

Project Name or Subdivision Name:

Cole Valley Christian Schools

Sanitary Sewer & Water Main Easement Number: <sup>1</sup>\_\_\_\_\_

ESMT-2025-0003

**SANITARY SEWER AND WATER MAIN EASEMENT**

THIS Easement Agreement made this 4th day of February 20 25 between  
Cole Valley Christian Schools, Inc \_\_\_\_\_ ("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.

T O HAVE AND T O 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: \_\_\_\_\_



January 10, 2025  
Project No.: 121048

**EXHIBIT "A"**

**COLE VALLEY CHRISTIAN SCHOOL  
CITY OF MERIDIAN SEWER & WATER EASEMENT DESCRIPTIONS**

**Water Easement No. 1**

An easement located in the West Half of the Southeast Quarter of Section 29, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Southeast Corner of Section 29 of said Township 4 North, Range 1 West;  
Thence North 89°22'00" West, a distance of 1321.44 feet on the South line of said Section 29 to the East 1/16th Corner common to Sections 29 and 32 of said Township 4 North, Range 1 West;  
Thence North 00°56'00" East, a distance of 656.47 feet on the north-south 1/16th section line of said Southeast Quarter to the POINT OF BEGINNING;

Thence North 89° 08' 52" West, a distance of 492.52 feet;  
Thence North 89° 08' 51" West, a distance of 759.69 feet;  
Thence North 00° 51' 07" East, a distance of 20.00 feet;  
Thence South 89° 08' 51" East, a distance of 385.18 feet;  
Thence North 00° 51' 09" East, a distance of 54.21 feet;  
Thence South 89° 08' 51" East, a distance of 24.50 feet;  
Thence South 00° 51' 09" West, a distance of 54.21 feet;  
Thence South 89° 08' 51" East, a distance of 28.62 feet;  
Thence North 00° 51' 09" East, a distance of 33.91 feet;  
Thence South 89° 08' 51" East, a distance of 20.00 feet;  
Thence South 00° 51' 09" West, a distance of 33.91 feet;  
Thence South 89° 08' 51" East, a distance of 267.89 feet;  
Thence North 00° 51' 09" East, a distance of 132.40 feet;  
Thence South 89° 08' 51" East, a distance of 20.00 feet;  
Thence South 00° 51' 09" West, a distance of 132.40 feet;  
Thence South 89° 08' 52" East, a distance of 13.50 feet;  
Thence South 89° 08' 52" East, a distance of 100.95 feet;  
Thence North 00° 51' 09" East, a distance of 36.08 feet;  
Thence South 89° 08' 51" East, a distance of 20.00 feet;  
Thence South 00° 51' 09" West, a distance of 36.08 feet;  
Thence South 89° 08' 52" East, a distance of 371.59 feet to a point on said north-south 1/16th section line;  
Thence South 00° 56' 00" West, a distance of 20.00 feet on said north-south 1/16th section line to the POINT OF BEGINNING.

**TOGETHER WITH:**

Water Easement No. 2

An easement located in the West Half of the Southeast Quarter of Section 29, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Southeast Corner of Section 29 of said Township 4 North, Range 1 West;  
Thence North 89°22'00" West, a distance of 2642.71 feet on the South line of said Section 29 to the South Quarter Corner of said Section 29;  
Thence North 00°51'06" East, a distance of 852.13 feet on the north-south mid-section line of said Section 29;  
Thence South 89°08'54" East, a distance of 70.00 feet to the POINT OF BEGINNING;

Thence North 00° 51' 07" East, a distance of 20.00 feet;  
Thence South 89° 08' 53" East, a distance of 126.40 feet;  
Thence South 00° 51' 07" West, a distance of 20.00 feet;  
Thence North 89° 08' 53" West, a distance of 126.40 feet to the POINT OF BEGINNING.

**TOGETHER WITH:**Sewer and Water Easement No. 3

An easement located in the West Half of the Southeast Quarter of Section 29, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Southeast Corner of Section 29 of said Township 4 North, Range 1 West;  
Thence North 89°22'00" West, a distance of 1321.44 feet on the South line of said Section 29 to the East 1/16th Corner common to Sections 29 and 32;  
Thence North 00°56'00" East, a distance of 1419.81 feet on the north-south 1/16th section line of said Southeast Quarter, to the POINT OF BEGINNING;

Thence North 89° 13' 56" West, a distance of 282.50 feet;  
Thence South 58° 18' 51" West, a distance of 129.27 feet;  
Thence South 00° 51' 09" West, a distance of 153.71 feet;  
Thence South 44° 08' 51" East, a distance of 17.88 feet;  
Thence South 45° 51' 09" West, a distance of 20.00 feet;  
Thence North 44° 08' 51" West, a distance of 26.16 feet;  
Thence North 00° 51' 09" East, a distance of 9.17 feet;  
Thence North 89° 08' 51" West, a distance of 70.90 feet;  
Thence South 00° 51' 09" West, a distance of 12.00 feet;  
Thence North 89° 08' 51" West, a distance of 314.22 feet;  
Thence South 00° 51' 09" West, a distance of 14.35 feet;  
Thence North 89° 08' 51" West, a distance of 20.00 feet;  
Thence North 00° 51' 09" East, a distance of 14.35 feet;  
Thence North 89° 08' 51" West, a distance of 292.02 feet;  
Thence South 00° 51' 09" West, a distance of 142.84 feet;  
Thence North 89° 08' 51" West, a distance of 20.00 feet;  
Thence North 00° 51' 09" East, a distance of 142.84 feet;

Thence North 89° 08' 51" West, a distance of 124.68 feet;  
 Thence North 00° 51' 07" East, a distance of 32.00 feet;  
 Thence South 89° 08' 51" East, a distance of 117.01 feet;  
 Thence North 00° 51' 09" East, a distance of 34.18 feet;  
 Thence South 89° 08' 51" East, a distance of 20.00 feet;  
 Thence South 00° 51' 09" West, a distance of 34.18 feet;  
 Thence South 89° 08' 51" East, a distance of 58.97 feet;  
 Thence North 00° 51' 09" East, a distance of 34.06 feet;  
 Thence South 89° 08' 51" East, a distance of 20.00 feet;  
 Thence South 00° 51' 09" West, a distance of 34.06 feet;  
 Thence South 89° 08' 51" East, a distance of 492.22 feet;  
 Thence North 00° 49' 27" East, a distance of 23.33 feet;  
 Thence South 89° 10' 33" East, a distance of 20.00 feet;  
 Thence South 00° 49' 27" West, a distance of 23.34 feet;  
 Thence South 89° 08' 51" East, a distance of 64.59 feet;  
 Thence North 00° 51' 09" East, a distance of 6.54 feet;  
 Thence South 89° 08' 51" East, a distance of 20.00 feet;  
 Thence South 00° 51' 09" West, a distance of 6.54 feet;  
 Thence South 89° 08' 51" East, a distance of 29.02 feet;  
 Thence North 00° 51' 09" East, a distance of 143.78 feet;  
 Thence North 58° 18' 51" East, a distance of 52.40 feet;  
 Thence North 31° 45' 39" West, a distance of 19.11 feet;  
 Thence North 58° 14' 21" East, a distance of 20.00 feet;  
 Thence South 31° 45' 39" East, a distance of 19.13 feet;  
 Thence North 58° 18' 51" East, a distance of 73.65 feet;  
 Thence South 89° 13' 56" East, a distance of 129.62 feet;  
 Thence North 00° 46' 04" East, a distance of 111.56 feet;  
 Thence South 89° 13' 56" East, a distance of 20.00 feet;  
 Thence South 00° 46' 04" West, a distance of 90.52 feet;  
 Thence South 89° 13' 56" East, a distance of 30.04 feet;  
 Thence South 00° 46' 04" West, a distance of 21.04 feet;  
 Thence South 89° 13' 56" East, a distance of 108.72 feet to a point on said north-south 1/16th section line;  
 Thence South 00° 56' 00" West, a distance of 20.00 feet on said north-south 1/16th section line to the POINT OF BEGINNING.

PREPARED BY:  
**The Land Group, Inc.**

James R. Washburn, PLS



Sewer & Water Easement  
for  
Cole Valley Christian School  
Located in the West 1/2 of the SE 1/4 of Section 29  
Township 4 North, Range 1 West, Boise Meridian  
City of Meridian, Ada County, Idaho  
2025

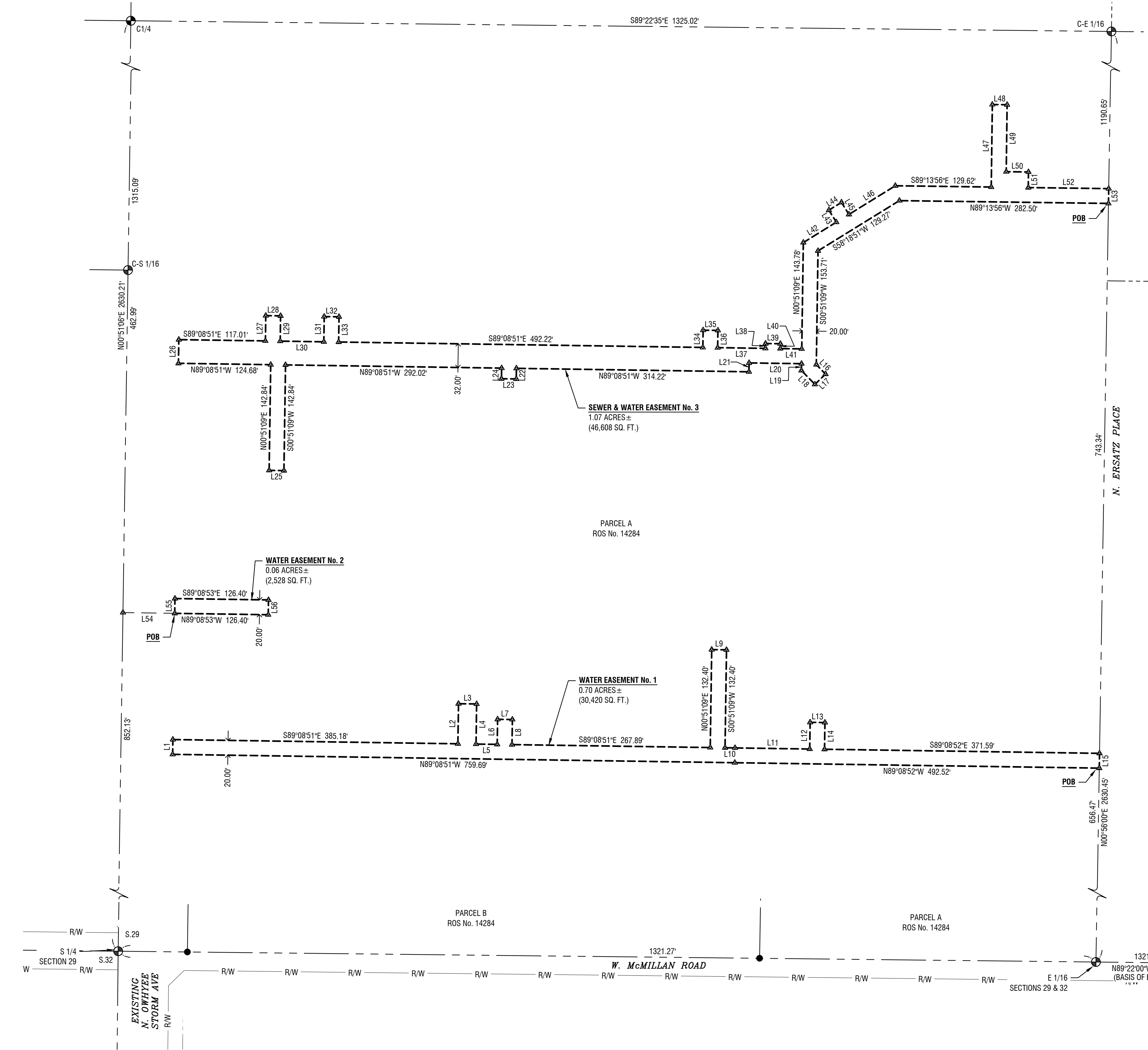
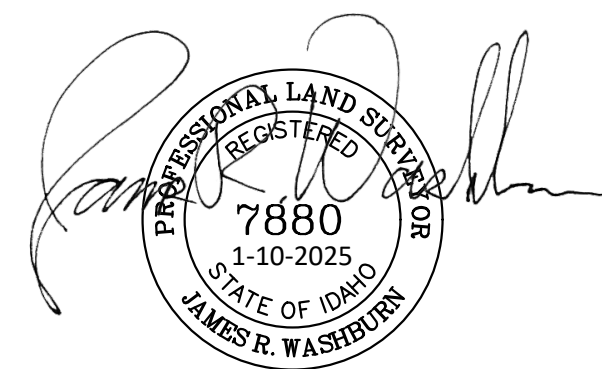
Line Table			Line Table		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N00°51'07"E	20.00'	L29	S00°51'09"W	34.18'
L2	N00°51'09"E	54.21'	L30	S89°08'51"E	58.97'
L3	S89°08'51"E	24.50'	L31	N00°51'09"E	34.06'
L4	S00°51'09"W	54.21'	L32	S89°08'51"E	20.00'
L5	S89°08'51"E	28.62'	L33	S00°51'09"W	34.06'
L6	N00°51'09"E	33.91'	L34	N00°49'27"E	23.33'
L7	S89°08'51"E	20.00'	L35	S89°10'33"E	20.00'
L8	S00°51'09"W	33.91'	L36	S00°49'27"W	23.34'
L9	S89°08'51"E	20.00'	L37	S89°08'51"E	64.59'
L10	S89°08'52"E	13.50'	L38	N00°51'09"E	6.54'
L11	S89°08'52"E	100.95'	L39	S89°08'51"E	20.00'
L12	N00°51'09"E	36.08'	L40	S00°51'09"W	6.54'
L13	S89°08'51"E	20.00'	L41	S89°08'51"E	29.02'
L14	S00°51'09"W	36.08'	L42	N58°18'51"E	52.40'
L15	S00°56'00"W	20.00'	L43	N31°45'39"W	19.11'
L16	S44°08'51"E	17.88'	L44	N58°14'21"E	20.00'
L17	S45°51'09"W	20.00'	L45	S31°45'39"E	19.13'
L18	N44°08'51"W	26.16'	L46	N58°18'51"E	73.65'
L19	N00°51'09"E	9.17'	L47	N00°46'04"E	111.56'
L20	N89°08'51"W	70.90'	L48	S89°13'56"E	20.00'
L21	S00°51'09"W	12.00'	L49	S00°46'04"W	90.52'
L22	S00°51'09"W	14.35'	L50	S89°13'56"E	30.04'
L23	N89°08'51"W	20.00'	L51	N00°46'04"E	21.04'
L24	N00°51'09"E	14.35'	L52	S89°13'56"E	108.72'
L25	N89°08'51"W	20.00'	L53	S00°56'00"W	20.00'
L26	N00°51'07"E	32.00'	L54	S89°08'54"E	70.00'
L27	N00°51'09"E	34.18'	L55	N00°51'07"E	20.00'
L28	S89°08'51"E	20.00'	L56	S00°51'07"W	20.00'

Sewer & Water Easement  
Cole Valley Christian School

5189 N Ersatz Place  
Meridian, Idaho 83646

Revisions
1.

Project No.: 121048  
Date of Issuance: January 8, 2025  
Project Milestone:



File location: c:\321121\Drawings\new\cds\121048.dwg, user: jlw, date: 1/13/25  
Job Name: Cole Valley Christian School  
Drawing Title: Sewer & Water Easement  
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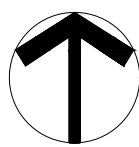


Exhibit "B"

Horizontal Scale: 1" = 80'