

ESMT-2025-0147
Village at Meridian

PARTIAL RELEASE OF EASEMENT
TYPE OF EASEMENT BEING PARTIALLY RELEASED: SANITARY SEWER AND WATER
GRANTEE: CITY OF MERIDIAN
GRANTOR: MERIDIAN CENTERCAL, LLC, INCLUDING SUCCESSORS AND ASSIGNS

WHEREAS, by easement dated August 7, 2012, and recorded as Instrument Number 112079721 in the land records of Ada County, State of Idaho, an easement of the type and nature set forth in the above-captioned title was granted to the City of Meridian, an Idaho Municipal Corporation ("the Easement"), upon the real property legally described therein.

WHEREAS, the continuance of a certain portion of the Easement is no longer necessary or desirable.

NOW, THEREFORE, in consideration of the premises, the City of Meridian does hereby release, vacate, and abandon that certain portion of the Easement on the lands more particularly described on Exhibit A, and depicted on Exhibit B, attached hereto and incorporated herein.

All rights and privileges under the above-described document in and to the remaining lands covered by the Easement shall remain and continue in the Grantee and shall not be affected in any way hereby.

IN WITNESS WHEREOF, THE CITY OF MERIDIAN has caused these presents to be executed by its proper officers thereunto duly authorized this 2nd day of December, 2025.

CITY OF MERIDIAN

Robert E. Simison, Mayor 12-2-2025

Attest by Chris Johnson, City Clerk 12-2-2025

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

This record was acknowledged before me on 12-2-2025 (date) by Robert E. Simison and Chris Johnson on behalf of the City of Meridian, in their capacities as Mayor and City Clerk, respectively.

(stamp)

Notary Signature
My Commission Expires: _____

EXHIBIT A

(LEGAL DESCRIPTION OF PORTION OF EASEMENT BEING RELEASED)



October 8, 2025
Project No.: 124038

EASEMENT RELEASE
CENTERCAL EXPANSION SUBDIVISION
MERIDIAN CENTERCAL, LLC

An easement located in Parcel "B" of Record of Survey No.13558, recorded under Instrument No.2022-068728, & Lot 5, Block 2 of CenterCal Subdivision, as same is shown in the official plat therein, recorded in Book 104, at Page 14164, Ada County records, situate in the Southwest Quarter of Section 4, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

COMMENCING at the Southwest Corner of said Section 4, (from which point the West One Quarter Corner of said Section 4 bears North 00° 34' 03" East, 2618.49 feet distant); thence on the west line of said Section 4, North 00° 34' 03" East, 761.77 feet; thence leaving said west line, South 89° 25' 57" East, 645.34 feet, to a point on an existing sewer and water easement, recorded as Instrument No. 112079721, Ada County records AND the **POINT OF BEGINNING**:

Thence South 89° 36' 40" East, 42.00 feet;
Thence South 00° 23' 20" West, 20.00 feet;
Thence North 89° 36' 40" West, 10.00 feet;
Thence South 00° 23' 20" West, 20.96 feet;
Thence South 89° 36' 40" East, 54.50 feet;
Thence South 00° 23' 20" West, 32.00 feet;
Thence North 89° 36' 40" West, 99.57 feet;
Thence North 00° 23' 20" East, 32.00 feet;
Thence South 89° 36' 40" East, 13.08 feet;
Thence North 00° 23' 20" East, 40.96 feet to the **POINT OF BEGINNING**.

The above-described easement release area contains 4,697 Ft² (0.108 Acres) more or less.

Prepared by:
The Land Group, Inc.
Michael S. Femenia, PLS

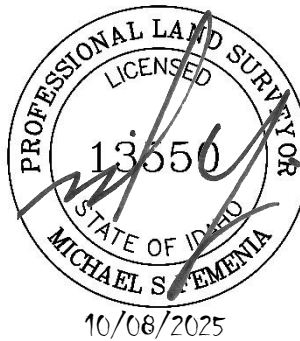
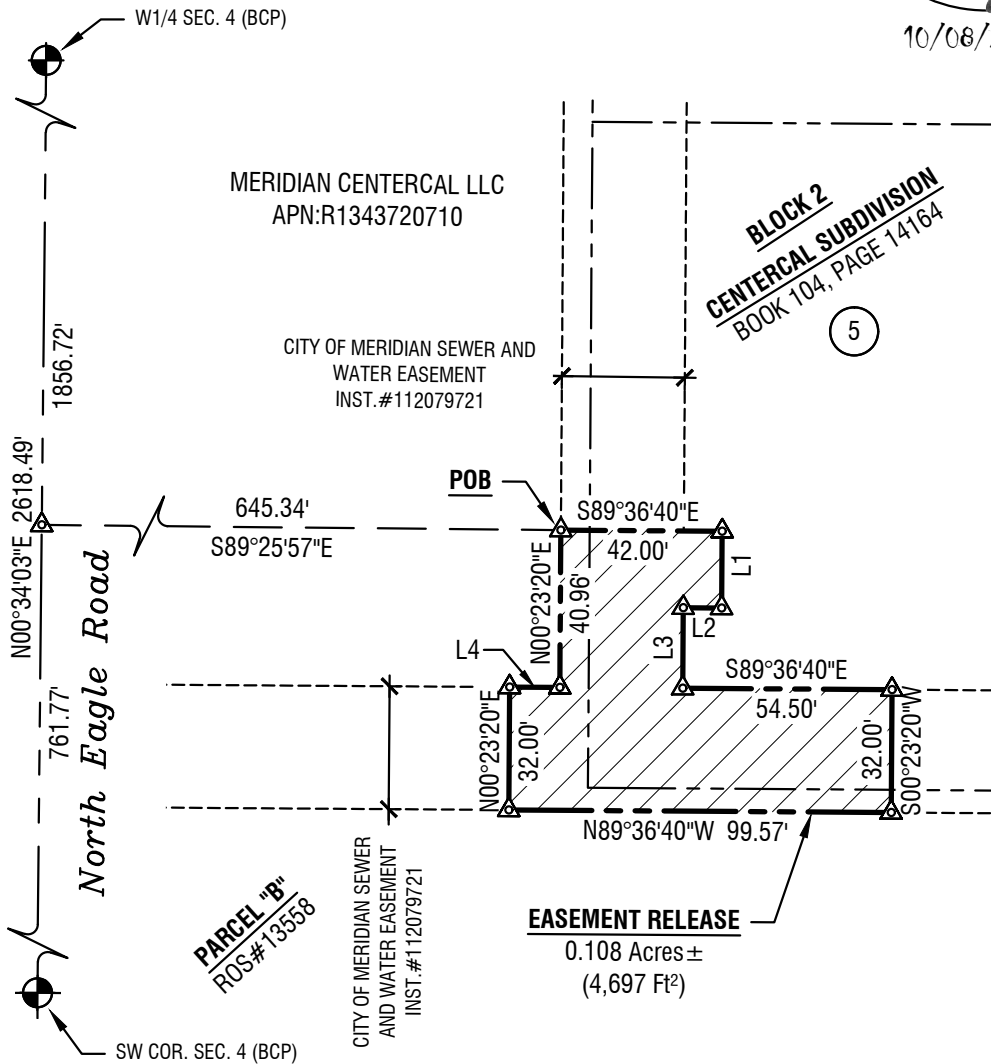
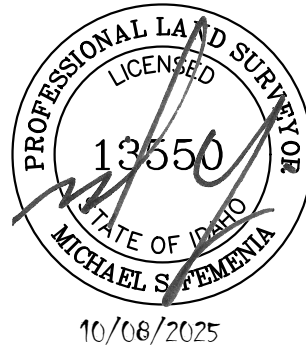


EXHIBIT B

(MAP DEPICTING THE PORTION OF THE EASEMENT BEING RELEASED)

Easement Release
for
City of Meridian
Situate in the SW 1/4 of Section 4,
Township 3 North, Range 1 East, Boise Meridian,
City of Meridian, Ada County, Idaho
2025



Line Table		
LINE	BEARING	LENGTH
L1	S00°23'20"W	20.00'
L2	N89°36'40"W	10.00'
L3	S00°23'20"W	20.96'
L4	S89°36'40"E	13.08'

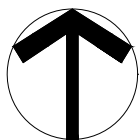
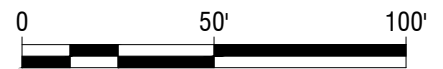


Exhibit "B"

Horizontal Scale: 1" = 50'



Project No.: 124038
Date of Issuance: October 8, 2025



Easement Release
City of Meridian
CenterCal Expansion Subdivision

1 of 1