Project Name or Subdiv	ision Name:
Southridge South Sub	odivision Phase 1
	Main Easement Number: 2 number if the project contains more than one easement of for additional information.
For Internal Use Only Record Number:	ESMT-2025-0028

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement made this 8th	day of	April	20_ 25	between
Endurance Holdings LLC	("(Grantor") and	the City of Mer	ridian, 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.

TOHAVE AND TOHOLD, 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

STATE OF IDAHO)

) ss

County of Ada

This record was acknowledged before me on March 13, 2015 (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:

(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

GRANTEE: CITY OF MERIDIAN	
Robert E. Simison, Mayor 4-8-2025	
Attest by Chris Johnson, City Clerk 4-8-20	25
STATE OF IDAHO,) : ss. County of Ada)	
This record was acknowledged before and Chris Johnson on behalf of the Clerk, respectively. Notary Stamp Below	e me on 4-8-2025 (date) by Robert E. Simison City of Meridian, in their capacities as Mayor and City
	Notary Signature My Commission Expires:



Date: January 9, 2025 Project No.: 121027

EXHIBIT A

SOUTHRIDGE SOUTH SUBDIVISION PHASE 1 MERIDIAN SEWER & WATER EASEMENT DESCRIPTIONS

SEWER / WATER EASEMENT No. 1

An easement located in the Northwest Quarter 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 Northwest Corner of Section 23 of said Township 3 North, Range 1 West, (from which point the North One Quarter Corner of said Section 23 bears South 89°14′56″ East, 2652.36 feet distant);

Thence from said Northwest Corner of Section 23, South 24° 28' 25" East, a distance of 2212.88 feet to the POINT OF BEGINNING-1;

Thence South 26° 03' 29" East, a distance of 50.00 feet;

Thence South 63° 56' 31" West, a distance of 46.00 feet;

Thence North 26° 03' 29" West, a distance of 49.74 feet;

Thence North 63° 37' 14" East, a distance of 46.00 feet to the POINT OF BEGINNING.

Said parcel contains 0.05 acres (2,294 square feet) more or less.

TOGETHER WITH:

SEWER / WATER EASEMENT No. 2

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

Thence from said Northwest Corner of Section 23, South 29° 37' 41" East, a distance of 2375.81 feet to the POINT OF BEGINNING-2;

Thence South 49° 58' 40" East, a distance of 15.00 feet;

Thence South 40° 01' 20" West, a distance of 20.00 feet;

Thence North 49° 58' 40" West, a distance of 15.00 feet;

Thence North 40° 01' 20" East, a distance of 20.00 feet to the POINT OF BEGINNING.

Said parcel contains 0.01 acres (300 square feet) more or less.

TOGETHER WITH:

SEWER / WATER EASEMENT No. 3

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

Thence from said Northwest Corner of Section 23, South 41° 58' 10" East, a distance of 2413.34 feet to the POINT OF BEGINNING-3;

Thence South 53° 28' 24" East, a distance of 50.00 feet;

Thence South 37° 04' 21" West, a distance of 30.32 feet;

Thence North 53° 28' 24" West, a distance of 50.01 feet;

Thence North 37° 06' 03" East, a distance of 30.32 feet to the POINT OF BEGINNING.

Said parcel contains 0.03 acres (1,516 square feet) more or less.

TOGETHER WITH:

SEWER / WATER EASEMENT No. 4

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

Thence from said Northwest Corner of Section 23, South 45° 22' 58" East, a distance of 2544.99 feet to the POINT OF BEGINNING-4;

Thence South 57° 00' 12" East, a distance of 35.56 feet;

Thence South 32° 59' 48" West, a distance of 50.00 feet;

Thence North 57° 00' 12" West, a distance of 35.56 feet;

Thence North 32° 59' 48" East, a distance of 50.00 feet to the POINT OF BEGINNING.

Said parcel contains 0.04 acres (1,778 square feet) more or less.

TOGETHER WITH:

SEWER / WATER EASEMENT No. 5

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

Thence from said Northwest Corner of Section 23, South 62° 01' 36" East, a distance of 2343.85 feet to the POINT OF BEGINNING-5;

Thence South 64° 02' 14" East, a distance of 52.59 feet;

Thence South 25° 58' 01" West, a distance of 49.96 feet;

Thence North 64° 03' 19" West, a distance of 52.59 feet;

Thence North 25° 58' 01" East, a distance of 49.98 feet to the POINT OF BEGINNING.

Said parcel contains 0.06 acres (2,628 square feet) more or less.

TOGETHER WITH:

SEWER / WATER EASEMENT No. 6

Commencing at the Northwest Corner of Section 23 of said Township 3 North, Range 1 West, (from which point the North One Quarter Corner of said Section 23 bears South 89°14′56″ East, 2652.36 feet distant):

Thence from said Northwest Corner of Section 23, South 56° 12' 13" East, a distance of 1798.50 feet to the POINT OF BEGINNING-6;

Thence North 10° 08' 10" East, a distance of 38.12 feet;

Thence South 75° 13' 39" East, a distance of 141.93 feet;
Thence South 11° 25' 29" West, a distance of 38.06 feet;
Thence North 75° 13' 39" West, a distance of 141.07 feet to the POINT OF BEGINNING.
Said parcel contains 0.12 acres (5,377 square feet) more or less.

TOGETHER WITH:

SEWER / WATER EASEMENT No. 7

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

Thence from said Northwest Corner of Section 23, South 42° 33' 01" East, a distance of 1982.68 feet to the POINT OF BEGINNING-7;

Thence South 58° 16' 50" East, a distance of 142.65 feet to a point of curve; Thence 20.00 feet on the arc of a curve to the right, having a radius of 1165.00 feet, a central angle of 00° 59' 01", and whose chord bears South 31° 13' 40" West, 20.00 feet; Thence North 58° 16' 50" West, a distance of 142.62 feet to a point of curve; Thence 11.90 feet on the arc of a curve to the left, having a radius of 1047.00 feet, a central angle of 00° 39' 05", and whose chord bears North 30° 52' 36" East, 11.90 feet to a point of compound curve;

Thence 8.10 feet on the arc of a curve to the left, having a radius of 1044.50 feet, a central angle of 00° 26' 39", and whose chord bears North 31° 31' 12" East, 8.10 feet to the POINT OF BEGINNING.

Said parcel contains 0.07 acres (2,854 square feet) more or less.

PREPARED BY:

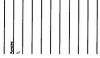
The Land Group, Inc.

James R. Washburn

1 of 1

Sewer / Water Easement City of Meridian





CHORD LENGTH 20.00 11.50	CHORD BEARING S31172407W N3072736E N3147172E	Curve Table DELTA CHORD 05801: S31 07805: N30	RADIUS 1,165.00 1,047.00	VGTH 0.00
	142.62	WSSTRSM	821	
	142.65	30591.855	2	
	141.07	W75T339*W	3	
	38.06	S11-2529*W	23	
	141.93	S75*1379*E	27	
	38.12	NIOTOFIOE	5	
	49.98-	3-10-85-52N	8	
	52.59	N6410319"W	657	
	49.96	W-1042-525	118	
	\$2.59	S64-02-14-E	123	
	20.00	N32-5948-E	917	
	35.56	NS70012*W	115	
	50.00	S32-59-48-W	11	
	35.56	SSTOOTZE	113	
	30.32	N37-06137E	112	
	.10'05	NS3-2824W	5	
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	46.00	NG3-37-14-E	3	
	48.74	W2650329*W	2	
	46.00	S63*5631*W	ื	
	800	Scene Sar	5	

LENGTH	50.00	46.00	48.74	46,00	15,00	20.00	15.00	20.00	50.00	30.32	\$0.01	30.32	35.56	50.00	35.56	50.00	52.59	49.96	52.59	49.98	38.12	141.93	33.06	141.07	142.65	142.62
BEARING	SZEGIZBE	W-1292-29S	W2670329*W	3-1-1-C-129N	3-09-85-695	S40*0120*W	Marsham	N40'0120'E	SS3-2824FE	SSTOWEIN	NS3-2824W	3-50-90-ZEM	32100728	W819255	WS7D072W	N32-5948-E	S64-02-14-E	W-1082-525	WEATC315*W	N25-5801-E	NIOVORTOR	3-8521.525	S1172529*W	W75T338*W	30591.855	WSSTISSM
E E	1	2	2	3	รา	93	5	87	2	95	15	717	113	111	115	116	113	95	113	8	121	123	123	124	125	126

LENGTH	20,00	46.00	48.74	46,00	15,00*	20.00	15.00*	20.00	50.00	30.32	\$0.01	30.32	35.56	20.00	35.56	20.00	52.59	56.69	52.59	49.58*	38.12	141,93	38.06	141.07	142.65	142.62
BEARING	\$26.03.29.E	S63-5631-W	W26-03-29-W	N637714'E	S49*S8*40*E	SACTOTORY	N497581407W	N40*0120*E	\$53-2824E	W12M782	NS3787#W	N37-06137-E	35700728	W81-52-2ES	WSTOOTZW	N32-5948-E	S64-0214FE	W1082-52S	N64*03*19*W	3-10-85-52N	NIOVETOF	378:1339·E	S112529*W	WYSTSTSW	SSF1650E	WOSSITESM
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nter Easement for Weridial W 1/4 of Section ge 1 West, Boise A Ada County, Id	OR 48	<u>e</u>	LENGTH	50.00	46.00	48.74	46,00	20.00	15.00	20.00	50.00	30.32	10.02	30.32	35.55	35.56	50.00	52.59	49.96	52.59	49.98	38.12	141.93	33.06	141.07	142.65	142.62
Sewer / Water Easement for Totalian Gity of Meridian Located In the NW 1/4 of Section 23 hip 3 North, Range 1 West, Boise Mity of Meridian, Ada County, Idaho 2025	7.0880 1.09.202 1.002 1.	Line Table	BEARING	\$26.03.59.E	W-15-25-25	WZS-U3-ZS-W	3-11-45-075	CAPPLIANT	MASSEROW	M40'01'20'E	SS3-2824-E	SSTONZIW	NS32824W	K37-06/37-E	SSTBOTZE	NS70012*W	N32-5948-E	S64-02-14-E	W-1082-525	N6470319*W	3-10-8-52N	N10'08'10'E	575'13'3PE	S11-2529*W	W75T3T3PW	SSF1650E	WSSTISSOW
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Sewer / Water Easement for City of Meridian Located in the NW 1/4 of Section 23 Township 3 North, Range 1 West, Boise Meridian City of Meridian, Ada County, Idaho																											
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