

Project Name or Subdivision Name:

Windrow Subdivision

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-2025-0131**
Record Number: _____

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 water main right-of-way across the premises and property hereinafter particularly bounded and described; and

WHEREAS, the water main 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 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 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

LB

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 Water Main Easement

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 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. 86°34'44" W., 442.29 feet to the **POINT OF BEGINNING**;

Thence S. 0°31'28" W., parallel with the west line of said SW1/4 of the SW1/4, a distance of 20.00 feet;

Thence N. 89°28'23" W., 71.06 feet to the beginning of a curve to the left;

Thence 34.81 feet along the arc of said curve, having a radius of 190.00 feet, through a central angle of 10°29'51", subtended by a chord bearing S. 85°16'33" W., 34.76 feet;

Thence non-tangent to said curve, N. 9°58'23" W., 20.00 feet to the beginning of a non-tangent curve to the right;

Thence 38.48 feet along the arc of said curve, having a radius of 210.00 feet, through a central angle of 10°29'51", subtended by a chord bearing N. 85°16'33" E., 38.42 feet;

Thence S. 89°28'32" E., 71.06 feet to the **POINT OF BEGINNING**.

Said easement contains 0.050 acres more or less.



EXHIBIT B

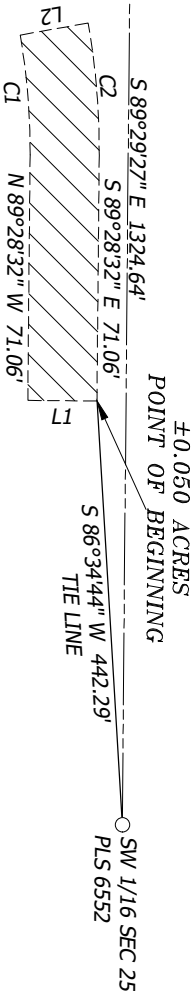
26 25
1/4
PLS 13934

SW1/4 OF THE SW1/4, SECTION 25
T. 3 N., R. 1 W., B.M.
CITY OF MERIDIAN, ADA COUNTY, IDAHO

BASIS OF BEARING
N 00°31'28" E 2652.48'

S. LINDER RD
1326.28'

LS 737
26 25
35 36 W. AMITY ROAD



CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	34.81'	190.00'	10°29'51"	S 85°16'33" W	34.76'
C2	38.48'	210.00'	10°29'51"	N 85°16'33" E	38.42'

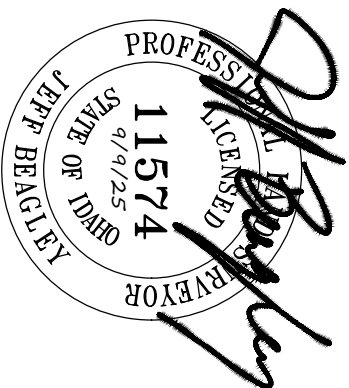
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°31'28" W	20.00'
L2	N 09°58'23" W	20.00'

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

OWNER/DEVELOPER:
CONGER GROUP

DATE:
9/2025


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



DWG #
123048-EX

PROJECT #
123048

SHEET
1 OF 1