

Project Name or Subdivision Name:

Addison Circle Subdivision

Water Main Easement Number: _____

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 **ESMT-2025-0142**

Record Number: _____

WATER MAIN EASEMENT

THIS Easement Agreement made this ____ day of _____ 20__ between
Bear Hunter Holdings, LLC _____ ("Grantor") and the City of Meridian, 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.

GRANTOR: BEAR HUNTER HOLDINGS, LLC



Collin Hunter, Member

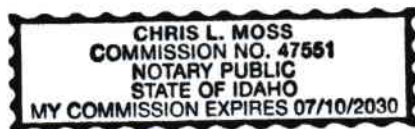
STATE OF IDAHO)

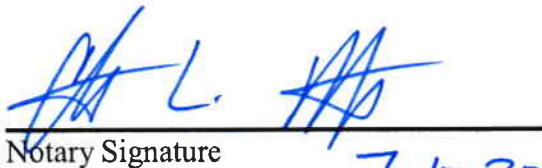
TETON) ss

County of Ada)

This record was acknowledged before me on 10/24/2025 (date) by Collin Hunter
(name of individual), [complete the following *if* signing in a representative capacity, or strike
the following *if* signing in an individual capacity] on behalf of Bear Hunter Holdings, LLC
(name of entity on behalf of whom record was executed), in the following representative
capacity: Member (type of authority such as officer or trustee)

Notary Stamp Below





Notary Signature

My Commission Expires: 7-10-2030

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: _____



CENTURION ENGINEERS, INC.

Consulting Engineers, Land Surveyors and, Planners
2323 S. Vista Ave, Suite 206 Boise, ID 83705
Telephone 208.343.3381 | www.centengr.com

Internal Addison Circle Subdivision Meridian City Water Easement

24 October 2025

A parcel of land situate in the northeast quarter of the northeast quarter of Section 33, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the northeast corner of said Section 33; thence $S00^{\circ}03'54''W$, 795.41 feet along the easterly boundary of said Section 33 and along the centerline of North Black Cat Road to a point which bears $N00^{\circ}03'54''E$, 1,836.29 feet from the east quarter corner of said Section 33, which point is the southwest corner of Oakcreek Subdivision No. 3, as shown on the official plat thereof on file in the office of the Ada county, Idaho, Recorder; thence $S88^{\circ}43'21''W$, 50.01 feet along the southerly boundary of said Oakcreek Subdivision No. 3; thence $S00^{\circ}03'54''W$, 134.70 feet along a line parallel with the easterly boundary of said Section 33 and along the southerly line parallel with the centerline of said North Black Cat Road to the **Point of Beginning**:

Thence continuing $S00^{\circ}03'54''W$, 20.00 feet along a line parallel with the easterly boundary of said section 33 and along a line parallel with the centerline of said North Black Cat Road;

Thence $N89^{\circ}52'34''W$, 23.03 feet;

Thence 20.49 feet along a non-tangent curve deflection to the left, having a radius of 62.00 feet, a central angle of $18^{\circ}56'04''$, a long chord bearing of $N11^{\circ}10'55''W$ and a chord distance of 20.40 feet;

Thence $S89^{\circ}52'34''E$, 27.01 feet to the **Point of Beginning**.

Comprising of 489 square feet, more or less.



Addison Circle Subdivision Meridian City Water Easement

Curve Table

CURVE	DELTA	RADIUS	ARC	CH BRNG	CH DIST
C4	293°26'00"	62.00'	317.53'	N0°09'22"E	68.05'
C6	58°42'22"	62.00'	63.53'	S64°42'17"E	60.78'
C7	14°42'09"	62.00'	15.91'	S28°00'02"E	15.87'
C8	9°24'27"	62.00'	10.18'	N15°56'44"W	10.17'
C9	9°31'37"	62.00'	10.31'	N6°28'42"W	10.30'
C10	35°36'30"	62.00'	38.53'	S16°05'22"W	37.91'
C15	18°56'04"	62.00'	20.49'	N11°10'55"W	20.40'



SCALE: 1"=20'



Oakcreek Subdivision No. 3

3
5,516 SF

4
OPEN SPACE
10,037 SF

Settlers irrigation district
easement line

N. Black Cat Rd.

1,836.29'

S00°03'54"W 2,631.70'

**CENTURION ENGINEERS, INC.**

Consulting Engineers, Land Surveyors, Planners
2323 S. Vista Ave. Suite 206 | Boise, ID 83705
208.343.3381 | www.centengr.com

S88°43'21"W 196.49' 22.98' 11.50' S88°43'21"W 50.01'

S00°03'54"W 119.87'

134.70'

S89°52'34"E 27.01'

Point of Beginning

489 Square feet

C4

C10

C6

C7

C8

C9

C15

C1

C2

C3

C4

C5

C6

C7

C8

C9

C10

C11

C12

C13

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