

Project Name or Subdivision Name:

Windrow Subdivision

Sanitary Sewer & Water 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-2025-0132

Record Number: _____

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement made this _____ day of _____ 20____ between
C4 Land LLC and Open Door Rentals 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.

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:

C4 Land LLC



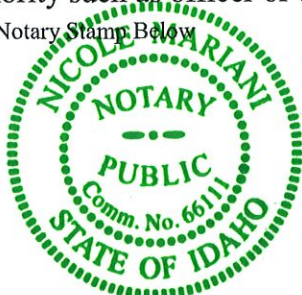
STATE OF IDAHO)

) ss

County of Ada)

This record was acknowledged before me on 10/21/25 (date) by Jim Wenger (name of individual), [complete the following if signing in a representative capacity, or strike the following if signing in an individual capacity] on behalf of C4 Land LLC (name of entity on behalf of whom record was executed), in the following representative capacity: Member (type of authority such as officer or trustee)

Notary Stamp Below

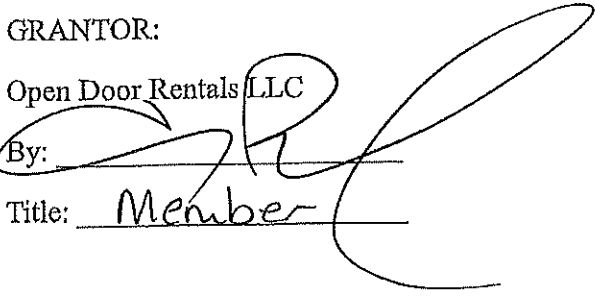


Notary Signature

My Commission Expires: 08/17/27

GRANTOR:

Open Door Rentals LLC

By: 

Title: Member

STATE OF IDAHO)

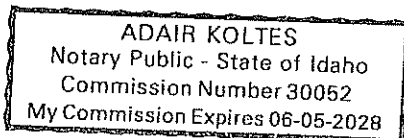
) ss

County of Ada)

This record was acknowledged before me on October 20, 2025 (date) by Corey Barton (name of individual), [complete the following if signing in a representative capacity, or strike the following if signing in an individual capacity] on behalf of Open Door Rentals LLC (name of entity on behalf of whom record was executed), in the following representative capacity: Member (type of authority such as officer or trustee)

Notary Signature: 

My Commission Expires: 6-05-2028



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: _____



City of Meridian Sewer and Water Easement Description

BASIS OF BEARINGS is N. 0°31'28" E. between a found brass cap LS 737, marking the southwest corner of Section 25 and a found aluminum cap PLS 13934 marking the 1/4 corner common to Sections 25 and 26, T. 3 N., R. 1 W., B.M., City of Meridian, Ada County, Idaho.

An easement located in the SW1/4 of Section 25, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at a 1/2" rebar/cap PLS 6552 marking the northeast corner of said SW1/4 of the SW1/4 (SW1/16 corner);

Thence S. 0°49'15" W., 692.10 feet to the **POINT OF BEGINNING**;

Thence S. 59°45'29" E., 20.00 feet;

Thence S. 30°14'31" W., 31.28 feet;

Thence S. 58°12'53" E., 14.43 feet;

Thence S. 31°47'07" W., 68.00 feet;

Thence N. 58°12'53" W., 32.61 feet;

Thence N. 30°14'31" E., 98.76 feet to the **POINT OF BEGINNING**.

Said easement contains 0.067 acres more or less.

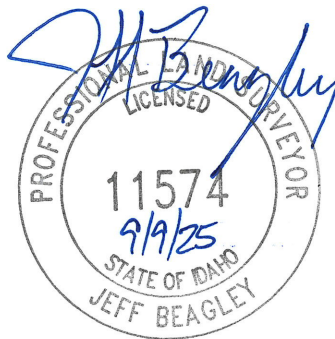


EXHIBIT B

BASIS OF BEARING
S. LINDER RD N 00°31'28" E 2652.48'

26 1/4 25
PLS 13934

1326.20'

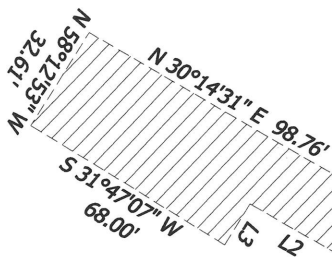
S 1/16 SEC 25
PLS 6552

S 89°29'27" E 1324.64'

SW 1/4, SECTION 25
T. 3 N., R. 1 W., B.M.
CITY OF MERIDIAN, ADA COUNTY, IDAHO

LINE	BEARING	DISTANCE
L1	S 59°45'29" E	20.00'
L2	S 30°14'31" W	31.28'
L3	S 58°12'53" E	14.43'

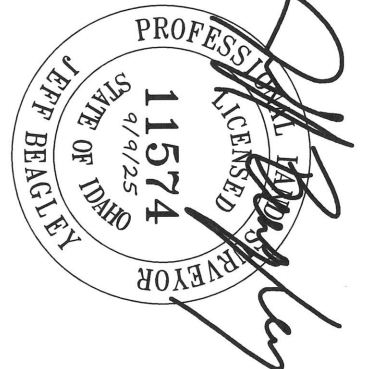
±0.067 ACRES
POINT OF BEGINNING



TIE LINE

S 00°49'15" W
692.10'

SW 1/16 SEC 25
PLS 6552



LS 737
26 25
35 36 W. AMITY ROAD

PROJECT:
WINDROW SUBDIVISION NO. 1
CITY OF MERIDIAN
SEWER & WATER EASEMENT
EXHIBIT

OWNER/DEVELOPER:

CONGER GROUP

DATE: 9/2025



SAWTOOTH
Land Surveying, LLC

2030 S. WASHINGTON AVE.
EMMETT, ID 83617
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WWW.SAWTOOTHLS.COM

DWG #
123048-EX

PROJECT #
123048

SHEET
1 OF 1