

Project Name (Subdivision):

Delano Subdivision No. 1

Sanitary Sewer & Water Main Easement Number:

2

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

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement, made this ___ day of _____ 20__ between C4 Lease 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 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.

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.

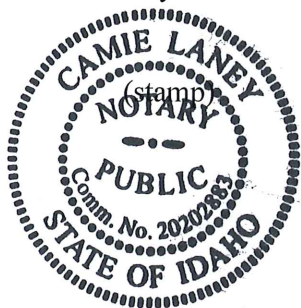
GRANTOR: C4 Lease LLC



Jim Conger, Member

STATE OF IDAHO)
) ss
County of Ada)

This record was acknowledged before me on May 25, 2021 (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 Lease, LLC (name of entity on behalf of whom record was executed), in the following representative capacity: Member (type of authority such as officer or trustee)



Camie Laney
Notary Signature
My Commission Expires: 8-3-2026

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.

(stamp)

Notary Signature

My Commission Expires:_____



Sawtooth Land Surveying, LLC

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

1044 Northwest Blvd., Ste. G
Coeur d'Alene, ID 83814
P: (208) 714-4544
F: (208) 292-4453

141 1st Avenue East
Jerome, ID 83338
P: (208) 329-5303
F: (208) 324-3821

EXHIBIT A

Sewer/Water No. 2 Legal Description

BASIS OF BEARING for this description is North 00°01'00" West, from a brass cap marking the southeast corner of Section 32 and the brass cap marking the E1/4 Corner of Section 32, both in T. 4 N., R. 1 E., B.M., Ada County, Idaho.

An easement being located in the N1/2 of the SE1/4 of Section 32, T. 4 N., R. 1 E., B.M., Ada County, Idaho, more particularly described as follows:

COMMENCING at a brass cap marking the E1/4 Corner of said Section 32;

Thence South 89°39'12" West, coincident with the north line of said SE1/4 of Section 32, a distance of 1026.20 feet;

Thence South 00°20'48" East, 346.83 feet;

Thence North 89°42'00" East, 63.10 feet;

Thence South 00°18'00" East, 8.50 feet to the **POINT OF BEGINNING**;

Thence North 89°42'00" East, 31.00 feet;

Thence South 00°18'00" East, 30.00 feet;

Thence South 89°42'00" West, 31.00 feet;

Thence North 00°18'00" West, 30.00 feet to the **POINT OF BEGINNING**.

Said easement contains 930 square feet and/or 0.021 acres, more or less.

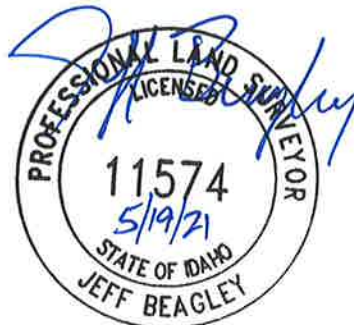


EXHIBIT B

ZEBULON HEIGHTS
SUBDIVISION NO. 2
BK 99, PG 12773

S 89°39'12" W 1026.20'

E 1/4 CORNER
SECTION 32
CP&F 109103130

JASMINE ACRES
LOT 1, BLOCK 1
BK 59, PG 5829

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°18'00" E	8.50'
L2	N 89°42'00" E	31.00'
L3	S 00°18'00" E	30.00'
L4	S 89°42'00" W	31.00'
L5	N 00°18'00" W	30.00'

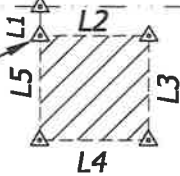
S 00°20'48" E 346.83'

63.10'
N 89°42'00" E

32 33

N. EAGLE ROAD
N 00°01'00" W 2654.19'
BASIS OF BEARINGS

POINT OF BEGINNING
930 Sq.Ft /
0.021 Ac.±



JASMINE ACRES
LOT 3, BLOCK 1
BK 59, PG 5829


SE CORNER
SEC 32
CP&F 113077810

32 33

E. USTICK ROAD 5 4

T. 4 N., R 1 E., B.M.



PROJECT: DELANO SUBDIVISION NO. 1 SEWER/WATER NO. 2 EXHIBIT MERIDIAN, IDAHO	OWNER/DEVELOPER: CONGER GROUP	 2030 S. WASHINGTON AVE. EMMETT, ID 83617 P: (208) 398-8104 F: (208) 398-8105 WWW.SAWTOOTHLS.COM	DWG # 18094-EX
	DATE: 5/2021		PROJECT # 18094
			SHEET 1 OF 1