

Project Name or Subdivision Name:

Windrow Subdivision No. 1

Sanitary Sewer 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-2026-0067

Record Number: _____

SANITARY SEWER EASEMENT

THIS Easement Agreement made this 24th day of March 2026 between C4 Land 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: _____



2030 S. Washington Ave.
Emmett, ID 83617
P: (208) 398-8104
F: (208) 398-8105

Sewer Easement Description

BASIS OF BEARING is N. 0°31'28" E. between a found brass cap PLS 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.

A 20-foot-wide easement located in the SW1/4 of the SW1/4 of Section 25, T. 3 N., R. 1 W., B.M., City of Meridian, Ada County, Idaho, more particularly described as follows:

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

Thence N. 0°31'28" E., coincident with the west line of said SW1/4, a distance of 364.11 feet;

Thence leaving said west line, S. 89°32'32" E., 14.00 feet to the **POINT OF BEGINNING**;

Thence N. 0°31'28" E., parallel with said west line, 130.32 feet;

Thence S. 89°28'32" E., 36.00 feet;

Thence S. 0°31'28" W., parallel with said west line, 20.00 feet;

Thence N. 89°28'32" W., 16.00 feet;

Thence S. 0°31'28" W., parallel with said west line, 110.30 feet;

Thence N. 89°32'32" W., 20.00 feet to the **POINT OF BEGINNING**.

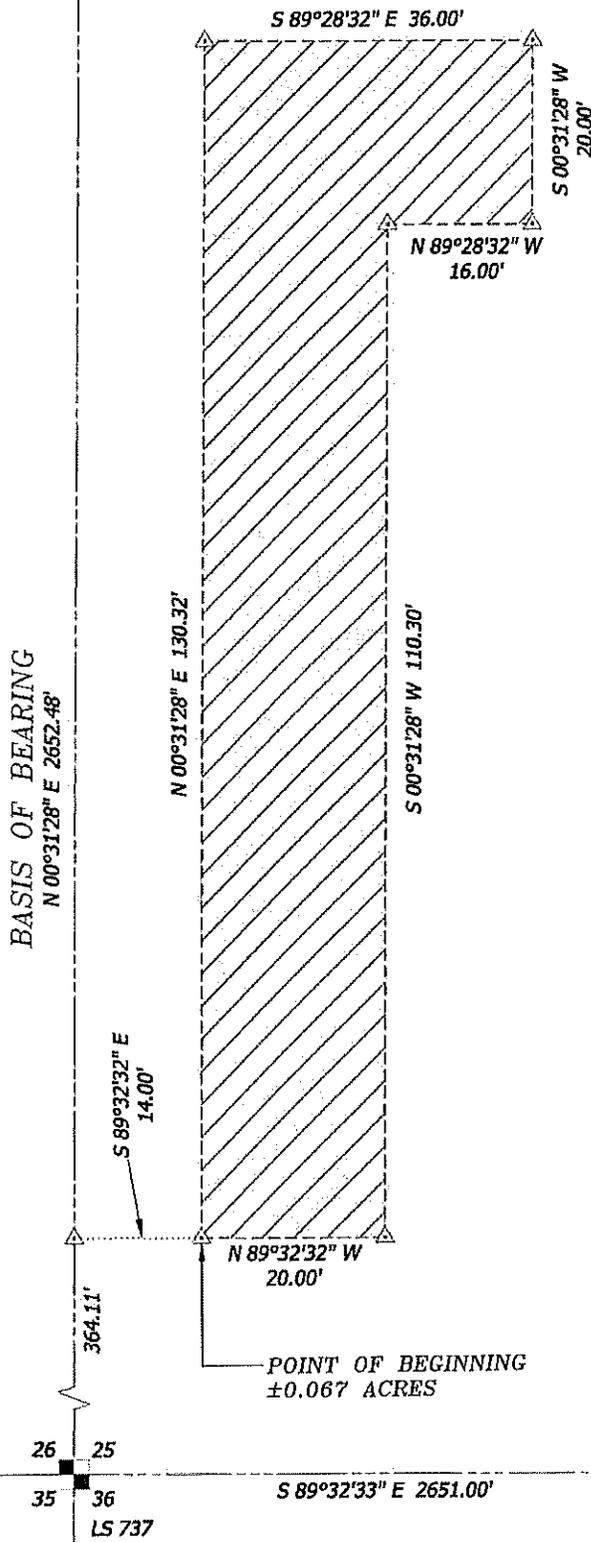
The above-described easement contains 0.067 acres, more or less.



LS

EXHIBIT B

1/4 CORNER
PLS 13934
CP&F 2025-054801



Jeff Beagley
PROFESSIONAL LICENSED SURVEYOR
11574
3/11/26
STATE OF IDAHO
JEFF BEAGLEY



PROJECT: SEWER EXHIBIT SW1/4 OF THE SW1/4 OF SEC. 25 T. 3 N., R. 1 W. CITY OF MERIDIAN, ADA COUNTY, IDAHO	OWNER/DEVELOPER: CONGER	 2030 S. WASHINGTON AVE. EMMETT, ID 83617 P: (208) 398-8104 F: (208) 398-8105 WWW.SAWTOOTHLS.COM	DWG # 126029-EX
	DATE: 03/2026		PROJECT# 126029 SHEET 1 OF 1

LB