

Project Name or Subdivision Name:

Southridge South Subdivision Phase 2

Sanitary Sewer & Water Main Easement Number: 1

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-2025-0167**
Record Number: _____

SANITARY SEWER EASEMENT

THIS Easement Agreement made this _____ day of _____ 20____ between
Corey Barton Homes, Inc dba CBH Homes ("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 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.

Version 01/01/2024

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: _____



LEGAL DESCRIPTION

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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;

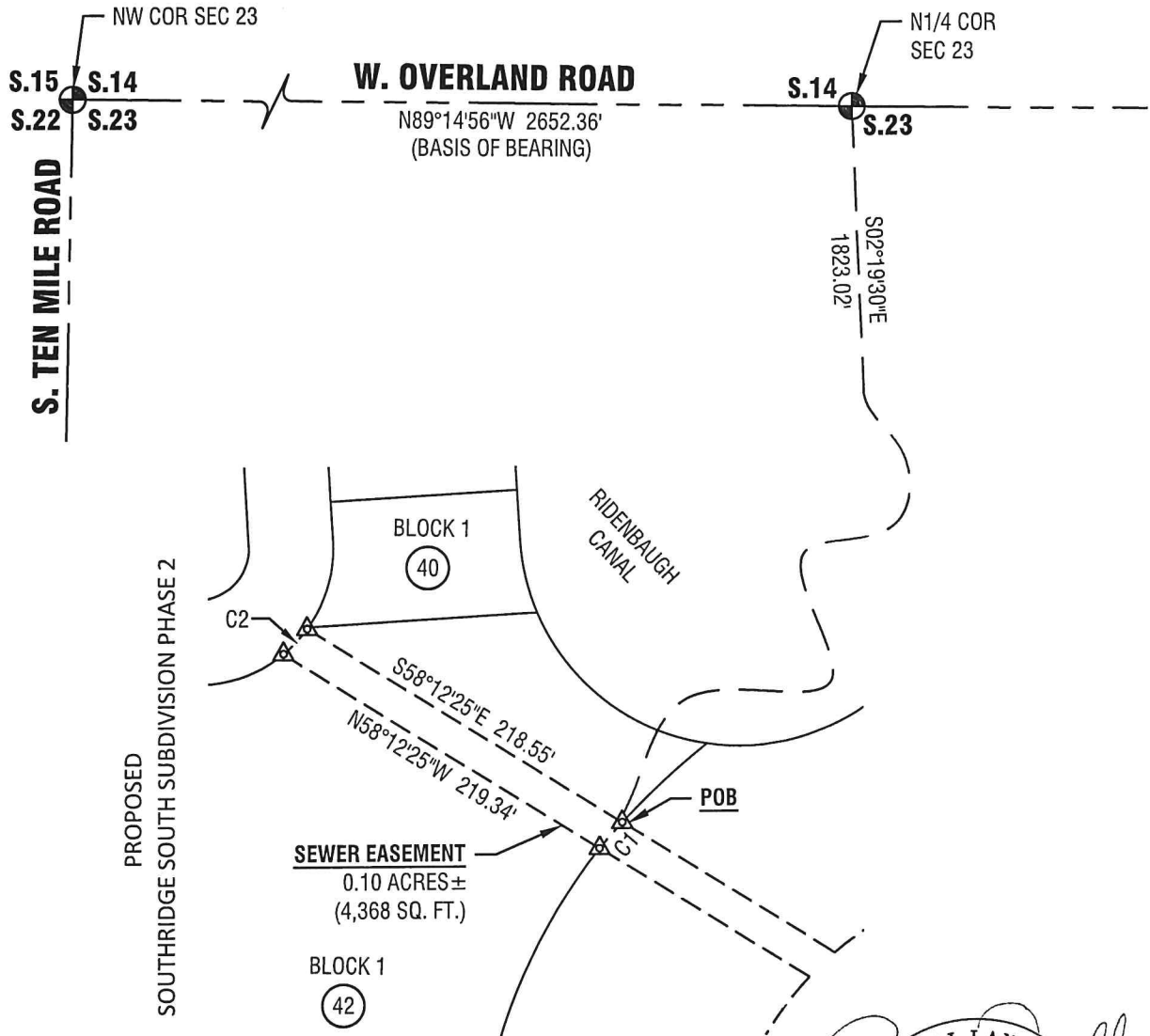
Thence South 58° 12' 25" East, a distance of 218.55 feet to the POINT OF BEGINNING.

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

PREPARED BY:
The Land Group, Inc.

James R. Washburn





Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	20.29'	439.45'	2°38'43"	N41°26'25"E	20.29'
C2	20.49'	80.00'	14°40'30"	N43°37'39"E	20.43'



Exhibit "B"

Horizontal Scale: 1" = 100'



Project No.: 121172
 Date of Issuance: November 20, 2025



**Sewer Easement
 Southridge South Subdivision Phase 2
 City of Meridian**

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