

Project Name or Subdivision Name:

Tanner Creek Subdivision No. 1

Sanitary Sewer & Water Main Easement Number: 1

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-2025-0170

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement made this 16th day of December 20²⁵ between
Corey D. Barton ("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 12-16-2025

Attest by Chris Johnson, City Clerk 12-16-2025

STATE OF IDAHO,)
 : ss.
County of Ada)

This record was acknowledged before me on 12-16-2025 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: 3-28-2028

Exhibit A

Legal Description

Tanner Creek Subdivision No. 1 – Water and Sewer Easements

Easements being over a portion of the SE1/4 of Section 13, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, and more particularly described as follows:

Easement A

Commencing at a Brass Cap monument marking the southwest corner of said SE1/4 of Section 13, from which a 5/8" diameter rebar with an illegible cap marking the northwest corner of said SE1/4 of Section 13 bears N 0°30'30" E a distance of 2666.35 feet;

Thence N 4°04'24" E a distance of 2428.45 feet to the **POINT OF BEGINNING**;

Thence S 89°17'58" E a distance of 123.81 feet to a point;

Thence S 0°33'52" W a distance of 20.00 feet to a point;

Thence N 89°17'58" W a distance of 91.91 feet to a point;

Thence a distance of 19.20 feet along the arc of a 55.00 foot radius curve left, said curve having a central angle of 20°00'07" and a long chord bearing N 73°45'05" W a distance of 19.10 feet to a point of reverse curvature;

Thence a distance of 22.06 feet along the arc of a 15.00 foot radius curve right, said curve having a central angle of 84°15'39" and a long chord bearing N 41°37'19" W a distance of 20.12 feet to the **POINT OF BEGINNING**.

Said Easement A contains 0.053 acres (2,302 square feet) and is subject to any other easements existing or in use.

Easement B

Commencing at a Brass Cap monument marking the southwest corner of said SE1/4 of Section 13, from which a 5/8" diameter rebar with an illegible cap marking the northwest corner of said SE1/4 of Section 13 bears N 0°30'30" E a distance of 2666.35 feet;

Thence N 3°54'56" E a distance of 1939.19 feet to the **POINT OF BEGINNING**;

Thence N 0°30'30" E a distance of 18.00 feet to a point;

Thence S 89°29'30" E a distance of 30.00 feet to a point;

Thence S 0°30'30" W a distance of 18.00 feet to a point;

Thence N 89°29'30" W a distance of 30.00 feet to the **POINT OF BEGINNING**.

Said Easement B contains 0.012 acres (540 square feet) and is subject to any other easements existing or in use.

Easement C

Commencing at a Brass Cap monument marking the southwest corner of said SE1/4 of Section 13, from which a 5/8" diameter rebar with an illegible cap marking the northwest corner of said SE1/4 of Section 13 bears N 0°30'30" E a distance of 2666.35 feet;

Thence N 19°42'45" E a distance of 2083.78 feet to the **POINT OF BEGINNING**;

Thence N 0°33'52" E a distance of 20.00 feet to a point;

Thence S 89°26'05" E a distance of 110.50 feet to a point;

Thence S 0°33'55" W a distance of 20.00 feet to a point;

Thence N 89°26'05" W a distance of 110.50 feet to the **POINT OF BEGINNING**.

Said Easement C contains 0.051 acres (2,210 square feet) and is subject to any other easements existing or in use.

Easement D

Commencing at a Brass Cap monument marking the southwest corner of said SE1/4 of Section 13, from which a 5/8" diameter rebar with an illegible cap marking the northwest corner of said SE1/4 of Section 13 bears N 0°30'30" E a distance of 2666.35 feet;

Thence N 19°24'47" E a distance of 2005.01 feet to the **POINT OF BEGINNING**;

Thence N 0°33'52" E a distance of 30.00 feet to a point;

Thence S 89°26'08" E a distance of 30.00 feet to a point;

Thence S 0°33'52" W a distance of 30.00 feet to a point;

Thence N 89°26'08" W a distance of 30.00 feet to the **POINT OF BEGINNING**.

Said Easement D contains 0.021 acres (900 square feet) and is subject to any other easements existing or in use.

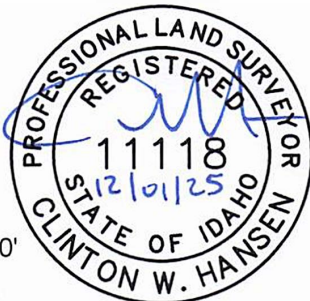
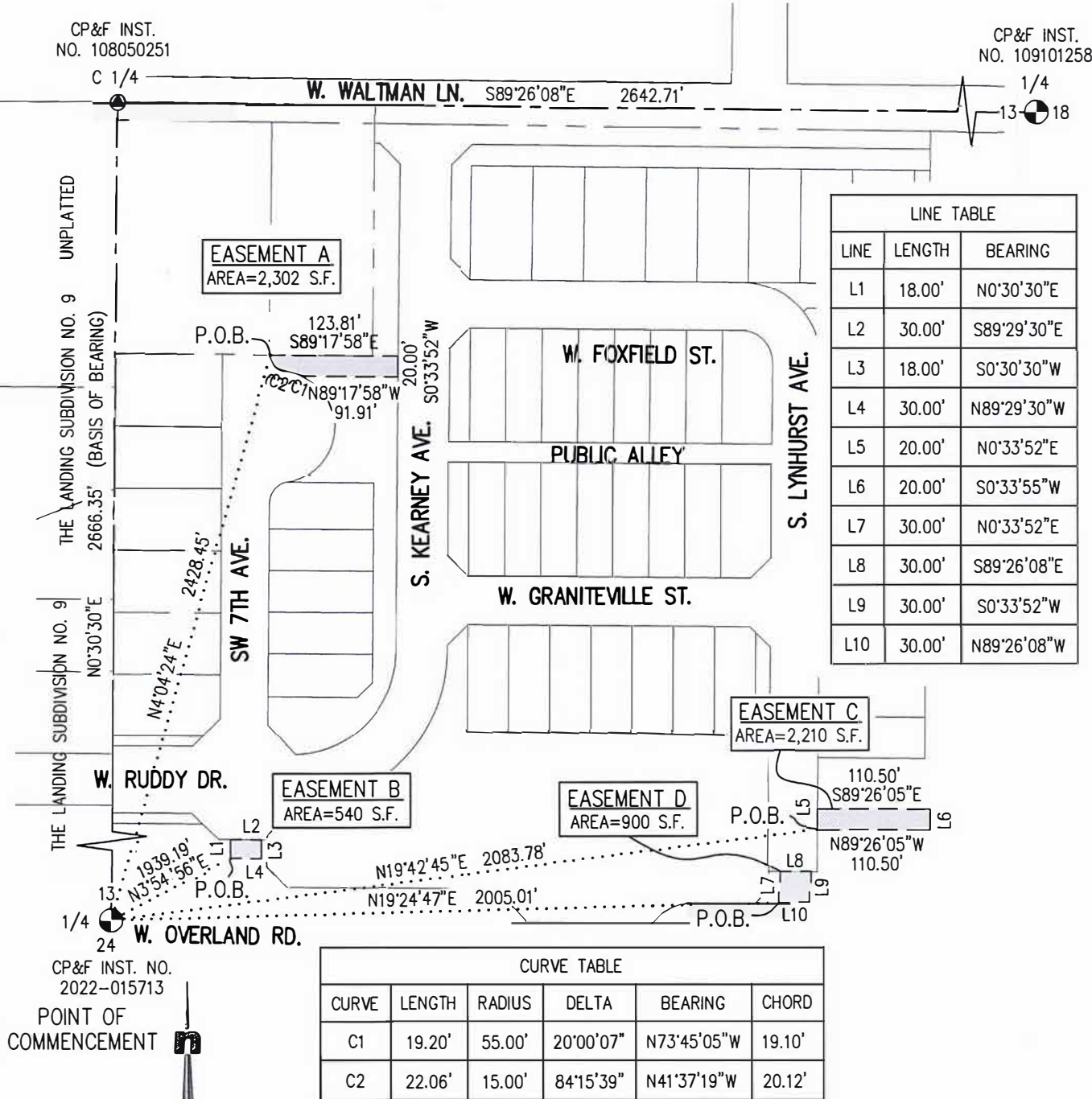
Clinton W. Hansen, PLS
Land Solutions, PC
December 1, 2025



Exhibit B

TANNER CREEK SUBDIVISION NO. 1 - WATER & SEWER EASEMENTS

LOCATED IN THE SE1/4 OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO



LandSolutions
Land Surveying and Consulting

231 E. 5TH ST.
MERIDIAN, ID 83642
(208) 288-2040 (208) 288-2557 fax
www.landsolutions.biz

JOB NO. 23-64