

Project Name or Subdivision Name:

Skybreak Subdivision No. 4

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-2025-0134**

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.

T O HAVE AND T O 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

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. 1 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 SE1/4 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 a 5/8" rebar/cap PLS 645 marking the NW1/16 corner of said Section 4;

Thence S. $27^{\circ}51'25''$ E., 262.94 feet to the **POINT OF BEGINNING**;

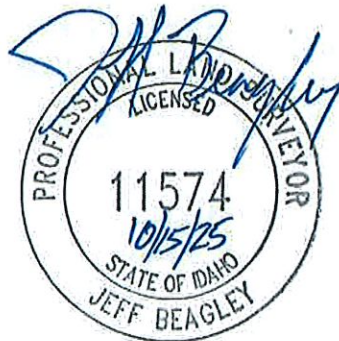
Thence S. $89^{\circ}47'08''$ E., 20.00 feet;

Thence S. $0^{\circ}12'52''$ W., parallel with west line of said NW1/4, a distance of 20.00 feet;

Thence N. $89^{\circ}47'08''$ W., 20.00 feet;

Thence N. $0^{\circ}12'52''$ E., parallel with said west line, 20.00 feet to the **POINT OF BEGINNING**.

The above described easement contains 0.009 acres more or less.



LB

EXHIBIT B

BASIS OF BEARINGS

S 00°12'52" W 2678.34'

1326.27'

S. EAGLE ROAD

1352.07'

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

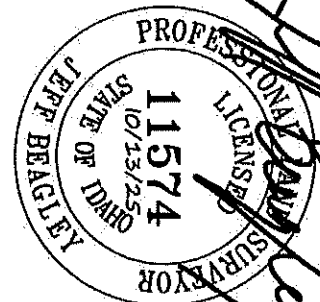
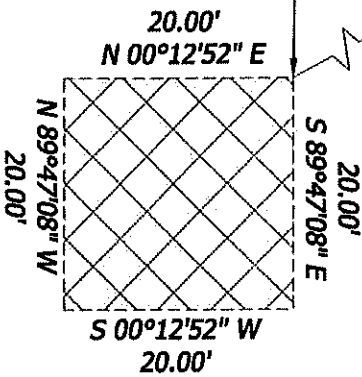
PLS 13550
5 4 N1/16 CORNER
E. PENNIE LANE

S 89°52'22" E 1321.03'

PLS 645
NW1/16 CORNER

POINT OF BEGINNING
WATER AND SEWER
EASEMENT NO. 1
0.009 ACRES ±

262.94'
S 27°51'25" E



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

PROJECT:

CITY OF MERIDIAN SEWER AND WATER
EASEMENT NO. 1 EXHIBIT
THE SE1/4 OF THE NW1/4 OF SECTION 4,
T.2 N., R.1 E., B.M.,
CITY OF MERIDIAN, ADA COUNTY, IDAHO

OWNER/DEVELOPER:

CONGER

DATE: 10/2025



SAWTOOTH
Land Surveying, LLC

2030 S. WASHINGTON AVE.

EMMETT, ID 83617

P: (208) 398-8104

F: (208) 398-8105

WWW.SAWTOOTHLS.COM

DWG # 123155-EX

PROJECT # 123155

SHEET 1 OF 1