

Project Name or Subdivision Name:
Apex Northwest Subdivision No. 7

Sanitary Sewer & Water Main Easement Number: 3
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-2026-0215

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement made this ____ day of _____ 20__ between
Brighton Development Inc., an Idaho corporation ("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.

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: _____

September 10, 2026
Project No.: 24-289
Apex Northwest Subdivision No. 7
City of Meridian Sewer and Water Easement
Legal Description

Exhibit A

Parcels of land for a City of Meridian Sewer and Water easement being a portion of the East 1/2 of the Southeast 1/4 of Section 31, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at an aluminum cap marking the East 1/4 corner of said Section 31, which bears N00°32'22"W a distance of 2,700.07 feet from an aluminum cap marking the Southeast corner of said Section 31, thence following the easterly line of the Southeast 1/4 of said Section 31, S00°32'22"E a distance of 1,005.85 feet;
Thence leaving said easterly line, S89°27'38"W a distance of 454.35 feet to **POINT OF BEGINNING 1.**

Thence S05°10'19"W a distance of 25.00 feet to a point hereinafter referred to as POINT "A";
Thence 93.57 feet along the arc of a curve to the right, said curve having a radius of 145.00 feet, a delta angle of 36°58'22", a chord bearing of N66°20'30"W, and a chord distance of 91.95 feet;
Thence N47°51'19"W a distance of 228.51 feet;
Thence N42°08'41"E a distance of 25.00 feet;
Thence S47°51'19"E a distance of 228.51 feet;
Thence 77.44 feet along the arc of a curve to the left, said curve having a radius of 120.00 feet, a delta angle of 36°58'22", a chord bearing of S66°20'30"E, and a chord distance of 76.10 feet to **POINT OF BEGINNING 1.**

Said parcel contains 7,850 square feet, more or less.

TOGETHER WITH:

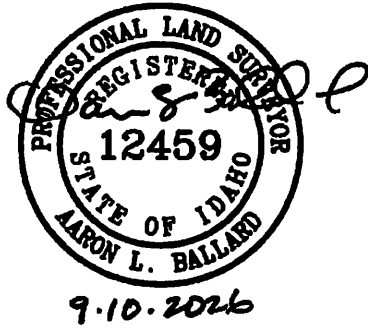
Commencing at a point previously referred to as POINT "A", thence S26°56'50"E a distance of 203.05 feet to **POINT OF BEGINNING 2.**

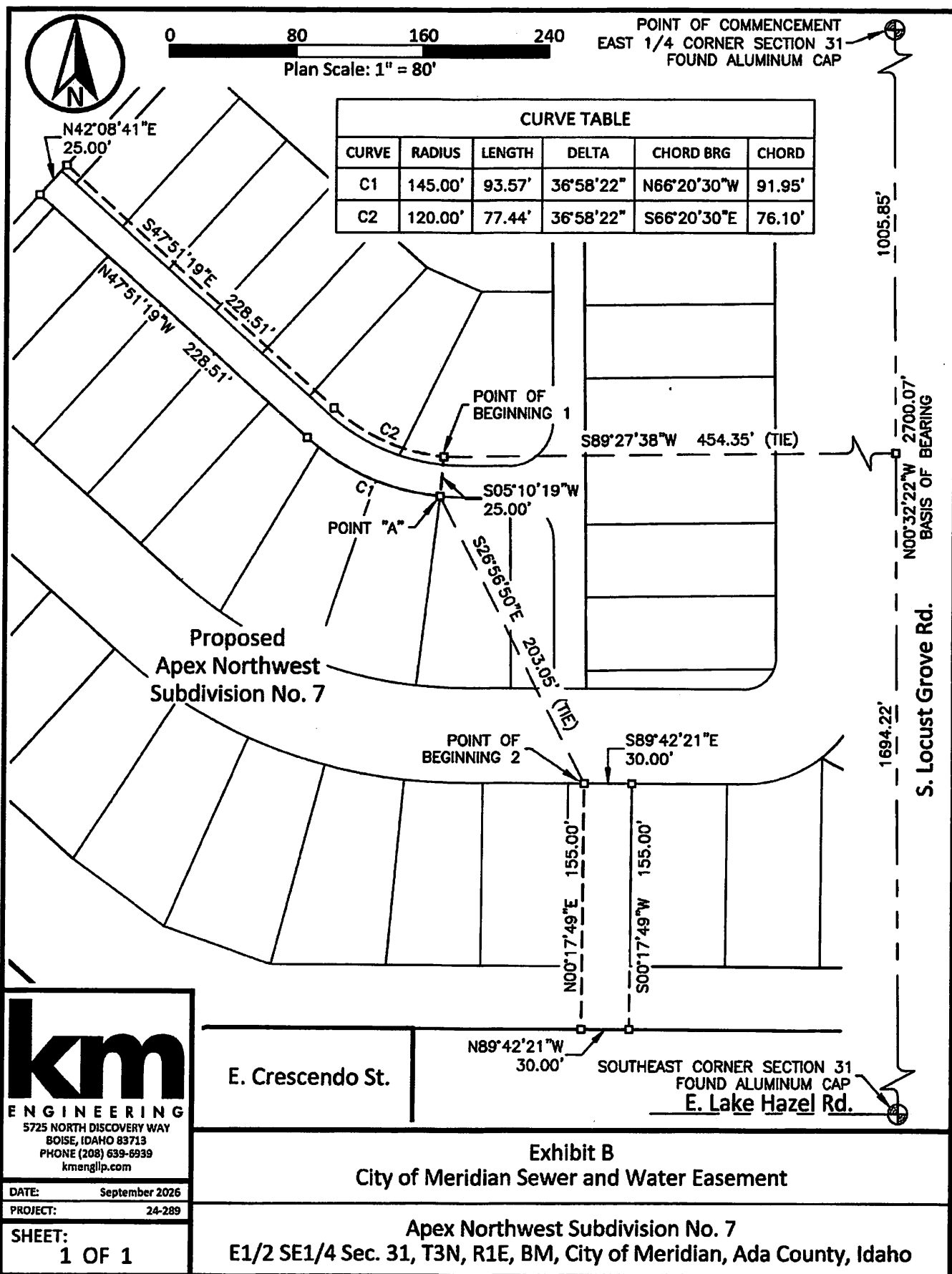
Thence S89°42'21"E a distance of 30.00 feet;
Thence S00°17'49"W a distance of 155.00 feet;
Thence N89°42'21"W a distance of 30.00 feet;
Thence N00°17'49"E a distance of 155.00 feet to **POINT OF BEGINNING 2.**

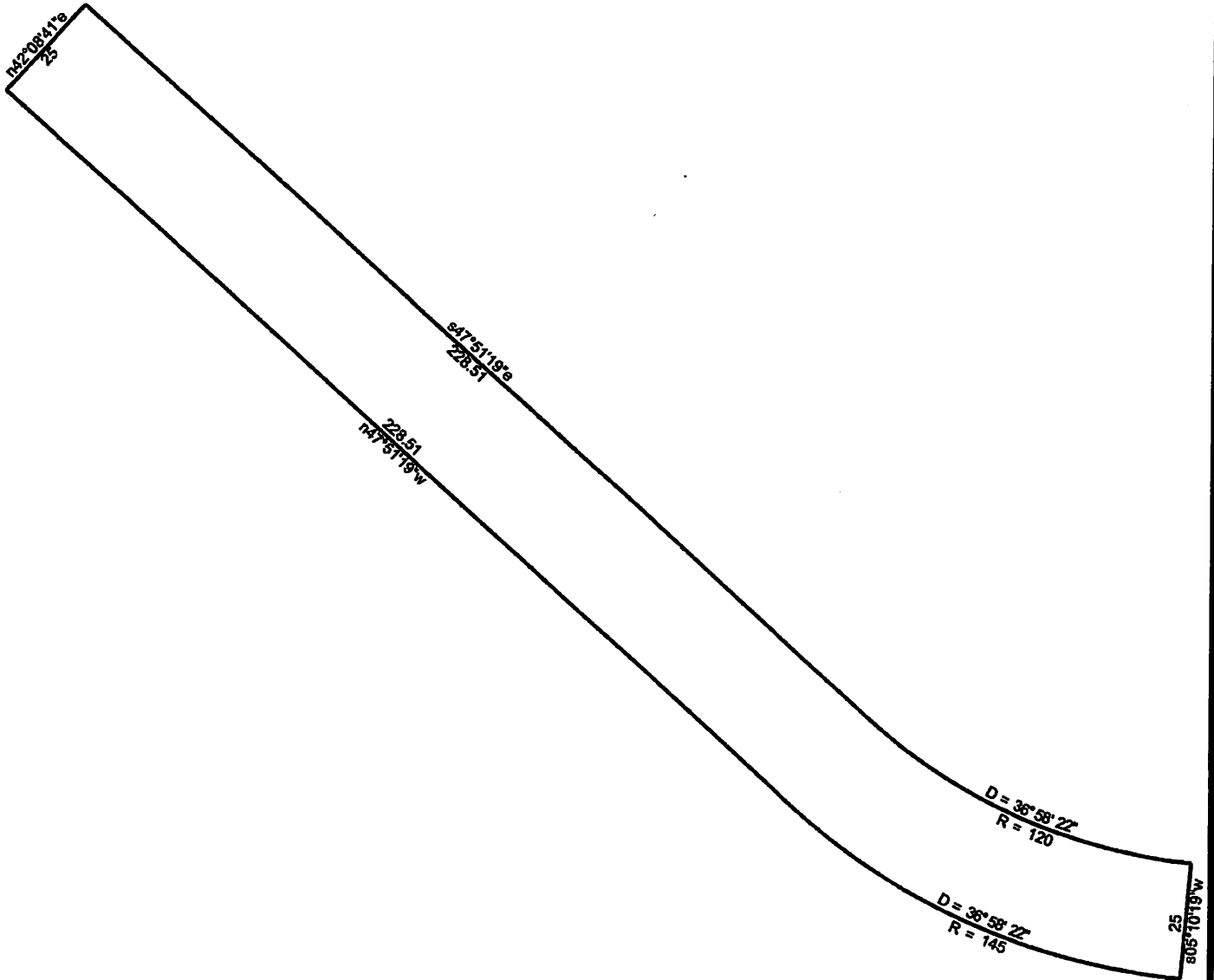
Said parcel contains 4,650 square feet, more or less.

Said description contains a total of 12,500 square feet, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

Attached hereto is Exhibit B and by this reference is made a part hereof.







POB 1 City of Meridian Sewer and Water Easement 24-289

9/10/2026

Scale: 1 inch= 33 feet

File:

Tract 1: 0.1802 Acres (7850 Sq. Feet), Closure: $n00.0000^{\circ}e$ 0.00 ft. (1/999999), Perimeter=678 ft.

01 $s05.1019^{\circ}w$ 25

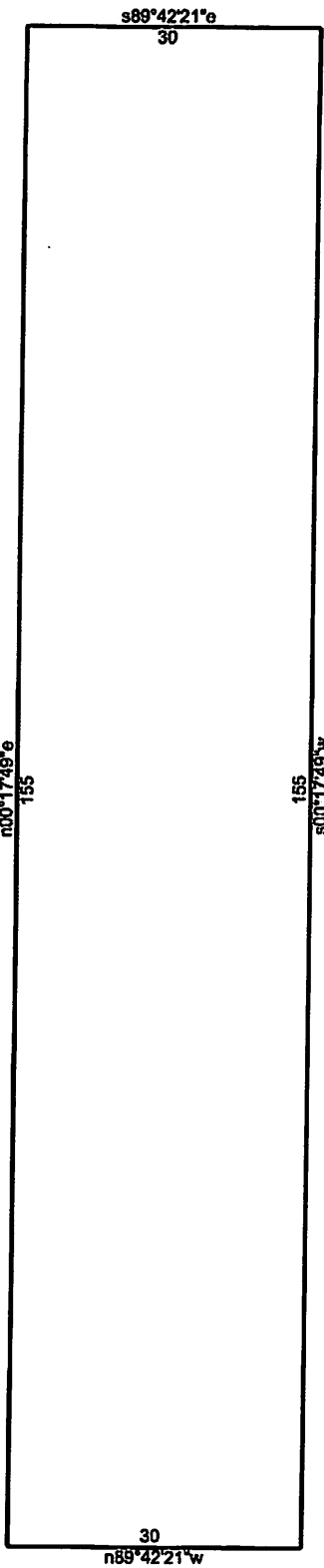
02 Rt, $r=145.00$, $\delta=036.5822$, chord= $n66.2030^{\circ}w$ 91.95

03 $n47.5119^{\circ}w$ 228.51

04 $n42.0841^{\circ}e$ 25

05 $s47.5119^{\circ}e$ 228.51

06 Lt, $r=120.00$, $\delta=036.5822$, chord= $s66.2030^{\circ}e$ 76.10



POB 2 City of Meridian Sewer and Water Easement 24-289

9/10/2026

Scale: 1 inch= 18 feet

File:

Tract 1: 0.1067 Acres (4650 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=370 ft.

- 01 s89.4221e 30
- 02 s00.1749w 155
- 03 n89.4221w 30
- 04 n00.1749e 155