

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.

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

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

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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JOB NO. 20-16

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

