

Project Name, Subdivision Name, or Building Name:

Windrow Subdivision No. 1

Emergency Access 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  
Record Number: ESMT-2024-0079

**EMERGENCY ACCESS EASEMENT AGREEMENT**

THIS Easement Agreement made this 18th day of June 20 24 between C4 Land LLC ("Grantor") and the City of Meridian, an Idaho Municipal Corporation ("Grantee");

WITNESSETH:

WHEREAS, Grantor is the owner of real property on portions of which the City of Meridian is requiring an access area for emergency vehicles as a condition of development approval; and

WHEREAS, Grantor desires to grant an easement for ingress and egress across those certain parts of Grantor's property defined herein to allow for emergency vehicle access; and

WHEREAS, Grantor shall construct certain improvements upon the easement described herein; and

NOW, THEREFORE, the parties agree as follows:

THE GRANTOR does hereby grant unto the Grantee an easement on the following property, described on Exhibit "A" and depicted on Exhibit "B" attached hereto and incorporated herein.

THE EASEMENT hereby granted is for the purpose of providing a non-exclusive easement and right-of-way on, over, across and through Grantor's property with the free right of access to such property at any and all times and for the purpose of allowing egress and ingress to and from the property for emergency vehicle access. Pursuant to the International Fire Code, this access road shall be constructed of an improved surface capable of supporting 82,000 GVW;

TO HAVE AND TO HOLD, said easement unto said Grantee, its successors and assigns forever;

THE GRANTOR hereby covenants and agrees that no structures shall be constructed, erected, or placed upon the surface of the easement area that would materially impair the normal operation or use of the easement area for emergency vehicular purposes. The term "structures" includes, but is not limited to, buildings, trash enclosures, carports, sheds, fences, trees, and shrubs. THE GRANTOR further covenants and agrees there shall be no parking of vehicles within the easement area.

IT IS EXPRESSLY UNDERSTOOD AND AGREED, by and between the parties hereto, that the Grantor shall repair and maintain the access roadway improvements.

LB



GRANTEE: CITY OF MERIDIAN

\_\_\_\_\_  
Robert E. Simison, Mayor 6-18-2024

\_\_\_\_\_  
Attest by Chris Johnson, City Clerk 6-18-2024

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

This record was acknowledged before me on 6-18-2024 (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: 3-28-2028

LB



## Sanitary Sewer and Emergency Access Legal 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., Ada County, Idaho.

An easement located in the S1/2 of the SW1/4 of Section 25, Township 3 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, more particularly described as follows:

**COMMENCING** at a brass cap marking the southwest corner of said Section 25;

Thence S. 89°32'33" E., coincident with the south line of said SW1/4, a distance of 300.06 feet to a 5/8" rebar/cap PLS 5617;

Thence N. 0°31'14" E., 337.26 feet;

Thence S. 89°28'32" E., 114.96 feet to the **POINT OF BEGINNING**;

Thence N. 0°31'28" E., 119.34 feet;

Thence N. 75°51'42" W., 74.34 feet;

Thence N. 89°28'32" W., 243.73 feet;

Thence S. 0°31'28" W., 35.00 feet;

Thence N. 89°28'32" W., 20.00 feet;

Thence N. 0°31'28" E., 35.00 feet;

Thence N. 89°28'32" W., 29.02 feet;

Thence N. 0°31'28" E., 20.00 feet;

Thence S. 89°28'32" E., 295.13 feet;

Thence S. 75°51'42" E., 101.72 feet;

Thence S. 0°31'28" W., 132.90 feet;

Thence N. 89°28'32" W., 29.00 feet to the **POINT OF BEGINNING**.

Said easement contains 0.275 more or less.



LB

EXHIBIT B

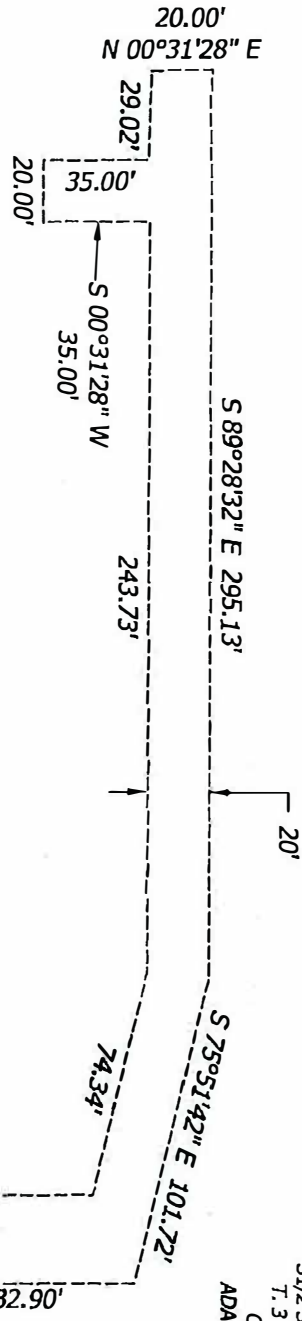
BASIS OF BEARING  
N 00°31'28" E 2652.48'

S. LINDER RD

1/4  
25  
PLS 13934

26  
25  
35  
36  
LS 737

FLOWERS ESTATES  
SUBDIVISION



NTS  
S1/2 SW1/4, SECTION 25  
T. 3 N., R. 1 W., B.M.  
CITY OF KUNA  
ADA COUNTY, IDAHO

PROJECT:  
SANITARY SEWER AND  
EMERGENCY ACCESS  
EASEMENT EXHIBIT

OWNER/DEVELOPER:  
CONGER GROUP

DATE:  
5/2024



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

DWG #  
123028-EX

PROJECT #  
123028

SHEET  
1 OF 1

LB