

Project Name or Subdivision Name:

Centerville Subdivision No. 3

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-2026-0010

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement made this _____ day of _____ 20____ between
Viper Investments 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.

T O HAVE AND T O 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.

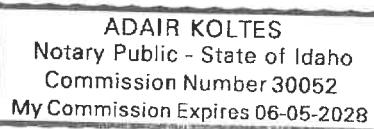
GRANTOR: Viper Investments LLC
by Member: Corey Barton



STATE OF IDAHO)
) ss
County of Ada)

This record was acknowledged before me on Jan.14, 2026 (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 Viper Investments LLC (name of entity on behalf of whom record was
executed), in the following representative capacity: Member (type of
authority such as officer or trustee)

Notary Stamp Below



Notary Signature
My Commission Expires: 6-05-2028

GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor

Attest by Chris Johnson, City Clerk

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

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
My Commission Expires: _____

CITY OF MERIDIAN - UTILITY EASEMENTS

CENTERVILLE SUBDIVISION NO. 3

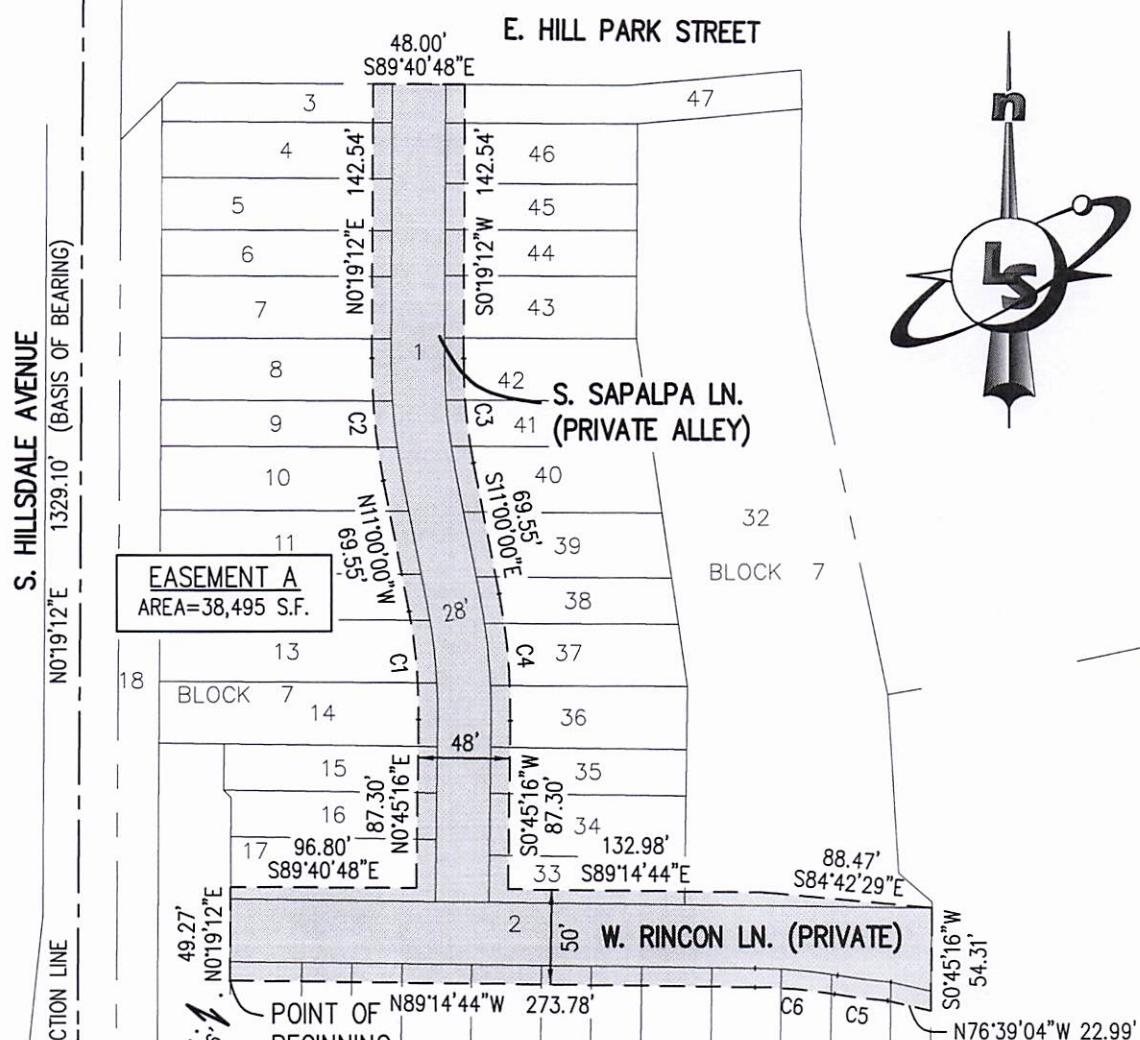
LOCATED IN THE NW1/4 OF THE NE1/4 OF SECTION 33, TOWNSHIP 3 NORTH,
RANGE 1 EAST, B.M., CITY OF MERIDIAN, ADA COUNTY, IDAHO

POINT OF COMMENCEMENT A & B

CP&F
NO. 2022-071833
N1/4

E. AMITY ROAD
S89°14'44"E 2660.45'

CP&F
NO. 2018-034916
SECTION LINE



POINT OF COMMENCEMENT

0 50' 100' 200'



LandSolutions
Land Surveying and Consulting

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

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JOB NO. 20-16

CITY OF MERIDIAN - UTILITY EASEMENTS

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	56.62'	276.00'	11°45'16"	N5°07'22"W	56.52'
C2	64.01'	324.00'	11°19'12"	N5°20'24"W	63.91'
C3	54.53'	276.00'	11°19'12"	S5°20'24"E	54.44'
C4	66.47'	324.00'	11°45'16"	S5°07'22"E	66.35'
C5	28.10'	329.00'	4°53'36"	N82°53'20"W	28.09'
C6	41.64'	271.00'	8°48'12"	N84°50'38"W	41.60'



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Legal Description
City of Meridian Utility Easements
Centerville Subdivision No. 3

An easement located in the NW1/4 of the NE1/4 of Section 33, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, and more particularly described as follows:

EASEMENT

Commencing at an Aluminum Cap monument marking the southwest corner of said NW1/4 of the NE1/4 (CN1/16 corner) of said Section 33, from which a Brass Cap monument marking the northwest corner of said NW1/4 of the NE1/4 (N1/4 corner) bears N 0°19'12" E a distance of 1329.10 feet;

Thence N 32°40'43" E a distance of 148.26 feet to the **POINT OF BEGINNING**;

Thence N 0°19'12" E a distance of 49.27 feet to a point;

Thence S 89°40'48" E a distance of 96.80 feet to a point;

Thence N 0°45'16" E a distance of 87.30 feet to the beginning of a tangential curve;

Thence a distance of 56.62 feet along the arc of a 276.00 foot radius curve left, said curve having a central angle of 11°45'16" and a long chord bearing N 5°07'22" W a distance of 56.52 feet to a point of tangency;

Thence N 11°00'00" W a distance of 69.55 feet to the beginning of a tangential curve;

Thence a distance of 64.01 feet along the arc of a 324.00 foot radius curve right, said curve having a central angle of 11°19'12" and a long chord bearing N 5°20'24" W a distance of 63.91 feet to a point of tangency;

Thence N 0°19'12" E a distance of 142.54 feet to a point;

Thence S 89°40'48" E a distance of 48.00 feet to a point;

Thence S 0°19'12" W a distance of 142.54 feet to the beginning of a tangential curve;

Thence a distance of 54.53 feet along the arc of a 276.00 foot radius curve left, said curve having a central angle of 11°19'12" and a long chord bearing S 5°20'24" E a distance of 54.44 feet to a point of tangency;

Thence S 11°00'00" E a distance of 69.55 feet to the beginning of a tangential curve;

Thence a distance of 66.47 feet along the arc of a 324.00 foot radius curve right, said curve having a central angle of 11°45'16" and a long chord bearing S 5°07'22" E a distance of 66.35 feet to a point of tangency;

Thence S 0°45'16" W a distance of 87.30 feet to a point;

Thence S 89°14'44" E a distance of 132.98 feet to a point;

Thence S 84°42'29" E a distance of 88.47 feet to a point;

Thence S 0°45'16" W a distance of 54.31 feet to a point;

Thence N 76°39'04" W a distance of 22.99 feet to the beginning of a non-tangential curve;

Thence a distance of 28.10 feet along the arc of a 329.00 foot radius curve right, said curve having a central angle of 4°53'36" and a long chord bearing N 82°53'20" W a distance of 28.09 feet to a point of reverse curvature;

Thence a distance of 41.64 feet along the arc of a 271.00 foot radius curve left, said curve having a central angle of 8°48'12" and a long chord bearing N 84°50'38" W a distance of 41.60 feet to a point of tangency;

Thence N 89°14'44" W a distance of 273.78 feet to the **POINT OF BEGINNING**.

Said easement contains 38,495 square feet or 0.884 acres, more or less and is subject to any other easements existing or in use.

Clinton W. Hansen, PLS

Land Solutions, PC

January 16, 2026

