Project Name or Subdi	vision Name:
Aviation Subdivision	
	Number: 2 all number if the project contains more than one tions/checklist for additional information.
For Internal Use Only Record Number:	ESMT-2024-0044

WATER MAIN EASEMENT

THIS Easement Agreement made this	day of	20	between
Aviator Park LLC	("Grantor")	and the City of Me	ridian, an Idaho Municipal
Corporation ("Grantee");		•	•

WHEREAS, the Grantor desires to provide a water main right-of-way across the premises and property hereinafter particularly bounded and described; and

WHEREAS , the water main 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 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 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.

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.

Notary Stamp Below

capacity: MEMBER

DARLENE BEACH DILLON Notary Public - State of Idaho Commission Number 20220384 My Commission Expires Jan 26, 2028 Notary Signature

My Commission Expires: Van. 26, 2028

(type of authority such as officer or trustee)

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	e me on (date) by Robert E. Simison
Clerk, respectively.	City of Meridian, in their capacities as Mayor and City
Notary Stamp Below	
	Notary Signature
	My Commission Expires:

Exhibit A City of Meridian Sewer and Water Easement

Aviation Subdivision February 20, 2024

A portion of the West 1/2 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 38°27'39" East, 1576.03 feet to the **POINT OF BEGINNING**;

thence North 35°01'14" West, 20.00 feet;

thence North 54°58'46" East, 22.69 feet;

thence North 79°58'46" East, 126.42 feet;

thence North 26°13'45" East, 21.57 feet;

thence 19.40 feet on the arc of a curve to the left having a radius of 31.00 feet, a central angle of 35°51'18", and a long chord which bears North 18°32'56" East, 19.08 feet;

thence North 00°37'17" East, 30.79 feet;

thence North 43°54'28" West, 43.48 feet;

thence North 88°26'12" West, 178.66 feet;

thence North 00°36'35" East, 25.00 feet;

thence South 88°26'12" East, 17.71 feet;

thence North 01°33'48" East, 41.00 feet;

thence South 88°26'12" East, 20.00 feet;

thence South 01°33'48" West, 41.00 feet;

thence South 88°26'12" East, 65.50 feet;

thence North 01°33'48" East, 41.00 feet;

thence South 88°26'12" East, 20.00 feet;

thence South 01°33'48" West, 41.00 feet;

thence South 88°26'12" East, 45.74 feet;



thence North 06°35'03" East, 41.16 feet;

thence South 88°26'12" East, 20.08 feet;

thence South 06°35'03" West, 42.04 feet;

thence 1.92 feet on the arc of a curve to the right having a radius of 56.00 feet, a central angle of 01°57'44", and a long chord which bears South 77°17'58" East, 1.92 feet;

thence North 53°00'09" East, 67.78 feet;

thence South 88°26'12" East, 32.09 feet;

thence South 53°00'09" West, 82.37 feet;

thence 16.61 feet on the arc of a curve to the right having a radius of 56.00 feet, a central angle of 16°59'54", and a long chord which bears South 44°33'03" East, 16.55 feet;

thence South 89°23'25" East, 52.06 feet;

thence South 00°36'35" West, 20.00 feet;

thence North 89°23'25" West, 42.62 feet;

thence 13.58 feet on the arc of a curve to the right having a radius of 56.00 feet, a central angle of 13°53'41", and a long chord which bears South 06°19'33" East, 13.55 feet;

thence South 00°37'17" West, 15.84 feet;

thence South 89°23'25" East, 40.98 feet;

thence South 00°36'35" West, 20.00 feet;

thence North 89°23'25" West, 41.22 feet;

thence 5.65 feet on the arc of a curve to the right having a radius of 56.00 feet, a central angle of 05°46'54", and a long chord which bears South 08°41'18" West, 5.65 feet;

thence South 54°52'58" East, 50.98 feet;

thence South 00°36'35" West, 24.27 feet;

thence North 54°52'58" West, 60.12 feet;

thence 27.11 feet on the arc of a curve to the right having a radius of 56.00 feet, a central angle of 27°44'24", and a long chord which bears South 46°34'05" West, 26.85 feet;

thence South 09°47'39" East, 38.62 feet;



thence South 81°27'40" West, 20.00 feet;

thence North 09°47'39" West, 34.89 feet;

thence 1.21 feet on the arc of a curve to the right having a radius of 56.00 feet, a central angle of 01°14'16", and a long chord which bears South 81°54'34" West, 1.21 feet;

thence South 82°31'42" West, 19.71 feet;

thence South 07°28'11" East, 35.13 feet;

thence South 80°12'21" West, 20.02 feet;

thence North 07°28'11" West, 34.94 feet;

thence South 82°43'20" West, 35.93 feet;

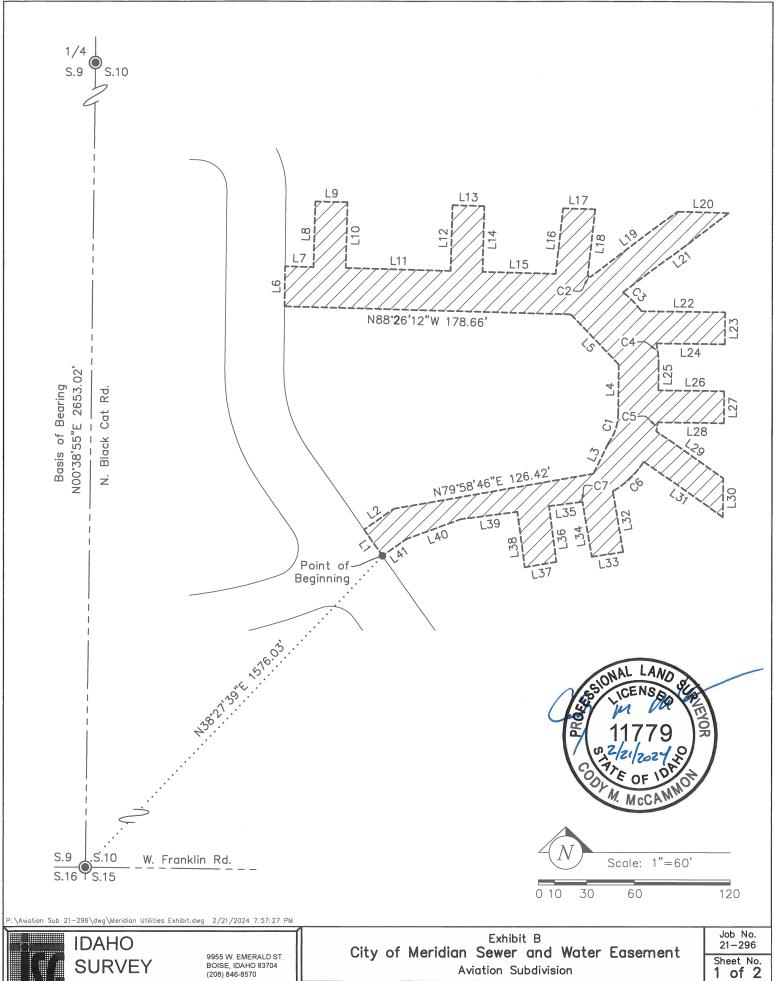
thence South 69°40'30" West, 35.89 feet;

thence South 54°58'46" West, 18.25 feet to the **POINT OF BEGINNING**.

Containing 19,009 square feet or 0.436 acres, more or less.

End of Description.





GROUP, LLC

A portion of the W1/2 of the SW1/4 of Section 10, T.3N., R.1W., B.M., City of Meridian, Ada County, Idaho

Dwg. Date 2/21/2024

	Line Table			
Line	Bearing	Length		
L1	N35°01'14"W	20.00'		
L2	N54°58'46"E	22.69'		
L3	N26°13'45"E	21.57'		
L4	N00°37'17"E	30.79		
L5	N43°54'28"W	43.48'		
L6	N00'36'35"E	25.00'		
L7	S88'26'12"E	17.71		
L8	N01'33'48"E	41.00'		
L9	S88'26'12"E	20.00'		
L10	S01°33'48"W	41.00'		
L11	S88'26'12"E	65.50'		
L12	N01'33'48"E	41.00'		
L13	S88°26'12"E	20.00'		
L14	S01°33'48"W	41.00'		
L15	S88°26'12"E	45.74'		
L16	N06°35'03"E	41.16'		
L17	S88'26'12"E	20.08'		
L18	S06°35'03"W	42.04'		
L19	N53°00'09"E	67.78'		
L20	S88°26'12"E	32.09'		
L21	S53°00'09"W	82.37		

	Line Table	<u> </u>
		I
Line	Bearing	Length
L22	S89°23'25"E	52.06'
L23	S00°36'35"W	20.00'
L24	N89°23'25"W	42.62'
L25	S00°37'17"W	15.84
L26	S89°23'25"E	40.98'
L27	S00°36'35"W	20.00'
L28	N89°23'25"W	41.22'
L29	S54*52'58"E	50.98'
L30	S00°36'35"W	24.27'
L31	N54°52'58"W	60.12'
L32	S09°47'39"E	38.62'
L33	S81°27'40"W	20.00'
L34	N09°47'39"W	34.89'
L35	S82°31'42"W	19.71
L36	S07°28'11"E	35.13'
L37	S80°12'21"W	20.02'
L38	N07°28'11"W	34.94'
L39	S82°43'20"W	35.93'
L40	S69°40'30"W	35.89'
L41	S54°58'46"W	18.25

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	19.40'	31.00'	35*51'18"	N18'32'56"E	19.08'
C2	1.92'	56.00'	1*57'44"	S77"17'58"E	1.92'
C3	16.61'	56.00'	16°59'54"	S44°33'03"E	16.55'
C4	13.58'	56.00'	13°53'41"	S06°19'33"E	13.55'
C5	5.65'	56.00'	5°46'54"	S08°41'18"W	5.65'
C6	27.11'	56.00'	27°44'24"	S46°34'05"W	26.85'
C7	1.21'	56.00'	1°14'16"	S81°54'34"W	1.21'



P:\Aviation Sub 21—296\dwg\Meridian Utilities Exhibit.dwg 2/21/2024 7:42:26 PM



9955 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570

Exhibit B City of Meridian Sewer and Water Easement Aviation Subdivision

Sheet No. 2 of 2

Job No. 21-296

A portion of the W1/2 of the SW1/4 of Section 10, T.3N., R.1W., B.M., City of Meridian, Ada County, Idaho

Dwg. Date 2/21/2024