

Project Name or Subdivision Name:

Calkins Creek

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.

ESMT-2025-0154

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement made this ____ day of _____ 20__ between
C11 Rustler, 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

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: _____



**DAVID EVANS
AND ASSOCIATES INC.**

EXHIBIT A

The following describes a parcel of land for the purpose of a Water Main and Sewer Easement being a portion of the NE 1/4 NW 1/4 of Section 26, Township 3 North Range 1 West, Boise Meridian, Ada County Idaho, more particularly described as follows:

COMMENCING at a found 5/8-inch diameter iron pin marking the Northwest corner of the NE1/4 NW 1/4 of Section 26 (W1/16 corner), said corner bears N 89°07'48" W a distance of 1327.46 feet from a found Brass Cap stamped "PLS 12087" marking the Northeast corner of the NE1/4 NW 1/4 of Section 26 (N1/4 corner);

Thence, leaving the W1/16 corner and along the West line of the NE 1/4 NW 1/4 of Section 26, S 00°30'24" W, a distance of 25.00 feet to a found 5/8-inch diameter iron pin with No Cap marking a point on the South Right of Way line of Victory Road;

Thence, continuing along said West line of the NE 1/4 NW 1/4 of Section 26, S 00°30'24" W, a distance of 559.47 feet to a found 5/8-inch diameter iron pin with No Cap;

Thence, leaving said West line of the NE 1/4 NW 1/4 of Section 26, S 89°08'01" E, a distance of 595.26 feet to a found 5/8-inch diameter iron pin with No Cap marking a point on the West Right of Way line of Rustler Place;

Thence, along the West Right of Way line of Rustler Place, N 01°31'57" E, a distance of 188.39 feet to the **POINT OF BEGINNING**;

Thence, leaving said West Right of Way line of Rustler Place, N 43°23'18" W, a distance of 23.71 feet;

Thence, N 79°29'39" W, a distance of 229.35 feet to the beginning of a tangent curve left;

Thence, along said curve to the left having a radius of 25.00 feet, and a central angle of 50°23'40" an arc length of 21.99 feet with a chord bearing of S 75°18'31" W, and a chord distance of 21.29 feet to the beginning of a reverse curve to the right;

Thence, along said reverse curve to the right having a radius of 55.00 feet, and a central angle of 280°47'19" an arc length of 269.54 feet with a chord bearing of N 10°30'21" E, and a chord distance of 70.13 feet to the beginning of a reverse curve to the left;

Thence, along said curve to the left having a radius of 25.00 feet, and a central angle of 50°23'40" an arc length of 21.99 feet with a chord bearing of S 54°17'49" E, and a chord distance of 21.29 feet;

Thence, S 79°29'39" E, a distance of 215.63 feet;

Thence, N 54°16'16" E, a distance of 27.88 feet to the West Right of Way line of said Rustler Place;



**DAVID EVANS
AND ASSOCIATES INC.**

Thence, along the West Right of Way line of said Rustler Place, S 01°31'57" W, a distance of 87.18 feet to the **POINT OF BEGINNING**.

This parcel contains 22,945 square feet or 0.53 acres, more or less.

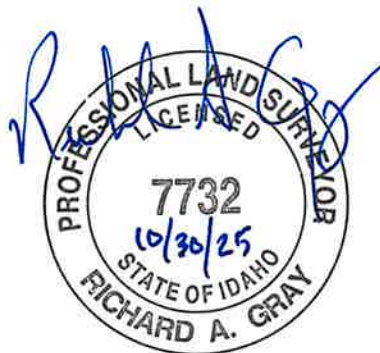
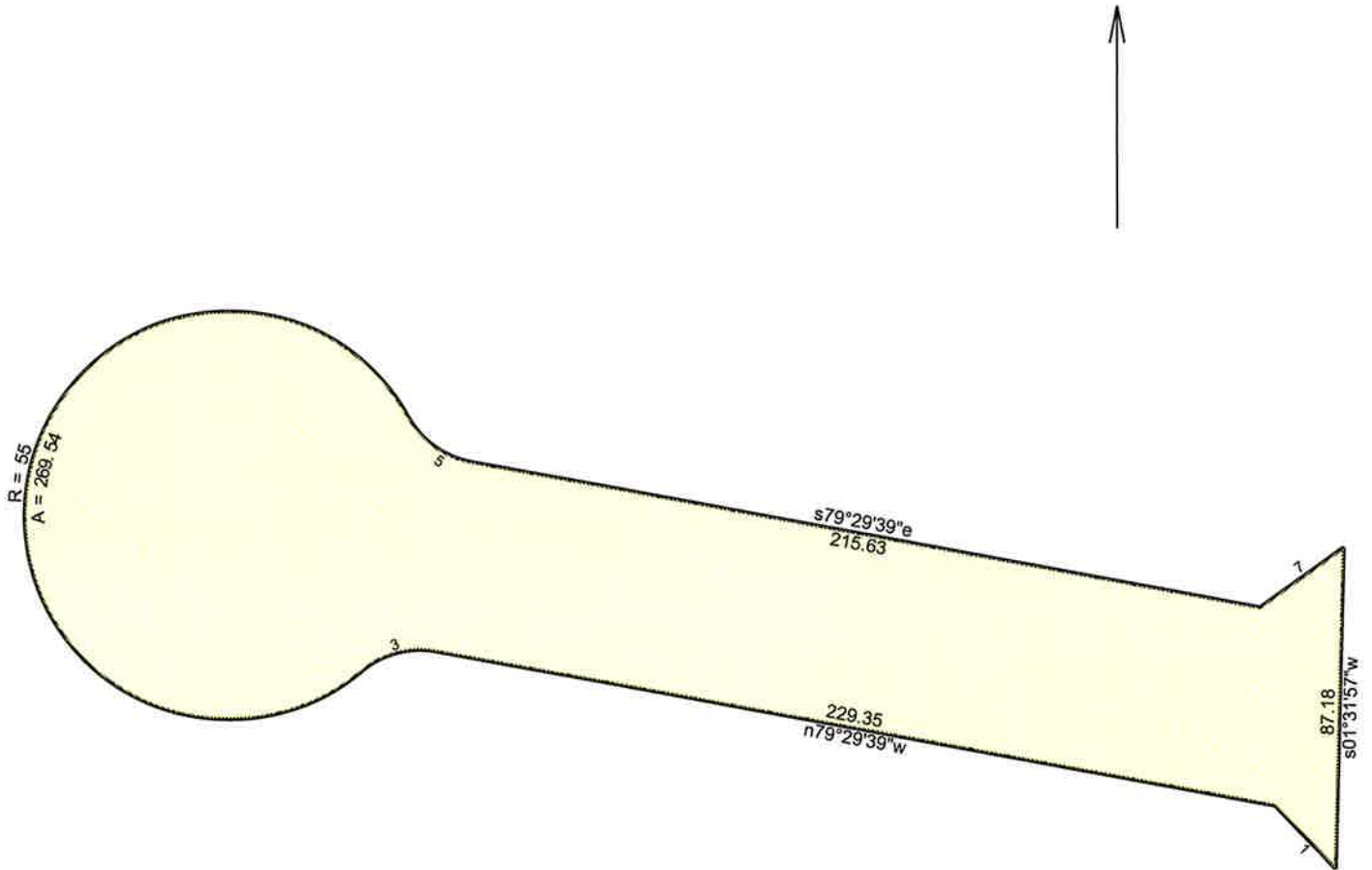


EXHIBIT B



1425 -Watermain and Sewer Easement

10/30/2025

Scale: 1 inch= 50 feet

File: 1425 Water Main and Sewer Esmt.ndp

Tract 1: 0.5268 Acres (22946 Sq. Feet), Closure: n33.2958w 0.01 ft. (1/94224), Perimeter=897 ft.

01 n43.2318w 23.71

08 s01.3157w 87.18

02 n79.2939w 229.35

03 Lt, r=25.00, delta=050.2340, arc=21.99, chord=s75.1831w 21.29

04 Rt, r=55.00, delta=280.4719, arc=269.54, chord=n10.3021e 70.13

05 Lt, r=25.00, delta=050.2340, arc=21.99, chord=s54.1749e 21.29

06 s79.2939e 215.63

07 n54.1616e 27.88