

Project Name or Subdivision Name:

Adero Park Subdivision No. 1

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  
Record Number: ESMT-2026-0063

**SANITARY SEWER EASEMENT**

THIS Easement Agreement made this 24th day of March 2026 between Cottonwood Development LLC ("Grantor") and the City of Meridian, an Idaho Municipal Corporation ("Grantee");

WHEREAS, the Grantor desires to provide a sanitary sewer right-of-way across the premises and property hereinafter particularly bounded and described; and

WHEREAS, the sanitary sewer 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 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 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.



GRANTEE: CITY OF MERIDIAN

\_\_\_\_\_  
Robert E. Simison, Mayor 3-24-2026

\_\_\_\_\_  
Attest by Chris Johnson, City Clerk 3-24-2026

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

This record was acknowledged before me on 3-24-2026 (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: \_\_\_\_\_



## Sewer Main Easement Description

**BASIS OF BEARING** is S. 89°21'10" E. between an aluminum cap PLS 10279 marking the C1/4 corner of Section 27 and an aluminum cap PLS 11574 marking the E1/4 corner of Section 27, both located in Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho.

An easement located in a portion of the W1/2 of the SE1/4 of Section 27, T. 4 N., R. 1 W., B.M., City of Meridian, Ada County, Idaho, more particularly described as follows:

**COMMENCING** at an aluminum cap PLS 10279, marking said C1/4;

Thence S. 37°03'04" E., 1676.18 feet to the **POINT OF BEGINNING**;

Thence S. 29°30'15" E., 30.00 feet;

Thence S. 60°29'45" W., 77.66 feet;

Thence N. 47°48'16" W., 31.60 feet;

Thence N. 60°29'45" E., 87.58 feet to the **POINT OF BEGINNING**;

The above described easement contains 0.057 acres, more or less.



C1/4 CORNER  
PLS 10279

BASIS OF BEARINGS  
S 89°21'10" E 2651.04'

EXHIBIT B

27 26  
1/4 CORNER  
PLS 11574

S 00°25'41" W 2625.14'

S 37°03'04" E 1676.18'  
TIE LINE

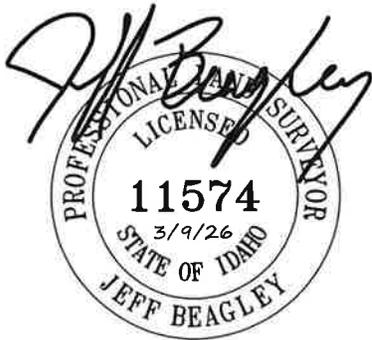
POINT OF BEGINNING  
MERIDIAN SEWER MAIN EASEMENT  
±0.057 ACRES

N 60°29'45" E 87.58'

S 29°30'15" E 30.00'

27 34  
PLS 10279  
1/4 CORNER

N 47°48'16" W 31.60'  
S 60°29'45" W 77.66'



PROJECT:  
MERIDIAN SEWER MAIN EASEMENT  
NW1/4 OF THE SE1/4 OF  
SECTION 27, T. 4 N., R. 1 W., B.M.,  
CITY OF MERIDIAN,  
ADA COUNTY, IDAHO

OWNER/DEVELOPER:  
  
CONGER GROUP

DATE: 3/2026



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

WWW.SAWTOOTHLS.COM

DWG #  
124014-EX  
PROJECT#  
124014  
SHEET  
1 OF 1