

**SANITARY SEWER AND WATER MAIN EASEMENT**

THIS Easement Agreement made this 17th day of June 2025 between  
MESA AVIATOR PARK 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      6-17-2025

\_\_\_\_\_  
Attest by Chris Johnson, City Clerk      6-17-2025

STATE OF IDAHO, )

: ss.

County of Ada      )

This record was acknowledged before me on 6-17-2025 Robert E. Simison and Chris Johnson on behalf of the City of Meridian, in their capacities as Mayor and City Clerk, respectively.

\_\_\_\_\_  
Notary Signature

My Commission Expires: \_\_\_\_\_

Exhibit A  
**Sewer and Water Easements**  
Aviation Subdivision  
May 31, 2025

**Sewer Easement 1**

A portion of the Northwest 1/4 of the Southwest 1/4 of Section 10, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the Section corner common to Sections 9, 10, 15, and 16, Township 3 North, Range 1 West, Boise Meridian, from which the 1/4 corner common to said Sections 9 and 10 bears North 0°38'55" East, 2653.02 feet; thence North 19°01'29" East, 1570.96 feet to the east boundary line of Hensley Station Subdivision No. 2 as filed Book 121 of Plats at Pages 19058 through 19060, records of Ada County, Idaho and the **POINT OF BEGINNING**;

thence on said east boundary line, North 00°36'35" East, 20.00 feet;

thence leaving said east boundary line, South 89°58'37" East, 158.29 feet;

thence 23.44 feet on the arc of a curve to the left having a radius of 55.00 feet, a central angle of 24°25'12" and a long chord which bears South 30°44'33" West, 23.26 feet;

thence North 89°58'37" West, 146.61 feet to the **POINT OF BEGINNING**.

Containing 3,030 square feet, more or less.

**AND**

**Sewer and Water Easement 2**

A portion of the Southwest 1/4 of the Southwest 1/4 of Section 10, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the Section corner common to Sections 9, 10, 15, and 16, Township 3 North, Range 1 West, Boise Meridian, from which the 1/4 corner common to said Sections 9 and 10 bears North 0°38'55" East, 2653.02 feet; thence North 44°41'50" East, 1511.21 feet to the **POINT OF BEGINNING**;

thence North 69°59'17" East, 28.47 feet;

thence South 35°01'37" East, 12.43 feet;

thence North 89°15'50" West, 33.89 feet to the **POINT OF BEGINNING**.

Containing 171 square feet, more or less.

**AND**



### Water Easement 3

A portion of the Southwest 1/4 of the Southwest 1/4 of Section 10, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the Section corner common to Sections 9, 10, 15, and 16, Township 3 North, Range 1 West, Boise Meridian, from which the 1/4 corner common to said Sections 9 and 10 bears North 0°38'55" East, 2653.02 feet; thence North 48°55'38" East, 1631.72 feet to the **POINT OF BEGINNING**;

thence North 00°44'10" East, 52.00 feet;

thence 19.61 feet on the arc of a curve to the right having a radius of 455.00 feet, a central angle of 02°28'11" and a long chord which bears North 83°37'12" East, 19.61 feet;

thence South 02°40'03" East, 18.01 feet;

thence North 87°28'08" East, 19.50 feet;

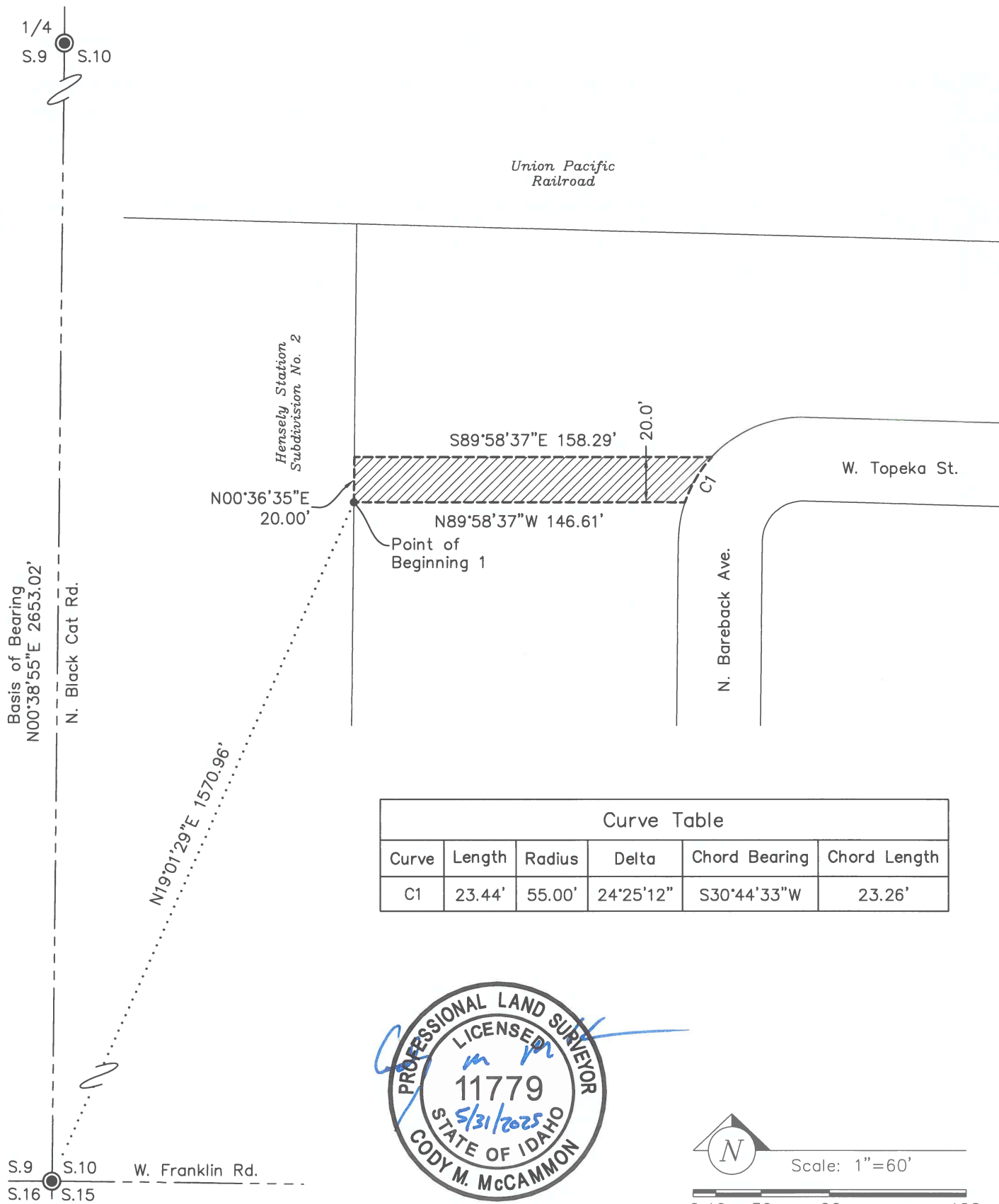
thence South 00°44'10" West, 37.56 feet;

thence North 89°15'50" West, 40.00 feet to the **POINT OF BEGINNING**.

Containing 1,806 square feet, more or less.

End of Description.





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**IDAHO  
SURVEY  
GROUP, LLC**

9939 W. EMERALD ST.  
BOISE, IDAHO 83704  
(208) 846-8570

**Exhibit B  
Sewer Easement  
Aviation Subdivision**

A portion of the NW1/4 of the SW1/4 of Section 10,  
T.3N., R.1W., B.M., City of Meridian, Ada County, Idaho

Job No.  
21-296

Sheet No.  
**1 of 3**

Dwg. Date  
5/31/2025

1/4  
S.9 S.10

Line Table		
Line	Bearing	Length
L1	N69°59'17"E	28.47'
L2	S35°01'37"E	12.43'
L3	N89°15'50"W	33.89'

Basis of Bearing  
N00°38'55"E 2653.02'

N. Black Cat Rd.

N. Hanging  
Lake Way

W. Aviator St.

Point of  
Beginning 2

L1  
L3

N44°41'50"E 1511.21'

S.9 S.10  
S.16 S.15 W. Franklin Rd.



Scale: 1"=60'

0 10 30 60 120

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SURVEY  
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(208) 846-8570

Exhibit B  
**Water Main and Sewer Easement**  
Aviation Subdivision

A portion of the SW1/4 of the SW1/4 of Section 10,  
T.3N., R.1W., B.M., City of Meridian, Ada County, Idaho

Job No.  
21-296

Sheet No.  
**2 of 2**

Dwg. Date  
5/31/2025

1/4  
S.9 S.10

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C2	19.61'	455.00'	2°28'11"	N83°37'12"E	19.61'

Line Table		
Line	Bearing	Length
L4	N00°44'10"E	52.00'
L5	S02°40'03"E	18.01'
L6	N87°28'08"E	19.50'
L7	S00°44'10"W	37.56'
L8	N89°15'50"W	40.00'

Basis of Bearing  
N00°38'55"E 2653.02'

N. Black Cat Rd.

N. Hanging  
Lake Way

W. Aviator St.

C2  
L5  
L6  
L4  
L7  
L8

Point of  
Beginning 3

N48°55'38"E 1631.72'



Scale: 1"=60'

0 10 30 60 120

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**IDAHO  
SURVEY  
GROUP, LLC**

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BOISE, IDAHO 83704  
(208) 846-8570

Exhibit B  
**Water Main Easement**  
Aviation Subdivision

A portion of the SW1/4 of the SW1/4 of Section 10,  
T.3N., R.1W., B.M., City of Meridian, Ada County, Idaho

Job No.  
21-296

Sheet No.  
**3 of 3**

Dwg. Date  
5/31/2025