Project Name or Subdiv	vision Name:
Southridge South Subo	division Phase 2
Identify this Easement by sequentia	er Main Easement Number:1 al number if the project contains more than one ions/checklist for additional information.
For Internal Use Only	ESMT-2025-0167

SANITARY SEWER EASEMENT

THIS Easement Agreement made this	day of	20_	between	l.
Corey Barton Homes, Inc dba CBH Homes	("Grantor	") and the City	ofMeridian,	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 and 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 thereofagainst 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: Corey Barton Homes, Inc. dba CBH Homes

STATE OF IDAHO)

) ss

County of Ada

This record was acknowledged before me on Nov. 21, 2025 (date) by Covey Barton (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 Covey Barton Homes Inc alba Coff Homes (name of entity on behalf of whom record was executed), in the following representative capacity:

(type of authority such as officer or trustee)

Notary Stamp Below

ADAIR KOLTES Notary Public - State of Idaho Commission Number 30052

My Commission Expires 06-05-2028

Notary Signature

My Commission Expires:

6-05-2028

GRANTEE: CITY OF MERIDIAN	
Robert E. Simison, Mayor	
Robert E. Billison, Mayor	
Attest by Chris Johnson, City Clerk	
STATE OF IDAHO,) : ss.	
County of Ada)	
This record was acknowledged betand Chris Johnson on behalf of the Clerk, respectively.	fore me on(date) by Robert E. Simison he City of Meridian, in their capacities as Mayor and City
Notary Stamp Below	
	Notary Signature My Commission Expires:



Date: November 20, 2025 Project No.: 121172

EXHIBIT A

SOUTHRIDGE SOUTH SUBDIVISION PHASE 2 SEWER EASEMENT DESCRIPTION

An easement located in the North One Half of Section 23, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the North One Quarter Corner of Section 23 of said Township 3 North, Range 1 West, (from which point the Northwest Corner of said Section 23 bears North 89° 14′ 56″ West, 2652.36 feet distant);

Thence from said North One Quarter Corner of Section 23, South 02° 19' 30" East, a distance of 1823.02 feet to a point of curve, said point being the POINT OF BEGINNING;

Thence 20.29 feet on the arc of a curve to the left, having a radius of 439.45 feet, a central angle of 02° 38′ 43″, and whose chord bears South 41° 26′ 25″ West, a distance of 20.29 feet;

Thence North 58° 12' 25" West, a distance of 219.34 feet to a point of curve;

Thence 20.49 feet on the arc of a curve to the left, having a radius of 80.00 feet, a central angle of 14° 40′ 30″, and whose chord bears North 43° 37′ 39″ East, a distance of 20.43 feet;

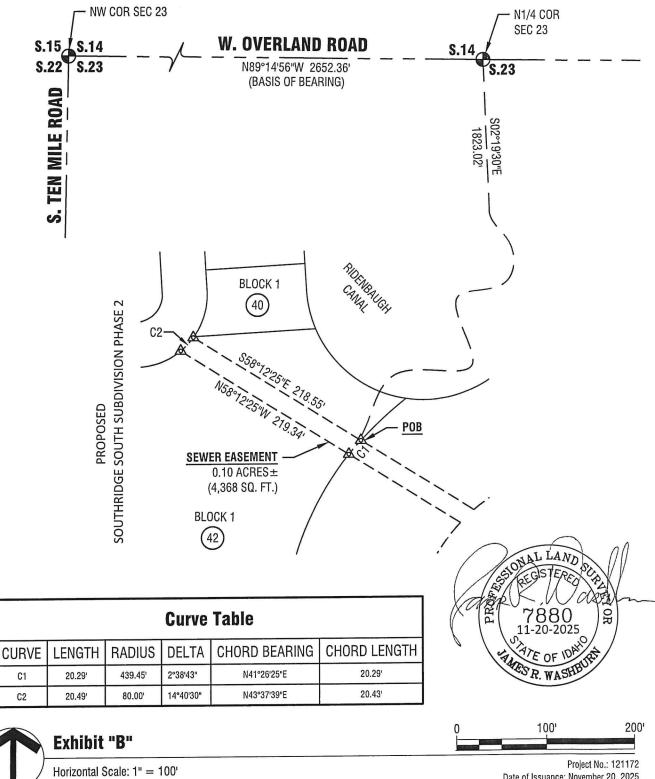
Thence South 58° 12' 25" East, a distance of 218.55 feet to the POINT OF BEGINNING.

The above described easement contains 0.10 acres (4,368 Sq. Ft.) more or less.

PREPARED BY:

The Land Group, Inc.

James R. Washburn





Sewer Easement Southridge South Subdivision Phase 2 City of Meridian

Date of Issuance: November 20, 2025