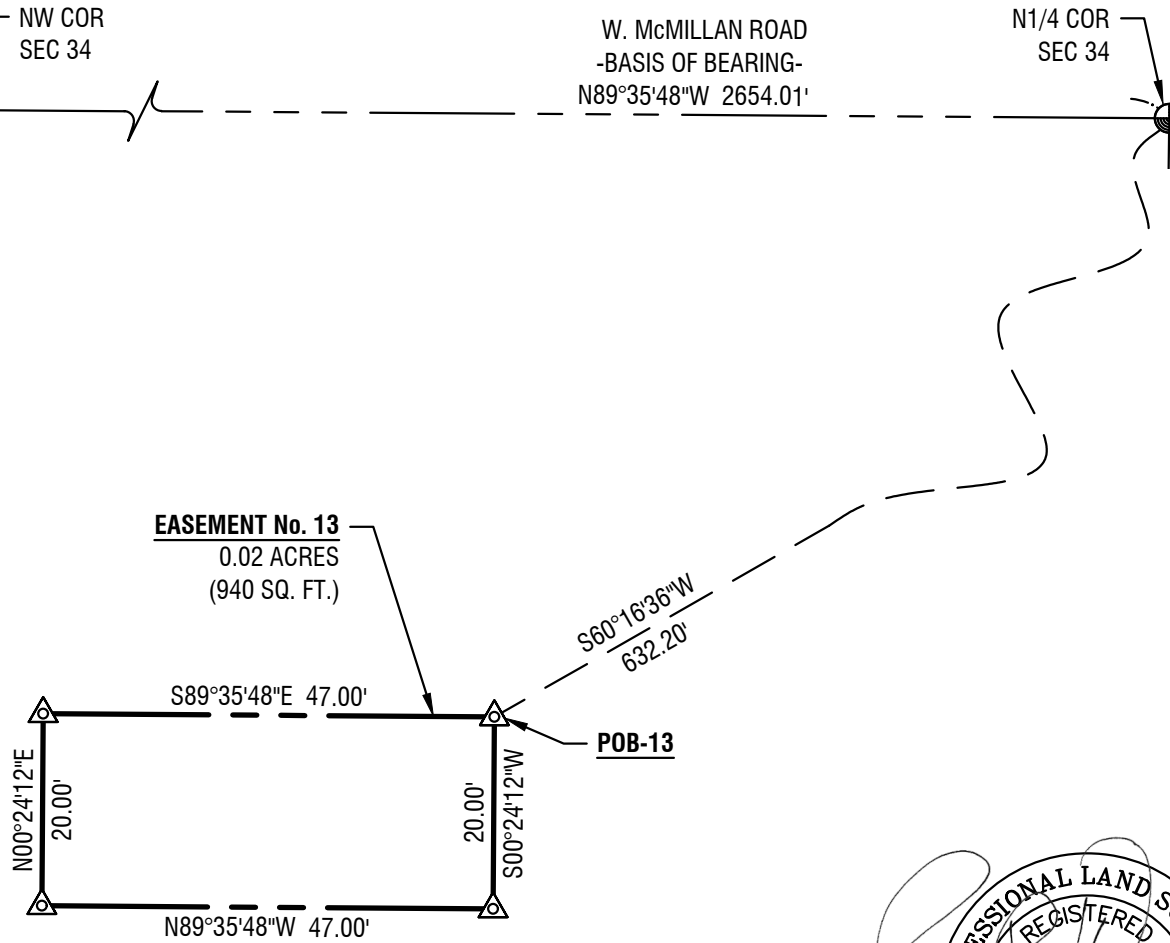


Exhibit "B"

Horizontal Scale: 1" = 20'



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Sewer & Water Easement
City of Meridian
Baratza Subdivision Phase 1
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