

Project Name or Subdivision Name:

Avani Subdivision No. 1

Sanitary Sewer & Water Main Easement Number: 3

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-2026-0181)**
Record Number: _____

SANITARY SEWER AND WATER MAIN 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 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: _____



Sawtooth Land Surveying, LLC

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

EXHIBIT A

Water and Sewer Easement #3 Description

BASIS OF BEARING for this description is N. 0°43'00" E., between an aluminum cap PLS 7880 marking the 1/4 corner common to Sections 15 and 16 and an aluminum cap PLS 14221 marking the northwest corner of Section 15, T. 3 N., R. 1 W., B.M., Ada County, Idaho.

An easement located in the SW1/4 of the NW1/4 of Section 15, T. 3 N., R. 1 W., B.M., Ada County, Idaho, more particularly described as follows:

COMMENCING at an aluminum cap PLS 10561 marking the CW1/16 corner of said Section 15;

Thence N. 65°35'06" W., 436.74 feet to the **POINT OF BEGINNING**;

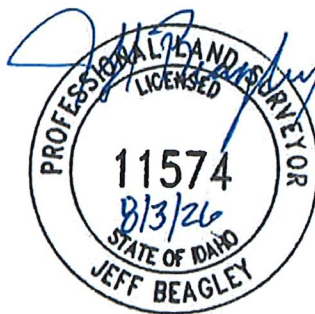
Thence N. 89°17'00" W., 20.00 feet;

Thence N. 0°43'00" E., parallel with the west line of said SW1/4 of the NW1/4, a distance of 31.00 feet;

Thence S. 89°17'00" E., 20.00 feet;

Thence S. 0°43'00" W., parallel with said west line, 31.00 feet to the **POINT OF BEGINNING**.

The above described easement contains 0.014 acres more or less.



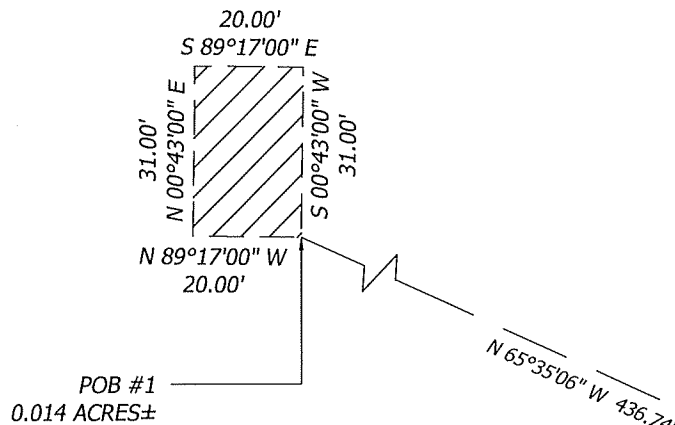
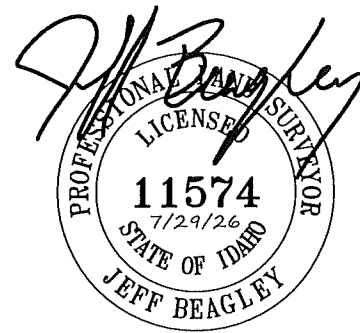
W. FRANKLIN ROAD

EXHIBIT B

SW1/4 NW1/4
SEC. 15
T. 3 N., R. 1 W., B.M.

BASIS OF BEARING
N 0°43'00" E 2657.19'

S. BLACK CAT RD



16 15
1/4 CORNER
PLS 7880

W. GRAND MOGUL DR.

N 89°14'42" W 1322.76'

CW1/16 CORNER
PLS 10561

PROJECT:
CITY OF MERIDIAN
WATER AND SEWER
EASEMENT #3 EXHIBIT
ADA COUNTY, IDAHO

OWNER/DEVELOPER:
CONGER GROUP

DATE: 7/2026



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

WWW.SAWTOOTHLS.COM

DWG #
123135-EX
PROJECT#
123135
SHEET
1 OF 1