Project Name or Subdi	vision Name;
Hadler Subdivision N	lo. 1
	or Main Easement Number: al number if the project contains more than one easement of for additional information.
For Internal Use Only Record Number:	ESMT-2024-0097

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement made this 23rdd	ay of	July	20	24	between
C4 Land LLC	("C	rantor") and the City of	Mer	idian, 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.

TOHAVE AND TOHOLD, 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-ofway 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: STATE OF IDAHO)

> acknowledged This record was before me (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 L4 Land L3C (name of entity on behalf of whom record was (name of entity on behalf of whom record was executed), in the following representative capacity: Member authority such as officer or trustee)

Notary Stamp Below

Notary Signature

My Commission Expires:

County of Ada

GRANTEE: CITY OF MERIDIAN	
Robert E. Simison, Mayor 7-23-2024	
Attest by Chris Johnson, City Clerk 7-23-	- 2024
STATE OF IDAH•,) : ss. County of Ada)	
This record was acknowledged before	re me on 7-23-2024 (date) by Robert E. Simison City of Meridian, in their capacities as Mayor and City
	Notary Signature My Commission Expires: 3-28-2028



EXHIBIT A

9939 W Emerald St Boise, ID 83704

Phone: (208) 846-8570

Hadler Subdivision No. 1 City of Meridian Water & Sewer Easement Boundary Description

Project Number 23-121

July 8, 2024

An easement situated in Lot 1, Block 1, Rescue Ranch Subdivision (Book 106 of Plats at Pages 14734 to 14736, Records of Ada County, Idaho) in the northwest quarter of the southwest quarter of Section 5, Township 2 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at the west quarter-section corner of Section 5, Township 2 North, Range 1 East, Boise Meridian, which bears N00°04'42"W, 2655.92 feet from the southwest corner of Section 5;

Thence S89°52'50"E, 37.00 feet along the north line of the southwest quarter of Section 5 to the northwest corner of Lot 1, Block 1 of Rescue Ranch Subdivision, on the east right-of-way line of S. Locust Grove Rd;

Thence S00°04'42"E, 127.73 feet along the boundary of Lot 1 and the east right-of-way line of S. Locust Grove Rd.;

Thence S89°52'50"E, 2.00 feet to the POINT OF BEGINNING:

Thence continuing S89°52'50"E, 161.61 feet;

Thence S00°07'10"W, 2.13 feet;

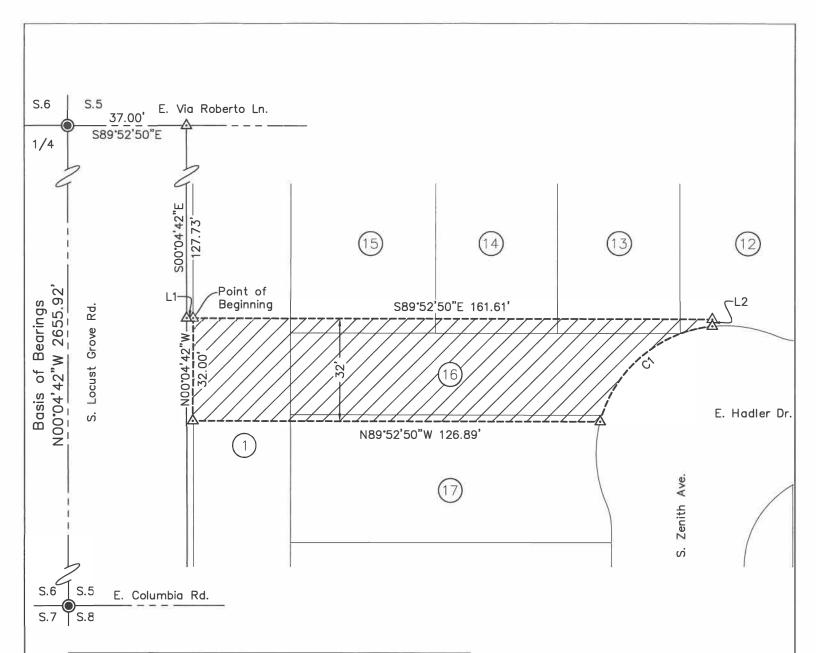
Thence 48.66 feet on a non-tangent curve to the left, having a radius of 40.00 feet, a central angle of 69°42'19", a chord bearing of S49°19'09"W, and a chord length of 45.72 feet;

Thence on a non-tangent line N89°52'50"W, 126.89 feet;

Thence N00°04'42"W, 32.00 feet to the POINT OF BEGINNING.

The above-described easement contains 4,430 square feet, more or less.

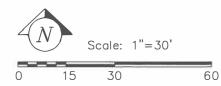




Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	48.66'	40.00'	69°42'19"	S49'19'09"W	45.72'

Line Table			
Line	Bearing	Length	
L1	S89°52'50"E	2.00'	
L2	S00°07'10"W	2.13'	





Coordinate System: Ada County

Exhibit B Drawing for Hadler Subdivision No. 1
City of Meridian — Water and Sewer Easement

Job No. 23-121 Sheet No.

Situated in Lot 1, Block 1, Rescue Ranch Subdivision, in the Northwest Quarter of the Southwest Quarter of Section 5,

IDAHO SURVEY GROUP, LLC

9939 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570

Dwg. Date 7/8/2024 Township 2 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho.