Project Name or Subdivision Name:	
Cole Valley Christian Schools	
Sanitary Sewer & Water Main Easement Number: 1	

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.

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-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: Cole Valley Christian Schools, Inc.

County of Ac	da)								
This	record	l was	acknowledged(name of ind	before	me comple	on te the	following	25 g if sig	(date)	by a
repre	sentaliv	e capaci	ty, or strike the	following i	fsignin	g in a	n individi	ual car	pacity] o	on
behal	f of [O	e Vallen	Ministrum Schools	(name of	entity	on be	half of w	hom r	ecord w	as
execu	ited), in	the follo	wing representat	ive capacit	y: 51	upenir	terden.	-	(1	type of

Notary Stamp Below

authority such as officer or trustee)

STATE OF IDAHO)

TABITHA BROOK EPLER Notary Public - State of Idaho Commission Number 20213095 My Commission Expires Jul 7, 2027

Notary Signature

My Commission Expires:

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 bef and Chris Johnson on behalf of th Clerk, respectively. Notary Stamp Below	Fore me on (date) by Robert E. Simison e City of Meridian, in their capacities as Mayor and City
	Notary Signature My Commission Expires:

LEGAL DESCRIPTION

Page 1 OF 3



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;

PREPARED BY:

The Land Group, Inc.

to the POINT OF BEGINNING.

James R. Washburn, PLS

Thence South 00° 56' 00" West, a distance of 20.00 feet on said north-south 1/16th section line



Sewer & Water Easement

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				
INE	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'		



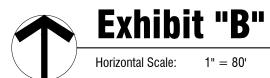
Project No.: 12104

Date of Issuance: January 8, 202

Project Milestone:

S89°13'56"E 129.62' - <u>SEWER & WATER EASEMENT No. 3</u> 1.07 ACRES± (46,608 SQ. FT.) PARCEL A ROS No. 14284 - WATER EASEMENT No. 2 0.06 ACRES± (2,528 SQ. FT.) S89°08'53"E 126.40' L54 N89°08'53"W 126.40' - WATER EASEMENT No. 1 0.70 ACRES± (30,420 SQ. FT.) S89°08'52"E 371.59' PARCEL B ROS No. 14284 PARCEL A ROS No. 14284 S 1/4 SECTION 29 S.32 R/W _____1321.44' ______N89°22'00"W 2642.71' _____(BASIS OF BEARING)_____R/W _ E 1/16 = SECTIONS 29 & 32 SE COR —/ SECTION 29

S89°22'35"E 1325.02'



1 of 1

Sewer & Water Easement Cole Valley Christian Scho