

Project Name or Subdivision Name:

Windrow Subdivision No. 2

Sanitary Sewer & Water Main Easement Number: 3

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-2026-0153

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: _____



EXHIBIT A

Sawtooth Land Surveying, LLC

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

Sewer and Water Easement No. 3 Description

BASIS OF BEARING 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., City of Meridian, Ada County, Idaho.

An 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. 25°32'58" E., 982.78 feet to the beginning of a non-tangent curve to the right and the **POINT OF BEGINNING**;

Thence 20.49 feet along the arc of said curve, having a radius of 665.50 feet, through a central angle of 1°45'52", subtended by a chord bearing N. 15°18'42" W., 20.49 feet;

Thence N. 75°34'14" E., 36.00 feet to the beginning of a non-tangent curve to the left;

Thence 19.93 feet along the arc of said curve, having a radius of 629.50 feet, through a central angle of 1°48'49", subtended by a chord bearing S. 15°20'10" E., 19.93 feet;

Thence S. 74°40'02" W., 36.00 feet to the **POINT OF BEGINNING**.

The above-described parcel contains 0.017 acres, more or less.

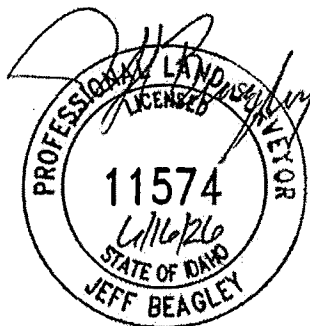
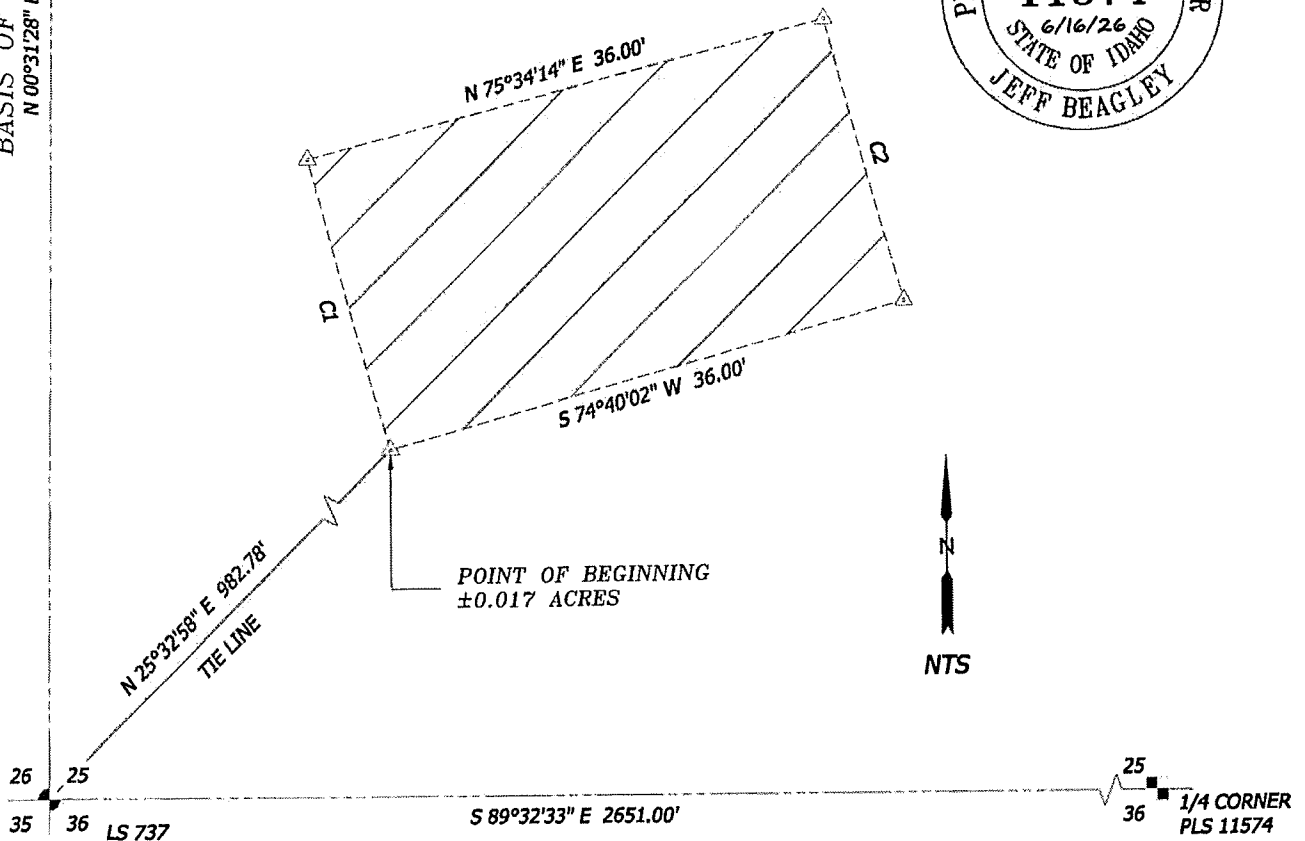
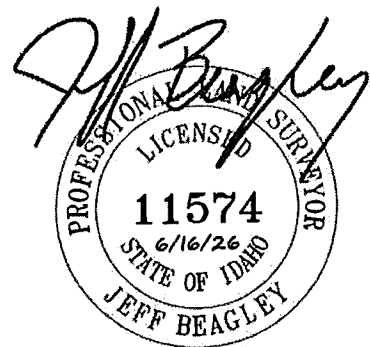


EXHIBIT B

26 25
1/4 CORNER
PLS 13934

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	20.49'	665.50'	1°45'52"	N 15°18'42" W	20.49'
C2	19.93'	629.50'	1°48'49"	S 15°20'10" E	19.93'

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



PROJECT:
SEWER / WATER EASEMENT NO. 3
SW1/4 OF THE SW1/4, SECTION 25
T. 3 N., R. 1 W., B.M.
CITY OF MERIDIAN, ADA COUNTY,
IDAHO

OWNER/DEVELOPER:
CONGER

DATE: 06/2026



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

WWW.SAWTOOTHLS.COM

DWG #
126029-EX
PROJECT#
126029
SHEET
1 OF 1