

ESMT-2022-0165 Skybreak Subdivision No. 1  
Sanitary Sewer and Water Main Easement No. 2

**SANITARY SEWER AND WATER MAIN EASEMENT**

THIS Easement Agreement, made this 10th day of May 20 22 between C4 Land LLC and G20 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 5-10-2022

\_\_\_\_\_  
Attest by Chris Johnson, City Clerk 5-10-2022

STATE OF IDAHO, )

ss.

County of Ada )

This record was acknowledged before me on 5-10-2022 (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 Signature

My Commission Expires: \_\_\_\_\_



## Sawtooth Land Surveying, LLC

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



### Sanitary Sewer and Water No. 2 Easement

**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., Ada County, Idaho.

An easement located in the S1/2 of the NW1/4 of Section 4, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

**COMMENCING** at an aluminum cap marking the NW corner of said Section 4;

Thence S.  $0^{\circ}12'52''$  W., coincident with the west line of said NW1/4, a distance of 1352.07 feet to an aluminum cap marking the N1/16 corner of said Section 4;

Thence S.  $37^{\circ}19'54''$  E., 283.89 feet to the **POINT OF BEGINNING**;

Thence N.  $00^{\circ}12'52''$  E., parallel with said west line, 53.91 feet;

Thence S.  $89^{\circ}47'08''$  E., 30.00 feet;

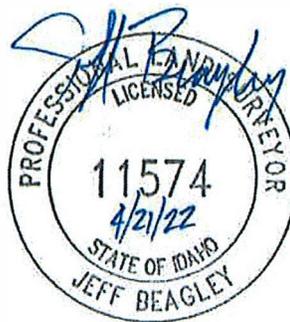
Thence S.  $00^{\circ}12'52''$  W., parallel with said west line, 60.74 feet;

Thence N.  $89^{\circ}47'08''$  W., 10.85 feet to the beginning of a tangent curve to the right with a radius of 26.00 feet;

Thence 15.08 feet along the arc of said curve, with a central angle of  $33^{\circ}14'31''$ , subtended by a chord bearing N.  $73^{\circ}09'52''$  W., 14.87 feet to the beginning of a reverse curve to the left with a radius of 29.00 feet;

Thence 5.54 feet along the arc of said curve, with a central angle of  $10^{\circ}57'02''$ , subtended by a chord bearing N.  $62^{\circ}01'08''$  W., 5.53 feet to the **POINT OF BEGINNING**.

Said easement contains 0.041 acres more or less.



EMMETT

32 33  
5 4

NORTHWEST CORNER  
SECTION 4  
PLS 4431

1352.07'

5 4

N1/16 CORNER  
PLS 13550

S. EAGLE ROAD

BASIS OF BEARINGS  
S 00°12'52" W 2678.34'

1326.27'

5 4

1/4 CORNER  
ILLEGIBLE

POINT OF  
BEGINNING  
0.041 ACRES±

S 37°19'54" E 283.89'

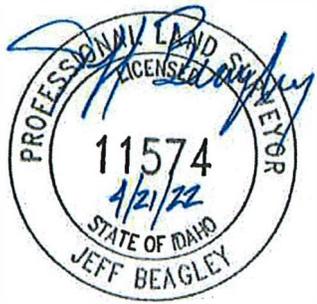


LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°12'52" E	53.91'
L2	S 89°47'08" E	30.00'
L3	S 00°12'52" W	60.74'
L4	N 89°47'08" W	10.85'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	15.08'	26.00'	33°14'31"	N 73°09'52" W	14.87'
C2	5.54'	29.00'	10°57'02"	N 62°01'08" W	5.53'



PROJECT:  
SKYBREAK SUBDIVISION PHASE 1  
SANITARY SEWER/WATER NO. 2 EASEMENT  
SW1/4 OF THE NW1/4  
SECTION 4, T. 2 N., R. 1 E., B.M.,  
ADA COUNTY, IDAHO

OWNER/DEVELOPER:  
CONGER  
DATE: 4/2022

  
2030 S. WASHINGTON AVE.  
EMMETT, ID 83617  
P: (208) 398-8104  
F: (208) 398-8105  
WWW.SAWTOOTHLS.COM

DWG #  
19446-EX  
PROJECT#  
19446  
SHEET  
1 OF 1