

Project Name or Subdivision Name:

Hadler Subdivision No. 1

Sanitary Sewer & Water Main Easement Number: 01

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
Record Number: ESMT-2024-0097

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement made this 23rd day of July 2024 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.

GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor 7-23-2024

Attest by Chris Johnson, City Clerk 7-23-2024

STATE OF IDAHO,)
 : ss.
County of Ada)

This record was acknowledged before me on 7-23-2024 (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: 3-28-2028



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:

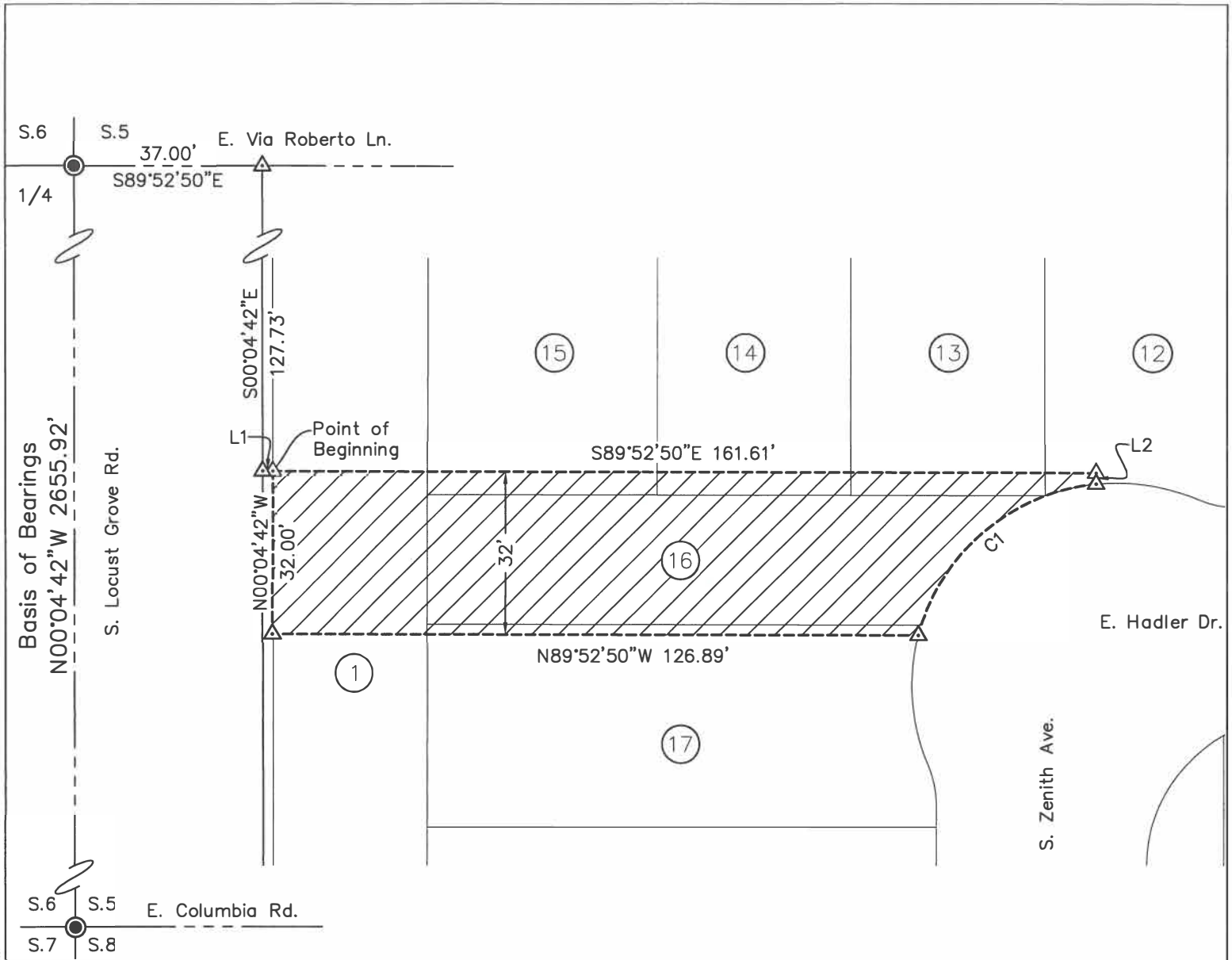
Commencing at the west quarter-section corner of Section 5, Township 2 North, Range 1 East, Boise Meridian, which bears N00°04'42"W, 2655.92 feet from the southwest corner of Section 5;
Thence S89°52'50"E, 37.00 feet along the north line of the southwest quarter of Section 5 to the northwest corner of 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'



Scale: 1"=30'



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Coordinate System: Ada County

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

Situated in Lot 1, Block 1, Rescue Ranch Subdivision,
 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.

Job No.
23-121

Sheet No.
1

Dwg. Date
7/8/2024



**IDAHO
 SURVEY
 GROUP, LLC**

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 BOISE, IDAHO 83704
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