

Project Name or Subdivision Name:

Windrow Subdivision No. 1

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-2025-0159**

Record Number: _____

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement made this ____ day of _____, 20____ between
C4 Land LLC _____ ("Grantor") and the City of Meridian, an Idaho
Municipal Corporation ("Grantee");

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

WHEREAS, the sanitary sewer and water 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 and water mains 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 water mains and 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, 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 thereof against 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: C4 Land LLC



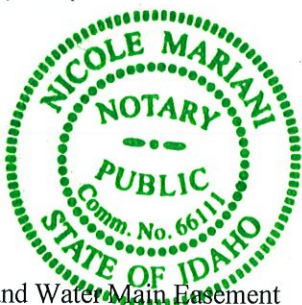
STATE OF IDAHO)

) ss

County of Ada)

This record was acknowledged before me on 11/14/25 (date) by Jim Conger (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 C4 Land (name of entity on behalf of whom record was executed), in the following representative capacity: member (type of authority such as officer or trustee)

Notary Stamp Below





Notary Signature

My Commission Expires: 08/17/27

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: _____



Sawtooth Land Surveying, LLC

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

City of Meridian Sewer and Water Easement Description

BASIS OF BEARINGS is N. $0^{\circ}31'28''$ E. between a found brass cap LS 737, marking the southwest corner of Section 25 and a found aluminum cap PLS 13934 marking the $1/4$ corner common to Sections 25 and 26, T. 3 N., R. 1 W., B.M., City of Meridian, Ada County, Idaho.

An easement located in the SW $1/4$ of the SW $1/4$ of Section 25, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at a brass cap PLS LS737 marking the southwest corner of said Section 25;

Thence N. $47^{\circ}54'45''$ E., 1148.10 feet to the **POINT OF BEGINNING**;

Thence N. $52^{\circ}18'49''$ W., 20.00 feet;

Thence N. $37^{\circ}41'11''$ E., 36.00 feet;

Thence S. $52^{\circ}18'49''$ E., 20.00 feet;

Thence S. $37^{\circ}41'11''$ W., 36.00 feet to the **POINT OF BEGINNING**.

Said easement contains 0.016 acres more or less.

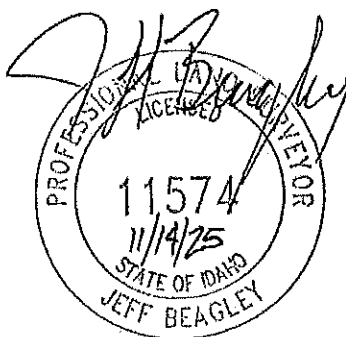
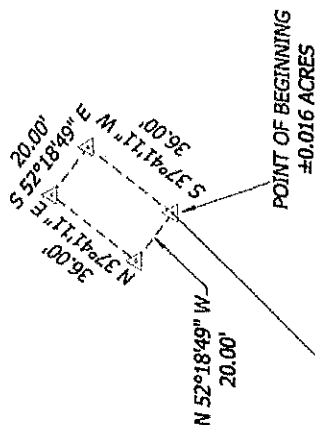
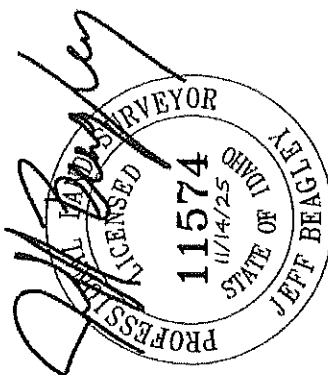


EXHIBIT B



SW1/4 SW1/4, SECTION 25
T. 3 N., R. 1 W., B.M.
CITY OF MERIDIAN
ADA COUNTY, IDAHO



POINT OF BEGINNING
±0.016 ACRES

N 47°54'45" E 1148.10'

W 1/16
PLS 5617

S 89°32'33" E 1670.89'

W. AMITY ROAD

26 / 25
35 36
LS 737

BASIS OF BEARING
N 00°31'28" E 2652.48'

S. LINDER RD.

1/4 25
26
PLS 13934

PROJECT:

CITY OF MERIDIAN SEWER
AND WATER EASEMENT
EXHIBIT

OWNER/DEVELOPER:

CONGER GROUP

DATE: 11/2025

DWG #
123048-EX

PROJECT #
123048

SHEET
1 OF 1



SAWTOOTH
Land Surveying, LLC

2030 S. WASHINGTON AVE.

EMMETT, ID 83617

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