

LICENSE AGREEMENT

This LICENSE AGREEMENT, is made and entered into this _____ day of _____, 2026, by and between KARNES LATERAL ASSOCIATION, INC., a lateral association organized and existing under and by virtue of the laws of the State of Idaho, hereinafter referred to as the "**Association**", and

CITY OF MERIDIAN,
c/o Public Works Department,
33 East Idaho, Meridian, Idaho 83642,

hereinafter referred to as the "**Licensee**",

W I T N E S S E T H:

WHEREAS, the Association owns the irrigation ditch or lateral known as the KARNES LATERAL (hereinafter referred to as "**ditch or lateral**"), an integral part of the irrigation works and system of the Association, together with the easement therefor to convey irrigation water, to operate, clean, maintain, and repair the ditch or lateral, and to access the ditch or lateral for those purposes; and,

WHEREAS, the Association operates, cleans, maintains, repairs and protects the ditch or lateral for the benefit of Association water users; and,

WHEREAS, the Licensee is the owner of real property in Meridian, Ada County, Idaho, that is servient to the Association's ditch or lateral and easement, and is particularly described in the "**Legal Description**" and/or deed attached hereto as **Exhibit A** and by this reference made a part hereof; and,

WHEREAS, the ditch or lateral crosses and intersects the real property described in Exhibit A as shown on **Exhibit B**, attached hereto and by this reference made a part hereof; and,

WHEREAS, the Licensee desires a license to cross, encroach upon or modify said ditch or lateral and/or the Association's easement under the terms and conditions of this License Agreement;

NOW, THEREFORE, for and in consideration of the premises and of the covenants, agreements and conditions hereinafter set forth, the parties agree as follows:

A. Acknowledgment of the Association's Easement.

1. Licensee acknowledges that the Association's easement for the ditch or lateral includes a sufficient area of land to convey irrigation and water, to operate, clean, maintain and repair the ditch or lateral, and to access the ditch or lateral for said purposes, and is a minimum of 30 feet where piped at this location.

B. Scope of License

1. The Licensee shall have the right to modify the ditch or lateral or encroach upon the Association's easement along the ditch or lateral in the manner described in the "**Purpose of License**" attached hereto as **Exhibit C** and by this reference made a part hereof.

2. Any crossing, encroachment upon or modification of the ditch or lateral and/or the Association's easement shall be performed and maintained in accordance with the "**Special Conditions**" stated in **Exhibit D**, attached hereto and by this reference made a part hereof. Any difference or discrepancy between the items listed in Exhibit C, "**Purpose of License**," and any plans or drawings referenced in or attached to Exhibit D shall be resolved in favor of Exhibit C. Licensee shall only be permitted to cross, encroach upon or modify the ditch or lateral and/or the Association's easement as described in Exhibit C even if any plans or drawings referenced or attached to Exhibit D provide or show otherwise.

3. This License Agreement pertains only to the Licensee's crossing, discharge into, encroachment upon or modification of the ditch or lateral and/or the Association's easement for the purposes and in the manner described herein. The Licensee shall not excavate, discharge, place any structures, nor plant any trees, shrubs or landscaping within the Association's easement, nor perform any construction or activity within the Association's easement for the ditch or lateral except as referred to in this License Agreement without the prior written consent of the Association.

4. The Licensee recognizes and acknowledges that the license granted this License Agreement pertains only to the rights of the Association as owner of an easement. The Association has no right or power to create rights in the Licensee affecting the holder of title to the property subject to the Association's easement. Any such rights affecting fee title must be acquired by the Licensee from the holder of title to the property. Should Licensee fail to obtain such rights from the holder of title to the property or should the rights obtained prove legally ineffectual, Licensee shall hold harmless, indemnify and defend the Association from any claim by any party arising out of or related to such failure of rights and at the option of the Association this License Agreement shall be of no force and effect.

C. Facility Construction, Operation, Maintenance and Repair

1. Licensee agrees that the work performed and the materials used in any construction permitted by this License Agreement, excepting emergency repairs, shall at all times be subject to inspection by the Association and the Association's engineers, and that final acceptance of the such work shall not be made until all such work and materials shall have been expressly approved by the Association. Such approval by the Association shall not be unreasonably withheld.

2. Each facility ("**facility**" as used in this License Agreement means any object or thing installed by the Licensee on, over or in the vicinity of the Association's easement) shall be constructed, installed, operated, maintained, and repaired at all times by the Licensee at the cost and expense of the Licensee.

3. Licensee agrees to construct, install, operate, maintain and repair each facility and conduct its activities within or affecting the Association's easement so as not to constitute or cause:

- a. a hazard to any person or property;

- b. an interruption or interference with the flow of irrigation water in the ditch or lateral or the Association's delivery of irrigation water;
- c. an increase in seepage or any other increase in the loss of water from the ditch;
- d. the subsidence of soil within or adjacent to the easement;
- e. an interference with the Association's use of its easement to access, operate, clean, maintain, and repair the ditch or lateral; or
- f. any other damage to the Association's easement and irrigation works.

4. The Licensee agrees to indemnify, hold harmless, and defend the Association from all claims for damages arising out of any of the Licensee's construction or activity which constitutes or causes any of the circumstances enumerated in the preceding paragraph, 3.a. through 3.f., or any other damage to the easement and irrigation works which may be caused by the construction, installation, operation, maintenance, repair, and any use or condition of any facility.

5. The Licensee shall, upon demand of the Association, remove any facility or repair any alteration of the Association's easement which interferes with the Association's operation and maintenance of the ditch or drain, or causes or contributes to any of the circumstances enumerated in the preceding paragraph, 3.a. through 3.f., or any other damage to the easement and irrigation works. The Association shall give reasonable notice to the Licensee, and shall allow the Licensee a reasonable period of time to perform such maintenance, repair, and other work, except that in cases of emergency the Association shall attempt to give such notice as is reasonable under the circumstances. The Association reserves the right to perform any and all work which the Licensee fails or refuses to perform within a reasonable period of time after demand by the Association. The Licensee agrees to pay to the Association, on demand, the costs which shall be reasonably expended by the Association for such purposes. Nothing in this paragraph shall create or support any claim of any kind by the Licensee or any third party against the Association for failure to exercise the options stated in this paragraph, and the Licensee shall indemnify, hold harmless and defend the Association from any claims made against the Association arising out of or relating to the terms of this paragraph, except for claims arising solely out of the negligence or fault of the Association.

D. Association's Rights Are Paramount

1. The Licensee understands and agrees that the ditch or lateral is a manmade channel that was constructed and is used and maintained by the Association for the exclusive purpose of conveying irrigation or drainage water to lands within the Association. As such, Licensee further acknowledges and agrees that the ditch or lateral does not constitute a natural or navigable watercourse or stream.

2. The parties hereto understand and agree that the Association has no right in any respect to impair the uses and purposes of the irrigation or drainage works and system of the Association by this License Agreement, nor to grant any rights in its irrigation works and system incompatible with the uses to which such irrigation works and system are devoted and dedicated and that this contract shall be at all times construed according to such principles.

3. Nothing herein contained shall be construed to impair the ditch or lateral or the Association's easement, and all construction and use of the Association's easement by the Licensee and the license herein provided therefor shall remain inferior and subservient to the rights of the Association to the use of the ditch

or lateral for the transmission and delivery of irrigation or drainage water.

4. The Licensee agrees that the Association shall not be liable for any damages which shall occur to any facility in the reasonable exercise of the rights of the Association in the course of performance of maintenance or repair of the ditch or lateral. The Licensee further agrees to suspend its use of the said easement areas when the use of the easement areas is required by the Association for maintenance or repair under this or any other paragraph of this License Agreement.

5. In the event of the failure, refusal or neglect of the Licensee to comply with all of the terms and conditions of this License Agreement within thirty (30) days after written notice of such non-compliance from the Association, the license of the Licensee under the terms hereof may be terminated by the Association, and any facility, structure, plant, or any other improvement in or over the drain or ditch, and the right of way therefor, which may impede or restrict the maintenance and operation of such ditch by the Association with its equipment for the maintenance of the ditch shall be promptly removed by the Licensee upon demand/request of the Association.

E. Applicable Law and Jurisdiction Unaffected.

1. Neither the terms of this License Agreement, the permission granted by the Association to the Licensee, the Licensee's activity which is the subject of this License Agreement, nor the parties exercise of any rights or performance of any obligations of this License Agreement, shall be construed or asserted to extend the application of any statute, rule, regulation, directive or other requirement, or the jurisdiction of any federal, state, or other agency or official to the Association's ownership, operation, and maintenance of its laterals, drains, irrigation works and facilities which did not apply to the Association's operations and activities prior to and without execution of this License Agreement.

2. In the event the Association is required to comply with any such requirements or is subject to the jurisdiction of any such agency as a result of execution of this License Agreement or the Licensee's activity authorized hereunder, Licensee shall indemnify, hold harmless and defend the Association from all costs and liabilities associated with the application of such laws or the assertion of such jurisdiction or, at the option of the Association, this License Agreement shall be of no force and effect and the Licensee shall cease all activity and remove any facility authorized by this License Agreement.

F. Indemnification

1. In addition to all other indemnification provisions herein, Licensee further agrees to indemnify, hold harmless and defend the Association from any injury, damages, claim, lien, cost and/or expense (including reasonable attorney's fees) incurred by, or asserted against, the Association by reason of the negligent acts or omissions of Licensee or its agents, contractors or subcontractors in performing the construction and activities authorized by this License Agreement.

G. Fees and Costs

1. The Licensee agrees to pay attorney fees and engineering fees charged by the attorney for the Association or by the engineers for the Association in connection with the negotiation and preparation

of this License Agreement. Licensee also agrees to pay any recording fees in connection with the recording of this License Agreement.

2. Should either party incur costs or attorney fees in connection with efforts to enforce the provisions of this License Agreement, whether by institution of suit or not, the party rightfully enforcing or rightfully resisting enforcement of the provisions of this License Agreement, or the prevailing party in case suit is instituted, shall be entitled to reimbursement for its costs and reasonable attorney fees from the other party.

H. Miscellaneous

1. No Claims Created. Nothing in this License Agreement shall create or support a claim of estoppel, waiver, prescription or adverse possession by the Licensee or any third party against the Association.

2. Assignment. Neither this License Agreement nor any agreement entered pursuant to this License Agreement may be assigned or transferred without the prior written approval of the Parties, which approval shall not be unreasonably withheld.

3. Amendment and Modification. Any amendment or modification of this License Agreement must be in writing and signed by all parties to be enforceable.

4. Interpreted. This License Agreement shall be interpreted and enforced in accordance with the laws of the State of Idaho. This License Agreement is not intended for the benefit of any third party and is not enforceable by any third party. If any provision of this License Agreement is determined by a court of competent jurisdiction to be invalid or otherwise unenforceable, all remaining provisions of this License Agreement shall remain in full force and effect. The parties represent and warrant to each other that they each have authority to enter this License Agreement. The catchlines or section headings herein set forth are provided only for the convenience of the parties in locating various provisions of this License Agreement, and are not intended to be aids in interpretation of any provision of this License Agreement with respect to which the parties might disagree at some future time, and shall not be considered in any way in interpreting or construing any provision of the License Agreement.

5. Binding Effect. The covenants, conditions and agreements herein contained shall constitute covenants to run with, and running with real property of the Licensee described in **Exhibit A**, and shall be binding on each of the parties hereto and on all parties and all persons claiming under them or either of them, and the advantages hereof shall inure to the benefit of each of the parties hereto and their respective successors and assigns.

6. Notices. Any and all notices, demands, consents and approvals required pursuant to this License Agreement shall be delivered to the parties as follows:

Karnes Lateral Association, Inc.
P.O. Box 1092
Meridian, ID 83680

See page 1 for Licensee

Notices shall be deemed to have been delivered upon hand deposit in the United States mail as provided above.

7. Counterparts. This License Agreement may be executed and delivered in counterparts, each of which shall be deemed to be an original and all of which shall constitute one and the same instrument.

IN WITNESS WHEREOF, the Association has hereunto caused its name to be subscribed by its representative and the Licensee has caused its name to be subscribed, all as of the day and year herein first above written.

KARNES LATERAL ASSOCIATION, INC.

By _____
Its President

ATTEST:

Its Secretary

STATE OF IDAHO)
) ss:
County of Ada)

On this ____ day of _____, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared _____ and _____, known to me to be the President and Secretary, respectively, of KARNES LATERAL ASSOCIATION, INC., the association that executed the foregoing instrument and acknowledged to me that such association executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

Notary Public for Idaho
Residing at _____, Idaho
My Commission Expires: _____

CITY OF MERIDIAN

By: _____

ATTEST:

By: _____

STATE OF IDAHO)
)ss.
County of Ada)

On this ____ day of _____, 2026, before me, the undersigned, a notary public in and for said state, personally appeared _____ and _____, known to me to be the _____ and _____, of CITY OF MERIDIAN, the entity that executed the foregoing instrument, and acknowledged to me that such entity executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

Notary Public for _____
Residing at _____
My Commission Expires: _____

EXHIBIT A
Legal Description

Licensee is the owner of real property where the well and pump house are located and which are more specifically described and depicted in Exhibit A-1 attached hereto and by this reference incorporated herein and is the owner of the real property/right-of-way for the sidewalk and related improvements located within the road right-of-way for N. Locust Grove Road, south of Locust Grove Road and Chinden Blvd. in Section 30, Township 4 North, Range 1 East, B.M., Meridian, Ada County, Idaho.

EXHIBIT B
Crossing Location

See Exhibit D-1, attached hereto.

EXHIBIT C
Purpose of License

The purpose of this License Agreement is to permit Licensee to:

1. construct, install, operate and maintain Well #26, including well house, pumps, drainage swale, monitoring wells, yard piping and valves and other improvements related to Well #26 within the Association's easement (note: the Karnes Lateral at this location is piped where it parallels the west side of N. Locust Grove Road);
2. construct, install, operate and maintain concrete sidewalk along N. Locust Grove Road, south of the Well #26 property within the Association's easement; and
3. temporarily flush water from Well #26 during emergencies and planned flushes into the Karnes Lateral and construct, install, operate and maintain a discharge pipe/flush line within the Association's easement,

all within Licensee's real property and right-of-way described in Exhibit A, located at 6067 N. Locust Grove, located in Meridian, Ada County, Idaho. No other construction or activity is permitted within or affecting the ditch or lateral or the Association's easement.

EXHIBIT D
Special Conditions

a. The construction described in Exhibit C shall be in performed in accordance with certain plans attached hereto as Exhibit D-1 and by this reference incorporated herein.

b. To the extent construction has not already been completed, Licensee shall notify the Association prior to and immediately after construction so that the Association or the Association's engineer's may inspect and approve the construction.

c. Licensee shall be responsible for measuring the quantity of water discharged to the Karnes Lateral. The flush/discharge shall be for emergencies, maintenance and quality control issues and shall occur

only during the irrigation season unless approved by the Association. Licensee further shall provide the Association a minimum of twenty-four hours notice, by contacting its President or Manager, prior to any discharge to the Karnes Lateral.

d. Licensee shall be responsible and shall ensure that any flush lines which discharge into the lateral do not cause any damages, erosion or subsidence of soil within the ditch or lateral or irrigation box/manhole which Licensee discharges into pursuant to this Agreement.

e. Licensee represents that Licensee has complied with all federal, state or other laws, rules, regulations, directives or other requirements in any form regarding environmental matters, and specifically those relating to pollution control and water quality, as may be applicable under the subject matter, terms or performance of this agreement. Licensee recognizes its continuing duty to comply with all such requirements that now exist or that may be implemented or imposed in the future. By executing this agreement the Association assumes no responsibility or liability for any impact upon or degradation of water quality or the environment resulting from the discharge or other activity by Licensee which is the subject of this agreement.

f. Licensee hereby indemnifies, holds harmless and shall defend the Association from any and all penalties, sanctions, directives, claims or any action taken or requirement imposed by any party or entity, public or private, with respect to environmental matters relating to the subject matter, terms or performance of this agreement unless the Association shall be solely responsible for the condition or activity which gives rise to any such penalty, sanction, directive, claim, action or requirement.

g. In the event the Association is required by any governmental authority to acquire or comply with any permit or other operational requirements associated with Licensee's activity which is the subject of this agreement, Licensee shall indemnify, hold harmless and defend the Association from all costs and liabilities associated with such permit and other requirements, including but not limited to all costs associated with all permit acquisition, construction, monitoring, treatment, administrative, filing and other requirements.

h. The parties to this agreement recognize this license agreement is an accommodation to Licensee. The Association by this agreement does not assume, create, or exercise legal or other authority, either express or implied, to regulate, control, or prohibit the discharge or contribution of pollutants or contaminants to the Association's facilities or to any groundwater, waters of the State of Idaho or the United States, or any other destination. Such authority, to the extent that it exists, is possessed and exercised by governmental environmental agencies.

i. Licensee acknowledges and agrees that should the improvements or other encroachments need to be removed in order for the Association to access, operate, maintain or repair the Karnes Lateral it shall be Licensee's obligation and cost of removing or replacing the encroachments. Licensee further agrees that the Association shall not be liable for any damages which shall occur to the improvements or encroachments in the reasonable exercise of the rights of the Association in the course of performance of maintenance or repair of the Karnes Lateral.

j. To the extent construction has not already been completed, construction shall be completed within one year of the date of this Agreement. Time is of the essence.

Title File No.: LT05-9535

WARRANTY DEED

FOR VALUE RECEIVED

GOLDCREEK DEVELOPERS, LLC, an Idaho Limited Liability Company

GRANTOR(s), does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto: CITY OF MERIDIAN, a political entity

GRANTEES(s), whose current address is: 33 E. Idaho, Meridian, ID 83642
the following described real property in Ada County, State of Idaho,
more particularly described as follows, to wit:

Lot 8 in Block 1 of WESTBOROUGH SUBDIVISION, according to the official plat thereof, filed in Book 87 of Plats at Pages 9884 thru 9886, records of Ada County, Idaho.

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 05/13/05 04:33 PM
DEPUTY Neava Hamey
RECORDED - REQUEST OF
Lawyers Title
105060594
AMOUNT 6.00 2

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantee(s) heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: April 5, 2005

Goldcreek Developers, LLC.

James L. Jewett, Member

STATE OF Idaho, County of Ada, ss.

On this 4th day of April in the year of 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared

~~R. Craig Greves, Robert R. Bass, and James L. Jewett~~

known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Signature: _____

Name: Phillip Archer

Residing at: Boise, Idaho

My commission expires: 05/10/06

Lawyers Title Insurance Corporation

ACKNOWLEDGEMENT – LLC

STATE OF Idaho, COUNTY OF Ada, ss.

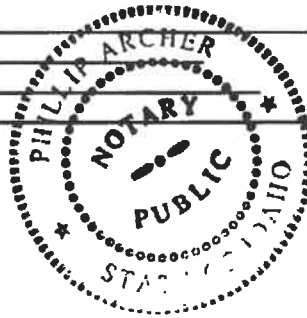
On this 13th day of May in the year of 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared James L. Jewett, known or identified to me to be the person whose name is subscribed to the within instrument, as the Member of GOLDCREEK DEVELOPERS, LLC., an Idaho Limited Liability Company, acknowledged to me that he executed the same as such Member.

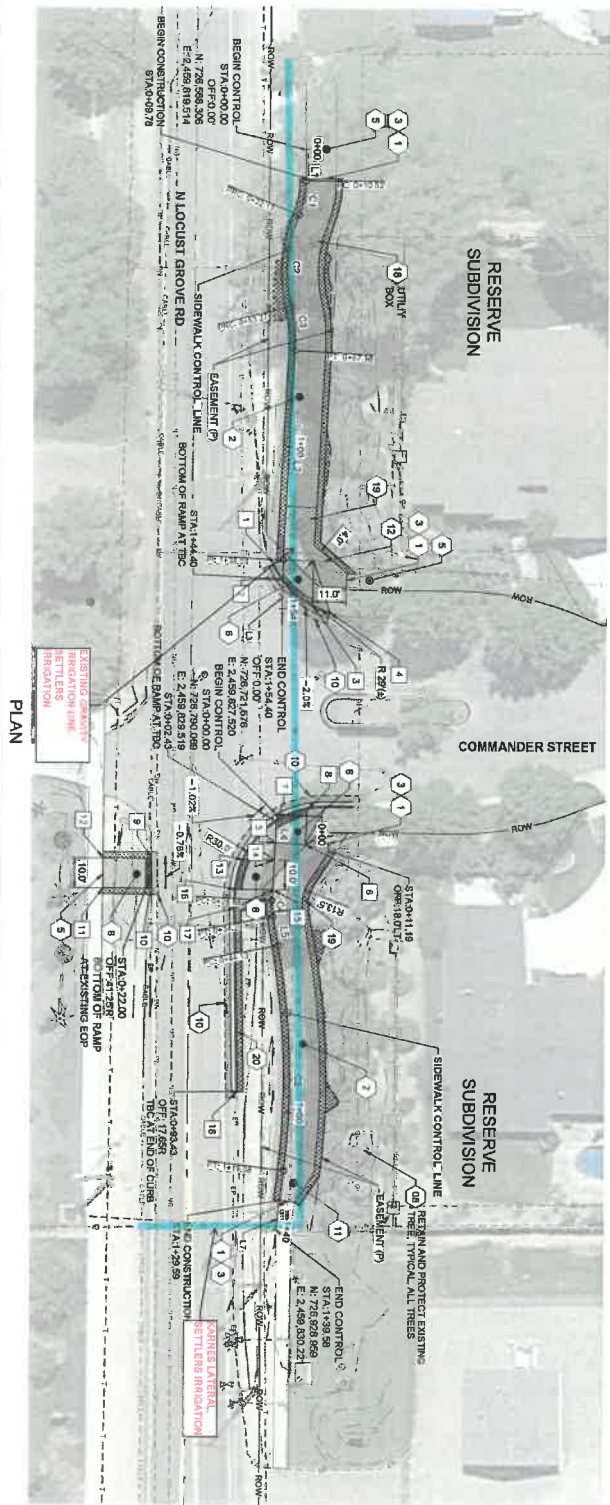
Signature: _____

Name: Phillip Archer

Residing at: Boise, Idaho

My Commission expires: 05/10/06





POINT #	DESCRIPTION	ELEVATION
1	PC TBC	2805.25'
2	THROAT FL	2804.05'
3	THROAT FL	2805.15'
4	PT TBC	2805.12'

POINT #	DESCRIPTION	ELEVATION
5	TSW	2005.56'
6	TBW	2005.78'
7	THROAT FL	2005.49'
8	THROAT FL	2005.270'

POINT #	DESCRIPTION	ELEVATION
9	THROAT FL	2905.59'
10	THROAT FL	2905.04'
11	MATCH EXISTING SIDEWALK	2906.20'
12	MATCH EXISTING SIDEWALK	2906.14'

POINT #	DESCRIPTION	ELEVATION
13	THROAT FL.	2805.81'
14	MATCH SIDEWALK	2806.88'
15	MATCH SIDEWALK	2805.80'
16	THROAT FL.	2803.72'
17	TOP BACK OF CURB	2806.18'
18	TOP BACK OF CURB	2806.47'

3. TREES S
SCALE 1
CONTRAL
ALIGNME

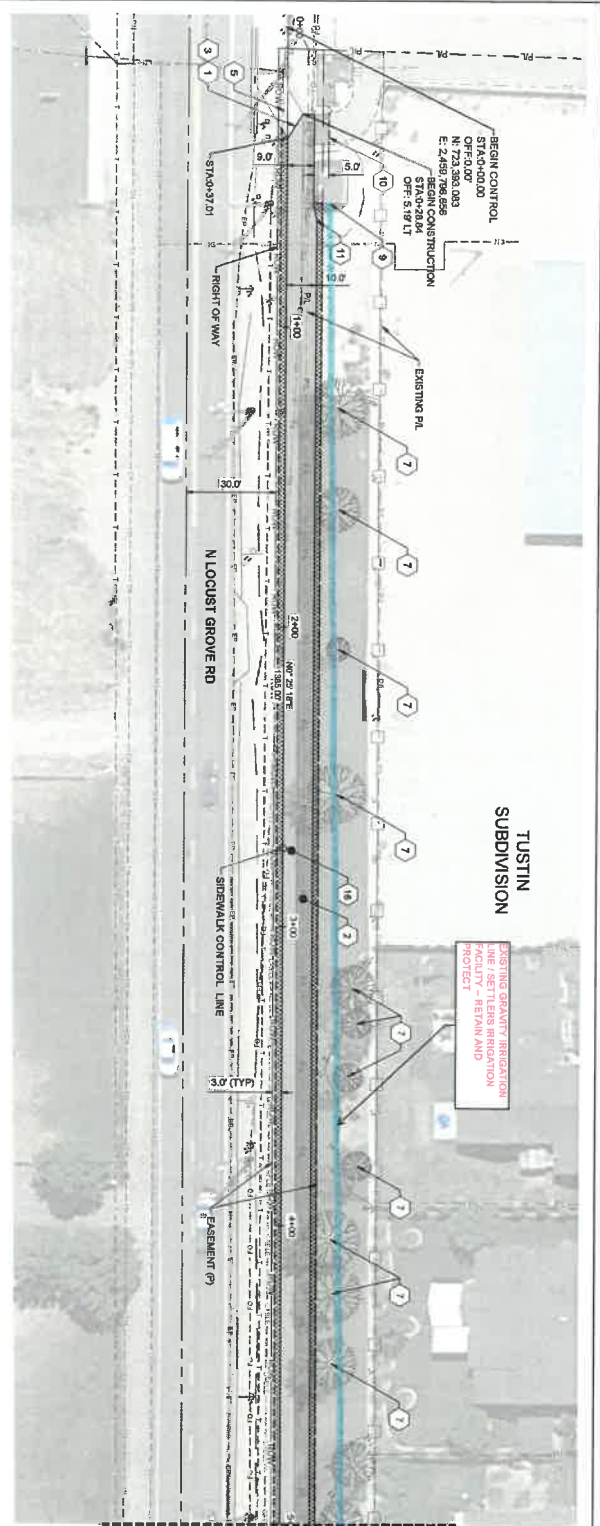
RESERVE SUBDIVISION			
Area/acre	Length	Radius	Location/Description
L1	76.52	50.00	N2 24 52'E
C1	11.61	50.00	N1 29 26'E
C2	31.4	50.00	N4 46 27'E
C3	14.71	50.00	N4 42 57'W
L2	70.05		N2 52 17'E
L3	18.37		N2 52 14'E
L4	28.41	25.60	N2 19 29'E
L5	9.64		N2 19 29'W
C5	75.65	250.00	N2 52 57'W
L7	20.00		N1 12 52'W
			N4 29 39'E

LINE LEGEND	
	EXISTING BASEMENT
	ROW
	PROPERTY LINE
	EASEMENT (1)
	EASEMENT (P)
	CONTOURS @ 2' & 1.0'
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	LANDSCAPE DESIGN BY OTHERS

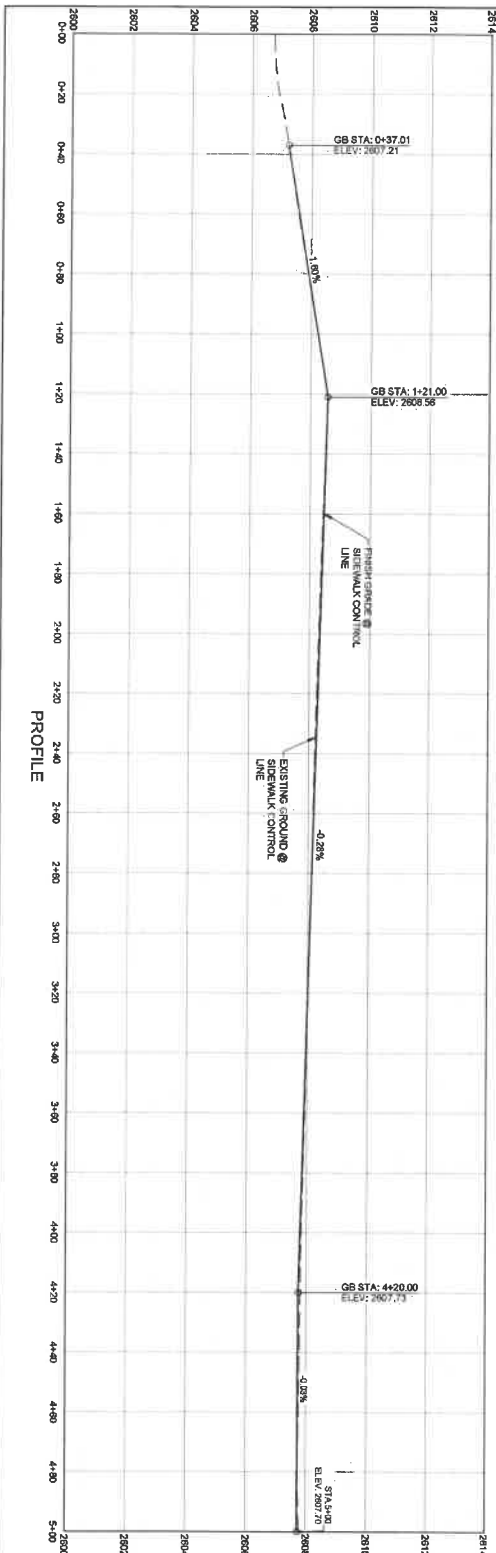
KEYNOTES	
1	SANUKIT
2	CONSTRUCTED CONCRETE SIDEWALK, RE-CONSTRUCTED SIDEWALK, TYPICAL SECTION
3	MATCH WIDTH AND GRADE
4	RETAIN AND PROTECT EXISTING SIDEWALK
5	CONTRACTOR NOTES SHEET
6	CONSTRUCT FREEFALL RAMP, RE-CONSTRUCTED RAMP
7	RETAIN AND PROTECT TREE
8	SAVING CUT EXISTING ASPHALT FROM BOXES OR CURBS, AND EXISTING ASPHALT WITH 2" OF TOP LAYER OF ASPHALT, RE-CONSTRUCTED SIDEWALK, RE-CONSTRUCTED SIDEWALK, TYPICAL SECTION
9	TRANSITION SIDEWALK WIDTH OVER A 10' DISTANCE
10	RELOCATE LIGHT POLE AND LUNCTION BOX TO EXISTING SIDEWALK
11	RELOCATE EXISTING SIDEWALK
12	RELOCATE UTILITY BY OTHERS, RE-GENERAL STREET PAVEMENT
13	ADJUST MANHOLE TO NEW GRADE
14	CONSTRUCT 1' VERTICAL CURB AND GUTTER, RE-CONSTRUCT CURB AND GUTTER

VERTICAL

HORIZONTAL



PLAN



PROFILE

KEYNOTES

- 1. SAWCUT
- 2. CONSTRUCT CONCRETE SIDEWALK RE: CONCRETE SIDEWALK TYPICAL SECTION
- 3. MATCH WIDTH AND GRADE
- 4. RETAIN AND PROTECT EXISTING SIDEWALK
- 5. REMOVE TREE, RE: CONTRACTOR NOTES
- 6. RETAIN AND PROTECT STRUCTURE
- 7. SAWCUT EXISTING ASPHALT 7' FROM EDGE OF L&P GUTTER AND REPAVE WITH 2" OF 10" 3/4" CRUSHED AGGREGATE BASE, TYPE 1
- 8. TRANSITION SIDEWALK WIDTH OVER A 10' DISTANCE
- 9. DEMOLISH EXISTING SIDEWALK

GENERAL SHEET NOTES

1. RETAIN AND PROTECT ALL SURFACE ITEMS (MANHOLES, SIGNS, POWER POLES, LANDSCAPE FEATURES, APPROACHES, ETC.) UNLESS OTHERWISE NOTED.
2. UTILITIES ARE SHOWN IN APPROXIMATE LOCATION. RETAIN AND PROTECT UNLESS OTHERWISE NOTED. RESPONSIBLE FOR VERIFYING UTILITY LOCATIONS AND COORDINATING WITH UTILITY OWNERS PRIOR TO CONSTRUCTION.
3. TREES SHOWN ON THE PLAN ARE NOT TO SCALE. FIELD VERIFY TREE ZONES, RE: CONTRACTOR NOTES SHEETS.

Plans Are Accepted For Public Street Construction

The undersigned hereby certifies that the above described project has been reviewed and approved for public street construction by the undersigned. The undersigned is a duly licensed Professional Engineer in the State of Idaho, and is the author of the plans and specifications herein. The undersigned is not responsible for any errors or omissions in the plans and specifications herein, and shall not be held liable for any such errors or omissions.

John B. Bower
Professional Engineer
No. 100000000

LINE LEGEND

- EXISTING EASEMENT
- ROW
- PROPERTY LINE
- PERMANENT EASEMENT
- TEMPORARY EASEMENT
- CONTOURS 6.2 & 1.0'
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- LANDSCAPE REPAIR

TUSTIN SUBDIVISION

PLAN AND PROFILE SHEET

3 OF 5



KELLER ASSOCIATES

100 East Bower St., Suite 110
Meridian, Idaho 83642
(208) 288-1992

The profile view shows the existing ground line and the proposed grade line. The existing ground line is shown as a solid line, and the proposed grade line is shown as a dashed line. The profile includes several vertical curve segments with grades of -4.00%, -0.82%, -5.00%, -1.75%, -5.00%, and 0.25%.

Key points on the profile include:

- STATION 2807.75: ELEV. 2807.75
- GB STA: 7+20.00: ELEV. 2807.83
- GB STA: 8+55.00: ELEV. 2806.75
- GB STA: 8+75.50: ELEV. 2805.77
- GB STA: 8+89.50: ELEV. 2806.28
- GB STA: 9+54.50: ELEV. 2805.18
- GB STA: 9+69.00: ELEV. 2805.89
- GB STA: 9+82.00: ELEV. 2805.34
- STA 10+00: ELEV. 2805.34

The profile also shows the existing ground line and the proposed grade line. The existing ground line is shown as a solid line, and the proposed grade line is shown as a dashed line. The profile includes several vertical curve segments with grades of -4.00%, -0.82%, -5.00%, -1.75%, -5.00%, and 0.25%.

Labels on the profile include:

- EXISTING GROUND @ SIDEWALK CONTROL LINE
- FINISH GRADE @ SIDEWALK CONTROL LINE

The profile is plotted on a grid with stationing from 2800 to 2814 and elevation from 2805 to 2810.

LOCALITY DRIVE & ROADSIDE PROJECT			
NO.	DESCRIPTION	DATE	BY
1	PC TBC	2005.12	2005.12
2	THROW FL	2006.10	2006.10
3	THROW FL	2006.10	2006.10
4	PT TBC	2006.10	2006.10

LOCALITY DRIVE & ROADSIDE PROJECT			
NO.	DESCRIPTION	DATE	BY
5	PC TBC	2006.12	2006.12
6	THROW FL	2006.12	2006.12
7	THROW FL	2006.12	2006.12
8	PT TBC	2006.12	2006.12

POINT #	DESCRIPTION	ELEVATION
1	PC TBC	2805.70'
2	THROAT FL	2805.15'
3	THROAT FL	2804.99'
4	PT TBC	2805.05'

POINT #	DESCRIPTION	ELEVATION
7	PG TRC	2605.67
6	THROAT FL	2605.50
7	THROAT FL	2605.11
6	FT TRC	2603.94

KEYNOTES



KEYNOTES

- 1 SAMO CUT
- 2 CONCRETE EXISTING SIDEWALK, RE: CONCRETE SIDEWALK TYPICAL SECTION
- 3 MATCH WITH WIDTH AND GRADE
- 4
- 5 RETAIN AND PROTECT EXISTING SIDEWALK
- 6 CONSTRUCT PERISTEMAN RAMP, RE: CONTRAIPTOR NOTES SHEET
- 7 REMOVE RET. RE: CONTRAIPTOR NOTES SHEET
- 8
- 9
- 10 SAMO CUT EXISTING ASPHALT 7' FROM EDGE OF SIDEWALK AND REPLACE WITH 2.5" CR 172 3/4" CURBED MORTGATE BASE, TYPE 1
- 11
- 12 RELOCATE LIGHT POLE AND LUMINATION BOX TO 2 BEHIND NEW RAMP OF WALK.
- 13 REMOVE AND RESET SIGN TO 1 BEHIND RAMP WALK
- 14
- 15 DEMOLISH EXISTING SIDEWALK

GENERAL SHEET NOTES

1. MAINTAIN AND PROTECT ALL SURFACE ITEMS (PARKING, SIGNS, POWER POLES, LANDSCAPE FEATURES, APPROACHES, ETC.) UNLESS OTHERWISE NOTED.
 2. UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. WEIN AND PROTECT UNLESS OTHERWISE NOTED. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITY LOCATIONS AND COORDINATING WITH UTILITY OWNERS PRIOR TO CONSTRUCTION.
- TREES SHOWN ON THE PLANS ARE NOT TO SCALE. FIELD VERIFY THE DRAIN ZONES, RE: CONTRACTION NOTES SHEETS.

Plans Are Accepted For Public Street Construction

BY ALL COUNTY JUDICIAL DISTRICT

LINE LEGEND

- | EXISTING EASEMENT | ROW | PROPERTY LINE | PERMANENT EASEMENT | TEMPORARY EASEMENT | CONTOURS (2 & 10) | ASPHALT PAVEMENT | CONCRETE PAVEMENT | LANDSCAPE REPAIR |
|---|---|---|---|---|---|---|---|---|
|  |  |  |  |  |  |  |  |  |

TUSTIN SUBDIVISION

PLAN AND PROFILE SHEET



NO.	REVISIONS	DATE
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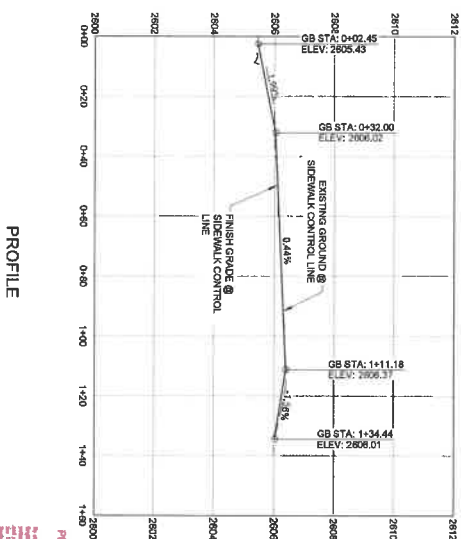
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100 East Bower St., Suite 110
Meridian, Idaho 83642
(208) 288-1992

POINT #	DESCRIPTION	ELEVATION
13	THREAT FL.	2005.61'
14	MATCH SIDEWALK	2005.89'
15	MATCH SIDEWALK	2005.89'
16	THREAT FL.	2005.72'
17	TOP BACK OF CURB	2005.18'
18	TOP BACK OF CURB	2000.47'



Plans Are Accepted For Public Street Construction

- KEYNOTES**
- | | | |
|---|---|----|
|  |  | 0 |
| |  | 2 |
| |  | 4 |
| |  | 20 |
| |  | 40 |
- VERTICAL**
- HORIZONTAL**

- | | |
|----|--|
| 1 | 5AWCUT |
| 2 | CONSTRUCT CONCRETE SIDEWALK, RE: |
| 3 | CONCRETE SIDEWALK, TYPICAL SECTION |
| 4 | MAX WIDTH AND GRADE |
| 5 | RETAIN AND PROTECT EXISTING SIDEWALK |
| 6 | CONSTRUCT PROTECTIVE RAMP, RE: |
| 7 | CONTRACTOR TYPES SHEET |
| 8 | RETAIN AND PROTECT TREE |
| 9 | SMOOTH EXISTING ASPHALT 12" FROM EDGE OF |
| 10 | PLMA 36" OVER 12" OVER 12" OF COMPACTED |
| 11 | 34 CRUSHED AGGREGATE BASE, TYPE 1 |
| 12 | TRANSITION SIDEWALK WIDTH OVER A 10' |
| 13 | DISTANCE |
| 14 | RELOCATE LIGHT POLE AND JUNCTION BOX TO |
| 15 | 2' BEHIND NORTH OF SIDEWALK |
| 16 | DETACH EXISTING SIDEWALK |
| 17 | RELOCATE UTILITY BY OTHERS, RE: GENERAL |
| 18 | SHEET NO. 21 |
| 19 | ADJUST MANHOLE TO NEW GRADE |
| 20 | CONSTRUCT 1' FERTILAL DRAIN AND GUTTER, |
| 21 | RE: EXISTING SIDEWALK |

GENERAL SHEET NOTES

1. RETAIN AND PROTECT ALL SURFACE ITEMS (MAIL BOXES, SIGNS, POWER POLLS, LANDSCAPE FEATURES, APPROACHES, ETC.) UNLESS OTHERWISE NOTED.
2. UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. RETAIN AND PROTECT UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING UTILITY LOCATIONS AND COORDINATING WITH UTILITY OWNERS PRIOR TO CONSTRUCTION.

ALIGNMENT LINE AND CURVE DATA

REFERENCE		
Number	Length	Radius
L1	10.62	160° 24' 45"E
L2	11.81	161° 11' 28" 00"E
C21	37.14	161° 42' 25"E
C23	14.71	162° 04' 27"E
C24	70.05	162° 59' 17"E
L3	16.87	163° 10' 29"E
C4	28.68	163° 10' 29"E
C4	5.41	163° 10' 29"E
C5	9.84	163° 12' 27"E
L7	73.65	164° 12' 27"E
L7	23.00	167° 38' 29"E

LINE LEGEND

- | | | |
|--|---------------------------------|-------------------|
| | ROW | EXISTING EASEMENT |
| | PROPERTY LINE | |
| | BASEMENT (M) | |
| | BASEMENT (F) | |
| | CONTOURS @ 2' & 1'0" | |
| | ASPHALT PAVEMENT | |
| | CONCRETE PAVEMENT | |
| | LANDSCAPE REPAIR
(BY OTHERS) | |

RESERVE SUBDIVISION
PLAN AND PROFILE SHEET

CO#1 Ramp Modifications			2023-03-2
NO.	REVISIONS	DATE	

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