

Project Name or Subdivision Name:

Pura Vida Ridge Ranch Subdivision No. 1

Sanitary Sewer & Water Main Easement Number: 4

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-2025-0137

Record Number: _____

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement made this 12th day of November 2025 between
Sunrise Rim, 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 11-12-2025

Attest by Chris Johnson, City Clerk 11-12-2025

STATE OF IDAHO,)

: ss.

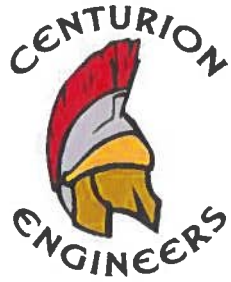
County of Ada)

11-12-2025

This record was acknowledged before me on _____ (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 3-28-2028
My Commission Expires: _____



CENTURION ENGINEERS, INC.

Consulting Engineers, Land Surveyors and, Planners
2323 S. Vista Ave, Suite 206 Boise, ID 83705
Telephone 208.343.3381 | www.centengr.com

Internal Pura Vida Ridge Ranch Subdivision No. 1 Meridian City Sanitary Sewer Easement Areas

28 October 2025

A parcel of land situate in the northeast quarter of the northwest quarter of Section 4, Township 2 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the northwest corner of said Section 4, which bears S89°43'34"W, 2,651.67 feet from the north quarter corner of said Section 4; thence N89°43'34"E, 1,325.81 feet, along the northerly boundary of said Section 4 to the northwest corner of U.S. Lot 3; thence S00°12'11"W, 75.00 feet along the westerly boundary of said U.S. Lot 4; thence N89°43'34"E, 40.01 feet along a line parallel with the northerly boundary of said section 4; thence S00°12'11"W, 75.01 feet; thence S45°02'07"E, 21.12 feet; thence N89°43'34"E, 5.00 feet along a line parallel with the northerly boundary of said section 4 to a point to be known as Point "A", which is the **Point of Beginning**:

Thence N00°16'26"W, 85.00 feet;

Thence N89°43'34"E, 35.75 feet along a line parallel with the northerly boundary of said Section 4;

Thence S00°16'26"E, 85.00 feet;

Thence S89°43'34"W, 35.75 feet along a line parallel with the northerly boundary of said Section 4 to the **Point of Beginning**.

Comprising of 0.07 acres, more or less.

And the following described parcel of land:

Commencing at Point "A", as noted above; then N89°43'34"E, 169.42 feet along a line parallel with the northerly boundary of said Section 4 to a point to be known as

Point "B", which is the ***Point of Beginning***:

Thence N01°01'35"E, 85.03 feet;

Thence N89°43'34"E, 25.00 feet along a line parallel with the northerly boundary of said Section 4;

Thence S01°01'35"W, 85.03 feet;

Thence S89°43'34"W, 25.00 feet along a line parallel with the northerly boundary of said Section 4 to the ***Point of Beginning***.

Comprising of 0.05 acres, more or less.

And the following described parcel of land:

Commencing at Point "B", as noted above; thence N89°43'34"E, 24.40 feet along a line parallel with the northerly boundary of said Section 4; thence 72.84 feet along a tangent curve deflection to the right, having a radius of 73.50 feet, a central angle of 56°46'48", a long chord bearing of S61°53'02"E and a chord distance of 69.89 feet; thence S33°29'38"E 88.37 feet to a point to be known as Point "C", which is the ***Point of Beginning***:

Thence N56°30'22"E, 85.00 feet;

Thence S33°29'38"E, 25.00 feet;

Thence S56°30'22"W, 85.00 feet;

Thence N33°29'38"W, 25.00 feet to the ***Point of Beginning***.

Comprising of 0.05 acres, more or less.

And the following described parcel of land:

Commencing at Point "C", as noted above; thence S33°29'38"E, 178.00 feet to a point to be known as Point "D", which is the ***Point of Beginning***:

Thence N56°30'22"E, 85.00 feet;

Thence S33°29'38"E, 25.00 feet;

Thence S56°30'22"W, 85.00 feet;

Thence N33°29'38"W, 25.00 feet to the ***Point of Beginning***.

Comprising of 0.05 acres, more or less.

And the following described parcel of land:

Commencing at the northwest corner of said Section 4, which bears S89°43'34"W, 2,651.67 feet from the north quarter corner of said Section 4; thence N89°43'34"E, 1,325.81 feet along the northerly boundary of the said Section 4 to the northwest corner of U.S. Lot 3; thence S00°12'11"W, 75.00 feet along the westerly boundary of said U.S. Lot 4; thence continuing S00°12'11"W, 384.02 feet along the westerly boundary of said U.S. Lot 4; thence N89°43'34"E, 74.24 feet along a line parallel with the northerly boundary of said Section 4; thence 75.81 feet along a tangent curve deflection to the right, having a radius of 76.50 feet, a central angle of 56°46'48", a long chord bearing of S61°53'02"E and a chord distance of 72.75 feet to the **Point of Beginning**:

Thence S33°29'38"E, 25.23 feet;

Thence S59°59'10"W, 15.68 feet;

Thence S27°22'45"W, 32.53 feet;

Thence S62°37'15"E, 5.00 feet;

Thence S27°22'45"W, 54.00 feet;

Thence N62°37'15"W, 25.00 feet;

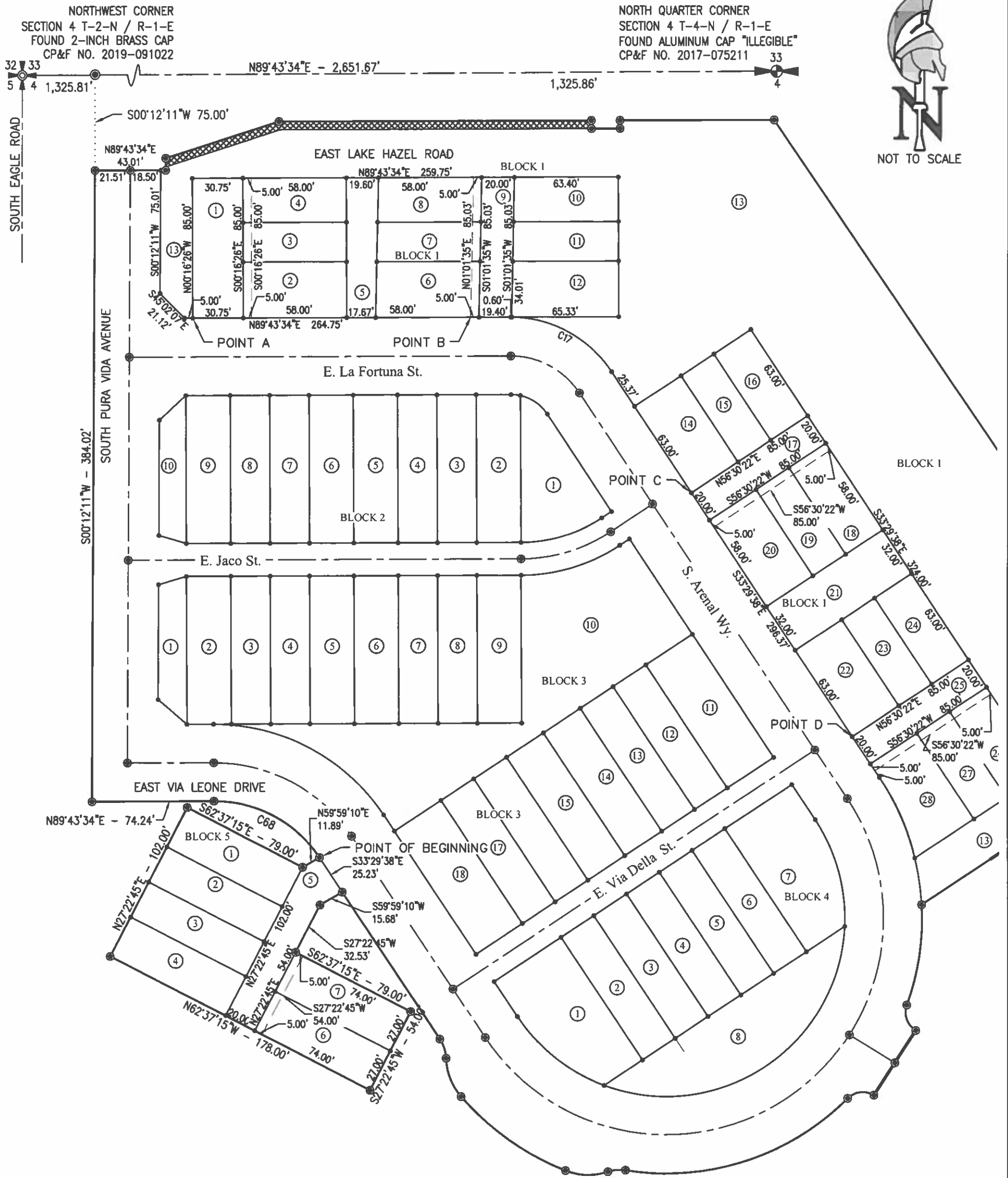
Thence N27°22'45"E, 102.00 feet;

Thence N59°59'10"E, 11.89 feet to the **Point of Beginning**.

Comprising of 0.06 acres, more or less.



Pura Vida Ridge Ranch Subdivision No. 1
Meridian City Sewer Easement Exhibit



Curve Table

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD DISTANCE
C17	56°46'48"	73.50'	72.84'	S61°53'02"E	69.89'
C68	56°46'48"	76.50'	75.81'	S61°53'02"E	72.75'



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