

Project Name, Subdivision Name, or Building Name:

Newkirk Subdivision No. 2

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-2026-0099

EMERGENCY ACCESS EASEMENT AGREEMENT

THIS Easement Agreement made this ____ day of _____ 20____ 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

LD

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: _____



Sawtooth Land Surveying, LLC

EXHIBIT A

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

City of Meridian Emergency Access Easement Description

BASIS OF BEARING IS S. 89°15'34" E., BETWEEN A FOUND ALUMINUM CAP PLS 14221 MARKING THE SOUTHWEST CORNER OF SECTION 10 AND A FOUND ALUMINUM CAP PLS 14221 MARKING THE S1/4 CORNER OF SECTION 10, BOTH IN TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO.

AN EASEMENT LOCATED IN THE SE1/4 OF THE SW1/4 OF SECTION 10, T. 3 N., R. 1 W., B.M., CITY OF MERIDIAN, ADA COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" REBAR/CAP PLS MARKING THE NORTHEAST CORNER OF THE EASTERLY BOUNDARY OF NEWKIRK SUBDIVISION NO. 1, AS SHOWN IN BOOK 129 OF PLATS, AT PAGES 21267-21271, ADA COUNTY RECORDS;

THENCE LEAVING SAID EASTERLY BOUNDARY, N. 0°35'04" E., COINCIDENT WITH THE WEST BOUNDARIES OF ENTRATA FARMS SUBDIVISION NO. 1, AS SHOWN IN BOOK 117 OF PLATS, AT PAGES 17744-17746 AND ENTRATA FARMS SUBDIVISION NO. 2, AS SHOWN IN BOOK 118 OF PLATS, AT PAGES 18134- 18137, ADA COUNTY RECORDS, 494.11 FEET TO THE **POINT OF BEGINNING**;

THENCE LEAVING SAID WEST BOUNDARY OF ENTRATA FARMS SUBDIVISION NO. 2, N. 89°24'56" W., 108.58 FEET;

THENCE N. 0°35'04" E., PARALLEL WITH SAID WEST BOUNDARY, 20.00 FEET;

THENCE S. 89°24'56" E., 108.58 FEET TO SAID WEST BOUNDARY OF ENTRATA FARMS SUBDIVISION NO. 2;

THENCE S. 0°35'04" W., COINCIDENT WITH SAID WEST BOUNDARY, 20.00 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINS 0.050 ACRES MORE OR LESS.



W. PINE AVE.

ENTRATA FARMS SUBDIVISION NO. 2
BK 118, PG 18134

Diagram of a rectangular lot with dimensions and bearings:

- Top boundary: 108.58' S 89°24'56" E
- Right boundary: 20.00' (indicated by a dashed line)
- Bottom boundary: 108.58' N 89°24'56" W
- Left boundary: 20.00' N 00°35'04" E

ENTRATA FARMS SUBDIVISION
BK 117, PG 17744

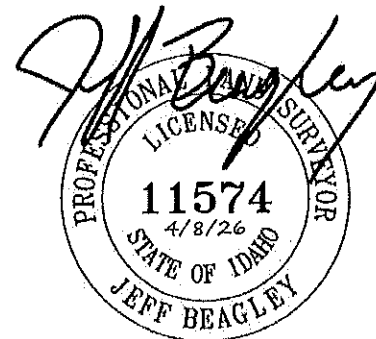
NEWKIRK SUBDIVISION NO. 1
BK 129, PG 21267

9 10
16 15
PLS 14221

W. FRANKLIN ROAD
S 89°15'34" E 2640.54'
BASIS OF BEARING

NTS

SE1/4 SW1/4
SEC. 10
T.3 N., R 1 W., B.M.



PROJECT: CITY OF MERIDIAN EMERGENCY ACCESS EASEMENT EXHIBIT ADA COUNTY, IDAHO	OWNER/DEVELOPER:	 2030 S. WASHINGTON AVE. EMMETT, ID 83617 P: (208) 398-8104 F: (208) 398-8105	DWG # 124155-FP
	CONGER GROUP		PROJECT# 124155
	DATE: 4/2026		SHEET 1 OF 1

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