

Project Name or Subdivision Name:

Southridge South Subdivision Phase 1

Sanitary Sewer & Water Main Easement Number: 2

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-2025-0028  
Record Number: \_\_\_\_\_

### **SANITARY SEWER AND WATER MAIN EASEMENT**

THIS Easement Agreement made this 8th day of April 2025 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.

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.



GRANTEE: CITY OF MERIDIAN

\_\_\_\_\_  
Robert E. Simison, Mayor

4-8-2025

\_\_\_\_\_  
Attest by Chris Johnson, City Clerk

4-8-2025

STATE OF IDAHO, )

: ss.

County of Ada )

This record was acknowledged before me on 4-8-2025 (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: 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





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  
2025



## Sewer / Water Easement City of Meridian

W. Overland Road  
Meridian, Idaho 83642

Line Table	
LINE	BEARING LENGTH
L1	S29°02'00"E 50.00'
L2	S52°55'11"W 48.00'
L3	N07°02'29"W 63.74'
L4	N07°37'14"E 48.00'
L5	S45°59'40"E 15.00'
L6	S40°11'00"W 20.00'
L7	N47°24'40"W 15.00'
L8	N40°12'00"E 20.00'
L9	S52°25'45"E 50.00'
L10	S77°04'21"W 20.32'
L11	S57°02'21"W 50.01'
L12	N37°00'00"E 20.32'
L13	S77°01'12"E 25.50'
L14	S32°34'44"W 50.00'
L15	N57°00'13"W 25.50'
L16	N32°59'44"E 50.00'
L17	S45°02'14"E 53.00'
L18	S25°58'17"W 49.00'
L19	N4°03'17"W 53.00'
L20	N25°58'13"E 49.50'
L21	N10°02'10"E 34.12'
L22	S25°13'20"E 14.52'
L23	S17°22'29"W 38.00'
L24	N75°13'29"W 14.00'
L25	S04°18'40"E 142.60'
L26	N47°15'00"W 142.62'

Curve Table			
CURVE	LENGTH	RADIUS	CHORD BEARING CHORD LENGTH
C1	20.00'	1,185.00'	S31°15'00"W 20.00'
C2	11.90'	1,047.00'	N35°32'36"E 11.90'
C3	8.10'	1,044.50'	N31°01'14"E 8.10'

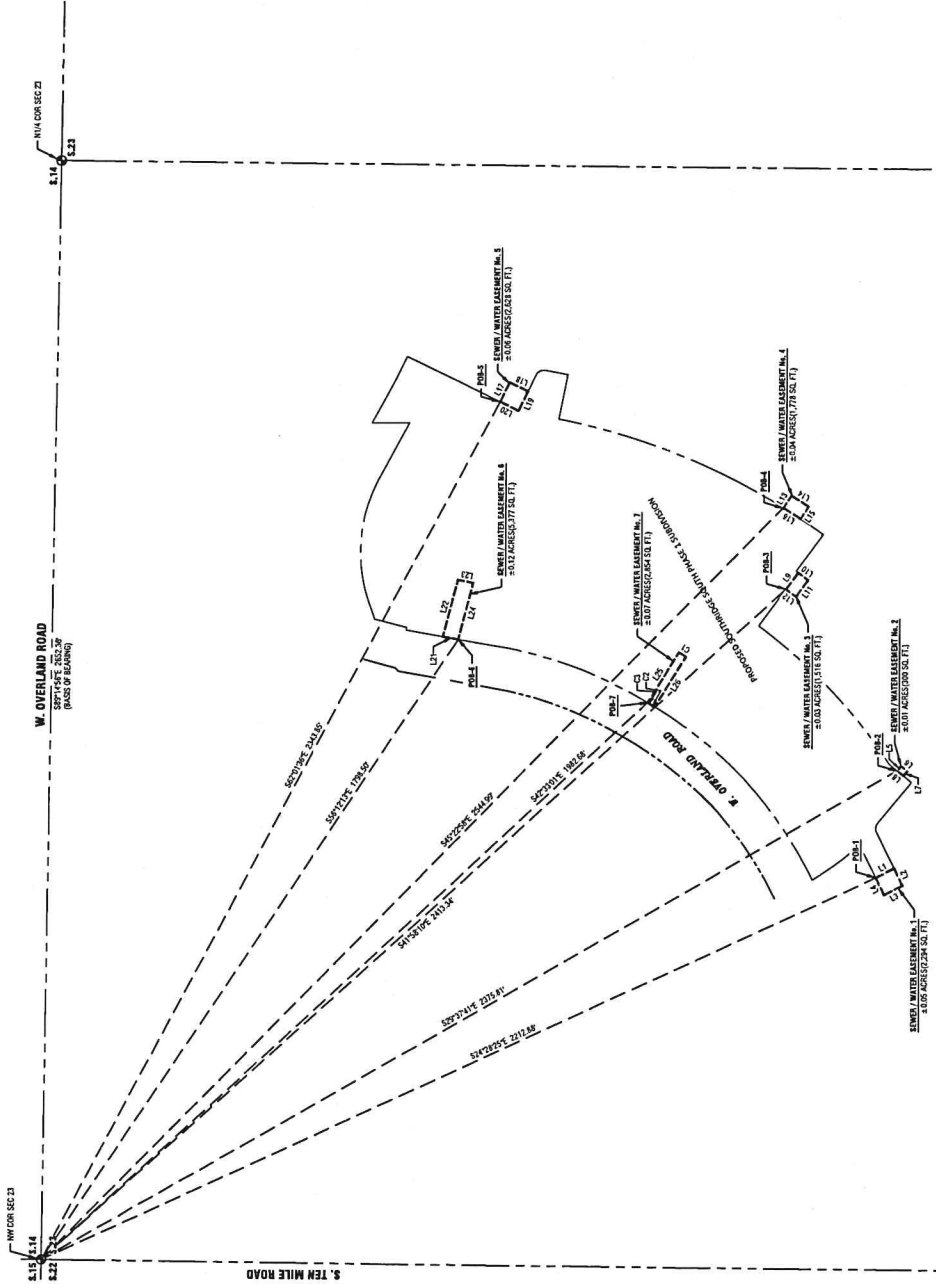


Exhibit "B"

Recorded Scale: 1" = 100'

0 150' 300'

Project No.: 1502  
Date of Issuance: August 1, 2025  
Project Location: