

COMMUNITY DEVELOPMENT DEPARTMENT REPORT



HEARING DATE: 10/14/2025

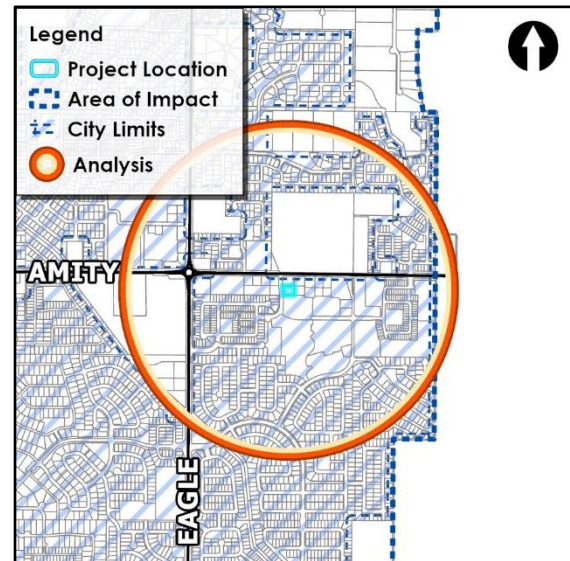
TO: Mayor & City Council

FROM: Nick Napoli, Associate Planner
208-884-5533
nnapoli@meridiancity.org

APPLICANT: Eli Benski, Brighton Corp

SUBJECT: H-2025-0044
Century Farm Master Association
Gravity Irrigation Easement VAC

LOCATION: 4884 S. Tavistock Avenue in the NE ¼
of the NE ¼ of Section 33, T.3N., R.1E.



I. PROJECT OVERVIEW

A. Summary

Vacate a private twenty (20) foot gravity irrigation easement and replace it with a new easement. The new easement is proposed to be ten (10) feet in width, the same as the public utility, irrigation, and drainage easement.

B. Recommendation

Staff recommends approval of the vacation of the gravity irrigation easement as proposed by the Applicant and as agreed upon by the easement holders.

C. Decision

Council: Pending

II. STAFF ANALYSIS

The Applicant requests approval to vacate a private twenty (20) foot easement for gravity irrigation on Lots 13 and 14, Block 2 of Hills Century Farms Commercial Subdivision No. 2. A new easement will be re-established because of this vacation, which will be ten (10) feet and also include public utilities, irrigation, and drainage. The applicant has indicated that the purpose of the vacation is for a future application that will be coming in front of the City Council soon. In addition to this, the applicant has indicated that vacating the easement and re-establishing a new one outside of the platting process will allow the easement to be dedicated to the correct entity and make it full length, as the easement currently is missing a portion of the gravity irrigation line. The exhibit for the new easement is shown below in Section V.

The Final Plat for Hills Century Farms Commercial Subdivision No. 2 was recorded on November 14th, 2022. The subject lot is currently zoned C-N. The subdivision established the twenty (20) foot easement along the eastern portion of Lots 13 and 14, Block 2.

A legal description and exhibit map of the easement proposed to be vacated is included in Section V below. A relinquishment letter from Brighton Corporation was provided as this easement is private.

III. CITY/AGENCY COMMENTS & CONDITIONS

A. Relinquishment Letters

See public record (copy the link into a separate browser)

IV. ACTION

A. Staff:

Staff recommends approval of the vacation of the gravity irrigation easement as proposed by the Applicant and as agreed upon by the single easement holder.

B. City Council:

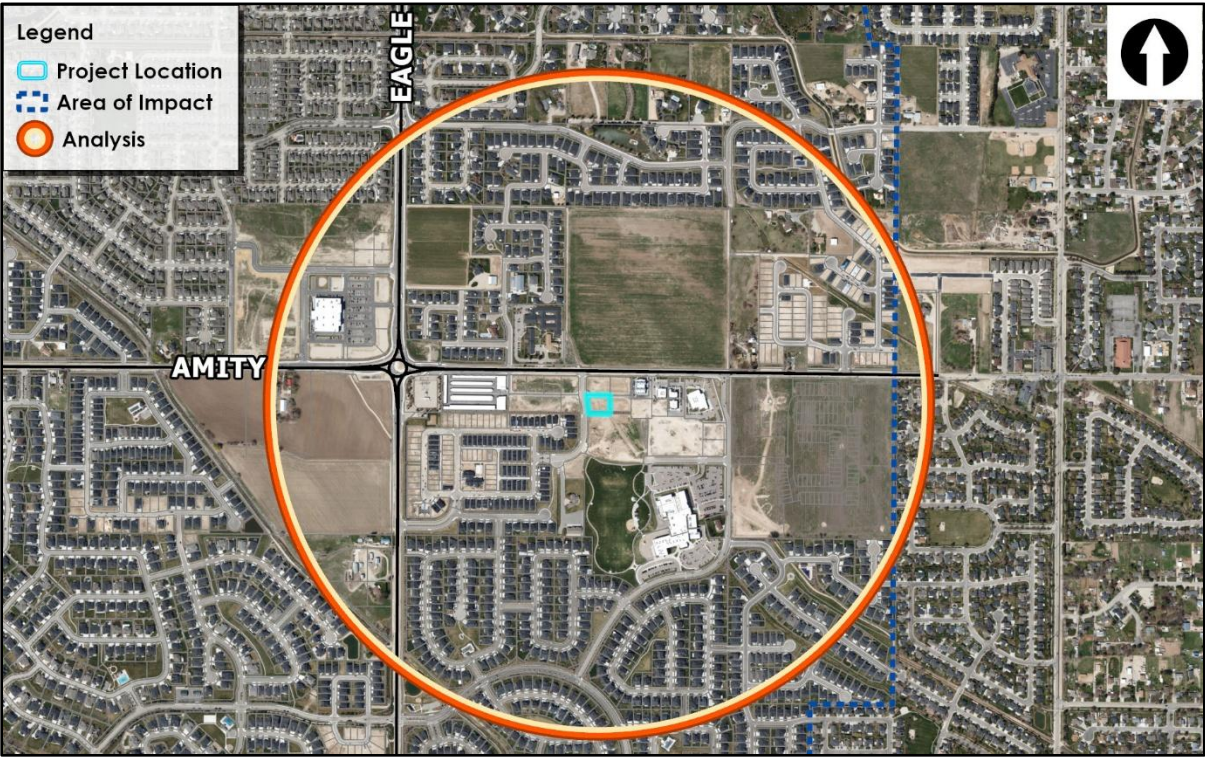
Pending

V. EXHIBITS

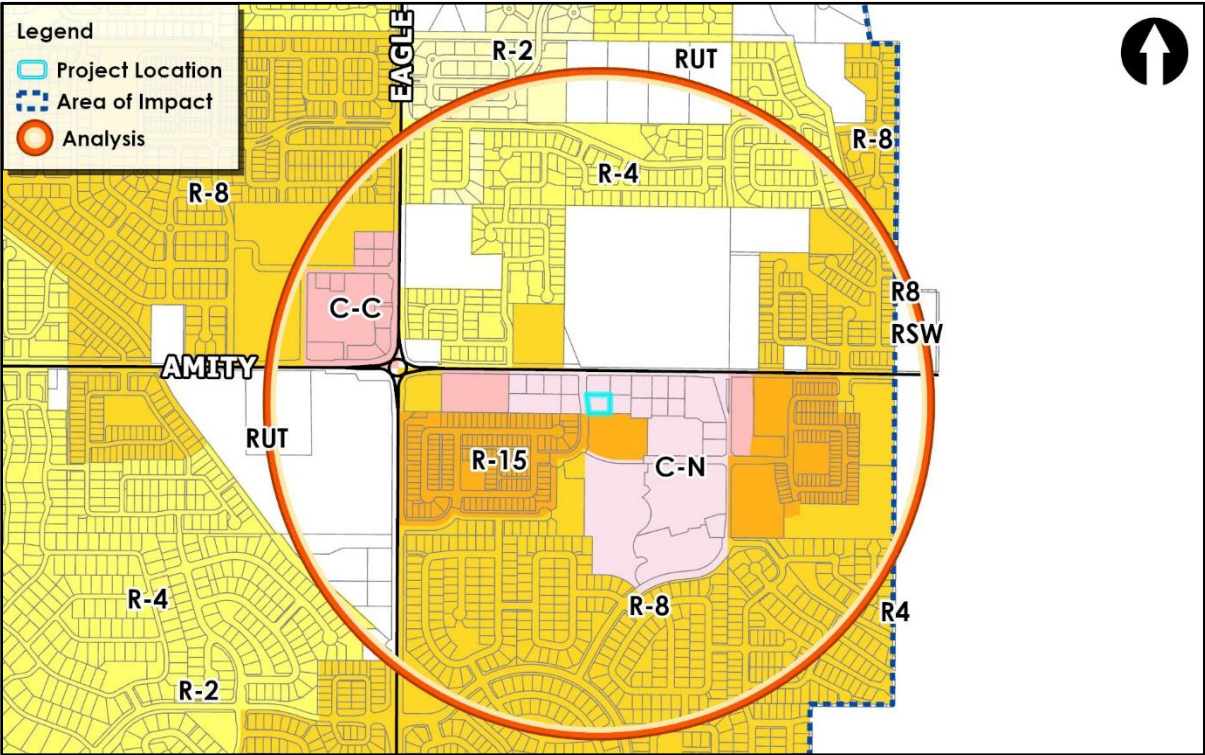
A. Project Area Maps

(link to [Project Overview](#))

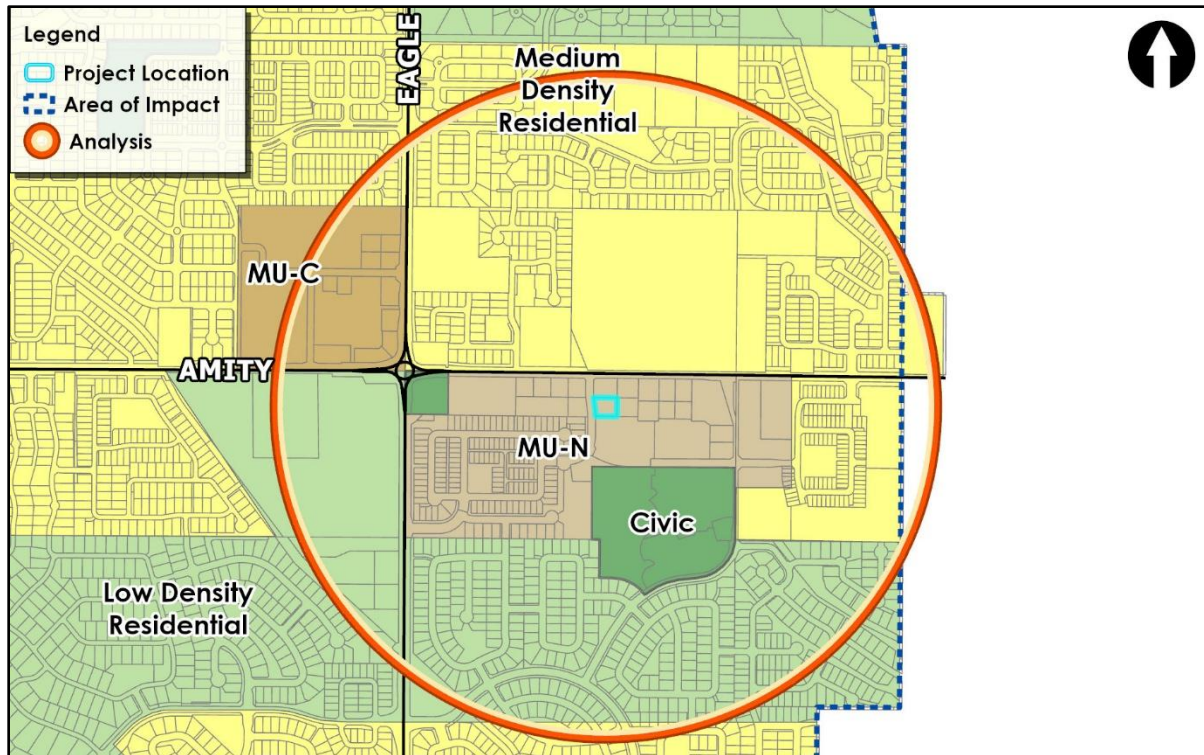
1. Aerial



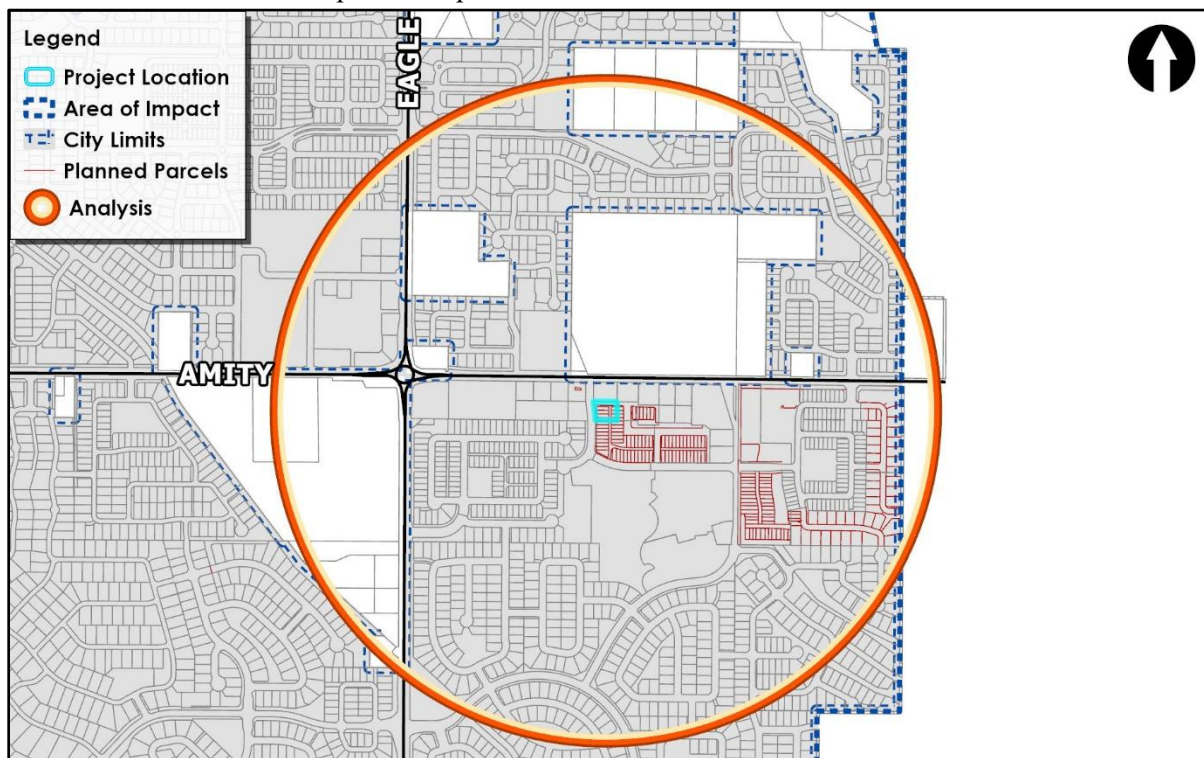
2. Zoning Map



3. Future Land Use



4. Planned Development Map



B. Easement Vacation Exhibit



July 11, 2025
Project No.: 21-200
Hill's Century Farm Commercial Subdivision No. 2
Master Association Gravity Irrigation Easement Vacation
Legal Description

A portion of Lots 13 and 14, Block 2 of Hill's Century Farm Commercial Subdivision No. 2 (Book 124, Pages 19913-19915, records of Ada County, Idaho) and further situated in the Northeast 1/4 of the Northwest 1/4 of Section 33, Township 3 North, Range 1 East, B.M., City of Meridian, Ada County, Idaho, and being more particularly described as follows:

BEGINNING at a 5/8-inch rebar marking the southwest corner of said Lot 13, Block 2, thence following the westerly line of said Lot 13, Block 2 and the easterly right-of-way line of S. Tavistock Ave. the following three (3) courses:

1. 39.89 feet along the arc of a curve to the left, said curve having a radius of 331.50 feet, a delta angle of $06^{\circ}53'41''$, a chord bearing of $N03^{\circ}31'17''W$ and a chord distance of 39.87 feet to a 5/8-inch rebar;
2. $N06^{\circ}58'08''W$ a distance of 103.17 feet to a brass plug;
3. 8.06 feet along the arc of a curve to the right, said curve having a radius of 268.50, a delta angle of $01^{\circ}43'13''$, a chord bearing of $N06^{\circ}06'32''W$ and a chord distance of 8.06 feet to a brass plug marking the northwest corner of said Lot 13, Block 2 and the southwest corner of said Lot 14, Block 2;

Thence leaving said westerly line of said Lot 13, Block 2 and following the westerly line of said Lot 14, Block 2 and the easterly right-of-way of said S. Tavistock Ave. the following four (4) courses:

1. 25.86 feet along the arc of a curve to the right, said curve having a radius of 268.50 feet, a delta angle of $05^{\circ}31'06''$, a chord bearing of $N02^{\circ}29'22''W$ and a chord distance of 25.85 feet to a brass plug;
2. $N00^{\circ}16'11''E$ a distance of 114.14 feet to a 5/8-inch rebar;
3. $N45^{\circ}30'25''E$ a distance of 20.61 feet to a brass plug;
4. $N00^{\circ}44'38''E$ a distance of 2.00 feet to a brass plug on the southerly right-of-way line of E. Amity Rd.;

Thence leaving said westerly and easterly lines and following said southerly right-of-way line, $S89^{\circ}15'22''E$ a distance of 20.00 feet;

Thence leaving said southerly right-of-way line, $S00^{\circ}44'38''W$ a distance of 10.24 feet;

Thence $S45^{\circ}30'25''W$ a distance of 20.51 feet;

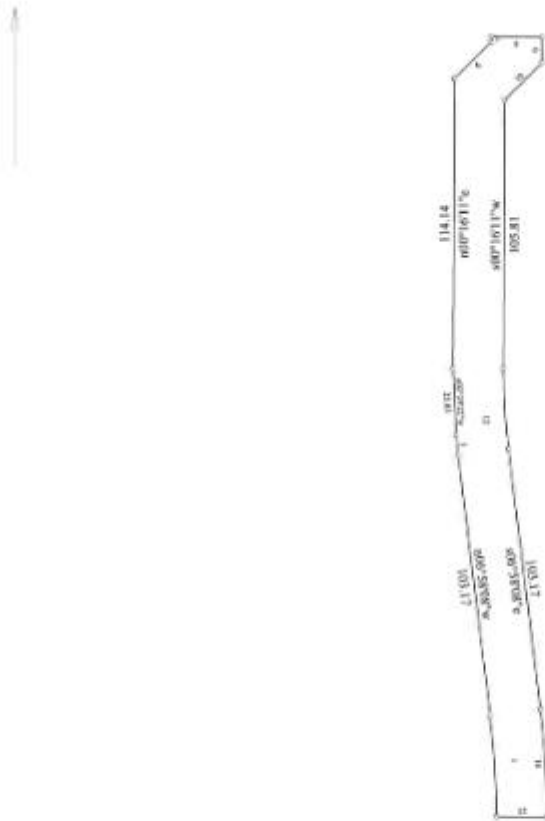
Thence $S00^{\circ}16'11''W$ a distance of 105.81 feet;

Thence 31.39 feet along the arc of a curve to the left, said curve having a radius of 248.50 feet, a delta angle of $07^{\circ}14'19''$, a chord bearing of $S03^{\circ}20'59''E$ and a chord distance of 31.37 feet;

Thence $S06^{\circ}58'08''E$ a distance of 103.17 feet;

Thence 42.58 feet along the arc of a curve to the right, said curve having a radius of 351.50 feet, a delta angle of $06^{\circ}56'28''$, a chord bearing of $S03^{\circ}29'54''E$ and a chord distance of 42.56 feet to the southerly line of said Lot 13, Block 2;

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Title: GI Easement Vacation		Date: 07-11-2025
Scale: 1 inch = 50 feet	File:	
Tract 1: 0.144 Acres: 6270 Sq Feet: Closure = n73.4841w 0.00 Feet: Precision =1/156981: Perimeter = 667 Feet		
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002=n06.5808w 103.17	008=s89.1522e 20.00	015=n89.1522w 20.00
003=n06.0632w 8.06	009=s00.4438w 10.24	
004=n02.2922w 25.85	010=s45.3025w 20.51	
005=n00.1611e 114.14	011=s00.1611w 105.81	
006=n45.3025e 20.61	012: L1, R=208.50, Delta=07.1479 Bearing=001.2039e, Chd=31.37	

C. New Easement to be Established



July 11, 2025
Project No.: 21-200
Hill's Century Farm Commercial Subdivision No. 2
Master Association Gravity Irrigation Easement Dedication
Legal Description

A parcel of land for a Gravity Irrigation easement situated over a portion of Lots 13 and 14, Block 2 of Hill's Century Farm Commercial Subdivision No. 2 (Book 124, Pages 19913-19915, records of Ada County, Idaho) and further situated in the Northeast 1/4 of the Northwest 1/4 of Section 33, Township 3 North, Range 1 East, B.M., City of Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at a brass cap marking the northwest corner of said Section 33 which bears N89°15'22"W a distance of 2,660.62 feet from an aluminum cap marking the north 1/4 corner of said Section 33, thence following the northerly line of said Northwest 1/4, S89°15'22"E a distance of 1,530.40 feet to the northwest corner of said Hill's Century Farm Commercial Subdivision No. 2;
Thence leaving said northerly line, S00°44'38"W a distance of 37.00 feet to a brass plug marking the northwest corner of said Lot 14, Block 2 and being on the southerly right-of-way line of E. Amity Rd.;
Thence following said southerly right-of-way line, S89°15'22"E a distance of 20.64 feet to the **POINT OF BEGINNING**.

Thence following said southerly right-of-way line, S89°15'22"E a distance of 10.02 feet;
Thence leaving said southerly right-of-way line, S02°56'36"E a distance of 19.76 feet;
Thence S67°59'21"W a distance of 39.35 feet;
Thence S00°16'11"W a distance of 95.75 feet;
Thence 258.50 feet along the arc of a curve to the left, said curve having a radius of 258.50 feet, a delta angle of 07°14'19", a chord bearing of S03°20'59"E and a chord distance of 32.64 feet;
Thence S06°58'08"E a distance of 103.17 feet;
Thence 41.24 feet along the arc of a curve to the right, said curve having a radius of 341.50 feet, a delta angle of 06°55'07", a chord bearing of S03°30'34"E and a chord distance of 41.21 feet to the southerly line of said Lot 13, Block 2;
Thence following said southerly line, N89°15'22"W a distance of 10.00 feet to a 5/8-inch rebar marking the southwest corner of said Lot 13, Block 2, thence following the westerly line of said Lot 13, Block 2 and the easterly right-of-way line of S. Tavistock Ave. the following three (3) courses:

1. 39.89 feet along the arc of a curve to the left, said curve having a radius of 331.50 feet, a delta angle of 06°53'41", a chord bearing of N03°31'17"W and a chord distance of 39.87 feet to a 5/8-inch rebar;
2. N06°58'08"W a distance of 103.17 feet to a brass plug;
3. 8.06 feet along the arc of a curve to the right, said curve having a radius of 268.50, a delta angle of 01°43'13", a chord bearing of N06°06'32"W and a chord distance of 8.06 feet to a brass plug marking the northwest corner of said Lot 13, Block 2 and the southwest corner of said Lot 14, Block 2;

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Thence leaving said westerly line of said Lot 13, Block 2 and following the westerly line of said Lot 14, Block 2 and the easterly right-of-way of said S. Tavistock Ave. the following two (2) courses:

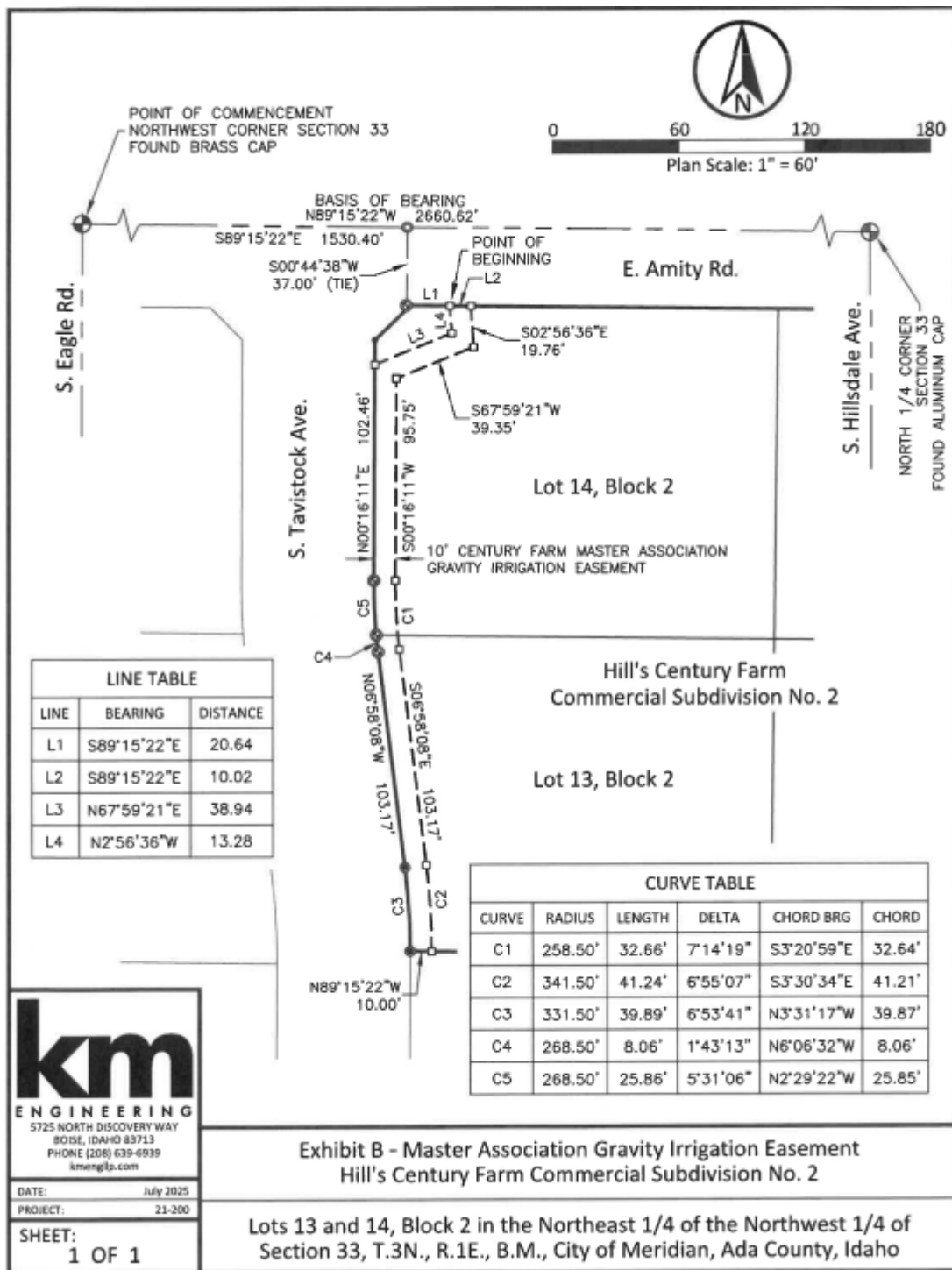
1. 25.86 feet along the arc of a curve to the right, said curve having a radius of 268.50 feet, a delta angle of $05^{\circ}31'06''$, a chord bearing of $N02^{\circ}29'22''W$ and a chord distance of 25.85 feet to a brass plug;
2. $N00^{\circ}16'11''E$ a distance of 102.46 feet;

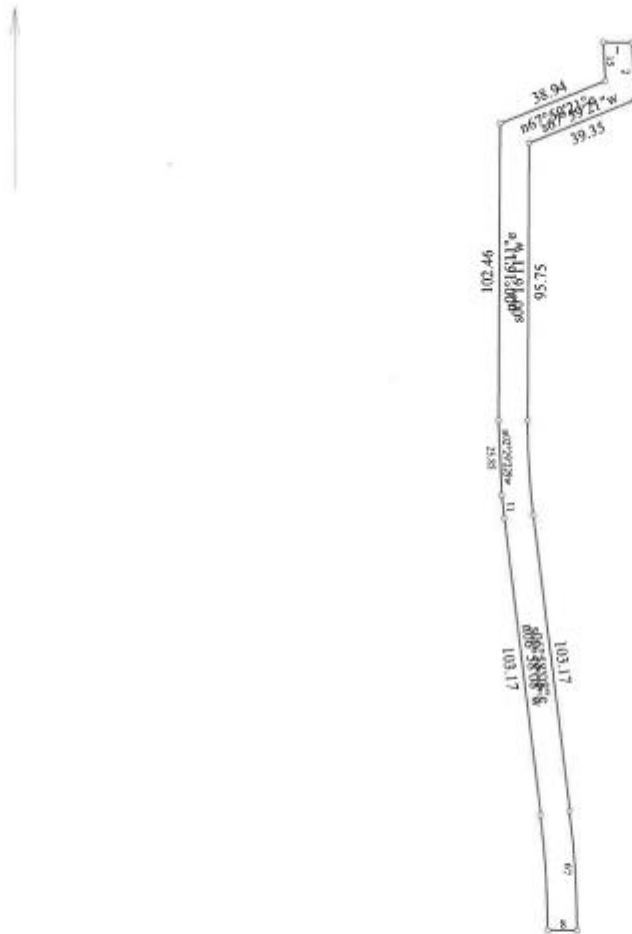
Thence leaving said westerly and easterly lines, $N67^{\circ}59'21''E$ a distance of 38.94 feet;

Thence $N02^{\circ}56'36''W$ a distance of 13.28 feet to the **POINT OF BEGINNING**.

Said easement description contains a total of 3,313 square feet, more or less.







Title: GI Easement Dedication		Date: 07-11-2025
Scale: 1 inch = 50 feet	File:	
Tract 1: 0.076 Acres: 3313 Sq Feet: Closure = s79.3922w 0.00 Feet: Precision = 1/144352: Perimeter = 684 Feet		
001=s89.1522e 10.02	007: Rt, R=341.50, Delta=06.5507 Bag=s03.3034e, Chd=41.21	013=n00.1611e 102.46
002=s02.5636e 19.76	008=n89.1522w 10.00	014=n67.5921e 38.94
003=s67.5921w 39.35	009: Lt, R=331.50, Delta=06.5341 Bag=n03.5117w, Chd=39.87	015=n02.5636w 13.28
004=s00.1611w 95.75	010=n06.5808w 103.17	
005: Lt, R=258.50, Delta=07.1419 Bag=s03.2096w, Chd=32.64	011=n06.0632w 8.06	
006=s06.5808e 103.17	012=n02.2922w 25.85	