

Project Name or Subdivision Name:

Skybreak Subdivision No. 4

Sanitary Sewer Main Easement Number: 1
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 ESMT-2026-0106
Record Number: _____

SANITARY SEWER EASEMENT

THIS Easement Agreement made this ____ day of _____ 20__ between
C4 Land LLC ("Grantor") and the City of Meridian, an Idaho
Municipal Corporation ("Grantee");

WHEREAS, the Grantor desires to provide a sanitary sewer right-of-way across the premises and property hereinafter particularly bounded and described; and

WHEREAS, the sanitary sewer 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 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 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.

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.

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: _____



Sawtooth Land Surveying, LLC

EXHIBIT A

P: (208) 398-8104 F: (208) 398-8105
2030 S. Washington Ave., Emmett, ID 83617

City of Meridian Sewer Easement No. 1 Legal Description

BASIS OF BEARINGS is S. $0^{\circ}12'52''$ W., between a found aluminum cap marking the northwest corner and a found aluminum cap marking the W1/4 corner of Section 4, T. 2 N., R. 1 E., B.M., City of Meridian, Ada County, Idaho.

An easement located in the SW1/4 of the NW1/4 of Section 4, Township 2 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at a 5/8" rebar/cap PLS 645 marking the NW1/16 corner of said Section 4;

Thence S. $68^{\circ}33'59''$ W., 389.52 feet to the **POINT OF BEGINNING**;

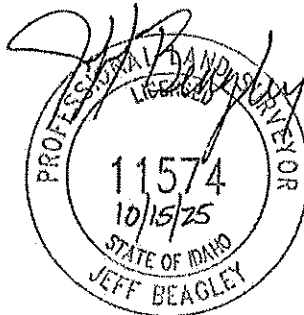
Thence S. $26^{\circ}16'40''$ W., 25.98 feet;

Thence N. $63^{\circ}43'20''$ W., 37.00 feet;

Thence N. $26^{\circ}16'40''$ E., 25.98 feet;

Thence S. $63^{\circ}43'20''$ E., 37.00 feet to the **POINT OF BEGINNING**.

The above described easement contains 0.022 acres more or less.



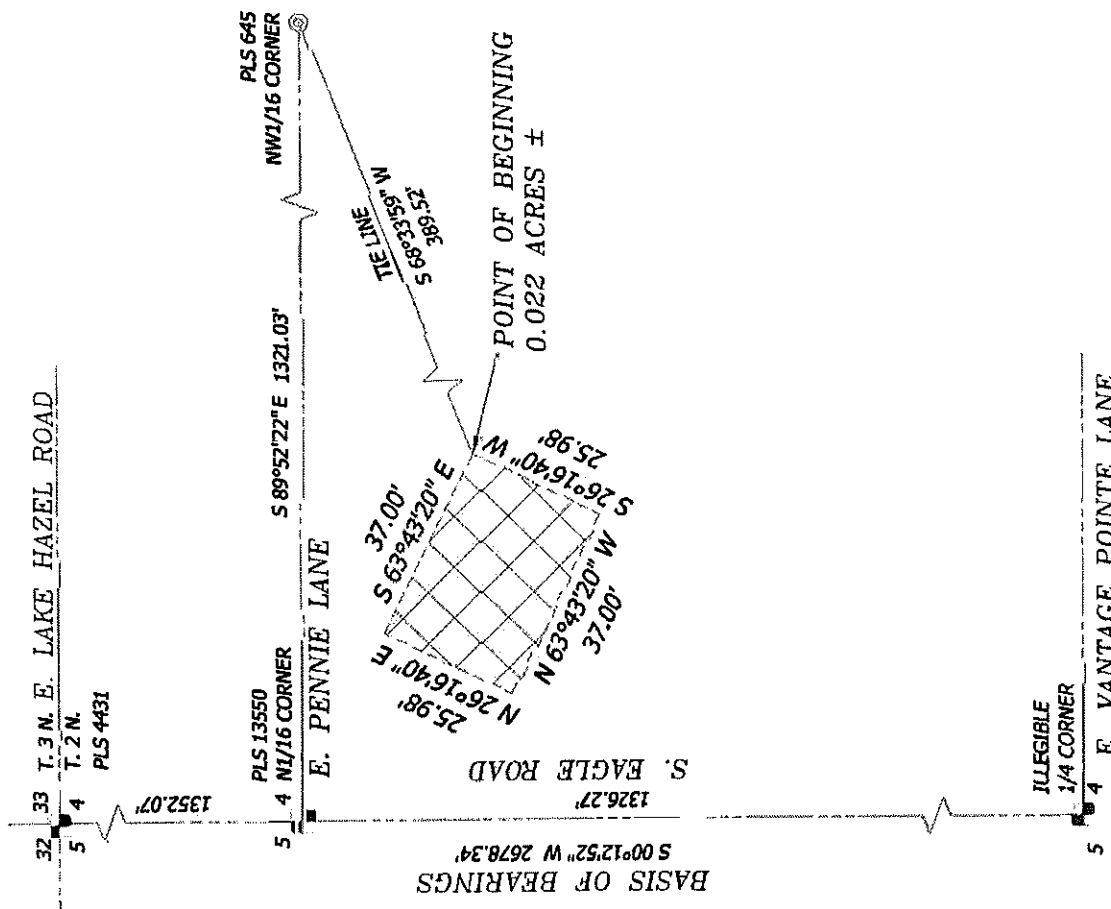
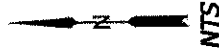
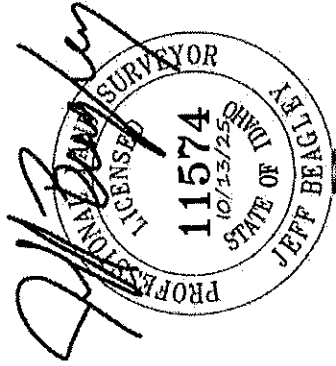


EXHIBIT B

PROJECT: CITY OF MERIDIAN SEWER EASEMENT NO. 1 EXHIBIT THE SW1/4 OF THE NW1/4 OF SECTION 4, T. 2 N., R. 1 E., B.M. CITY OF MERIDIAN, ADA COUNTY, IDAHO	OWNER/DEVELOPER:	2030 S. WASHINGTON AVE. EMMETT, ID 83617 P: (208) 398-8104 F: (208) 398-8105 WWW.SAWTOOTHLS.COM	DWG #	123155-EX
	CONGR		PROJECT #	123155
	DATE:	10/2025	SHEET	1 OF 1