

Project Name or Subdivision Name:

Stapleton Apartments

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-2025-0090  
Record Number: \_\_\_\_\_

### **SANITARY SEWER AND WATER MAIN EASEMENT**

THIS Easement Agreement made this 12th day of August 20 25 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 8-12-2025

Attest by Chris Johnson, City Clerk 8-12-2025

STATE OF IDAHO, )  
                              : ss.  
County of Ada      )

This record was acknowledged before me on 8-12-2025 (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: \_\_\_\_\_

*f*



July 23, 2025  
Project No. 23-096  
City of Meridian Sewer and Water Easement

**Exhibit A**

A parcel of land for a City of Meridian Sewer and Water Easement over a portion of Lot 20, Block 6 of Stapleton Subdivision No. 2 (Book 124 of Plats, Pages 19782-19786), situated in the Southeast 1/4 of Section 25, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at a found 1/2-inch rebar marking the Northwest corner of said Lot 20, which bears N36°47'10"W a distance of 369.68 feet from a found 1/2-inch rebar marking the westerly angle point of said Lot 20, thence following the boundary of said Lot 20, S36°47'10"E a distance of 134.34 feet;  
Thence leaving said boundary, N89°54'20"E a distance of 54.15 feet to the **POINT OF BEGINNING**.

Thence S89°29'21"E a distance of 10.00 feet to an existing City of Meridian Sewer and Water Easement per Instrument No. 2024-012763;

Thence following said existing easement, S00°30'39"W a distance of 35.53 feet;

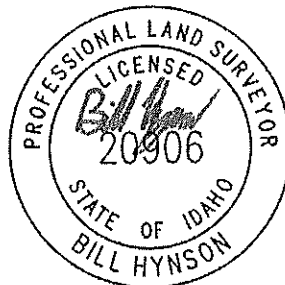
Thence leaving said existing easement, N89°29'21"W a distance of 10.00 feet;

Thence N00°30'39"E a distance of 35.53 feet to the **POINT OF BEGINNING**.

Said parcel contains 355 square feet, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

All subdivisions, deeds, records of surveys, and other instruments of record referenced herein are recorded documents of the county in which these described lands are situated.

Attached hereto is **Exhibit B** and by this reference is made a part hereof.



7/23/2025

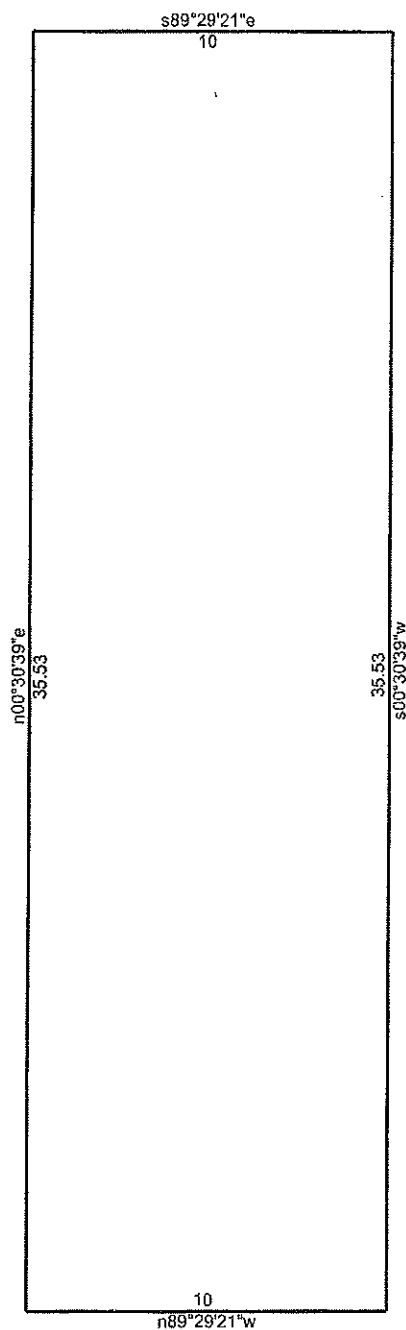


A parcel of land over a portion of Lot 20, Block 6 of Stapleton Subdivision No. 2, situated in the Southeast 1/4 of Section 25, T.3N., R.1W., B.M., City of Meridian, Ada County, Idaho

1 of 1



**ENGINEERING**  
5725 NORTH DISCOVERY WAY  
BOISE, IDAHO 83713  
PHONE (208) 633-6939  
[kmeidjllp.com](http://kmeidjllp.com)



7/23/2025

Scale: 1 inch= 5 feet

File:

Tract 1: 0.0082 Acres (355 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=91 ft.

01 s89.2921e 10  
02 s00.3039w 35.53  
03 n89.2921w 10  
04 n00.3039e 35.53