

Project Name or Subdivision Name:

Skybreak Subdivision No. 4

Sanitary Sewer & Water Main Easement Number: 2

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-2025-0135**

Record Number: _____

SANITARY SEWER AND WATER MAIN EASEMENT

THIS Easement Agreement made this 5th day of November 2025 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.

LB

GRANTEE: CITY OF MERIDIAN

Robert E. Simison, Mayor 11-5-2025

Attest by Chris Johnson, City Clerk 11-5-2025

STATE OF IDAHO,)

: ss.

County of Ada)

11-5-2025

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 3-28-2028
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 and Water Easement No. 2 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 an aluminum cap marking the N1/16 corner of said Section 4;

Thence S. $61^{\circ}02'04''$ E., 197.33 feet to the **POINT OF BEGINNING**;

Thence N. $52^{\circ}05'37''$ E., 13.17 feet to the beginning of a non-tangent curve to the left;

Thence 31.57 feet along the arc of said curve, having a radius of 55.00 feet, through a central angle of $32^{\circ}53'32''$, subtended by a chord bearing S. $51^{\circ}58'45''$ E., 31.14 feet;

Thence S. $36^{\circ}18'16''$ W., 8.43 feet;

Thence S. $0^{\circ}12'52''$ W., parallel with the west line of said SW1/4 of the NW1/4, a distance of 91.73 feet to the northerly boundary of Skybreak Subdivision No. 2, as shown in Book 126 of Plats, at Pages 20384-87, Ada County Records;

Thence N. $59^{\circ}31'45''$ W., coincident with said northerly boundary, 34.73 feet;

Thence leaving said northerly boundary, N. $0^{\circ}12'52''$ E., parallel with said west line, 92.00 feet to the **POINT OF BEGINNING**.

The above described easement contains 0.070 acres more or less.



LD

32 33 T.3 N. E. LAKE HAZEL ROAD
 5 4 T.2 N.
 PLS 4431

1352.07'

5 4 N1/16 CORNER
 PLS 13550

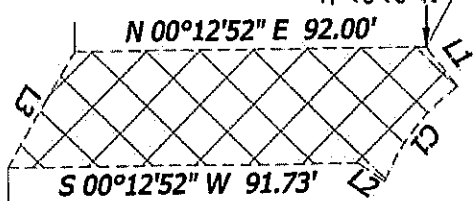
E. PENNIE LANE

EXHIBIT B
 BASIS OF BEARINGS
 S 00°12'52" W 2678.34'
 1326.27'
 S. EAGLE ROAD

5 4 1/4 CORNER
 ILLEGIBLE
 E. VANTAGE POINTE LANE

S 61°02'04" E 197.33'
 THE LINE

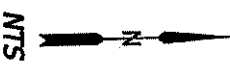
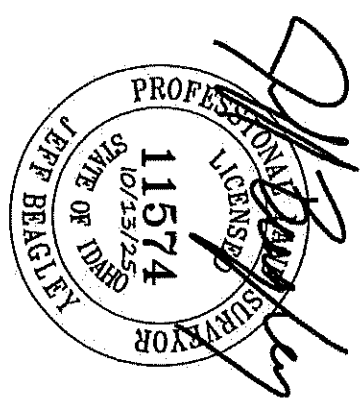
POINT OF BEGINNING
 WATER AND SEWER
 EASEMENT NO. 2
 0.070 ACRES ±



CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	31.57'	55.00'	32°53'32"	S 51°58'45" E	31.14'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 52°05'37" E	13.17'
L2	S 36°18'16" W	8.43'
L3	N 59°31'45" W	34.73'

SKYBREAK SUBDIVISION NO. 2
 BK 126 PG 20384-87



PROJECT: CITY OF MERIDIAN SEWER AND WATER EASEMENT NO. 2 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: CONGER		 2030 S. WASHINGTON AVE. EMMEETT, ID 83617 P: (208) 398-8104 F: (208) 398-8105 Land Surveying, LLC WWW.SAWTOOTHLS.COM	DWG # 123155-BX
DATE: 10/2025		DATE: 10/2025			PROJECT # 123155
					SHEET 1 OF 1