

**Project Name (Subdivision):**

Impressive East Ridge Subdivision No. 2

**Sanitary Sewer Easement Number: 1**

Identify this Easement by sequential number if Project contains more than one sanitary sewer easement.  
( See Instructions for additional information).

**SANITARY SEWER EASEMENT**

THIS Easement Agreement, made this 6th day of July , 2021, between C4 Land LLC (“Grantor”), and the City of Meridian, an Idaho Municipal Corporation (“Grantee”);

WHEREAS, the Grantor desires to provide a sanitary sewer right-of-way across the premises and property hereinafter particularly bounded and described; and

WHEREAS, the sanitary sewer 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 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 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, it's 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 will not place or allow to be placed any permanent structures, trees, brush, or perennial shrubs or flowers within the area described for this easement, which would interfere with the use of said easement, for the purposes stated herein.







## Sawtooth Land Surveying, LLC

P: (208) 398-8104 F: (208) 398-8105  
2030 S. Washington Ave., Emmett, ID 83617

**EXHIBIT A**  
May 12, 2021

### Offsite Sanitary Sewer Easement Description

**BASIS OF BEARINGS** for this description is N. 89°59'28" W. between the 5/8" rebar illegible cap marking the E1/16 corner common to Sections 32 and 5, and the brass cap marking the S1/4 corner of Section 32, both in T. 3 N., R. 1 E., B.M., City of Meridian, Ada County, Idaho.

A parcel of land located in the SW1/4 of the SE1/4 of Section 32, T. 3 N., R. 1 E., B.M., City of Meridian, Ada County, Idaho, more particularly described as follows:

**COMMENCING** at a brass cap marking the S1/4 corner of said Section 32;

Thence N. 0°08'57" E., coincident with the west line of said SW1/4 of the SE1/4 of Section 32, a distance of 529.62 feet;

Thence leaving said line, S. 89°59'28" E., 113.90 feet to the **POINT OF BEGINNING**;

Thence N. 0°00'32" E., 233.07 feet;

Thence N. 45°00'32" E., 34.42 feet;

Thence S. 89°59'28" E., 175.84 feet;

Thence N. 0°00'32" E., 111.00 feet;

Thence S. 89°59'28" E., 20.00 feet;

Thence S. 0°00'32" W., 131.00 feet;

Thence N. 89°59'28" W., 187.56 feet;

Thence S. 45°00'32" W., 15.85 feet;

Thence S. 0°00'32" W., 204.79 feet;

Thence S. 89°59'28" E., 126.37 feet;

Thence S. 0°00'32" W., 20.00 feet;

Thence N. 89°59'28" W., 146.37 feet to the **POINT OF BEGINNING**.

The above described parcel contains 0.313 acres more or less.

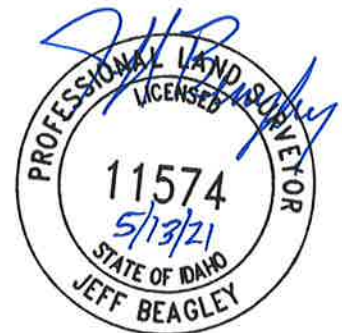
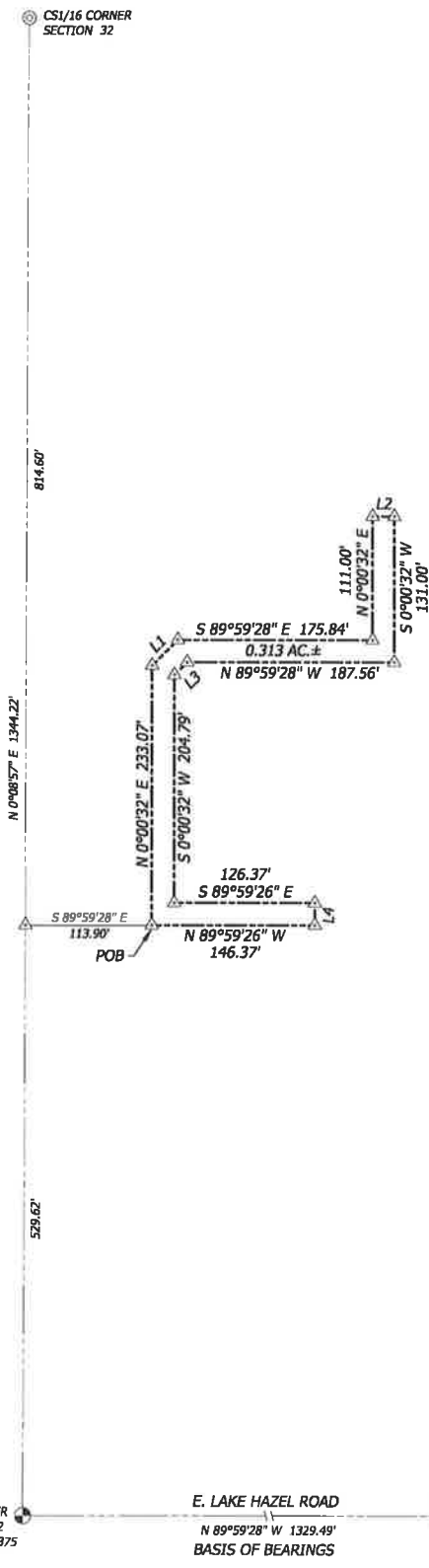
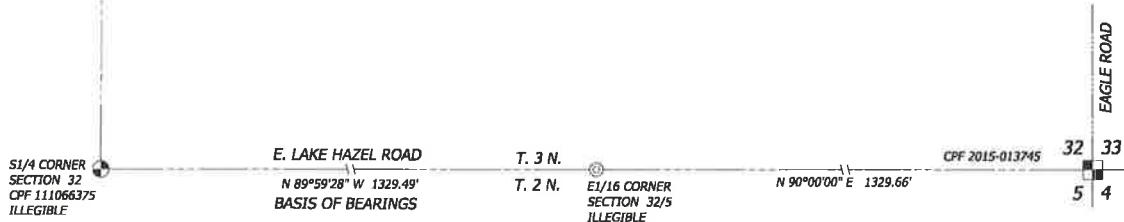


EXHIBIT B



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 45°00'32\" E	32.42'
L2	S 89°59'28\" E	20.00'
L3	S 45°00'32\" W	15.85'
L4	S 00°00'32\" W	20.00'



EAGLE ROAD



NTS

PROJECT:  
**IMPRESSIVE EAST RIDGE  
 PHASE 2 OFFSITE  
 SANITARY SEWER EASEMENT  
 B.M., CITY OF MERIDIAN,  
 ADA COUNTY, IDAHO**

OWNER/DEVELOPER:

CMG

DATE: 5/2020



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WWW.SAWTOOTHLS.COM

DWG #  
 19116-EX

PROJECT#  
 19116

SHEET  
 1 OF 1